



# Our Local Plan

## **Our Local Plan: 2033** (Regulation 22 submission)

January 2019



## Foreword

Welcome to the final draft of our Local Plan.

I would like to thank the many residents who have made comments in response to the three **Regulation 18** consultations and the **Regulation 19 consultation** we have held during the Local Plan process. Thousands of you have had your say, I can assure you we have listened and your input has helped shape our strategy and form the plan.

### What are the challenges facing the district?

Nationally we are facing a housing crisis. There are just not enough affordable homes for people to live in. As a council we have been tasked by the government to create a plan to deliver at least 9,400 new homes in the Tandridge district, or even 12,900 according to a newly released government metric.

Having carried out extensive evidence work and considered the rural nature of the district and the fact at the start of this process we had 94% Green Belt land, in reality, we think the number of homes we can deliver will be nearer 6,100-6,056 or 303 homes per year. This will be challenged but we have robust evidence to demonstrate this is what our district can accommodate. A new government metric target which comes into effect at the end of January 2019 will propose we need to provide 12,900 new homes or 645 homes per year.

We have developed a strategy which we believe will not only provide a significant number of affordable homes for current residents, our children and our grandchildren, but which will also address some of the other challenges we are facing.

We have an ageing population which has an impact on healthcare providers, a creaking infrastructure and many of our residents regularly commute into London and surrounding areas for work. Our young people can't afford to buy homes in the area and most local jobs don't pay enough to give them the hope of ever doing so and they are moving away.

Growing families struggle to find suitable and affordable homes to move to. Our healthcare providers and schools struggle to recruit key workers. Meanwhile the volume of cars is having a negative impact on our roads. All of this has an adverse impact on the economy.

For the district to thrive and become a place where people want to live, work and visit, we need to tackle these issues and reverse these trends and this is why this Draft Local Plan is about far more than building houses.

### What will the Local Plan deliver?

This is very much an infrastructure led plan, underpinned by a sound economic strategy. This Plan will deliver new roads, improved healthcare facilities and schools to support existing and future generations.



It will deliver new employment areas and create thousands of local higher skilled jobs. It will also deliver homes local families can afford, as well as a greater variety of smaller homes and apartments to help young people get on the property ladder and others to downsize if they choose.

We also want to build more council homes. The development of this plan is all about giving us control over what types of homes are built, so we can make sure we get the right type of housing, rather than yet more 4-bedroom homes which currently make up a disproportionate amount of our housing stock. We want to make these affordable and in some instances only available for local people.

One of our biggest challenges is the very high percentage of Green Belt land in the area. ~~At the start of this process we had 94%.~~ We have worked hard to find a way to protect this as best we can, while finding places for people to live. Green Belt is not just fields – it includes roads, industrial sites and areas where many of you live.

We have identified brownfield sites (land which has previously been developed), for development within the urban areas. But we can't rely only on this type of development to meet the overall housing need targets, there just isn't enough **of it left**. We have to find the right balance.

### **Developing a Garden Community**

In our plan we are proposing the development of a Garden Community of around 4,000 homes built over the longer term. This will guarantee significant infrastructure as this number of homes cannot be developed without it. For example the community will include new primary schools, a secondary school, a health hub, rail and road improvements, play pitches, flood mitigation and employment sites.

Our Local Plan identifies the Garden Community is located in South Godstone and this is a decision backed up by extensive evidence. Once the Local Plan is adopted, the Council will work very closely with the local community to draw up an Area Action Plan which will include the detailed plans.

A Garden Community can take at least 6 to 10 years to plan and formulate policy for. A lot of work needs to take place before any building can begin and to ensure the design of our Garden Community is one we are proud of.

### **Looking to the future**

For the majority of our residents the Local Plan will deliver benefits and it will be good news. For those who will be most affected, we are committed to working with you to do everything we can to minimise the impact.

Putting such a plan together is a huge and complicated task and some of the decisions we have had to make have not been easy. It has taken more than three years to get to this stage. ~~Following this consultation the Draft Local Plan will~~ **The Local Plan will now** be submitted to the government for an independent inspector to examine, before it can be adopted by the Council.

We believe our Local Plan provides a framework for the district to grow in a positive way, so everyone will have the opportunity to live in an affordable, vibrant area, with a strong economy.



**Councillor Martin Fisher**  
**Leader of Tandridge District Council**

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## 2 Introduction

**2.1** Our District is a great place to live, work and visit. To ensure the District remains a desirable and thriving place, it is essential that we set the right policies and strategies to encourage prosperity and to remain up to date in responding to the changing needs of the community and demography.

**2.2** Our Local Plan is the key document which helps the Council develop the District in the right way over the plan period to 2033, so that we have the right facilities and infrastructure in place to support communities, grow the local economy and provide homes which are affordable including for those looking for their forever home and those just starting out on the housing ladder. **Fundamentally, the emerging Local Plan has been prepared for the wider benefit of all residents by making significant improvements to infrastructure.**

**2.3** Tandridge District Council (“the Council”) has prepared a Local Plan which sets out a development strategy for the District up to 2033 in accordance with national policy and guidance. This includes the National Planning Policy Framework (2012) and accompanying Planning Practice Guidance (PPG). In addition, the Plan is consistent with the statutory requirements of the Town and Country Planning (Local Planning) (England) Regulations (2012).

**2.4** Our Local Plan sets out:

- the Council’s vision and objectives for the District’s development over the plan period;
- policies to ensure development delivers sustainable homes, that is built to a high-quality of design and maintains an attractive built and natural environment;
- the future distribution for housing growth and requirements for affordable housing;
- policies to build a strong, competitive economy and set out the future distribution for new employment land space and thus new jobs;
- policies to support and enhance the vibrancy and vitality of our town and village centres;
- policies to support a sustainable transport and road infrastructure network;
- a broad location and overarching strategic policy for the South Godstone Garden Community which will be further detailed through an Area Action Plan (AAP);
- the infrastructure requirements necessary to support the delivery of allocated sites which stem from the accompanying Infrastructure Delivery Plan (IDP) which will also inform a review of the Community Infrastructure Levy (CIL).

**2.5** Our Local Plan provides the opportunity for the District to build on its existing strengths while addressing identified challenges by guiding the delivery of homes, providing for employment and setting policies which enhance and protect the natural and historic environment. The policies and proposals of the Plan will directly serve our communities and those in need. They will also attract investment from the private sector and provide opportunities for public investment from both central

government and other bodies such as the Local Enterprise Partnership. Such investment will help to deliver new and expanded health services, schools, improved road and rail networks and flood mitigation, as well as enhancements to existing physical and green/blue infrastructure.

**2.6** The policies and content of our Local Plan will guide decisions on planning applications to build or change the use of buildings and land whilst providing the strategic policies that guide any Neighbourhood Plans produced in the District. All policies within Our Local Plan and all other development plan documents should be considered and read as a whole.

**2.7** The Council currently has an adopted development plan which includes the documents set out below. The adoption of the Our Local Plan will necessitate the replacement of a number of existing adopted policies to reflect the up to date position and to accord with Regulation 8 of the Town and Country Planning (Local Planning) (England) Regulations (2012):

- The Core Strategy (Adopted 2008): sets out the strategic policies to steer and manage the approach to development. This will be fully replaced by the Local Plan 2033; and
- Local Plan Part 2 – Detailed Policies (Adopted 2014): Suite of Development Management policies to assist in the assessment of planning applications. This will be partially replaced by the Local Plan 2033.

**2.8** These alterations are formally set out in '**Appendix 2: Policies to be replaced or altered by Our Local Plan: 2033**'. The full or partial deletion of policies in both the current Core Strategy (2008) and the Detailed Policies (2014) document, will only take effect at the point of adopting Our Local Plan.

**2.9** Our Local Plan is accompanied by four key supporting documents:

- **Sustainability Appraisal** as required by the Planning and Compulsory Purchase Act 2004. This includes a Strategic Environmental Assessment of the plan as required by European Directive, and English Regulations. The purpose of the Sustainability Appraisal is to ensure the Local Plan is the most appropriate plan having regard to likely sustainability and environmental outcomes;
- **Habitat Regulations Assessment (HRA)** of the potential impact of the plan on sites which are ecological habitats designated for their international and European importance, as required by European Directive and English Regulations;
- **Equalities Impact Assessment (EqIA)** appraising the effect of Our Local Plan on people with protected characteristics, and those experiencing social or economic disadvantage, as required by the Equalities Act 2010; and
- **Infrastructure Delivery Plan (IDP)** setting out the infrastructure required to support development within the district over the plan period, and proposals on how such infrastructure will be delivered. It identifies potential funding sources and delivery partners. Upon adoption of the Local Plan, the Infrastructure Delivery Plan will become a live document that is updated and revised as both development and infrastructure are delivered.

### 3 Regulation 19 Consultation

#### Have your say on Our Local Plan 2033: Consultation

This consultation closed at 5pm on 10 September 2018

**Purpose of the Consultation:** We are seeking your views on the soundness and legal compliance of Our Local Plan: 2033

**3.1** In preparing this Local Plan, the Council has carried out three formal public consultations: the Issues and Approaches (2015), Sites Consultation (2016) and Garden Villages Consultation (2017). Each of these consultations accorded with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations (2012).

**3.2** Before Our Local Plan can become formal policy it must undergo independent examination by the Planning Inspectorate, who is appointed on behalf of the Secretary of State. This Local Plan Consultation presents the final iteration of the plan which the Council proposes to submit and is the final stage of public consultation which must be undertaken in advance of submission, anticipated in late 2018.

**3.3** This consultation on Our Local Plan: 2033 is being carried out to accord with Regulations 19 and 20 of the Town and Country Planning (Local Planning) (England) Regulations (2012) for 6 weeks, between 30 July 2018 and 10 September 2018.

**3.4** The feedback received from each stage of consultation has been considered and published through the relevant Statements of Consultation available on the Council's website.

#### What are we consulting on?

**3.5** The main purpose of the Regulation 19 consultation is to ask for comment on the legal compliance and soundness of Our Local Plan.

**3.6** Comments relating to legal compliance should be made in the context of the statutory documents set out at section 5 and predominantly relates to procedural matters. In the case of comments relating to soundness, these should be made in accordance with paragraph 182 of the National Planning Policy Framework which identifies the test of soundness of a plan including whether it has been positively prepared, whether it is justified, effective and consistent with policy. A Guidance Note, has been prepared and is available on the Council's website to explain the Regulation 19 consultation process further, and set out in more detail what soundness and legal compliance relate to. All those wishing to respond to the consultation and submit comments are advised to read the guidance note first.

**3.7** The Planning Inspectorate will focus on matters of legal compliance and soundness during Examination in Public.

## How can I submit my comments?

### Online

- Comments need to be made in writing, by filling in the online questionnaire using the Council's [online consultation portal](http://consult.tandridge.gov.uk/portal/planning_policy/) ([http://consult.tandridge.gov.uk/portal/planning\\_policy/](http://consult.tandridge.gov.uk/portal/planning_policy/)). You will need to log in or register to submit your comments this way.
- If you have previously submitted comments to the Local Plan process, you will already have a username and password for the online system and these should be used to access your online account to submit your comments. If you are unsure of your log in details, you can find these out via the '[forgotten password](#)' and '[forgotten username](#)' function on the portal.

### Email

- If you are unable to comment via the consultation portal, you can e-mail your comment to us at [localplan@tandridge.gov.uk](mailto:localplan@tandridge.gov.uk)

### By Post

- You can hand in written comments at the Main Council Offices in Oxted, or post them to: Local Plan Consultation 2018, Strategy Team, Tandridge District Council, 8 Station Road East, Oxted RH8 0BT.

**3.8** Comments must be received by the close of consultation or they will not be taken into account. Please check the Council's [website](http://www.tandridge.gov.uk/localplan) ([www.tandridge.gov.uk/localplan](http://www.tandridge.gov.uk/localplan)) for full details of the consultation and how to take part.

## Where can I view the consultation material?

### View it online

- Our Local Plan: 2033 can be viewed on the Council's [consultation portal](http://consult.tandridge.gov.uk/portal/planning_policy/) ([http://consult.tandridge.gov.uk/portal/planning\\_policy/](http://consult.tandridge.gov.uk/portal/planning_policy/)).
- The consultation document and associated evidence can also be viewed on the Council's [website](http://www.tandridge.gov.uk/localplan) ([www.tandridge.gov.uk/localplan](http://www.tandridge.gov.uk/localplan)).

### View it as a hard copy

- Hard copies of the documents can be viewed at the Council offices in Oxted:

Tandridge District Council  
8 Station Road East  
Oxted  
Surrey



RH8 0BT

- Copies of the main documents for consultation are also available during the consultation period in each of the libraries in the District, as well as in Edenbridge Library in Sevenoaks District and Horley Library and Redhill Library in Reigate and Banstead Borough.

#### **Obtain a hard copy**

- Copies of Our Local Plan: 2033 and other related documents can be obtained by e-mailing the Council at [localplan@tandridge.gov.uk](mailto:localplan@tandridge.gov.uk), or calling 01883 722000. Please note there may be a fee and the cost of documents can be viewed on the Council's [website](http://www.tandridge.gov.uk/localplan) (www.tandridge.gov.uk/localplan)
- All documents are available for you to print from home, directly from the Council's website.

#### **Alternative formats**

- If you would like this document or other consultation material in a different format, such as large print or a different language, please phone 01883 722000 or e-mail [localplan@tandridge.gov.uk](mailto:localplan@tandridge.gov.uk).

#### **Can I have my say if I live outside the district?**

- If you live outside Tandridge District you can still comment on this consultation and all comments should be directed to Tandridge District Council.

### **Where can I view information relating to Our Local Plan: 2033?**

#### **View it online**

- Our Local Plan: 2033 and associated evidence can be viewed on the Council's [website](http://www.tandridge.gov.uk/localplan) (www.tandridge.gov.uk/localplan).

#### **View it as a hard copy**

- Hard copies of documents can be viewed at the Council offices in Oxted:

Tandridge District Council  
8 Station Road East  
Oxted  
Surrey  
RH8 0BT

#### **Alternative formats**

- If you would like this document or other material in a different format, such as large print or a different language, please phone 01883 722000 or e-mail [localplan@tandridge.gov.uk](mailto:localplan@tandridge.gov.uk).



## 4 Next Steps

**4.1** Once the consultation has concluded, ~~Comments relating to ***soundness and legal compliance*** have been considered in preparing this final iteration of Our Local Plan: 2033, to be submitted for examination. will be considered. In addition, ~~may have been made in response to the consultation~~ **A number of** minor amendments to the document ~~may have been made in response to the consultation~~ and all responses received will be submitted directly to the Planning Inspectorate for their consideration along with those raised through previous consultation phases, in accordance with Regulation 22 Town and Country Planning (Local Planning) (England) Regulations (2012). It will be through the process of the Independent Examination in Public, that any other matters will be assessed and at the discretion of the appointed Planning Inspector.~~

**4.2** The table below sets out the current timetable for the next stages in the process and in accordance with the Council's current adopted Local Development Scheme (2018). Following submission of the Plan, alterations to the timetable may be needed as we will ~~will~~ be dependent upon the Planning Inspectorate and the length of time taken to carry out the examination process. The Council would need to agree adopt Our Local Plan, before it can become part of the wider development plan.

Stage	Timescale
<del>Our Local Plan: Publication Consultation</del>	<del>Summer 2018</del>
Submission to Planning Inspector	Winter 2018/19
Examination in Public	Spring/Summer 2019
Adoption	Winter 2019

## 5 Policy Context

**5.1** The starting point for preparing a plan is national legislation and national planning policy with which we must be compliant. To accord with such requirements Our Plan has, through the undertaking and consideration of evidence, been prepared to reflect the local requirements, characteristics and constraints of our area as well as other strategies and matters which are relevant to our district.

### National Context

#### Statutory Requirements

**5.2** This Plan accords with the Planning and Compulsory Purchase Act 2004, the Localism Act 2011 and the Town and Country (Local Planning) Regulations 2012. It reflects the aims and objectives of government planning policy as set out in the National Planning Policy Framework (NPPF), Planning Policy for Traveller Sites (PPTS) and the Planning Practice Guidance (PPG).

#### **The Planning & Compulsory Purchase Act 2004 and Town and Country (Local Planning) Regulations 2012 (as amended)**

**5.3** Planning legislation sets out the formal and legal process against which a Local Plan should be prepared. Compliance with legislation is demonstrated throughout our plan-making process and in the steps we have taken to arrive at the final plan.

**5.4** Where it has been beneficial to do so, input from legal Counsel and other professional bodies including the Planning Officers Society, has been sought at points throughout the plan-making process, to review the Councils approach and demonstrate that the process is compliant and legally sound.

#### **The National Planning Policy Framework (NPPF)**

**5.5** The NPPF was published in March 2012, and sets out the Government's planning policies for achieving sustainable development, plan making and taking decisions on planning applications. Local Plans are seen as key to delivering sustainable development and must therefore be prepared in accordance with the principles and policies set out in the NPPF and the framework as a whole.

**5.6** In accordance with the NPPF, Local Plans should be evidence led and positively prepared in seeking to achieve each of the economic, social and environmental dimensions of sustainable development. In particular, they should include strategic policies to deliver:

- The homes and jobs needed in the area;
- The provision of retail, leisure and other commercial development;
- The provision of infrastructure for transport, telecommunications, waste management, water supply, waste water, flood risk and the provision of energy (including heat);
- The provision of health, community and cultural infrastructure and other local facilities; and
- Climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

**5.7** The NPPF requires that Local Plans should cover a timescale of 15 years or longer. It also stipulates that plans should identify allocations for development. It should also identify those areas where development may be restricted for good reason and prevent a local planning authority from meeting their identified local needs in full. These include environmentally-protected areas and Green Belt.

**5.8** Local Plans also should be prepared using a proportionate evidence base, and should address issues that cross administrative boundaries via the Duty to Cooperate, discussed at Section 6.

**5.9** The NPPF demonstrates a commitment to achieving sustainable development throughout the document, but most forcibly in the opening chapter (paragraphs 6-16). The document goes on to provide policy on a range of specific themes including economic growth, town centres, housing, Green Belt and flooding. The requirements of these policies and how they will be implemented locally is set out within Our Local Plan and the policies of our wider development plan.

**5.10** In March 2018, the Government published a revised version of the NPPF for consultation. It is anticipated the final iteration of the document will be adopted by central government in the Summer 2018. However, in accordance with the draft transition arrangements set out in that document<sup>(1)</sup>, Our Local Plan has been prepared in accordance with and will be considered against the policies of the existing NPPF (2012).

### **Planning Practice Guidance (PPG)**

**5.11** To provide more information and support policies set out in the NPPF, the national Planning Practice Guidance (PPG) was published in March 2014 and has undergone partial updates on a variety of matters since that time. The PPG sets out further details, including technical guidance, that should be considered when preparing plans and making decisions on planning applications.

**5.12** Together the NPPF and PPG set out overarching policy and guidance on a wide range of planning topics, to which we have had regard.

### **Planning Policy for Traveller Sites (2012/2015) (PPTS)**

**5.13** Alongside the NPPF the Government published a separate Planning Policy for Traveller Sites (PPTS) in March 2012, which was amended in August 2015. As with the NPPF, the PPTS sets out the requirements for local planning authorities when preparing Local Plans and taking decisions on planning applications, but specifically in relation to Gypsies, Travellers and Travelling Showpeople.

**5.14** Our Local Plan includes policies which allow for the local needs of the travelling community to be met where they satisfy a criterion which accounts for the constraints of our District and in a sustainable way.

### **Sustainability Appraisal (SA)**

**5.15** The Environmental Assessment of Plans and Programmes Regulations (2004) require Sustainability Appraisals, and Strategic Environmental Assessments (SEA), where relevant, for a wide range of plans and programmes, including Local Plans. The purpose of the SA is to establish how a plan will contribute to the Government's priority of sustainable development.

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1 Draft National Planning Policy Framework (March, 2018) Annex 1, paragraph 209

**5.16** The SA is an iterative process which must take place throughout the preparation of a plan and be published at each formal consultation stage to ensure interested parties can observe how the SA itself has been used to guide the Plan. The SA is used to promote sustainable development by assessing the extent to which an emerging plan can help balance relevant environmental, economic and social objectives. It can set out where the impact of wording in a policy or site is overtly detrimental indicating that it should be amended, or ruled out from consideration.

**5.17** The SA which has been carried out continuously throughout the plan-making process and published at each stage of consultation has been an essential part of how the Plan has evolved and in the determination of the preferred spatial strategy and the proposals set out in this document. At each step, the adopted Sustainability Objectives, used by other East Surrey authorities, have provided an assessment framework. This ensures the social, economic and environmental benefits and impacts are understood and that all reasonable alternative sites, locations, spatial approaches and policies have been appraised.

**5.18** Where necessary the Plan has been modified and shaped in response to the results to ensure that harmful impacts are avoided or mitigated. ~~A further Sustainability Appraisal has been prepared throughout the plan-making process and for the Regulation 19 iteration of the Local Plan and is published accordingly alongside this document.~~

#### **Habitats Regulation Assessment (HRA)**

**5.19** The purpose of the Habitats Regulations Assessment (HRA) of land use plans is to ensure that consideration is given to sites protected by European Directives as part of the development of planning policy. HRA is a requirement of the Conservation of Habitats and Species Regulations 2010 (as amended; 'the Habitats Regulations'). The assessment focuses on the likely significant effects of the plan on the nature conservation interests of European-protected areas in and around the District, and seeks to establish whether or not there will be any adverse effects on the ecological integrity of these European sites as a result of proposals in the Plan.

**5.20** Whilst there are no protected sites within Tandridge District, there are two protected sites within neighbouring districts which the Council have had to consider as part of the HRA process. These are the Ashdown Forest Special Area of Conservation (SAC) and Special Protection Area (SPA); and the Mole Gap to Reigate Escarpment Special Area of Conservation (SAC).

**5.21** The HRA process has been carried out continuously through the plan-making process and in support of Our Local Plan: 2033. The HRA is a staged process, essentially iterative, and the Local Plan has been revisited as necessary in response to more detailed information, and identifies recommendations that no significant adverse effects remain. ~~The report accompanies the Local Plan Regulation 19 consultation process.~~

## Local Context

### Corporate Plans and Strategies

#### Tandridge District Council Vision and Corporate Objectives

**5.22** The majority of the plan-making process has been prepared against the corporate mission statement - *To make Tandridge a vibrant place to live, work and visit* and the corporate objectives that accompanied that vision.

**5.23** In March 2018, the Council updated its mission statement to reflect the Council's increased focus on economic prosperity, 'place shaping' and supporting our more vulnerable residents and adopted a more forward-looking vision which captures the scale of the Council's ambitions. With regards to updating the Council's objectives, these are reviewed annually and agreed through the formal committee process.

**5.24** Whilst the Council does not have a formal Corporate Plan, the Key Objectives and associated Vision, are essential in setting the direction of the Council's service operations and the projects it will prioritise. Our Local Plan remains in accordance with the corporate aims and will assist in achieving these objectives, which are:

#### Corporate Vision & Key Objectives 2018/19:

#### Aspirational for our people, our place and ourselves

##### Objectives

- I. Providing high quality, customer-focused services
- II. Making a difference in our community by supporting those who need it most
- III. Creating a thriving economy while protecting the local environment
- IV. Working in partnership with the community and other public services to create opportunities for all
- V. Improving the quality of our residents' lives including by enabling access to decent and affordable homes
- VI. Being a proactive, flexible learning environment

**5.25** The Council's Vision and Objectives have been developed in liaison with all Tandridge District Council Staff and elected Members. On reflection of the engagement, a number of specific corporate projects are prioritised, including:

- Implementing a strategy to invest in land and property. Among other things this will allow the Council to create more affordable housing;
- Developing The Local Plan;
- Implementing regeneration schemes in Caterham and Oxted to enhance the vitality and viability of our town centres; and
- Facilitating flood prevention measures in Caterham by engaging with multi-agency partners.

### Tandridge District Council Economic Proposition (2017)

**5.26** Tandridge combines a superb quality of life with a great business location. As part of the East Surrey M25/M23 economic growth corridor, the District has clear locational advantages. These include access to Gatwick Airport in under 30 minutes, Heathrow in under an hour as well as direct access to the M25 and wider strategic road. With 11 stations in the District, our residents and workers have access to wider travel including fast trains to London in just over half an hour and connections to a range of other locations including Redhill, East Grinstead and the South Coast.

**5.27** Despite these advantages, there are a number of barriers preventing our area from maximising its potential as a place to do business and its ability to perform better. Such barriers include road congestion, rail disruption, availability of commercial space and a lack of high-value employment opportunities. The Council is keen to place more focus on tackling these challenges through the right investment, support and infrastructure and have adopted corporate objectives which support a thriving economy. With this in mind the Council adopted a local economic strategy and delivery plan in December 2017, known as the Economic Proposition.

**5.28** The Economic Proposition provides a framework for strengthening and growing the local economy to ensure the area can stay competitive and ensure our future prosperity. The Proposition underpins other local strategies, plans and policies covering such areas as spatial designations and allocations, commercial development and regeneration, interaction with skills providers, underpinning bids for funding to support business growth and job opportunities. The Economic Proposition has been relevant to the content of the policies of Our Local Plan, all of which seek to protect and enhance the economic offering of the District.

**5.29** The aims of the Economic Proposition are to:

- I. Improve and increase employment space
- II. Invest in strategic infrastructure
- III. Regenerate town centres
- IV. Encourage high-value, high-skilled employment
- V. Provide support for our businesses to grow and prosper.

**5.30** These aims will be delivered through an initial Delivery Plan to be agreed annually and monitored by Committee and also through the monitoring of the Local Plan.

### Other Plans and Strategies

#### **Gatwick 360 - The Coast to Capital Strategic Economic Plan (SEP) (~~2014~~) (2018 - 2030)**

**5.31** In England, Local Enterprise Partnerships (LEPs) are voluntary partnerships between local authorities and businesses set up in 2011 by the Department for Business, Innovation and Skills to help determine local economic priorities and lead economic growth and job creation within the local area. Tandridge District is covered by the Coast to Capital LEP and the Council work closely with them to establish economic opportunities and seek to overcome challenges related to the local district as well as the wider regional economy.



**5.32** The Strategic Economic Plan (SEP) highlights mechanisms which can improve economic performance for businesses across the LEP region including things such as broadband and other infrastructure improvements. The LEP currently focuses on five key sectors of genuine strength and economic opportunity to ensure the area is recognised as a dynamic and thriving community of businesses. These are: Creative Digital & IT, Finance and Business Services, Advanced Manufacturing and Engineering, Environmental Technologies, and Healthcare and Life Sciences. The majority of the findings of the SEP are applied through the Council's Economic Proposition, where relevant.

**5.33** The first Coast to Capital SEP was published in March 2014. Since then, there have been significant changes to both the Coast to Capital LEP region and the country as a whole, including the decision to leave the European Union and the publication of Government's [Industrial Strategy Green Paper \(2017\)](#). A new SEP is being prepared and is anticipated later in the Summer of 2018.

**5.34** The LEP, in late summer 2018 updated its SEP and published 'Gatwick 360°', which replaces the 2014 plan and sets out a new vision. The document asserts that the area has become over reliant on the London labour market, overstretched rail and infrastructure, some of the highest house prices in England, as well as continued loss of employment space. The document places significant emphasis on the role played by Gatwick Airport in helping to benefit the LEP economy as a place at the geographical and economic heart of the Coast to Capital area, which fuels business, attracts employers, generates jobs and drives commerce from Croydon through Surrey to Brighton and across West Sussex and to the coastal towns.

**5.35** For Tandridge, the SEP highlights Oxted as an area which has an economic role within the LEP's wider plan. It also highlights sectors where it forecasts growth and opportunity; for Tandridge district this includes insurance and financial services, visitor economy and support services, air transport related industries, computer and consumer electronic manufacturing. The Council will continue to work with the LEP and reflect the SEP in the future iterations of the Council's Economic Proposition and delivery plan, as appropriate.

## Infrastructure Studies

### Surrey County

**5.36** Sustainable growth needs to be supported by infrastructure. Roads, schools, community and leisure facilities, healthcare and green space are essential for well-functioning, well-connected places and healthy communities and vital if we are to retain existing businesses and attract new ones.

**5.37** The Surrey Infrastructure Study (SIS) indicates that delivering the necessary infrastructure to support growth planned in Surrey to 2031 will cost at least £5.51 billion, with only £3.04 billion of potential funding identified.

**5.38** The SIS was prepared on behalf of the County Council and the 11 Borough and District Councils in Surrey. Each of the Boroughs and Districts has an existing or emerging Local Plan that sets out the planned development across its area and the infrastructure needed to support it in the short to medium term. The updated SIS brings these plans together to provide a 'snap-shot' reflecting

the position as at June 2017 <sup>(2)</sup>. It presents an overview of growth and infrastructure at the strategic level across Surrey and highlights the scale of investment required to: government, infrastructure providers, developers, local communities and businesses.

**5.39** A wide range of stakeholders were engaged to inform the study including County and District council service providers, transport operators, utility companies, higher education providers, Clinical Commissioning Groups, the Environment Agency, Surrey Nature Partnership and the Coast to Capital and Enterprise M3 Local Economic Partnerships.

### **Gatwick Diamond**

**5.40** The Gatwick Diamond is a geographical area which has one of the strongest local economies in the UK being just 30 minutes from central London, with London Gatwick Airport at its heart. An extensive transport network of air, road and rail connects the Gatwick Diamond to London and the UK, mainland Europe and the rest of the world. Tandridge District lies on the eastern edge of 'the Diamond' and actively engages with the initiative.

**5.41** The mission of the initiative is to concentrate: *'...on critical strategic issues, the business-led Gatwick Diamond Initiative will collaborate with local authority and private sector partners to lobby, influence, inspire and promote the Gatwick Diamond locally, nationally and internationally as the best connected, fastest growing and most dynamic business location <sup>(3)</sup>.*' Our position in the Gatwick Diamond presents us with real opportunity to support our economic and business operations and will be valuable in supporting the prosperity of the area.

**5.42** The Gatwick Diamond Post 2030 Infrastructure Study (2017) builds upon and should be read in conjunction with the supporting infrastructure studies for West Sussex and Surrey, which assess the current infrastructure capacity and potential impacts of 2015-2030 growth forecasts. It is a high level study that has been prepared on behalf of West Sussex and East Surrey local authorities to provide a strategic overview of potential future development between 2030 and 2050, with and without a second runway at Gatwick Airport, and the infrastructure needed to support that growth.

**5.43** The study provides an assessment of potential infrastructure needs beyond 2030 and many borough and district Local Plan periods, based on assumptions about future growth which will depend on decisions to be made in the future. This includes infrastructure needed to directly mitigate the effects of the airport's operations and those infrastructure requirements that could result from wider growth indirectly linked to expansion, such as health and education facilities.

### **Gatwick Diamond and Surrey Local Strategic Statements (LSS)**

**5.44** A Local Strategic Statement (LSS) sets out a number of priorities that are common to the authorities within a specific area. Tandridge District has been a part of and adopted two LSS, as part of the Gatwick Diamond and as a Surrey Authority. Working groups and close liaison with a number of authorities has been key to arriving at these agreed statements amongst multiple parties.

2 The point of preparation for the Surrey Infrastructure Strategy (SIS) prevented it from being able to account for the development now proposed through Our Local Plan: 2033. This will be accounted for in subsequent updates to the SIS and the Council's locally specific Infrastructure Delivery Plan (IDP) which accompanies the Plan.

3 The Gatwick Diamond Initiative Business Plan 2018-2021



**5.45** These LSS's seek to provide a spatial vision for the associated parties and reflect common strategic issues that authorities want to address - including shared objectives on housing need, environmental enhancement, economic growth and infrastructure provision.

**5.46** Strategic Planning and Local Plans are not just a local matter. Many issues, such as infrastructure and economic development, affect cross-boundary areas and a matter for more than just one authority. LSS help to ensure that these shared issues are captured, achieved and regularly updated.

### **Waste and Minerals Plan**

**5.47** Surrey County Council (SCC) is the statutory waste and minerals authority and the adopted Waste Local Plan (2008) and Minerals Core Strategy (2011) is currently used to determine planning applications in relation to waste and minerals matters. Each of these plans is a statutory Development Plan and should be read alongside the Local Plan.

**5.48** SCC is currently in the process of updating its Waste Plan and the Council will continue to engage in this process.

## 6 Duty to Cooperate

**6.1** In preparing Our Local Plan the Council is bound by Section 110 of the Localism Act 2011 and Section 33A of the Planning and Compulsory Purchase Act 2004. The legislation requires all local planning authorities, county councils and prescribed bodies to engage actively and constructively on an ongoing basis on strategic cross boundary matters, including the preparation of local plans and other plan documents. This is known as the Duty to Cooperate.

**6.2** The Council adopted a Duty to Cooperate Scoping Statement in December 2014. The scoping statement was always intended to be a live document and updated to reflect the actions taken to demonstrate how the council has complied with the Duty to Cooperate throughout the Local Plan preparation. In preparing Our Local Plan, Duty to Cooperate Update Statements have been prepared at each formal stage of consultation and published accordingly.

**6.3** The Duty to Cooperate Scoping Statement and all updates should be read together to observe how we have engaged with relevant parties on strategic matters. In particular how we have engaged on unmet housing needs, infrastructure, flooding and landscape matters and in determining the location for the Garden Community.

### Statements of Common Ground and Formal Agreements

**6.4** In preparing Our Local Plan, it has been beneficial to the process to enter into a formal agreement with a number of parties to establish a consistent position on strategic issues. These agreements take the form of both Statements of Common Ground and Memorandums of Understanding.

**6.5** The table below highlights where agreements have been reached, those that are being prepared and the parties involved:

Authority/Party	Type of Agreement	Status	Subject
Multiple	Statement of Common Ground/ Inter Authority Agreement	Agreed	Ashdown Forest: Air Quality
Multiple	Statement of Common Ground	Underway	Ashdown Forest: Recreational Pressure
Bromley	Statement of Common Ground	Underway	Strategic Matters
Clinical Commissioning Group (NHS)	Statement of Common Ground	Underway	Strategic Matters
Crawley	Statement of Common Ground	Underway Agreed	Strategic Matters
Croydon	Statement of Common Ground	Underway	Strategic Matters
Guildford	Statement of Common Ground	Agreed	Strategic Matters
Highways England	Statement of Common Ground	Underway	Strategic Matters

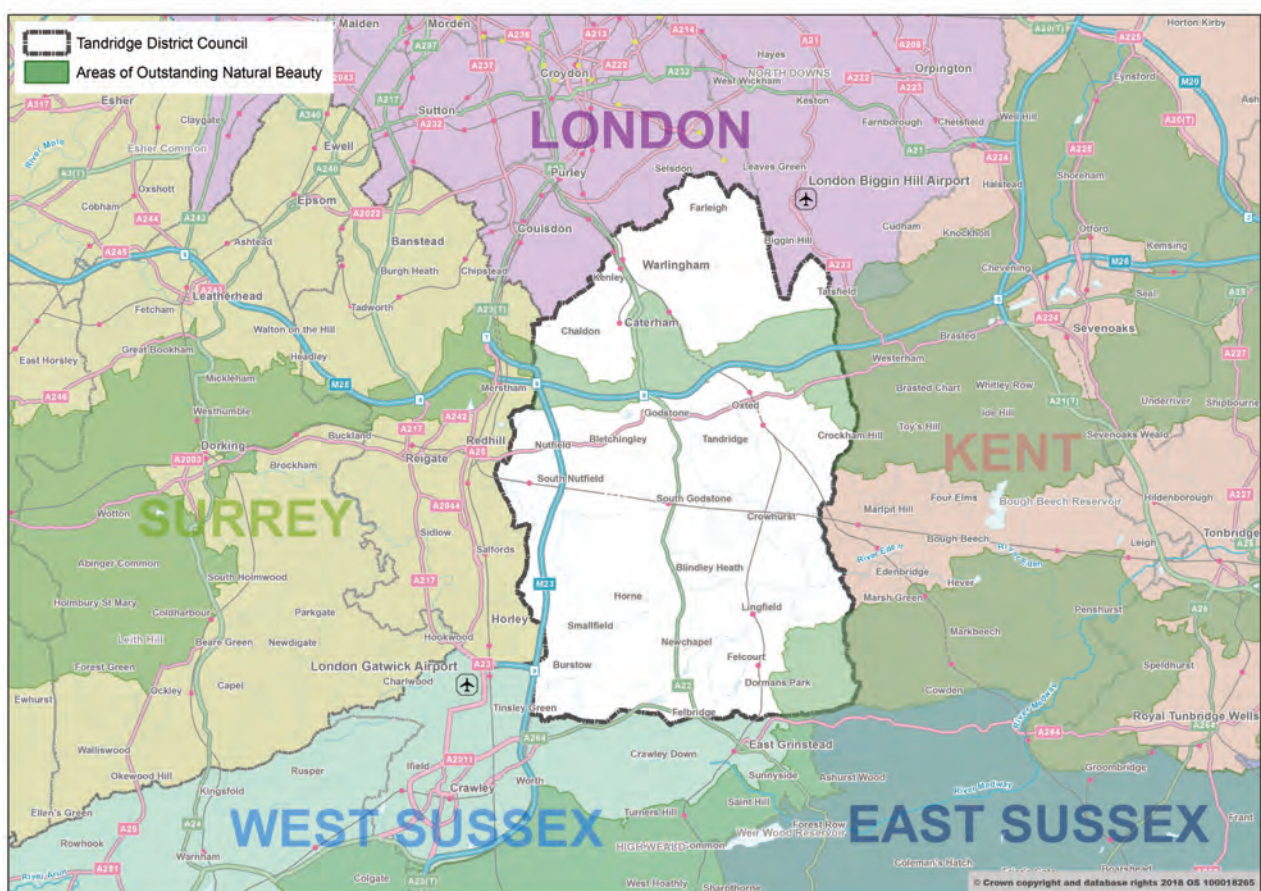
Authority/Party	Type of Agreement	Status	Subject
Mid-Sussex	Memorandum of Understanding	Agreed	Strategic Matters
Mid-Sussex	Statement of Common Ground	Agreed	Strategic Matters
Mid-Sussex and West Sussex	Statement of Common Ground	<del>Underway</del> Agreed	Strategic Matters
Mole Valley	Statement of Common Ground	Agreed	Strategic Matters
Network Rail	Statement of Common Ground	Underway	Strategic Matters
Reigate and Banstead	Statement of Common Ground	Underway	Strategic Matters
Sevenoaks	Statement of Common Ground	<del>Underway</del> Agreed	Strategic Matters
Surrey County Council (Infrastructure)	Statement of Common Ground	Agreed	Infrastructure Matters
Surrey County Council (Waste)	Statement of Common Ground	Underway	<del>Strategic</del> Waste Matters
Wealden	Statement of Common Ground	<del>Underway</del> Agreed	Strategic Matters

## 7 District Portrait

### Geographical Context

**7.1** Tandridge District is the furthest eastern Local Authority in Surrey. It borders seven other authorities: Reigate and Banstead, Crawley, Mid Sussex, Sevenoaks, Wealden and the London Boroughs of Croydon and Bromley. It also neighbours the county borders of West Sussex, East Sussex, Kent and the Greater London areas.

#### Bordering Authorities

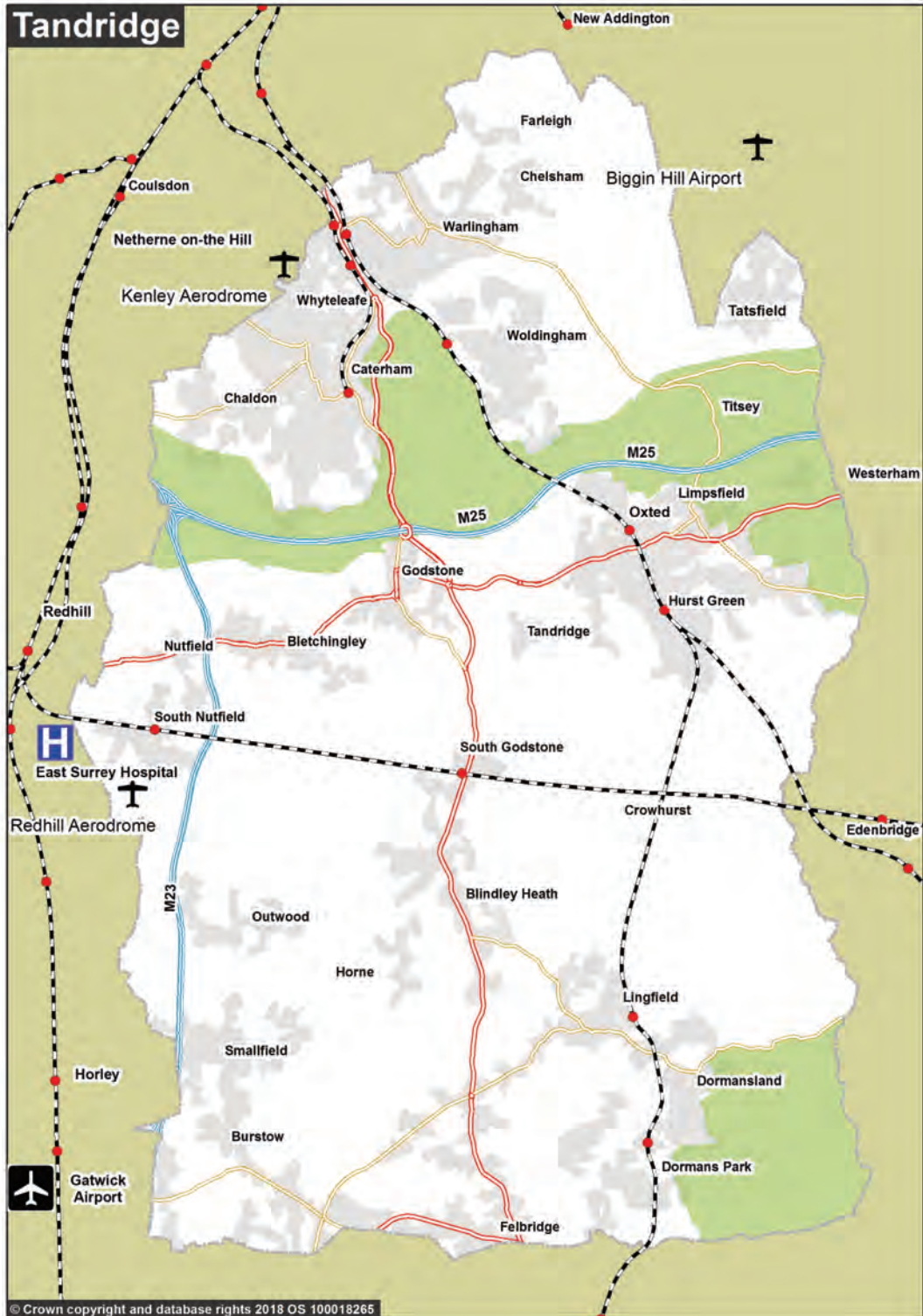


**7.2** Tandridge hosts significant transportation infrastructure, including London's Orbital M25 running east to west and the M23 running north to south along the western boundary. The A25 runs parallel but slightly south of the M25 and the A22 runs north to south through the centre of the District. The District is well-served by rail with 11 railway stations providing services into London, East Grinstead, Uckfield, Redhill and Tonbridge.

**7.3** Gatwick Airport is located just a few miles to the south-west of the District border, and a number of more recreational and private aviation facilities are located within, or just beyond the boundary just beyond the boundaries including Redhill Aerodrome and Biggin Hill Airport. Kenley Airfield Aerodrome is also just north of the district boundary and is used primarily for light aircraft and gliders.



District Overview



**7.4** There are no high-order hospitals (i.e. that include Accident and Emergency departments) located within the District and residents need to travel to neighbouring facilities at East Surrey Hospital, Crawley, Sevenoaks, **Bromley** and Epsom to receive urgent and/or complex medical care. However, there is a well used minor injuries unit within the Caterham Dene Community Hospital at Caterham.

**7.5** There are two Areas of Outstanding Natural Beauty (AONB) in the District: Surrey Hills in the north and High Weald in the south-east. The District has a long-standing history of having the highest percentage of Green Belt of any authority in England. It also has numerous landscapes valued for their biodiversity. These include Sites of Special Scientific Interest, Local Nature Reserves, and Biodiversity Opportunity Areas.

### Population

**7.6** Tandridge is home to approximately 87,600 <sup>(4)</sup> residents, most living in our more built-up areas of Oxted (including Hurst Green and Limpsfield) and the wider Caterham area (including Caterham Valley, Caterham on the Hill, Whyteleafe and Warlingham). The rest of the population reside in a network of smaller towns and villages, much of their setting derived from the countryside that surrounds them.

**7.7** Tandridge has a higher than average number of residents aged 65 and over (20.4%, compared to 17.8% nationally<sup>(5)</sup>). This trend is set to continue over the next 20 years, with this age group forecast to grow by over 50%<sup>(6)</sup>. Our working age residents are highly skilled with more than 46% qualified at NVQ Level 4+, although most of those skills are used in jobs outside of the District given the predominance of low-skilled employment opportunities in the District<sup>(7)</sup>. Levels of out-commuting are high (71.6%), with a flow of around 3,500 commuters to Reigate and Banstead Borough. There is also an important relationship with Greater London, with around 12,500 residents commuting to work in the City and London Boroughs<sup>(8)</sup>.

**7.8** According to the 2011 Census, over 60% of the total households in Tandridge are occupied by one or two people only - nearly 27% are single person occupied dwellings. Home ownership far outstrips the national average, where nearly 75% of all homes in the District are either owned outright or with a mortgage<sup>(9)</sup>. Despite this, 11% of the total housing stock is public sector housing and over 1,300 households are on the Council's housing waiting list<sup>(10)</sup>.

### Quality of Life

**7.9** On the whole, our residents live a high quality of life with access to green open spaces. They value the countryside and proximity to London. Car ownership is higher than the English average. 48% of households have access to two or more vehicles whilst 11.8% have no car<sup>(11)</sup>. Car ownership could of course link to individual choice and wealth, as well as necessity due to the predominant rural nature of the District.

4 Surrey Datasets - [ONS Population Projections 2016 - 2041](#) - Published May 2018

5 Surrey Datasets - [ONS Population estimates by broad age and gender](#)

6 Tandridge Economic Proposition 2017 - Economic Profile

7 Tandridge Economic Proposition (2017)

8 Settlement Hierarchy 2015 - This figure is based on all London Boroughs.

9 Surrey, ONS Census 2011 - Household characteristics - tenure and dwellings

10 Surrey, DCLG 2017 - Number of households on local authority waiting lists

11 Surrey, ONS Census 2011 - Household characteristics - amenities, cars and deprivation

**7.10** The health of our residents is generally good or very good, but more than 65% of adults are classified as overweight or obese, as well as 25% of 10-11 year old children<sup>(12)</sup>. Our unemployment levels are relatively low with 1.0% of the working age population claiming unemployment benefits (compared to 2.2% nationally), But this is the joint-highest figure in Surrey. Levels across wards vary from 0.3% in Dormansland and Felcourt to 2.3% in Whyteleafe<sup>(13)</sup>.

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12 Tandridge Wellbeing Space Strategy 2015

13 Surrey, ONS Claimant Count, April 2018 <https://www.surreyi.gov.uk/dataset/unemployment-claimant-count-ward>

## 8 Issues and Opportunities

**8.1** Our District is a great place to live, work and visit. To ensure it remains so means addressing the issues our residents, businesses and place face while simultaneously building on the opportunities the future presents. Below, is a summary of the issues and opportunities Our Local Plan has had to consider in arriving at the policies, allocations and overall approach to planning matters for the plan period to 2033.

### Homes and the Economy

- Average house prices in Tandridge are 14 times higher than average earnings<sup>(14)</sup>. That means it is increasingly difficult for local people to get on the housing ladder.
- There are limited options for downsizing to smaller homes, with over 30% of the District's housing stock being 4/5 bedroom detached homes on large plots (far higher than the national average of 19%).
- The UK Competitiveness Index ranks Tandridge 61st of 379 local authorities, the lowest of the 11 districts and boroughs in Surrey. Competitiveness relates to the economic performance of a local authority area in terms of how attractive it is to businesses and firms. It also measures the economic welfare of individuals and how much business success increases the economic value and wealth for its residents.
- Our resident population is highly skilled, but over 70% commute to work outside of our District, meaning we have notably low self-containment, where residents work within the District in which they live.
- Our rural businesses struggle with poor broadband connections and isolation, and there is little opportunity to relocate to more appropriate and/or larger, premises within the District due to poor quality employment space. The loss of employment space, due to permitted development rights, has also dwindled supply - specifically within the Office (B1) use class. Caterham has been particularly affected by this and the Council will be carefully monitoring the losses and gains of employment pace as part of the Authorities Monitoring Report which will be carried out ~~annually~~ annually.

### Retail and Leisure

- Surrounding town centres such as Croydon, Crawley, Bromley and Redhill, offer much competition and offer a wider retail choice and different leisure experiences including a multiplex cinema and bowling alleys. Our town and local centres also face threats from online shopping and future behaviour changes which are likely to impact their vitality and viability.
- Our residents have access to high quality sports and recreation facilities and open spaces, with three quarters of residents accessing open spaces weekly - some 56% of those doing so for the health and well-being benefits. Some facilities and spaces are, however, in a poor state of repair and in need of improvement. Further, due to the rural nature of the District, there are some unsympathetic leisure uses such as paint-balling and quad-biking.

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14 ONS - Housing Affordability in England and Wales- 2017



## Wellbeing and Safety

- Despite 62% of adults meeting the recommended 150 minutes weekly exercise, over 65% of adults in Tandridge are overweight or obese, as well as over 25% of children aged 10-11 years old <sup>(15)</sup>. Combined with an ageing population, our health services and open spaces will be subject to increased demand from residents.
- According to national crime statistics, Surrey is one of the safest counties in England. The relative crime rate in Tandridge is low, however there are recorded incidents of violent crime in our built-up areas.
- The effects of climate change will increase the likelihood and severity of flood events in Tandridge and the wider area. **Caterham and Smallfield have experienced severe flooding in recent years.** Due to the rural nature of the District, some communities are **particularly** at risk of isolation in extreme events. ~~and both Caterham and Smallfield have experienced this already.~~
- Air quality is an issue, particularly arising from traffic and congestion on the strategic and local road network, amplified by a ~~large~~ reliance on private vehicular transportation.

## The Environment and Heritage

- Many brooks, streams and rivers that flow through our District have an identified flood risk and incidents of flooding have been witnessed across the District, particularly in Caterham and Smallfield.
- Tandridge is home to a varied landscape consisting of two Areas of Outstanding Natural Beauty (the Surrey Hills and the High Weald), over 250 Sites of Nature Conservation ~~Interest~~ **Importance** (SNCI) and potential SNCI (pSNCI) and multiple Sites of Specific Scientific Interest (SSSI). It is also in proximity to two areas of influence of European Protected Habitats (the Ashdown Forest and the Mole Gap to Reigate Escarpment).
- The District is blessed with a rich heritage in our built and natural environment. There are over 600 buildings and assets of historic interest including more than 20 Grade I listed buildings, two parks and gardens of historic interest, 19 conservation areas and over 250 areas of Ancient Woodland.

## The Green Belt

- The majority of the District is designated as Green Belt, the highest of any authority in the country. Green Belt is a national policy designation that restricts development and seeks to avoid inappropriate sprawl by keeping land open. Green Belt policy has worked successfully in this District, but does present a policy challenge to meeting our identified development needs in full.

## Infrastructure

- The District is well-**located** ~~served by and in proximity to~~ nationally significant infrastructure, **parts of the M25 and M23 are within the District and Gatwick Airport is located just outside to the south west.** ~~such as the M25, M23 and Gatwick Airport. But much of our more local transport network (A22, A25, railway stations and rural roads) have capacity issues~~ **The A22, A25, railway stations**

15 Surrey Online Database: <https://www.surreyi.gov.uk/>

and rural roads all form part of the local transport network. The majority of these have capacity issues and are subject to congestion and service disruption.

- There are existing capacity deficits in our schools and GP surgeries - the latter is, and will continue to be, exacerbated by our ageing population.
- In some parts of our District, there is incomplete connection to the mains sewerage and broadband services are limited.

### **Tourism and Culture**

- Our District has a number of well used and valued cultural assets which are enjoyed by residents and visitors including Oxted Everyman Cinema, The Barn Theatre, Soper Hall, Miller Theatre and numerous community halls that are venues for local events.
- There is a variety of successful tourism assets within the District that act as a draw to visitors to our area and support our economy. These include Lingfield Race Course, Godstone and Priory Farms and also The British Wildlife Centre.

### **Key Supporting Documents and Evidence**

Economic Needs Assessment (2015)

Economic Proposition (2017)

Issues and Objectives Topic Paper (2015)

Local Plan: Issues and Approaches (Regulation 18) (2015)

Tandridge District Preferred Strategy Topic Paper (2017)

Settlement Hierarchy (2015)

Spatial Approaches Topic Paper: All iterations

Sustainability Appraisal: All iterations

Tandridge District Wellbeing Space Strategy (2015)

## 9 Vision: Tandridge District 2033

**9.1** The Vision for Tandridge District Local Plan: 2033 sets out how we believe the District will be at the end of the Plan period, if all the policies of Our Local Plan are delivered successfully. It has been developed to reflect the plans and strategies set out in Section 5 and in response to public consultation.

**9.2** Our Vision is an ambitious one that seeks to meet development needs that can respond to demographic change, but with the least impact to our existing communities.

**9.3** The Vision requires the proposals of the Local Plan to retain and improve upon what is most valued, take steps to remedy long-standing issues with flooding and infrastructure provision, while ensuring we remain prosperous and supportive of healthy and happy communities.

### **Tandridge District: 2033**

The **people** of Tandridge will have access to homes, jobs, education, leisure and health facilities to meet their needs whatever their age, household requirements or culture.

Our District will *overwhelmingly* be a **place** with green and open spaces to support the health and well-being of the community. It will be a place where people live close to, and have access, to services and facilities in successful towns, local and neighbourhood centres. Where travel is necessary, our residents will have access to improved road networks and sustainable public transport. High quality design will play a key role in reducing and remediating flood risk. It will also ensure the District remains pleasant, safe and secure, making the most of historic assets and regenerating areas for the benefit of all.

## 10 Spatial Objectives

**10.1** To ensure this Vision can be achieved, the following Spatial Objectives have been identified. Like the Vision, they have been developed in response to consultation comments and other feedback received over the course of developing Our Local Plan.

**10.2** To enable the Council to monitor how effectively the Spatial Objectives, and therefore the Vision, is being achieved, specific targets have been set for each Objective. This is detailed in Section 35: Monitoring Framework.

**10.3** Each policy within Our Local Plan relates to at least one Spatial Objective. This is referenced accordingly throughout the document to demonstrate how each policy acts in support of delivering the Vision and Spatial Objectives of Our Local Plan.

Objective Reference	Spatial Objective	Theme
SO1	To strengthen and diversify the economy by providing sufficient, sustainably located employment land to meet local needs and to provide opportunities for residents to work locally. Existing businesses will be supported by enabling intensification and, where appropriate, the expansion of current employment sites will be encouraged. Rural businesses and the rural economy, <b>including farming and agriculture</b> will continue to be seen as an asset to the <b>D</b> istrict, <b>where appropriate</b> . <del>and their often unique requirements, and need to be close to customers, will be respected.</del>	Economy
SO2	Support the development of tourism by recognising local tourism assets and supporting those that enhance the local economy without significant harm to the quality of life of local residents.	Economy
SO3	Support opportunities which engender a skilled workforce, particularly at the intermediate and higher skilled levels which will also contribute to a reduction in the amount of out-commuting for employment.	Economy
SO4	Provide a supply of homes, both affordable and market, which respond to the needs of our community and supports a mixed community. New homes will diversify the existing housing stock in the <b>D</b> istrict, in terms of size and type (e.g. allowing for a range of family housing, entry level homes and opportunities to downsize) and in response to identified needs.	Housing
SO5	Recognise and respond to the accommodation needs of the traveller community.	Housing
SO6	Support our town centres to be vibrant and viable through encouraging wider diverse retail and leisure opportunities as well as regeneration.	Town Centres & Retail

Objective Reference	Spatial Objective	Theme
SO7	Encourage healthier and stronger communities across the District, by ensuring sufficient access to quality parks, open spaces, sports and community facilities and to protect the spaces and facilities that serve the needs of residents.	Health & Wellbeing
SO8	Ensure place-making by promoting development that is accessible, safe and that encourages wellbeing.	Design
SO9	Continue to support high quality design that respects <b>and positively adds to</b> the existing character of settlements and consider higher densities where appropriate.	Design
SO10	Mitigating and adapting to the impacts of climate change where possible and promoting development which is environmentally resilient.	Design
SO11	To ensure that previously developed land is fully utilised, with a focus on previously developed land and optimised densities, where appropriate and as far as is practicably possible.	Best Use of Land
SO12	Maintain a Green Belt within Tandridge that serves the policy purposes set out in the National Planning Policy Framework and ensure the Green Belt endures beyond the plan period.	Green Belt
SO13	Maintain, enhance and respect the District's green infrastructure including landscape character, open spaces, habitats and biodiversity networks.	Landscape & Natural Environment
SO14	Preserve, enhance and protect our historic environment and heritage assets.	Historic Environment
SO15	Ensure that development avoids and mitigates flood risk in the District, incorporating Sustainable (urban) Drainage Systems (SDS/SuDS) <b>and contribute to wider flood risk management objectives, where possible.</b>	Flooding
SO16	Improve existing transport networks whilst supporting and encouraging the use of sustainable and integrated modes of transport.	Infrastructure
SO17	Work with partners and service providers to ensure the delivery of improved infrastructure, services and facilities to meet the needs of the District across the plan period and to ensure that the provision of new or enhanced infrastructure matches need as it arises.	Infrastructure

## 11 Spatial Strategy

**11.1** A Spatial Strategy is at the heart of a Local Plan and the approach that underpins the entire future planning framework for a district or borough. A Spatial Strategy sets out: the level of development a Local Authority will provide, the locations which will be the focus for development, the areas that will be avoided, protected and enhanced, the approach to environmental betterment and any other steps that will be utilised to ensure all this happens. The policies of Our Local Plan are all part of the Spatial Strategy and contribute to its achievement.

**11.2** The approach to development to be taken by the Council was initially set out in the Tandridge District Preferred Strategy Topic Paper (2017) which was adopted by the Planning Policy Committee in March 2017. Our Local Plan has been prepared to accord with this and will deliver infrastructure, jobs, homes and a new Garden Community at South Godstone. The Spatial Strategy set out at TLP01 is one which has continued to be informed by rigorous evidence gathering and accords with government requirements, national policy and legislation.

**11.3** Our Spatial Strategy has also been informed by both public consultation and the Sustainability Appraisal. This has resulted in a strategic approach to development that is cognisant of the social, economic and environmental needs and constraints within the area and responds to the clear community concern about the impact of development on infrastructure and the environment.

### The Need for Housing and Employment

**11.4** Government policy, through the National Planning Policy Framework is seeking a step-change in the rate of house-building across the country, in order to contribute to meeting housing shortages. This message is reaffirmed through the Government White Paper '[Fixing our broken housing market](#)' (2017).

**11.5** That said, national policy also makes it clear that the ability of a Local Authority to meet identified housing needs will be impacted by the level and type of constraints that exist in the local area. Our constraints include two Areas of Outstanding Natural Beauty, land overwhelmingly designated as Green Belt, as well as, areas of flood risk, extensive Ancient Woodland and other natural designations such as Sites of Special Scientific Interest (SSSI). The District is also in close proximity to the EU designated sites of Ashdown Forest and Mole Gap to Reigate Escarpment and is adjacent to Gatwick Airport.

**11.6** In 2015, the Council carried out an assessment of our local housing need in accordance with the methodologies of the Planning Practice Guidance and to reflect the requirements of the National Planning Policy Framework in terms of the variables an objective assessment of housing need (OAN) should consider. The findings of this assessment determined that Tandridge District Council had an OAN of 9,400 units for the plan period between 2013 and 2033, or 470 homes per year. National policy, coupled with its guidance, however, make it clear that the OAN is a 'starting point' for a local authority in their plan-making. It is only through the application of evidence and the consideration of constraints that a delivery target can be reached and which may be justifiably different from the OAN. This is the case for Tandridge and our Spatial Strategy reflects this.

**11.7** The Council's Regulation 19 Housing Topic Paper (2018) fully explores all the steps the Council has taken in determining the housing delivery figure Our Local Plan will deliver and considers the sources from which our supply will come from. Sources include homes already permitted and those

which are anticipated to arise through windfall development. Our housing supply will also stem from new housing land allocations and mechanisms such as ensuring best use of land and supporting appropriate densities.

**11.8** It is not just homes, however, that are needed in the District, but also employment. Our Local Plan aims to achieve a broad and sustainable balance between homes and employment provisions to ensure that Tandridge is a good place for businesses to thrive, and to increase opportunities for residents to work locally.

**11.9** The Balancing Jobs and Homes Topic Paper (2016) found that in order to secure an ideal balance between housing delivery and economic growth, the Council should aspire to deliver 1.982 jobs for every home delivered. In essence the Plan and the Spatial Strategy strives to avoid the area becoming an increasingly dormitory place for people commuting to London and other centres, and seeks to limit the congestion that this brings to our road and rail network. While this seems ambitious, it is achievable, not just through the expansion and diversification of employment in the District i.e. encouraging high-skilled and higher-paid jobs, but also through providing 'hot desking' office space. The latter would enable those who normally work in London to work remotely in a professional environment but able to avoid the daily commute.

**11.10** Our new Garden Community will also play a key role in providing employment opportunities both as part of the new facilities, services and employment areas which form part of that development, but also in the construction phase. Further consideration of this will be determined through the master-planning process of the Garden Community and the preparation of an Area Action Plan.

**11.11** The Economic Needs Assessment (2017), an update to the Economic Needs Assessment 2015, looked at the employment needs of the District to 2033 in more detail, as well as the sectors that are anticipated to grow in the future. It determined that in order to meet baseline need for employment growth, 15.3ha of land for B-class employment use would need to be identified, the majority of which (8.6ha) should be for Office use (B1).

**11.12** The Government's Permitted Development Rights legislation, implemented in 2013, allows office space to be converted to residential use without planning permission, has been acutely felt by the District, particularly in Caterham. A year-on-year loss of office space via the mechanism of permitted development amounts to around 7% (4,000m<sup>2</sup>) <sup>(16)</sup> of the District's total office space. As such it is not unsurprising that office space is where our employment need lies most and the Council will need to ensure this trend does not continue as far as is practicably possible. As office use is a much less 'land-hungry' employment use and can be accommodated on one footprint, but over multiple storeys, over shops and even homes, the Council do not necessarily need to find an additional 15.3ha. In fact, all of this growth can be met through the expansion, regeneration and intensification of existing employment sites. However, town and local centres will remain the focus for office development as far as is practicably possible and we will still need to remain cognisant of change and loss and be flexible in our approach to supporting employment space.

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16 Tandridge Economic Needs Assessment Update (2017)



**11.13** In preparing Our Local Plan we have been mindful of the Council's Economic Proposition (2017), which sets out the corporate priorities for economic growth and the delivery mechanisms which will be employed to support business and jobs growth. Our Spatial Strategy responds to the need for employment space and sets the framework for a local economy upon which success can be built and the economic aspirations for the District can be achieved.

**11.14** More detail regarding the approach and policies regarding employment and prosperity is set out in Section 23.

### **Neighbourhood Plans**

**11.15** Neighbourhood Planning allows people to come together through a local parish or village council and say where they think new houses, businesses and shops should go, and what their areas should look like. Neighbourhood Plans can be very simple, or go into considerable detail. The preparation of a Neighbourhood Plan allows a local area to take ownership of planning in their area with the input of statutory bodies and the community, through consultation.

**11.16** There are certain legal requirements that parish and village councils need to consider when developing a Neighbourhood Development Plan or Order as set out in the Neighbourhood Planning Regulations 2012 (as amended). Neighbourhood Development Plans must meet basic conditions to pass examination before referendum, then adoption.

**11.17** Neighbourhood Development Plans should support the strategic development needs set out in Our Local Plan and plan positively to support local development in the area they cover and meet the needs of the District. They cannot be used to block development and are much more about shaping sustainable places.

**11.18** A Neighbourhood Plan will enable communities to develop planning policies that reflect their own local issues. Once in place, the policies in a Neighbourhood Plan will be used to help the Local Planning Authority determine a planning application. It will mean that local views must be taken into account when planning decisions are made. A Neighbourhood Plan also enables communities to set out the projects they would like to see happen over the coming years. By having a plan in place the community will be in a better position to secure funding and bring forward projects that will make a difference to local people.

**11.19** Already in the District we have seen 12 parishes take up the task of preparing a Neighbourhood Plan and designated as a Neighbourhood Plan area, with a cluster of Caterham Parishes working together to prepare one joint plan. To date, one Neighbourhood Plan has been adopted for Woldingham and this now forms part of the development plan and is used in the assessment of planning applications for that settlement.

**11.20** We recognise the value of Neighbourhood Plans and the control they can give our communities on planning matters for their local area. While the guidance and legislation for preparing Neighbourhood Plans is set down nationally, Our Local Plan provides further detailed settlement policies to assist their preparation and support those undertaking the task.



## Infrastructure

**11.21** While homes and employment are a key part of any Local Plan, infrastructure makes the delivery of these elements possible and successful. The Spatial Strategy for Our Local Plan has been determined with infrastructure at its core.

**11.22** Tandridge District has a number of issues with infrastructure, from over-capacity schools and health services, to struggling road networks. The development proposals set out in Our Local Plan have been determined with this in mind.

**11.23** While to some it may appear counter-productive to build more homes when these issues exist, it is development that will help fund improvements. Doing nothing is not an option that would serve our communities and even if no homes were built, populations would still rise and pressures on services would still continue. Properly-planned development allows the Council to ensure infrastructure needs can be responded to. The Infrastructure Delivery Plan (IDP) which is published alongside the Plan sets out in detail where infrastructure will be required, estimated costs and potential sources of funding.

## South Godstone Garden Community

**11.24** Of most significance to the achievement of infrastructure improvements for the District is the strategic development of the Garden Community. Development of this nature and scale balances both a need to protect our wider landscape and the Green Belt, while ensuring a critical mass of development can be achieved. This development will facilitate significant infrastructure improvements that are of benefit not just to the residents of the South Godstone Garden Community, but residents across the District. These will include school and health provision, road upgrades and other community facilities. More information regarding the Garden Community is set out in Sections 33-34.

**11.25** It is recognised that development of this nature would result in delivery towards the back end of the plan-period and beyond. This approach will allow the time needed to get the development right and planned properly and larger scale infrastructure put in place ahead of development, as is needed.

**11.26** Further information regarding the broad location for development as set out in the Spatial Strategy are depicted on both the Policies Map and the key diagram.

### TLP01: Spatial Strategy

#### Strengthening the Network of Sustainable Settlements

Our Local Plan will provide 6,056 homes within the Plan period to 2033. These new homes will be of varying types, sizes and tenure and include much needed affordable homes that are attainable to all areas sections of our community and those of varying incomes. In the short to medium term development is directed towards the most sustainable settlements which are our most built-up urban (Urban - Tier 1) and semi-rural service settlements (Tier 2) (See TLP06 and TLP07).

For the longer term and beyond the Plan period, new homes will be delivered through the development of the South Godstone Garden Community, as depicted on the Policies Map. Our Local Plan identifies a broad location to indicate where the principle of development is established **but which will require an alteration to the Green Belt boundary. The details of the Garden Community, the layout and design of the development as well as the alteration to the Green Belt** which will be underpinned by an Area Action Plan.

We will support our areas in preparing positive Neighbourhood Plans so that our communities can take a leading role in shaping their settlements and helping us meet identified development needs to keep the District a place where people want to live, work and visit. The support for Rural Exception Sites will be extended to all our settlements where justified and remain responsive to local need.

Previously-developed land within settlements will be prioritised and all development designed at appropriate densities in accordance with TLP19 and other relevant policies of the development plan.

Source	Units
Existing Supply (permissions and completions)	2,334
New Urban Settlement Sites (Tier 1) (Excluding Town Centre Initiatives)	768
New Semi-Rural Service Settlement Sites (Tier 2)	533
South Godstone Garden Community	1,400*
Windfall	435
Town Centre Initiatives	250
Other supply (e.g. empty homes allowance)	336
Total Delivery target	6,056

\*A further 2,600 homes will be delivered beyond the plan period (See Policy SGC01: South Godstone Garden Community).

### Employment and Prosperity

The Council will support the delivery of at least 15.3ha of B-class employment space and associated sui-generis uses with focus given to Office uses (B1) within the most sustainable locations, such as town centres and those areas served by sustainable transport.

Employment provision will be focused towards existing employment sites through intensification and expansion, where appropriate. Office development (B1) in particular, will be focused towards town centres, as far as is practicably possible. Higher-value and higher-skilled sectors will be

encouraged to the District to ensure a diverse commercial offer. An element of employment provision will also be met through the delivery of the Garden Community and further detail will be set out in the Area Action Plan.

Our town, local and neighbourhood centres where our shops and other community facilities are located, will be protected for the role they play in sustaining our communities.

### **Responding to Change**

The Council will closely monitor the delivery and implementation of Our Local Plan through the Authority's Monitoring Report. Further, where significant changes to the local circumstances change i.e. a notable shift in national policy, or an expansion of Gatwick Airport, an early review of the plan will be triggered.

### **Key Supporting Documents and Evidence**

- Regulation 19 Housing Topic Paper (2018)
- Tandridge District Housing Strategy (2018)
- Strategic Housing Market Assessment (2015)
- Settlement Hierarchy (2015)
- Settlement Hierarchy: Addendum (2018)
- Economic Needs Assessment (2015)
- Economic Needs Assessment Update (2017)
- Economic Proposition (2017)
- Balancing Jobs and Homes Topic Paper (2016)
- Spatial Approaches Topic Papers (2015, 2016 and 2017)
- Tandridge District Preferred Strategy Topic Paper (2017)
- Sustainability Appraisal (2015, 2016, 2017 and 2018)
- Infrastructure Delivery Plan (2018)

### **Relevant Spatial Objective(s)**

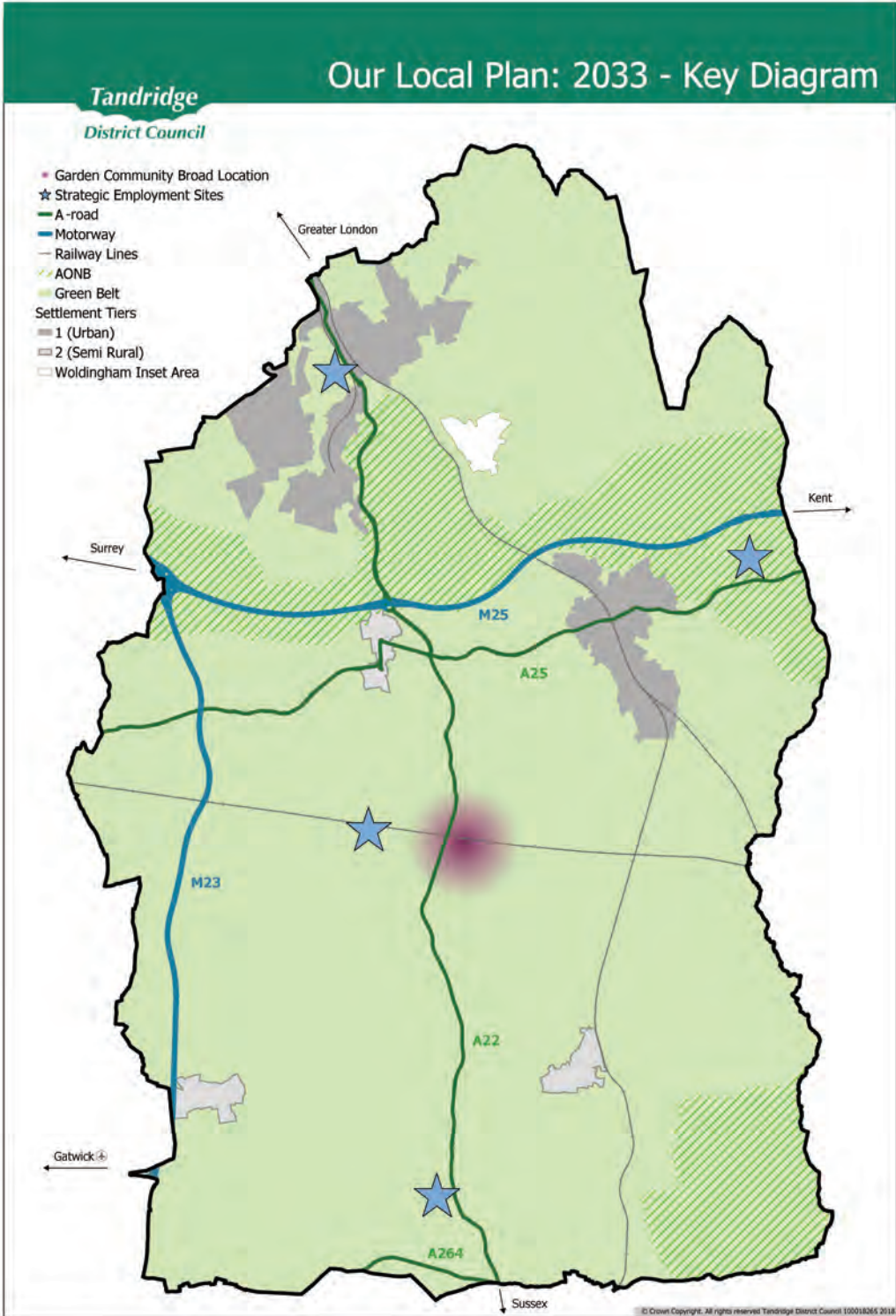
All Spatial Objectives are relevant to the achievement of the Spatial Strategy.

### **Relevant Monitoring Indicator(s)**

- Amount of net gain and/or loss of employment floorspace (B-Class and Sui Generis)
- Net number of permissions enabling intensification of employment spaces within SES01-SES04 and IES01-IES07
- Percentage of residents whose job and skill set is identified within occupation skill group 1-6

- Percentage of employment and unemployment within the District
- The net number of permitted and completed homes
- Net number of new market dwellings in each of our settlements and parishes
- The number of new (gross) affordable homes and proportion of all completions in each of our settlements and parishes
- The net number of applications permitted for rural exception homes in each of our settlements and parishes
- The number of market homes approved on Rural Exception Sites
- Types of new homes
- The number of new homes completed by size (number of bedrooms)
- Average density per annum within each of our settlements and parishes
- Permissions granted for new housing on brownfield/previously-developed land
- Changes in the net amount of retail floorspace (Class A1-A5) within each retail centre
- Amount of vacant retail floorspace (Class A1-A5) according to each retail centre
- Status of Neighbourhood Plans.
- **Net number of new dwellings in flood zones.**

12 Key Diagram



## 13 The Presumption in favour of Sustainable Development

**13.1** Underpinning the strategy of Our Local Plan, the policies set out and the allocations determined, is the Government's emphasis on the importance of sustainable development. The National Planning Policy Framework (NPPF) states at paragraph 17, that planning should '*proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs*'.

**13.2** Further, at the heart of national planning policy is a presumption in favour of sustainable development, with many of the opening paragraphs dedicated to discussing what this means. Sustainable development should be seen as a golden thread running through both plan-making and decision-taking while also requiring local authorities to positively seek opportunities to meet the development needs of their areas.

**13.3** In particular, Local Plans should meet objectively assessed needs for both housing and employment development, with sufficient flexibility to adapt to rapid change unless specific policies within the NPPF indicate that development should be restricted. This can include Green Belt, Areas of Outstanding Natural Beauty and others. Evidence already discussed at Section 11: Spatial Strategy discusses this more and much of the evidence which underpins and informs this Plan clearly set out how it has responded to the crucial factor of balancing sustainable considerations.

**13.4** Policy TLP02 is included to demonstrate the Council's commitment to the Government agenda and sets out the presumption in favour of sustainable development.

### **TLP02: Presumption in favour of Sustainable Development**

When considering development proposals the Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in the Local Development Plan, including those in Neighbourhood Plans, will be approved, unless material considerations indicate otherwise.

Where there are no policies relevant to the proposed development, or policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- I. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or
- II. Specific policies in the NPPF indicate that development should be restricted such as sites designated as Sites of Special Scientific Interest, land designated as Green Belt, designated heritage assets, and locations at risk of flooding.

**Key Supporting Documents and Evidence**

- Sustainability Appraisal (2015, 2016, 2017 and 2018 iterations)

**Relevant Spatial Objective(s)**

All Spatial Objectives are relevant to the achievement of the sustainable development.

**Relevant Monitoring Indicator(s)**

As all development should be sustainable there is no requirement to monitor this policy.



## 14 Green Belt

**14.1** The Green Belt in Tandridge is part of the Metropolitan Green Belt surrounding London. While Green Belt is just one of the constraints the Council has considered in preparing Our Local Plan, consultation has shown the land which holds the policy designation is ranked as one of the highest areas for concern for our communities, exceeded only by that of infrastructure.

**14.2** A key driver for the Council in preparing its Local Plan is to ensure it can retain control over development for the long term and ensure that any development that does take place is in the right locations and accompanied by proportionate and appropriate infrastructure. As a district, we have been successful in containing development to the non-Green Belt settlements and through infilling in a number of those settlements which remain 'washed over' by the Green Belt. As time has moved on, however, the ability to meet development in those same areas means that continuing that approach is no longer reasonable, nor appropriate and the existing infrastructure has become less effective as the demand for it has increased.

**14.3** The lack of non-Green Belt supply and the Government's housing agenda and drive for sustainable development, means the Council has no choice but to consider land in the Green Belt to both identify any land that meets the exceptional circumstances for release and demonstrate where the boundary can be defended for the long-term. Historically we have been very successful at defending the Green Belt against inappropriate development and the policies and proposals of Our Local Plan will enable this to continue.

**14.4** The extensive assessment of the Green Belt in the District, throughout the plan-making process, has resulted in limited alterations to our Green Belt boundaries, but allow us to help provide for the needs of our communities and provide wider community benefit. Concurrently, the evidence also sets out that the overwhelming majority of our Green Belt continues to serve the purposes set out in the NPPF. On commencing the preparation of our Local Plan, land designated as Green Belt represented 94% of the land within our area. Our Local Plan still recognises that more than 93% of the land in our District can remain defended by national and local Green Belt policies.

**14.5** In order to fulfil the Council's Spatial Strategy and beyond the proposals set out in this document, there will be a further need to make an alteration to the current Green Belt boundary, but only for the purposes of the South Godstone Garden Community. This alteration will only take place through the preparation and examination of the Area Action Plan. It will only take place when informed by the evidence which underpins that document and the master-planning exercise that will ensure the most appropriate boundaries are defined and which can endure beyond the plan period.

**14.6** Given the complexity of creating a new community at the scale anticipated (See Policy SGC01) the details and specific matters of the development are not something that can be, nor should they be, quickly determined. Such plans will need to be subject to rigorous scrutiny, infrastructure modelling and option testing to ensure the scheme is well thought out and that it provides places, not just spaces. This will be a matter for the Area Action Plan.



## General Development in the Green Belt

**14.7** As is consistent with the national approach, the construction of new buildings is inappropriate in the Green Belt (as defined on the Policies Map); exceptions to this are set out at paragraph 89 of the NPPF. Certain other forms of development are also not inappropriate provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt; these are set out at paragraph 90 of the NPPF.

**14.8** As with previous Green Belt policy, inappropriate development which is, by definition, harmful to the Green Belt will not be approved unless the applicant is able to demonstrate the existence of very special circumstances. Such 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

### TLP03: Green Belt

The extent of the Green Belt within the District is shown on the Policies Map.

Further changes to the Green Belt boundary will only take place for the South Godstone Garden Community, **within the Area of Search, identified in Chapter 33 of Our Local Plan: 2033** and through the preparation of an Area Action Plan.

Within the Green Belt, planning permission for any inappropriate development which is, by definition, harmful to the Green Belt, will normally be refused. Proposals involving inappropriate development in the Green Belt will only be permitted where very special circumstances exist, to the extent that other considerations clearly outweigh any potential harm to the Green Belt by reason of inappropriateness and any other harm.

Neighbourhood Plans will be prepared in recognition of the Green Belt policies of the National Planning Policy Framework.

### Key Supporting Documents and Evidence

- Green Belt Assessment (Part 1) (2015)
- Green Belt Assessment (Part 2): Areas for Further Investigation (2016)
- Green Belt Assessment (Part 3): Exceptional Circumstances and Insetting (2018)

### Relevant Spatial Objective(s)

- **SO11** - Best Use of Land;
- **SO12** - Green Belt.

**Relevant Monitoring Indicator(s)**

- Net number of permissions granted for new housing on Green Belt land
- Net number of gains and/or losses on SSSI, SNCI, LNR, pSNCI, BOA sites
- Net number of permissions enabling intensification of employment spaces within SES01-SES04 and IES01-IES07.

## 15 Infrastructure and Financial Contributions

**15.1** The Spatial Strategy and policies outlined in Our Local Plan set out how the District will develop up to 2033 to ensure the overall vision and objectives are achieved. A key component of success is to ensure the necessary physical, social and green infrastructure is provided to support both new and existing communities.

**15.2** Throughout the preparation of Our Local Plan, infrastructure concerns were at the forefront of the comments received from residents and other interested parties and the overall Spatial Strategy was determined with this in mind. In recent years, development in the District has predominantly come forward on small-scale and piecemeal sites which are rarely able to generate the critical mass of development needed to fund or provide additional infrastructure. The policies and land allocations set out in Our Local Plan have been cognisant of this in understanding what benefits would be gained from the development of particular sites.

**15.3** Infrastructure gains will be achieved through a variety of measures including on-site provision - funded and delivered by applicants, developer contributions, including Section 106 and Community Infrastructure Levy (CIL). **Where both s106 and CIL are sought on sites; Tandridge District Council's Planning Obligations and CIL guidance note provides advice on how both of these will be used together.** Other funding streams such as Government Funding, where it is available will also be sought, where applicable.

**15.4** The Council adopted a Community Infrastructure Levy (CIL) Charging Schedule in December 2014 which was prepared in response to the previous Core Strategy and the policies contained within it. The Council will update the CIL charging schedule to support the proposals and delivery of Our Local Plan, setting out the strategic priorities the Council will consider. The timetable is set out in the Council's most up to date Local Development Scheme.

**15.5** Our Local Plan is accompanied and underpinned by the accompanying Infrastructure Delivery Plan. This sets out the main infrastructure requirements needed to facilitate the delivery of Our Local Plan, its policies and the land allocations. The IDP should be considered as a 'living' document and following the adoption of the Local Plan will be continually monitored to ensure that if funding streams or costs change over time, the information set out in the schedule, can be updated.

**15.6** Robust planning conditions and obligations will be essential to ensure that development contributes in a positive way to existing communities and environments, achieves sustainable development and provides for necessary improvements to key facilities. The Council will also proactively seek out opportunities for additional funding and work with providers to ensure and facilitate delivery to a standard it feels is appropriate.

**15.7** In preparing the Local Plan, the District Council has worked with Surrey County Highways Authority and Highways England, rail related bodies, bus ~~operators~~ **operators** and adjoining authorities where appropriate, to develop the most appropriate package of transport measures to support development growth and ensure sustainability and climate change benefits are delivered in practice.

**15.8** In addition, the Council has worked with the following infrastructure providers to consider all elements of infrastructure that will be required to offset the impact of development:

- Utilities companies to consider water provision and waste water treatment;

- The Clinical Commission Group on GP practices and healthcare provision;
- Surrey County Council on education and schools;
- Other infrastructure providers such as rail and bus operators.

**15.9** Whilst some infrastructure requirements will be directly related to specific site delivery, others will be a result of the cumulative impacts of development proposals set out in Our Local Plan, including the South Godstone Garden Community. The IDP predominantly addresses infrastructure related to edge of settlement development and schemes that will come forward in our existing built areas such as Caterham and Oxted.

**15.10** The detailed proposals of the Garden Community will be determined through the preparation of an Area Action Plan and master-planning exercise. It will be during this process that infrastructure requirements of the Garden Community for both the immediate development and that of the wider area where impact is identified, is addressed.

#### **TLP04: Infrastructure Delivery and Financial Contributions**

New development will be supported by the timely delivery of infrastructure, services and facilities necessary to provide balanced, more self-sufficient communities.

Progress on the delivery of infrastructure will be monitored and the Infrastructure Delivery Plan (IDP) will be updated to reflect changes in infrastructure need, **for example** to highlight where projects have been delivered and to identify alterations to funding levels and sources. The IDP will be a 'living document' and sit alongside our development plan **which will include** and the subsequent South Godstone Garden Community Area Action Plan (AAP). ~~Any a~~ Applications ~~should~~ **must** demonstrate mechanisms to provide infrastructure set out in the most up-to-date iteration of the IDP.

**As development proposals progress through the development management process, the need for further mitigation measures could emerge, in addition to those required in the Housing Allocations policies. The policy requirements for specific contributions do not preclude the need to fund further mitigation measures that may be identified at a later stage as being required to make the development acceptable in planning terms.**

Community Infrastructure Levy will be utilised to fund strategic infrastructure ~~such as expansions to GP and educational facilities~~, as appropriate and on reflection of the Council's **current and future** strategic funding priorities.

Planning permission will be granted for development ~~in accordance with the phasing set out against each land allocation~~, subject to ~~solutions to~~ infrastructure constraints being resolved in agreement with the Local Planning Authority. **Infrastructure should be provided prior to commencement, where appropriate. Every effort should be made to** ~~Development will be phased~~ **phase development alongside** ~~in relation to the delivery of infrastructure so as to and/or performance against targets to~~ **reduce demands on all associated infrastructure as far as is practicably possible.**

For non-allocated sites the timing of infrastructure provision and/or contributions will be determined on a case by case basis.

Applicants will either make on-site provision, or will contribute towards the provision of local and strategic infrastructure required by development, either alone or cumulatively with other developments. These contributions will be required in accordance with the IDP, **unless an alternative arrangement is agreed with the Local Planning Authority.** ~~Community Infrastructure Levy and other relevant financial agreement.~~

The Council would expect to be proactively involved in the early discussions between applicants and infrastructure providers, where relevant, to limit any potential delay to the overall application and delivery process. Applicants ~~will also be expected~~ **are advised** to share any viability work they have had carried out early on in the application process, including at pre-application stage where available.

**The Council will take a proactive role to delivery policy objectives, including through the use of statutory powers if needed and where possible.**

#### Key Supporting Documents and Evidence

- Infrastructure Delivery Plan (2018)
- Community Infrastructure Levy Charging Schedule (2014)
- Tandridge Draft Local Plan: Viability Assessment (2018)
- **Planning Obligations and Community Infrastructure Levy guidance note (2015)**

#### Relevant Spatial Objective(s)

- **SO16** - Infrastructure;
- **SO17** - Infrastructure.

#### Relevant Monitoring Indicator(s)

- Value of financial and CIL contributions secured and collected
- Spending of financial contributions.

## 16 Development Viability

**16.1** Our Local Plan is based on a 'whole-plan' viability approach and an assessment of the viability of the plan has been carried out independently on behalf of the Council by BNP Paribas (2018). The plan viability assessment examines whether the Plan as a whole could realistically be delivered. The starting point for this whole-plan approach is that development of the proposed land allocations set out in Our Local Plan, can meet all of our planning policy and infrastructure requirements in full and be delivered within the Plan period.

**16.2** It is accepted that the wider economy and the property market are likely to vary through the lifetime of the Local Plan. Changes in land values, sale costs and build costs will all have an effect, as will government policy including the size and nature of support available to fund and secure development in general and infrastructure in particular. Individual sites may incur unforeseen or abnormal costs in their redevelopment or require additional specific infrastructure requirements that mean that, on occasion, additional costs arise unexpectedly.

**16.3** That said, where there is insufficient justification, the Council will robustly defend against the reduction in affordable housing provision or the loss of proportionate infrastructure. Given that Our Local Plan has been subject to stringent viability testing the Council will expect applicants to set out whether or not full policy compliance can be achieved at the earliest stage.

**16.4** Applications seeking development permissions which are not able to achieve full policy compliance will need to be accompanied by a viability appraisal from the outset. Exceptional circumstances may be recognised under which the benefits of development outweigh the harm of not providing for infrastructure contributions in full e.g. bringing buildings back into use, key regeneration schemes and restoring important listed buildings.

**16.5** Guidance will be made available to applicants to set out the requirements of the viability study. This will include an agreed format or recognised development industry model clearly setting out evidenced assumptions which need prior agreement and that the applicant will normally be expected to pay for the Council's costs in appointing independent assessors to appraise the viability appraisals. The viability evidence provided will be rigorously tested by the independent advisors on the basis that all development proposals shall seek to achieve all of the policy and infrastructure requirements set out in Our Local Plan so that provision comes forward when it is required to support the needs generated by the development and to offset impact appropriately.

**16.6** For larger schemes where a proposal is to be phased over time, or where the opportunity exists to do so, the applicant will be asked to agree with the Council a programme or method for re-evaluating the viability of the scheme to capture changes in circumstances. The Council will require the applicant to agree a deferred contributions or 'claw back' approach to reduce any deficit where improved market conditions allow. This will discourage concerns over potential 'banking' of consents based on current day viability assumptions with delayed implementation until the market context improves, and encourage earlier build out of permitted schemes.

**16.7** While the whole-plan viability takes account of the proposals for the South Godstone Garden Community the scheme is currently un-detailed, not anticipated to commence for some years and will be built out over a longer period. As such, further and more detailed viability assessments will take place on that development independently as part of the Area Action Plan.

**16.8** The Council will require viability updates after planning permission has been granted and any costs incurred by the Council in having Viability Assessments inspected independently, will be met by the applicant.

#### **TLP05: Development Viability**

The Council will expect all policy requirements, including affordable housing provision and infrastructure delivery, to be fulfilled as is relevant to each development in accordance with the policies of Our Local Plan and, the Infrastructure Delivery Plan and government guidance. In addition, any application subject to TLP12 and all major applications and those where the applicant consider policy requirements cannot be met must be accompanied by development viability assessments during pre-application and/or at the point of submitting their application.

~~The Council will require viability updates after planning permission has been granted, and any cost incurred by the Council in having Viability Assessments inspected independently, will be met by the applicant.~~

The Council will work actively with applicants to establish whether any additional stream of funding may be available and work to assist in facilitating and securing delivery, where possible.

#### **Key Supporting Documents and Evidence**

- Tandridge Draft Local Plan: Viability Assessment (2018)
- Infrastructure Delivery Plan (2018)

#### **Relevant Spatial Objective(s)**

- **SO17** - Infrastructure.

#### **Relevant Monitoring Indicator(s)**

- Value of financial and CIL contributions secured and collected
- Spending of financial contributions



## 17 Settlement Policies

**17.1** In accordance with the Spatial Strategy set out at TLP01 and national policy, Our Local Plan sets out policies to protect, and enhance and guide development for all the settlements of the District, and to assist those that seek to prepare a Neighbourhood Plan for their areas.

**17.2** The National Planning Policy Framework (Para 17) identifies that Local Plans should '*take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it*'. The Council has prepared a Settlement Hierarchy (2015) and subsequent Addendum (2018) to consider this and used it to inform the development of the Spatial Strategy to ensure it is suitably reflective of the settlements within the District and how they function.

**17.3** Through the consideration of the Settlement Hierarchy (2015/2018) and other relevant evidence, the Council has been able to prepare policies that recognise the unique qualities of each of our settlements, as well as the issues and opportunities that face each of them. The policies set out below seek to protect the services that exist and to encourage the betterment of our settlements so that they continue to serve residents.

**17.4** Through the policies of Our Local Plan, the Council also acknowledges the importance of maintaining a diverse range of services and community facilities (see glossary) in the District and the contribution that these facilities can make to residents' quality of life. Although ultimately unable to prevent the closure of a community facility, the Council will seek to retain facilities of recognised community importance and will support the re-use of the facility for alternative community uses where appropriate.

### Urban Settlements

**17.5** The urban settlements of the District are those that are identified in Tier 1 of the Council's Settlement Hierarchy (2015/2018).

**17.6** The Settlement Hierarchy identified that although none of the settlements in the District can be considered urban when compared to larger towns and settlements in neighbouring authorities these such as Croydon, Crawley or Redhill, Tandridge does have settlements large enough and sufficiently 'built-up' developed to be considered urban within the local context. The built character, number of residents, range of services and development pattern of these settlements contributes to their built-up nature which distinguishes them from other settlements in the district.

**17.7** Urban settlements, by their nature, are intended to be sustainable and provide a wide range of services and facilities to meet more than the everyday needs of the immediate community. This can include larger branches of retail stores, wider employment opportunities, leisure and community facilities and transport hubs which accommodate those who travel in to shop and work or who commute out to other settlements and beyond a district's borders.

**17.8** The Spatial Strategy identifies our **most built up Urban (Urban - Tier 1)** settlements as areas where development will be focused and where it can be supported by an existing framework of facilities and infrastructure. That said, these settlements are also those where services are often under most pressure and will undoubtedly need improvements to their infrastructure which can be facilitated by the proposals of the Local Plan.

**17.9** The following policy is in place to ensure any development proposals for **urban Tier 1** settlements can be guided in a proportionate manner. It recognises the wider regeneration schemes that can also contribute to maintaining and increasing the success and sustainability of these settlements.

**17.10** This policy can be used to both guide Neighbourhood Plans and assess applications relating to these settlements.

### **TLP06: Urban Settlements**

The areas which make up our urban (Tier 1) settlements are:

Caterham on the Hill	Oxted
Caterham Valley	Warlingham
Hurst Green	Whyteleafe
Limpsfield	

Our Urban Settlements will be ~~the~~ **a** focus of development and we will make provision for around 768 new homes, including affordable housing and a mix of tenure.

**In all circumstances, infilling, redevelopment and other forms of development must respect and reflect the character of the settlement and will be subject to any other relevant Development Plan policies.**

A) Development within the Urban Settlements will be permitted where the proposal comprises:

- I. Infilling within an existing substantially developed frontage. Infilling does not include the inappropriate subdivision of existing curtilages to a size below that prevailing in the area;
- II. The partial or complete redevelopment of previously developed land, even if this goes beyond the strict definition of infilling;
- III. The development of sites within the settlement boundaries following allocation for affordable housing;
- IV. Extensions or alterations to buildings and the erection of new ancillary domestic buildings within the curtilage of a dwelling;
- V. Development that provides new, or assists in the retention of, community facilities;

VI. ~~In all circumstances, infilling, redevelopment and other forms of development must be in character with the settlement, or that part of it, and will be subject to any other relevant Development Plan policies.~~

VII. **Flood risk management schemes, such as those at Caterham on the Hill and Caterham Bourne.**

B) Proposals involving redevelopment or a change of use which would result in the loss of any premises or land currently or last used as a community facility will only be permitted where:

- I. There is no longer a demand for the facility, rendering it financially unviable. This should be demonstrated through a robust marketing strategy and viability assessment, demonstrating where the building or land has been offered for sale or letting on the open market at a realistic price and no reasonable offers have been refused; and
- II. There are sufficient similar facilities nearby or where alternative provision can be made on another site to the same or a higher standard in terms of community benefit; or
- III. The current use will be retained and enhanced by the development of part of the site.

**Where it can be demonstrated that proposals support settlement sustainability and help facilitate the enhancement of infrastructure and services the Council will also:** ~~In addition we will:~~

- Support appropriate levels of intensification and appropriate densities where development can be ~~offset~~ **supported** by appropriate infrastructure and service provision, in accordance with the policies of Our Local Plan and most up to date Infrastructure Delivery Plan;
- Support an increase in employment opportunities in our urban centres, particularly our town centres with an emphasis on B1(a) Office uses that could include rentable desk space to limit the need for commuting;
- Protect the loss of employment to alternative uses in our urban settlements and consider implementing Article 4 directives where necessary;
- Support mixed-use development which makes the best use of land through developments which encourage 'living or working over the shop';
- Work with transport partners to require transport improvements, while ensuring appropriate levels of parking;
- Protect and enhance open spaces and leisure facilities for the benefit and well-being of our communities, where appropriate. Including Local Green Spaces where they are designated through adopted Neighbourhood Plans;
- Protect and enhance existing retail and leisure provision where our urban settlements lie within our designated town, local and neighbourhood centres, in accordance with policy TLP24: Retail Hierarchy;

- Positively view new community facilities including pubs and restaurants where they would bring community benefit;
- Support regeneration initiatives such as Regeneration Oxted (TLP29: Oxted Town Centre) and the Caterham Masterplan (TLP28: Caterham Town Centre);
- Support development which provides variety in the retail and services offered in our town centres to ensure viability and success is ensured;
- Support development that complies with the TLP13: Rural Housing Exception Sites;
- Support Neighbourhood Plans, where they exist, to help shape the local community.

#### Key Supporting Documents and Evidence

- Settlement Hierarchy (2015)
- Settlement Hierarchy: Addendum (2018)
- Town and Local Centre Review (2018)
- Tandridge District Housing Strategy (2018)
- Caterham Town Masterplan Supplementary Document (2018)
- RegenOxted
- Infrastructure Delivery Plan (2018)

#### Relevant Spatial Objective(s)

- **SO1** - Economy;
- **SO2** - Economy;
- **SO3** - Economy;
- **SO4** - Housing;
- **SO6** - Town Centres and Retail;
- **SO7** - Health & Wellbeing;
- **SO8** - Design;
- **SO12** - Green Belt;
- **SO13** - Landscape & Natural Environment;
- **SO16** - Infrastructure;
- **SO17** - Infrastructure.

#### Relevant Monitoring Indicator(s)

- Amount of net gains and/or losses of employment floorspace (B-Class and Sui Generis)

- The net number of permitted and completed homes in each of our settlements and parishes
- The number of new (gross) affordable homes and proportion of all completions within each of our settlements and parishes
- Types of new homes
- The net number of new homes by size (number of bedrooms)
- Average density per annum within each of our settlements and parishes
- Changes in the net amount of retail floorspace (Class A1-A5) within each retail centre
- Amount of vacant retail floorspace (Class A1-A5) according to each retail centre
- Net gains and/or losses of open spaces, allotments, parks and recreation grounds and play spaces
- Proposals for new indoor and outdoor sports and recreation facilities.
- Number of gains and/or losses of community services floorspace (Class D1 and D2)
- Spending of financial contributions
- Number of applications permitted for rural exception homes within each of our settlements and parishes
- The number of market homes approved on Rural Exception Sites
- Status of Neighbourhood Plans
- **Monitor schemes proposing SuDS and flood mitigation**

### Semi-Rural Service Centres

**17.11** Our Semi-Rural Service Settlements, also described as Tier 2 settlements are set out in the Settlement Hierarchy (2015/2018).

**17.12** The majority of settlements in the District are away from the **our most built-up** urban areas and some are more remotely located than others. They are still able to demonstrate levels of service provision and access to facilities and should be recognised for that and supported going forward.

**17.13** Lingfield and Smallfield, both of these settlements have an established development history stemming from the policies of earlier development plans and they continue to be viewed as key settlements in the District. Both of these settlements are similar in population and neither has been constrained by the designation of Green Belt which has contributed to the number of homes located there and the number of services and facilities which have arisen in response to development.

**17.14** This does not mean there aren't challenges in ensuring the services and facilities continue to support the residents, not just of the immediate settlements, but also those of more rural settlements. Sustainability is not just about how a settlement is currently served, but also how it can be sustained for the longer term and the Local Plan and Infrastructure Delivery Plan recognise this.

**17.15** In the case of Godstone, Our Local Plan removes the 'washing over' of the Green Belt designation in response to the established nature and built form of the settlement and in accordance with Paragraph 86 of the National Planning Policy Framework. However, the Green Belt boundary is firmly re-established around the settlement edge.

**17.16** Despite its previous status within the Green Belt, Godstone has developed over time to become a well-formed settlement where a number of important services such as a school and doctors surgery are located. Of all the settlements in the District, Godstone also has the most immediate access to the strategic road network where the M25, A22 and A25 intersect.

**17.17** The Spatial Strategy recognises the role these settlements play in supporting both the residents of those settlements and those which rely on our semi-rural, and indeed urban, settlements for their services and facilities. The following policy is in place to help guide both Neighbourhood Plans and in the assessment of applications.

### **TLP07: Semi-Rural Service Settlements**

The areas which make up our Semi-Rural Service settlements (Tier 2) are:

Godstone	Lingfield	Smallfield
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We will make provision for 533 new homes in our semi-rural service centres within the settlement boundary, which provide a mix of types and tenures, including affordable housing.

**In all circumstances, infilling, redevelopment and other forms of development must respect and reflect the character of the settlement and will be subject to any other relevant Development Plan policies.**

A) Development within the semi-rural service settlements will be permitted where the proposal comprises:

- I. Infilling within an existing substantially developed frontage. Infilling does not include the inappropriate subdivision of existing curtilages to a size below that prevailing in the area;
- II. The partial or complete redevelopment of previously developed land, even if this goes beyond the strict definition of infilling;
- III. The development of sites within the settlement boundaries following allocation for affordable housing;
- IV. Extensions or alterations to buildings and the erection of new ancillary domestic buildings within the curtilage of a dwelling;
- V. Development that provides new, or assists in the retention of, community facilities;-
- VI. ~~In all circumstances, infilling, redevelopment and other forms of development must be in character with the settlement, or that part of it, and will be subject to any other relevant Development Plan policies-~~
- VII. **Flood risk management schemes, such as those at Burstow.**

B) Proposals involving redevelopment or a change of use which would result in the loss of any premises or land currently or last used as a community facility will only be permitted where:

- I. There is no longer a demand for the facility, rendering it financially unviable. This should be demonstrated through a robust marketing strategy and viability assessment, demonstrating where the building or land has been offered for sale or letting on the open market at a realistic price and no reasonable offers have been refused; and
- II. There are sufficient similar facilities nearby or where alternative provision can be made on another site to the same or a higher standard in terms of community benefit; or
- III. The current use will be retained and enhanced by the development of part of the site.

**Where it can be demonstrated that proposals support settlement sustainability and help facilitate the enhancement of infrastructure and services the Council will also:** ~~To ensure these settlements remain sustainable and to help facilitate the enhancement of infrastructure and services, the Council will also:~~

- Support appropriate levels of intensification and appropriate densities where development can be offset by proportionate and appropriate infrastructure and service provision, in accordance with the policies of Our Local Plan and Infrastructure Delivery Plan;
- Support development that complies with the TLP13: Rural Housing Exception Sites;
- Protect and enhance open spaces and leisure facilities for the benefit and well-being of our communities, where appropriate. Including Local Green Spaces where they are designated through adopted Neighbourhood Plans;
- Support regeneration opportunities, where they arise;
- Ensure there is a range of employment opportunities, with a particular emphasis on B1 office, whilst supporting home working and the wider rural economy;
- Resist the loss of local shops and facilities, including pubs, and support and protect existing local centres, in accordance with policy TLP24: Retail Hierarchy
- Positively view new retail development and community facilities including pubs and restaurants where they would bring community benefit;
- Work with transport partners to require transport improvements, while ensuring appropriate levels of parking;
- Support tourist facilities and the aspects which contribute to the wider rural economy, and
- Support Neighbourhood Plans, where they exist, to help shape the local community.



### Key Supporting Documents and Evidence

- Settlement Hierarchy (2015)
- Settlement Hierarchy: Addendum (2018)
- Town and Local Centre Review (2018)
- Tandridge District Housing Strategy (2018)
- Infrastructure Delivery Plan (2018)

### Relevant Spatial Objective(s)

- **SO1** - Economy;
- **SO2** - Economy;
- **SO3** - Economy;
- **SO4** - Housing;
- **SO6** - Town Centres and Retail;
- **SO7** - Health & Wellbeing;
- **SO8** - Design;
- **SO12** - Green Belt;
- **SO13** - Landscape & Natural Environment;
- **SO16** - Infrastructure;
- **SO17** - Infrastructure.

### Relevant Monitoring Indicator(s)

- Amount of net gains and/or losses of employment floorspace (B-Class and Sui Generis)
- Number of gains and/or losses proposing agricultural, farming and other land-based rural businesses
- The net number of permitted and completed homes in each of our settlements and parishes
- The number of new (gross) affordable homes and proportion of all completions within each of our settlements and parishes
- Types of new homes
- The net number of new homes by size (number of bedrooms)
- Average density per annum within each of our settlements and parishes
- Changes in the net amount of retail floorspace (Class A1-A5) within each retail centre
- Amount of vacant retail floorspace (Class A1-A5) according to each retail centre
- Number of gains and/or losses of community services floorspace (Class D1 and D2)
- Quarterly update on Gainshare Solution Deployment to promote home-working (updates on postcodes that have now been connected to the fibre network)
- Permissions proposing expansion/intensification of tourism assets

- Number of applications permitted for rural exception homes within each of our settlements and parishes
- The number of market homes approved on Rural Exception Sites
- Spending of financial contributions
- Status of Neighbourhood Plans
- **Monitor schemes proposing SuDS and flood mitigation**

### Rural Settlements

**17.18** Our Rural Settlements, also described as Tier 3, are set out in our Settlement Hierarchy (2015/2018).

**17.19** The settlements included in this tier, vary in size and character, but still provide basic levels of service provision while being predominantly rural in nature. However, the level of sustainability of these settlements cannot support notable levels of development without fundamentally changing the overall character of these settlements. All of these settlements, with the exception of Woldingham (see paragraph 17.26), remain 'washed over' by the Green Belt designation and this Local Plan does not alter this.

**17.20** As such, these areas are not a focus for development through the Spatial Strategy, but do still need appropriate policy guidance to support the preparations of Neighbourhood Plans and respond to applications in the effected settlements.

#### TLP08: Rural Settlements

The areas which make up our Rural Settlements (Tier 3) are:

Bletchingley	South Godstone*
Blindley Heath	South Nutfield
Dormansland	Tatsfield
Felbridge	Woldingham
Old Oxted	

A) Development in Rural settlements within the Green Belt as shown on the Policies Map, will be permitted where the proposal comprises:

- I. Infilling within an existing substantially developed frontage; this does not include the inappropriate subdivision of existing curtilages to a size below that prevailing in the area;
- II. The partial or complete redevelopment of previously developed land, even if this goes beyond the strict definition of infilling;
- III. The development of sites within the villages boundaries following allocation for affordable housing;
- IV. Extensions or alterations to existing buildings and the erection of new ancillary domestic buildings within the curtilage of a dwelling;

- V. Development that provides new, or assists in the retention of, community facilities;
- VI. Any other form of development that is defined by the National Planning Policy Framework as not being inappropriate in the Green Belt.

~~In all circumstances, including for Woldingham which is inset from the Green Belt, infilling, redevelopment and other forms of development must respect and reflect the character of the settlement and will be subject to any other relevant Development Plan policies. In all circumstances, including for Woldingham which is inset from the Green Belt, infilling, redevelopment and other forms of development must be in character with the settlement, or that part of it, and will be subject to any other relevant Development Plan policies.~~

B) Proposals involving redevelopment or a change of use which would result in the loss of any premises or land currently or last used as a community facility will only be permitted where:

- I. There is no longer a demand for the facility, rendering it financially unviable. This should be demonstrated through a robust marketing strategy and viability assessment, demonstrating where the building or land has been offered for sale or letting on the open market at a realistic price and no reasonable offers have been refused; and
- II. There are sufficient similar facilities nearby or where alternative provision can be made on another site to the same or a higher standard in terms of community benefit; or
- III. The current use will be retained and enhanced by the development of part of the site.

~~Where it can be demonstrated that proposals support settlement sustainability and help facilitate the enhancement of infrastructure and services the Council will also: To support the existing communities of our Rural Settlements the Council will:~~

- Support small-scale housing development and infilling within defined settlement boundaries where it provides a mix of housing types and tenures in accordance with the Council's most up to date Housing Strategy;
- Support Neighbourhood Plans, where they exist, to help shape the local community;
- Support tourist facilities and the aspects which contribute to the wider rural economy;
- Support development that complies with the TLP13: Rural Housing Exception Sites;
- Support development that enables home working and other small-scale employment uses within Rural Settlements;
- Protect and enhance open spaces and leisure facilities for the benefit and well-being of our communities, where appropriate. Including Local Green Spaces where they are designated through adopted Neighbourhood Plans;

- Resist the loss of local shops and facilities in Bletchingley neighbourhood centre, parades of shops and isolated individual village shops;
- Support development which delivers on the requirements of the Infrastructure Delivery Plan (IDP);
- Support initiatives to establish local stores and facilities to meet local needs and support sustainable communities.

*\*The extent of development for the South Godstone Garden Community development will, inevitably, alter its position as a rural settlement. South Godstone will continue to be treated as a rural settlement and policies applied in accordance with this, until the South Godstone Garden Community Area Action Plan is adopted. ~~Until such time as the development commences South Godstone will continue to be treated as a rural settlement and policies applied in accordance with this.~~*

#### Key Supporting Documents and Evidence

- Settlement Hierarchy (2015)
- Settlement Hierarchy: Addendum (2018)
- Town and Local Centre Review (2018)
- Tandridge District Housing Strategy (2018)
- Infrastructure Delivery Plan (2018)

#### Relevant Spatial Objective(s)

- **SO1** - Economy;
- **SO2** - Economy;
- **SO3** - Economy;
- **SO4** - Housing;
- **SO6** - Town Centres and Retail;
- **SO7** - Health & Wellbeing;
- **SO8** - Design;
- **SO12** - Green Belt;
- **SO13** - Landscape & Natural Environment
- **SO16** - Infrastructure;
- **SO17** - Infrastructure.

### Relevant Monitoring Indicator(s)

- Number of gains and/or losses proposing agricultural, farming and other land-based rural businesses
- The net number of permitted and completed homes in each of our settlements and parishes
- The number of new (gross) affordable homes and proportion of all completions within each of our settlements and parishes
- The number of applications permitted for rural exception homes within each of our settlements and parishes
- The number of market homes approved on Rural Exception Sites
- Spending of financial contributions
- Types of new homes
- The net number of new homes by size (number of bedrooms)
- Average density per annum within each of our settlements and parishes
- Changes in the net amount of retail floorspace (Class A1-A5) within each retail centre
- Amount of vacant retail floorspace (Class A1-A5) according to each retail centre
- Number of gains and/or losses of community services floorspace (Class D1 and D2)
- Quarterly update on Gainshare Solution Deployment to promote home-working (updates on postcodes that have now been connected to the fibre network)
- Status of Neighbourhood Plans.

### Defined Settlement Boundaries

**17.21** Settlement boundaries for urban, semi-rural and rural settlements are depicted on the Policies Map. In applying and implementing the policies of this plan, understanding the role of boundaries is important.

**17.22** A key role of a boundary is to preserve the setting of existing settlements from inappropriate development and to control unchecked and unplanned outward sprawl. Defining appropriate settlement boundaries is important in identifying the point of transition between the built form of a settlement and the surrounding countryside. They are not solely a means of showing the limits of existing development as some developed areas can lie outside of a boundary and some undeveloped areas such as open spaces, can lie within them.

**17.23** For Tandridge, settlement boundaries have been effective in preventing inappropriate development within the Green Belt, in depicting the extent of the Green Belt and identifying where Green Belt policies will be relevant.

**17.24** Green Belt designation is not an environmental or landscape designation and is a policy mechanism put in place to preserve the openness of land. Development which is out of keeping with the purposes of the Green Belt and/or considered to be inappropriate, will be resisted.

### Urban and Semi-Rural Settlements

**17.25** All settlements defined as urban or semi-rural have defined boundaries that constitute the Green Belt boundary and shows the extent of the settlement which is not 'washed over' and which is inset from the wider Green Belt designation.

### Rural Settlements

**17.26** Settlement boundaries have also been identified for our rural settlements. All areas within this category, with the exception of Woldingham <sup>(17)</sup>, continue to be 'washed over' by the Green Belt designation.

**17.27** Given that rural settlements are not a focus for development under the Spatial Strategy but are likely to have small scale development, it is important that the Council do all it can to ensure the settlement form is protected. Setting appropriate boundaries assists in this. National Planning Policy does not impose a blanket exclusion to development in the Green Belt, but can allow for sensitively designed infilling and small-scale schemes. As such, the role of the boundaries for our rural settlements accords with the core built form for the settlement and will be used to ensure that, in line with Green Belt policies, appropriate development can be contained.

**17.28** In the case of Woldingham, Green Belt policy will only apply to development which would be beyond the defined extent of the settlement.

**17.29** The defined boundaries in all cases will help to guide Neighbourhood Plans and provide a steer for the delivery of Rural Exception Sites in accordance with policy TLP13.

### All other settlements

**17.30** All other settlements, including those listed as Limited and Unserviced settlements within the Council's Settlement Hierarchy (2015/2018), are considered a Tier 4 settlement.

**17.31** These settlements have very little or no service provision. In most cases these settlements are remotely located and take the form of a very small cluster of homes, or a sporadic dispersal of properties across a wider rural area or roadside. As such, no defined settlement boundary is identified.

**17.32** Services in these areas are so limited that access to day-to-day services must be gained from elsewhere. Access to public transport and the strategic road network is such that there is an overt reliance on private transport. Travel to meet needs is generated by necessity rather than choice.

**17.33** The Council wish to ensure that the delivery of affordable homes is supported where appropriate and where it contributes to meeting local needs. As with the other settlement policies, rural housing exceptions sites, which accord with TLP13 are supported in all of our settlements, where appropriate.

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17 Woldingham village is already 'inset' from the Green Belt and this plan does not alter this.

**17.34** The aim of any housing scheme should be to deliver high quality housing that contributes to the creation and maintenance of sustainable rural communities and will need to clearly demonstrate their appropriateness in terms of scale, design and layout. Given the less established nature of some of our limited and unserved settlements, smaller schemes may be better suited to the environment which provide less than the maximum 20 units set out in policy TLP13.

**17.35** In addition, given that one of the key characteristics of rural exceptions housing is to ensure that the units remain affordable in perpetuity and any scheme would need to demonstrate that this would be guaranteed. As such, regard to relevant housing legislation<sup>(18)</sup> and the 'right to acquire' within certain parishes should be had.

**17.36** Development that does not meet a local and demonstrable need in these areas will be robustly resisted as not only are they considered unsustainable, they are covered by the Green Belt designation.

#### **TLP09: Limited and Unserved settlements**

All settlements not listed in policies TLP06, TLP07 and TLP08 are our Limited and Unserved Settlements.

Development will also only be supported where it constitutes appropriate development in accordance with the NPPF, or where very special circumstances can be demonstrated.

In addition, the Council will support the following types of development:

- Appropriate development which complies with the TLP13: Rural Housing Exception Sites or has been identified through an adopted Neighbourhood Plan;
- Improved flood resilience and Green Infrastructure schemes and enhancements of environmental assets;
- Infrastructure which offsets the wider impacts of development and which meets a justified local need set out in the Infrastructure Delivery Plan (IDP).

The Council will protect and enhance open spaces and leisure facilities for the benefit and wellbeing of our communities, where appropriate, including Local Green Spaces where they are designated through adopted Neighbourhood Plans.

Proposals involving redevelopment or a change of use which would result in the loss of any premises or land currently or last used as a community facility will only be permitted where:

- I. There is no longer a demand for the facility, rendering it financially unviable. This should be demonstrated through a robust marketing strategy and viability assessment, demonstrating where the building or land has been offered for sale or letting on the open market at a realistic price and no reasonable offers have been refused; and

18 Small Rural Settlements, located within parishes that have been designated for enfranchisement and right to acquire purposes (under Section 17 of the Housing Act 1996) by S.I 1997/620 - 25 inclusive and 1999/1307



- II. There are sufficient similar facilities nearby or where alternative provision can be made on another site to the same or a higher standard in terms of community benefit; or
- III. The current use will be retained and enhanced by the development of part of the site.

#### Key Supporting Documents and Evidence

- Settlement Hierarchy (2015)
- Settlement Hierarchy: Addendum (2018)
- Infrastructure Delivery Plan (2018)

#### Relevant Spatial Objective(s)

- **SO1** - Economy;
- **SO2** - Economy;
- **SO3** - Economy;
- **SO4** - Housing;
- **SO6** - Town Centres and Retail;
- **SO7** - Health and Wellbeing;
- **SO8** - Design;
- **SO12** - Green Belt;
- **SO13** - Landscape & Natural Environment;
- **SO16** - Infrastructure;
- **SO17** - Infrastructure.

#### Relevant Monitoring Indicator(s)

- The number of applications permitted for rural exception homes within each of our settlements and parishes
- The number of market homes approved on Rural Exception Sites
- Spending of financial contributions
- Average density per annum within each of our settlements and parishes
- Net gains in biodiversity
- Status of Neighbourhood Plans.

## 18 Providing Homes for All

### Types of Housing Need, Not Just Numbers

**18.1** Delivering housing is not just about numbers. It is also about delivering quality homes, the right types (for example size, architectural design, tenure, energy efficiency) and their affordability. Each different type of housing plays a different role for our residents and our policies, assisted by wider corporate strategies, seek to achieve the right balance and ensure they benefit our District in a multitude of ways.

**18.2** Our Local Plan is committed to ensuring there is real diversification in the homes which are built. It is through securing the right type and mix of property, both market and affordable, that we will ensure the different demographic sections of our community can be accommodated.

**18.3** The Council has been consistently clear about its ambition to see more affordable homes delivered and will be active in not only building its own council properties, but also working to facilitate their delivery on market-led developments. A firm stance will also be taken with applicants who suggest that affordable housing requirements cannot be provided in full.

**18.4** In order to understand this District's housing need better, a Strategic Housing Market Assessment (2015 and 2018) has been carried out. Its findings are reflected throughout the policies of Our Local Plan and considered within the emerging Housing Strategy, which will play a key role in delivering the homes being proposed.

### Housing Strategy

**18.5** The Council's Housing Strategy will be key to delivering the right housing in this District and it is being developed to complement a number of corporate strategies, plans, policies and projects. It will adopt a whole housing market approach. It will not just focus on housing for those in highest housing need, but also those in specialist need. The latter include the elderly, those needing entry level homes and those wishing to build their own homes through the self-build initiative, for example. It will also assess the level of empty or under-utilised homes and set out a strategy for bringing some of these back into use, which will help meet the wider needs of the District and as such contribute to land supply.

**18.6** The Housing Strategy document will not need to be examined before making changes to the strategy. This means the strategy can respond to the changing housing needs and demographics of the area as informed by regular monitoring. By setting out what types of homes are needed at a point in time and keeping it under review the Housing Strategy becomes more relevant and current than specific Local Plan policies that are fixed at the point of adoption.

**18.7** Our Local Plan wants to maximise the opportunity that the Housing Strategy gives in terms of predicting and responding to future change and it will play an important role in assisting in achieving the housing targets and spatial objectives of Our Local Plan.

### TLP10: Responsive Housing Strategy

In order to address the need for different types, sizes and tenures, including specialist types of housing, proposals which ~~accord with the requirements of~~ **should take account of** the Council's most up-to-date Housing Strategy, ~~will be viewed positively.~~

**Proposals should be informed by** ~~the~~ Housing Strategy **which** ~~will set the need and key standards for various types of housing, including but not limited to~~ direction for a variety of housing typologies including:

- Self-build - including the selection criteria
- Elderly persons
- Specialist housing
- Tenure, type, size and their mix
- Empty homes

Neighbourhood Plans should assist in meeting the objectives of the Housing Strategy as far as is practicably possible unless localised housing needs surveys are undertaken which demonstrate otherwise.

### Key Supporting Documents and Evidence

- Tandridge District Housing Strategy (2018)
- Strategic Housing Market Assessment (2015 and 2018 iterations)

### Relevant Spatial Objective(s)

- **SO4** - Housing.

### Relevant Monitoring Indicator(s)

- The number of new (gross) affordable homes and proportion of all completions
- The number of new homes by size (number of bedrooms)
- Progress of the Housing Strategy
- Types of new homes

- Number of empty homes brought back into use
- Status of Neighbourhood Plans.

## Retention and Supply

**18.8** The Council has undertaken work to identify the District's housing needs over the Plan period, also known as Objectively Assessed Need (OAN). Following the application of evidence and consideration of constraints, the Council has arrived at a delivery target figure which is lower than the identified need (OAN). This is explored further within the Section 11: Spatial Strategy and the Regulation 19 Housing Topic Paper (2018).

**18.9** The Council's work to determine land supply has demonstrated that to meet this delivery target figure, the release of some of the Green Belt is necessary and justified. Taking these factors together, the Council considers that it is important to resist the loss of residential land, including through the amalgamation of more than one dwelling, unless ~~there~~ **there** is a legitimate benefit such as to support regeneration.

**18.10** The Council continues to recognise that where there is an over concentration of particular residential uses, for example sheltered housing, it can affect the viability of a community, how it functions and its services. As detailed in TLP11, the Council will only support schemes that would not result in an undue concentration of a specific demographic and which would be contrary to a mixed community.

### TLP11: Retention and Supply

To ensure that housing supply is protected the loss of residential land and existing residential units to alternative uses will be resisted, as will schemes which include the amalgamation of dwellings resulting in a net loss i.e. where two properties are merged to become one larger property.

Where redevelopment is necessary and involves the loss of residential accommodation or land, replacement residential accommodation will normally be required to avoid a net loss.

The Council will support proposals for the change of use between residential use classes only where:

- I. There is a demonstrable and justified housing need for doing so; and
- II. It can also deliver any required infrastructure necessary to offset the impact of the development; and
- III. It does not result in an over-concentration of residential use types that would ~~be~~ **be** contrary to promoting mixed communities, or place undue burden on local services, and/or

- IV. There are wider regeneration benefits, i.e. town centre master planning, if appropriate; and/or
- V. It would result in a net gain of residential units.

~~In justifying any change of use between residential use classes, proposals must demonstrate how they are responding to the requirements of the Council's most up-to-date Housing Strategy.~~

Loss of residential use classes to other non-residential uses will be resisted unless there is a demonstrable benefit to regeneration schemes such as for town centres, or for the benefit of achieving the aims of the Economic Proposition.

#### Key Supporting Documents and Evidence

- Strategic Housing Market Assessment (2015/2018)
- Regulation 19 Housing Topic Paper (2018)
- Tandridge District Housing Strategy (2018)
- Town and Local Centre Review (2018)
- Economic Proposition (2017)
- RegenOxted
- Caterham Masterplan Supplementary Planning Document (2018)

#### Relevant Spatial Objective(s)

- **SO4** - Housing;
- **SO6** - Town Centres & Retail;
- **SO12** - Green Belt.

#### Relevant Monitoring Indicator(s)

- The net number of permitted and completed homes
- Net number of C-Class uses permitted to alternative uses
- Progress of the Housing Strategy
- Progress of regeneration schemes: RegenOxted and Caterham Town Centre Masterplan

## Affordable Homes

**18.11** Affordable housing is currently defined as that which includes social rented, affordable rented and intermediate housing and which is provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and house prices.

**18.12** The need for affordable homes within the District is confirmed by the extent of the Council's housing waiting list and the evidence which underpins Our Local Plan. This includes the Council's Strategic Housing Market Assessment (SHMA) 2015 and the update of 2018, which gives a clear idea of the extent of that need. The need identified in the SHMA update is for 391 dwellings per year over the first five years of the Local Plan (comprising backlog and newly arising need), before reducing to 310 dwellings per year for the remaining plan period. That said, the Council is not able to meet the identified need in its entirety but is balancing the requirement for affordable housing with the potential for it to be delivered and on reflection of the findings of the Tandridge Draft Local Plan: Viability Assessment (2018).

**18.13** The updated SHMA: Affordable Housing Needs Assessment Technical Paper (2018) (part of the wider SHMA 2018 report) highlights that the need for affordable units is most acutely found within the urban **our most built-up** (tier 1) settlements of the District. However, there is a clear dichotomy in providing high levels of affordable properties in existing built areas where development is more expensive to deliver. As such, the approach taken by the Council is to require a slightly lower level of affordable properties within the built-up areas of those settlements. The approach also requires a higher level of affordable homes to be provided in the semi-rural and rural settlements and on sites which are released from the Green Belt for housing development and are overwhelmingly undeveloped. These sites and areas demonstrate fewer challenges to viability i.e. contaminated land remediation etc and can ensure that a supply of affordable homes can be secured and delivered across the area.

**18.14** The Council is committed to maximising the provision of affordable housing as it will help ensure a more balanced demographic. It will enable residents to live in their home and suit their needs, as well as providing local workers and key workers with accommodation. The Council will be using a variety of means to secure affordable housing, including building Council Housing where the opportunity arises.

**18.15** Affordable housing needs to be of the right size and tenure to meet the District's needs and whilst the threshold of affordable housing is set through our Local Plan, the balance to be struck between size and tenure types will be set down in the Council's Housing Strategy in accordance with policy TLP10. Applications will be required to have regard to the most up-to-date Housing Strategy, where it applies.

**18.16** The Council have tested a variety of affordable thresholds through the evidence gathering and feel confident there should be limited situations where the requirements of the Plan cannot be met by a development, including affordable homes. Planning applications which seek to deliver development without meeting applicable affordable housing requirements, will need to demonstrate through a robust viability assessment, why affordable delivery is not possible, in accordance with Policy TLP05: Development Viability.

**18.17** The Council's expectation is that the affordable housing requirement will be provided on-site and as part of the wider development. Alternative sites or financial contributions in lieu of on-site provision will generally be resisted. However, it is accepted that viability can be more of an issue in urban **the most built-up** areas. Where justified and accepted, commuted sums may be secured through an appropriate legal agreement.

**18.18** Similarly, greenfield sites are accepted to be those where viability is primarily assured and faces fewer obstacles. As such, higher requirements will be required here through on-site provision and the need to accept financial contributions or off-site provision is not considered to be necessary and will be resisted.

**18.19** Early engagement with the Council is recommended where it is proposed to deviate from the Council's affordable housing requirements.

#### TLP12: Affordable Housing Requirement

To ensure sufficient affordable homes are delivered over the Plan period the Council will expect a proportion of affordable homes to be provided on all sites in accordance with ~~the size of the development~~ **the table below**:

Location/settlement type	Size	Affordable housing requirement
Urban Settlements (Tier 1)	15 dwellings and over, or 0.5ha or more	20%
Semi-Rural Service Settlements (Tier 2)	10 dwellings and over, or 0.25ha or more	40%
All allocated housing sites which have been released from the Green Belt*	10 dwellings and over, or 0.25ha or more	40%
Any site not in the above categories excluding rural exception sites	5 dwellings and over	40%

For all sites the tenure and size split ~~will be determined by~~ **is set out in** the Council's most up-to-date Housing Strategy. In addition, meeting the overall target for affordable housing will also be secured through the delivery of the South Godstone Garden Community. Allocated and windfall sites cannot defer their contribution to affordable housing requirements to the Garden Community.

Detailed consideration of the appropriate threshold for affordable homes for the Garden Community will be determined and set out through the Area Action Plan.



Should it be demonstrated that the required level of affordable housing cannot be met on-site for legitimate reasons, a commuted sum will be required to ensure that the provision of affordable units is not lost. In cases where applicants suggest that the provision of affordable housing would render a site unviable, robust viability assessments which justify this must be presented to the Council at the earliest stage.

\* ~~Applicable to~~ Sites released from the Green Belt where 40% affordable housing is applicable are set out in the relevant allocated sites in the Plan.

### Key Supporting Documents and Evidence

- Strategic Housing Market Assessment (2015)
- Strategic Housing Market Assessment (2018)
- Affordable Housing Needs Assessment Technical Paper (2018) (SHMA Paper)
- Tandridge District Housing Strategy (2018)
- Tandridge District Draft Local Plan: Viability Assessment (2018)

### Relevant Spatial Objective(s)

- **SO4** - Housing.

### Relevant Monitoring Indicator(s)

- The number of new (gross) affordable homes and proportion of all completions within our settlements and parishes
- Progress of the Housing Strategy.

## Rural Housing Exception Sites

**18.20** The National Planning Policy Framework (NPPF) advises local planning authorities to support sites in rural areas through the use of a Rural Exception Site policy. This allows limited provision of small sites to be developed for affordable housing in rural communities.

**18.21** Tandridge is a predominantly rural district with high house prices. While Our Local Plan makes provision for housing needs, both market and affordable, it directs this towards our most sustainable settlements. As a consequence, many of our rural settlements, being in unsustainable locations, are unlikely to benefit from the affordable housing secured through normal planning applications. This can lead to an imbalance in the demographics and contrary to the NPPF's (2012) core principle of supporting thriving rural communities.

**18.22** A major advantage of Rural Exception Sites is that people with a local connection (living in the parish with close family living in the parish, employed in the parish or who grew up in the parish) and with a housing need are given priority in the affordable housing allocation process. In the first instance, and for any future vacancies, exception site housing must always be offered to households in the parish within which it is located. In instances when there is no local need, people in adjoining parishes may become eligible for the housing, and eventually households District wide.

**18.23** Small numbers of open market homes may be allowable on an exception site as a way to increase viability. The Council considers that this will be only acceptable, however, where it has been demonstrated to be necessary to secure viability and enable delivery. Applications where the proportion of market housing exceeds 10% of the total units and which would otherwise undermine the purpose of exception sites to provide affordable homes, will not be supported.

**18.24** The nature of a Rural Exception Site is that they are reflective of a rural setting in terms of their scale. As such, development of no more than 20 units will be considered eligible as a Rural Exception Site. This threshold is determined on reflection of past permissions for Rural Exception Sites and ensures consistency. However, sites of 20 units may not be considered suitable in all locations, particularly in the less established areas where service provision is particularly low.

**18.25** The development and occupancy of each rural exception site is controlled through a legal agreement, which the developer signs with the Council prior to issuing the planning application decision notice. This agreement ensures the houses developed on the exception site remain affordable in perpetuity, once the first occupiers have moved on. Any scheme for rural exceptions housing would need to demonstrate that regard to relevant housing legislation<sup>(19)</sup> and the 'right to acquire' within certain parishes should be had, to ensure that retention in perpetuity can be guaranteed.

**18.26** This is not a new policy and the Council has a successful record of delivering Rural Exception Sites in settlements such as Tatsfield and Bletchingley. However, the policy set out below differs from its predecessor in a number of ways and the Council feels that a policy which restricts exception sites to specific settlements does not flexibly respond to the local needs of all our areas.

**18.27** Our Local Plan continues to support Rural Exception Sites for housing within our rural settlements, but considers it more appropriate to extend that opportunity to all our settlements and regardless of where they are placed within the settlement hierarchy or Spatial Strategy.

**18.28** As set out in the updated Affordable Housing Needs Assessment Technical Paper (2018) (part of the wider SHMA 2018 report) the higher levels of housing need, particularly affordable need, is primarily experienced in our urban most built-up settlements. While our Local Plan allocates new sites for housing provision which will provide for local people, there will also be an opportunity for those out of District and who may be better financed to purchase market housing. In addition, as discussed within Section 18: Providing Homes for All, providing affordable homes within existing built areas can be challenging when it comes to viability and even though other non-urban developments of a certain size and over, will be required to provide 40% affordable homes, the level of development anticipated in our Plan will still not enable us to meet our affordable needs in full. By allowing our

<sup>19</sup> Small Rural Settlements, located within parishes that have been designated for enfranchisement and right to acquire purposes (under Section 17 of the Housing Act 1996) by S.I 1997/620 - 25 inclusive and 1999/1307

most sustainable settlements to also have an opportunity to secure affordable homes for people with an established local connection where justified through rural exceptions policy, we can respond more flexibly to the justified housing needs of all.

### **TLP13: Rural Housing Exception Sites**

Support will be given to Rural Exception Sites of no more than 20 units, on the edge of any settlement where there is a demonstrable local need as established in a robust and up to date Local Housing Needs Survey (LHNS). Only surveys carried out using a methodology agreed by both the relevant Parish Council and the Council, will be considered suitable.

On sites of more than 10 units, no more than 10% of the total number of units can be market housing. The provision of market housing will need to be justified by viability reports setting out why the scheme is unviable without the addition of market housing.

### **Urban and Semi-Rural Service Settlements (Tier 1 and 2)**

For those settlements 'inset' from the Green Belt, exception sites should be adjacent to the settlement boundary.

### **Rural, Limited and Unserviced Settlements (Tier 3 and 4)**

In the case of settlements covered ('washed over') by the Green Belt designation with a defined boundary, the focus for any development should be within the settlement boundary. Where this is not possible the site must be adjoining or closely related to the defined boundary where they exist, or in other cases closely related to the settlement form. It must be demonstrated that the development has considered the impacts of sprawl and encroachment into the countryside by selecting the most appropriate site and the use of good design.

To be supported in any settlement a Rural Exception Site for housing must demonstrate that:

- it will provide affordable housing in perpetuity and that the type and tenure reflects the local and affordable needs of the community,
- that the housing will be for those with a local connection in the first instance and this will be ensured through legal agreement such as [Ss106](#),
- the development is of a scale and character that fully respects the existing settlement and local built form and the surrounding landscape; and
- that the development would accord with all relevant local and national policies.

### **Key Supporting Documents and Evidence**

- Settlement Hierarchy (2015)
- Settlement Hierarchy: Addendum (2018)

- Strategic Housing Market Assessment (2018)
- Affordable Housing Needs Assessment Technical Paper (2018) (SHMA paper)

#### Relevant Spatial Objective(s)

- **SO4** - Housing;
- **SO17** - Infrastructure.

#### Relevant Monitoring Indicator(s)

- Number of applications permitted for rural exception homes within each of our settlements and parishes
- Number of market homes approved on Rural Exception Sites.

### Specialist Housing

**18.29** The Council's Strategic Housing Market Assessment 2015 <sup>(20)</sup> indicates that during the Plan period, an additional 9,825 older residents (aged 65 and over) are projected to live in the District by 2033. This represents a 59% increase in the older population, with those aged 85 and over growing by 136%. National Planning Practice Guidance advises that plan makers need to consider the size, location and quality of dwellings needed in the future for older people to allow them to live independently and safely in their own homes for as long as possible, or to move to suitable accommodation if they so wish. This provides wider benefits as it can help reduce the costs to health and social services. When living in their own home is no longer possible, local authorities should seek to enable specialist accommodation to come forward for the elderly. Specialist housing covers a spectrum of housing types e.g. sheltered housing, enhanced sheltered, extra care or registered care.

**18.30** The Housing Strategy will be addressing the District's need for the different types and tenures of specialist housing. It is being undertaken with input from our partners to ensure these needs are satisfactorily understood and addressed as part of the wider health and wellbeing picture and to allow our residents to live safely and independently for as long as possible.

**18.31** Our Local Plan will play an important role in ensuring the needs of the affected demographics are addressed. This includes enabling the provision of some extra care through site allocation in an area where there is a recognised need and supporting the provision of additional units where they can be demonstrated to be appropriate.

20 For clarity, whilst the Council have updated the technical papers which form part of the SHMA in 2018, no alteration to the needs for elderly accommodation has occurred and the 2015 papers remain accurate.

**TLP14: Specialist Need Housing and Extra Care**

The Council will allocate land for the delivery of 25 Extra Care units through the allocation of appropriate sites (see HSG16). The Council will also support proposals which contribute to the delivery of additional units of Specialist or Extra Care accommodation where it can be demonstrated they are sustainable by virtue of their location, with a preference for sites within defined settlement boundaries.

Proposals will take full account of the Council's most up-to-date Housing Strategy and ensure that Specialist/Extra Care facilities are provided in the location where need is identified.

In addition, regard should be had:

- I. to the potential for development to be self-contained in terms of access to facilities and reduce travel requirements; and
- II. to the availability of public transport; and
- III. to the priority for the re-use of previously developed land, and
- IV. to the potential to co-locate a nursing/residential care home on sites where there is an evidenced need.

The Council will also work with its partners, Surrey County Council, Surrey Supporting People and the Clinical Commissioning Group, in securing the provision of schemes.

**Key Supporting Documents and Evidence**

- Strategic Housing Market Assessment (2015)
- Strategic Housing Market Assessment (2018)
- Tandridge District Housing Strategy (2018)

**Relevant Spatial Objective(s)**

- **SO4** - Housing;
- **SO7** - Health and Wellbeing;
- **SO11** - Best Use of Land;
- **SO16** - Infrastructure;
- **SO17** - Infrastructure.

**Relevant Monitoring Indicator(s)**

- Permissions granted for new housing on brownfield/previously developed land
- Net number of C-Class uses permitted to alternative uses
- Types of new homes.

**Providing for Gypsies, Travellers and Showpeople**

**18.32** It is important that Our Local Plan makes provision for the housing needs of all sections of our community, including Gypsies, Travellers and Travelling Showpeople. The Government's Planning Policy for Traveller Sites (PPTS) (2015) emphasises the importance of assessing the accommodation needs of these specific groups and taking a strategic approach to meeting identified need.

**18.33** The Council carried out a Gypsy and Traveller Accommodation Assessment (GTAA) (2017) which examines the current and future need for Gypsy, Traveller and Travelling Showpeople accommodation in the District. The study found a need for five additional pitches for Gypsies and Travellers and 21 plots (also termed sites, comprising both living space and working space) for Travelling Showpeople between 2016 and 2033.

**18.34** The PPTS requires plans to identify specific sites, and where this is not possible to consider broad locations. As stated in *The Road Ahead: Final Report of the Independent Task Group on Site Provision and Enforcement for Gypsies and Travellers* <sup>(21)</sup> published by the Department of Communities and Local Government in December 2007 integrating the provision of accommodation for Gypsies, Travellers and the settled community as part of a new development from conception, can be planned in an integrated and coordinated manner and can help erode misconceptions and distrust between these communities.

**18.35** That said, sustainably-located, suitable and edge-of- settlement sites will rarely be 'available' for use as Traveller sites irrespective of the stigma associated with the use, primarily because land is more profitable for bricks and mortar accommodation. As such, some pragmatism must be applied when considering where Traveller sites will be located.

**18.36** The Council has carried out an assessment of potential sites for allocation through its Housing and Economic Land Availability Assessment (HELAA) and found some to be suitable in HELAA terms. However, all of them are within the Green Belt and a couple of the sites are also located within the Surrey Hills Area of Outstanding Natural Beauty. As clearly stated by national policy, Traveller sites are considered inappropriate development within the Green Belt and, despite being assessed through the Green Belt Assessment (Part 3): Exceptional Circumstances and Insetting (2018) report, the exceptional circumstances needed to justify their release from the Green Belt are not judged to exist. As such, no Gypsy and Traveller sites have been allocated.

21 <http://webarchive.nationalarchives.gov.uk/20120920063208/http://www.communities.gov.uk/documents/housing/pdf/roadahead.pdf>

**18.37** However, to meet needs for the longer term, the Council recognises the South Godstone Garden Community could provide an opportunity to deliver traveller accommodation in a sustainable location close to services and facilities. This could be planned for from the outset and through the Area Action Plan.

**18.38** Until then, however, Our Local Plan must still seek to allow for pitches/sites to come forward where they meet essential criteria and assist in meeting identified needs for those who, in accordance with Government Guidance, meet the definition of traveller.

**18.39** To ensure appropriate and necessary consideration of traveller sites can take place, the criteria-based policy set out below will be used to determine whether the very special circumstances exist for development within the Green Belt. This can be considered on a case-by-case basis and on reflection of national policy and the identified need set out within the GTAA (2017). This approach allows public consultation to take place on individual sites through the planning application process and each site will be considered on its own merits.

**18.40** It should also be noted that proposals for traveller sites are predominantly for residential uses. They will likely be acceptable within settlement boundaries where policies in Our Local Plan are met - in particular in terms of the scale and design of development being appropriate to the settlement. Development outside settlement areas however is tightly controlled, and proposals seeking planning permission will by default of national and local policy, have to meet a more stringent set of requirements, including demonstrating their impact on the Green Belt. In addition, issues of sustainability apply to Traveller sites and national planning guidance requires that local planning authorities very strictly limit new Traveller site development in open countryside away from existing settlements.

**18.41** Travelling Showpeople sites differ slightly in that they need to provide secure, permanent bases for the storage of equipment when not in use. Most Showpeople need to live alongside their equipment, so sites must be suitable for both residential and business use, and be capable of accommodating equipment which is sometimes large. Care needs to be taken that such sites are appropriately designed and located to avoid nuisance to neighbouring uses.

#### **TLP15: Gypsy, Traveller and Showpeople Provision**

Planning permission for Gypsy, Traveller and Showpeople sites and or plots/pitches will be granted where:

- I. The occupant(s) meet the definition set out in national policy
- II. The applicant has clearly demonstrated a need for the number, size, type and tenure of the proposed pitches/sites, and
- III. It is within or adjacent to the settlement boundary of an Urban or Semi-Rural Service Settlements as set out at policy TLP06 and TLP07, or
- IV. It has been considered as part of the comprehensive master planning of the South Godstone Garden Community.



**And/or:**

A sites/pitches/plot will only be supported when:

- V. It is located within a reasonable distance of local services and facilities including shops, GP's and schools, even if the site is not directly adjacent to the settlement boundary, and
- VI. It has safe highway access, adequate space for parking and emergency and service vehicles; and
- VII. It can be sympathetically assimilated into the surroundings; and
- VIII. It is appropriate to the scale of the nearest settlement and its local services and infrastructure; and
- IX. It will not cause unacceptable nuisance to existing neighbours by virtue of noise and other disturbance caused by the movement of vehicles to and from the site/pitch/plot; and
- X. The impact of the development in combination with existing or other planned development, would not have an unacceptable adverse impact on the amenity of surrounding land uses, the character of the settlement, countryside and/or landscape, heritage assets, biodiversity, or from traffic generated.

Sites/pitches/plots which do not provide a safe environment for the occupants, including in terms of their general health and **wellbeing**, will not be supported. Therefore planning permission will not be granted where:

- By virtue of their location in the vicinity of the dangerous roads, railway lines, water bodies or power lines, present unacceptable adverse impacts on the health, safety and living conditions of the residents of the site/pitch/plot, unless those impacts can be suitably mitigated.
- Make use of unstable or contaminated land, or hazardous areas, unless appropriate mitigation can be achieved.
- Are in areas which have a high probability of flood risk, are on the functional floodplain, or where their development would increase the risk of flooding elsewhere.

**Key Supporting Documents and Evidence**

- Gypsy and Traveller Accommodation Assessment (2017)
- Housing and Economic Land Availability Assessment (all iterations)
- Green Belt Assessment (Part 3): Exceptional Circumstances and Insetting (2018)

**Relevant Spatial Objective(s)**

- **SO5** - Housing;
- **SO7** - Health and Wellbeing.

**Relevant Monitoring Indicator(s)**

- The number of new traveller pitches
- The number of new plots for travelling showpeople
- Number of temporary permissions for traveller pitches and plots for travelling showpeople.

**Gypsy, Traveller and Travelling Showpeople Design Matters**

**18.42** The Government has provided very little guidance in terms of design standards for Gypsy and Traveller pitches and sites, but it is important that design requirements for accommodation are clear and consistent. As such, while it was withdrawn as formal guidance in 2015, the Council is continuing to use the [Designing Gypsy and Traveller Sites: Good Practice Guide \(2008\)](#) as it remains the most thorough design guide for Gypsy and Traveller accommodation. However there is no comparable guidance for Travelling Showpeople accommodation and this would need to be considered on a case-by-case basis against other relevant policies of the development Plan and national policy.

**18.43** For all sites, whether or not they include non-residential uses, the site design and layout should ensure the safety and security of residents and the public where relevant. If external lighting will help achieve this, it should be designed into the proposal at the outset to ensure it is the minimum required and appropriate for the location. Safe access to, and movement within, the site for pedestrians, cyclists and vehicles is essential, as well as ensuring access is retained at all times for emergency vehicles and servicing requirements, including refuse collection.

**18.44** Sites must also be capable of being serviced by all necessary utilities to provide an appropriate residential environment. Foul drainage to a public sewer should be provided wherever possible. Where foul drainage to a public sewer is not feasible, sites will only be permitted if proposed alternative facilities are considered adequate and would not pose an unacceptable risk to the quality or quantity of ground or surface water, pollution of local ditches, watercourses or sites of biodiversity importance. Sites must incorporate appropriate measures for surface water drainage, using sustainable drainage systems where practicable.

**18.45** Each site/pitch/plot should be designed to provide appropriate accommodation for a household, and should normally allow for the siting of at least one trailer/mobile home, a touring caravan and space for car parking. Transit site pitches, providing short-term accommodation, are likely to be smaller and each site/pitch should be capable of accommodating touring caravans, rather than space for a static caravan.

**18.46** Proposals for family sites, such as to accommodate an extended family within a number of caravans, will be required to establish the number of pitches the site is capable of providing if it were occupied by separate family units, the impacts of a site are fully considered.

**18.47** The number of parking spaces will be considered against car parking standards contained in the wider development plan, based on the anticipated number of residents. If appropriate, planning conditions will be applied to any planning permission, restricting the parking of larger vehicles or the number of commercial vehicles.

**18.48** Built development in the Green Belt will be kept to the minimum required to minimise harm to Green Belt and the surrounding area. Amenity blocks, which typically include kitchen and bathroom facilities, will be considered on their merits and must be compatible with the scale of development and the pitch on which it is to be accommodated. The energy and water efficiency of built development should also be considered, reflecting policies contained elsewhere in the development plan. All private and communal buildings will need to comply with mobility standards as required by building regulations.

### TLP16: Traveller Pitch/Site/Plot Design

Proposals for Gypsy and Traveller and Travelling Showpeople sites/pitches/plots, including the enlargement of existing sites will be granted planning permission where they are of a good design, have regard to government [good practice guidance](#), and where:

- I. The proposal clearly demarcates the site and pitch boundaries using appropriate boundary treatment and landscaping sympathetic to, and in keeping with, the surrounding area. There should also be clear delineation of public communal areas and private space;
- II. Site design takes account of the needs of residents, and provides an appropriate pitch/plot layout that ensures security and safety of residents, and allows ease of movement, whether walking, cycling or driving;
- III. There is safe access for pedestrians, cyclists and vehicles, including for turning and parking, vehicles, towing caravans, emergency vehicles and servicing requirements, including waste collection;
- IV. All necessary utilities can be provided on the site including mains water, electricity supply, drainage, sanitation and there is provision for the screened storage and collection of refuse, including recyclable materials;
- V. The site is not located on contaminated land, unless the land is capable of adequate amelioration prior to occupation;
- VI. The proposal would avoid any unacceptable adverse or detrimental impact on the health and living conditions of the residents of the site or on neighbouring uses, including as a result of excessive noise, dust, fumes, lighting, traffic generation or activity;
- VII. Built development, including amenity buildings, is of an appropriate scale which relates reasonably to the size of the pitch, and is of an appropriate design for the location;
- VIII. Pitches/plots should be an appropriate scale for the size and number of caravans and trailers to be accommodated, without over-crowding or unnecessary sprawl and at an appropriate density;
- IX. Either adequate play space or gardens should be provided.

### Key Supporting Documents and Evidence

- Gypsy and Traveller Accommodation Assessment (2017)

- Housing and Economic Land Availability Assessment (all iterations)
- Green Belt Assessment (Part 3): Exceptional Circumstances and Insetting (2018)

**Relevant Spatial Objective(s)**

- **SO5** - Housing;
- **SO7** - Health and Wellbeing;
- **SO8**- Design;
- **SO9**- Design.

**Relevant Monitoring Indicator(s)**

- The number of new traveller pitches allocated
- The number of new plots for travelling showpeople
- Number of temporary permissions for traveller pitches and plots for travelling showpeople.

## 19 Health and Wellbeing

**19.1** Health is influenced by a wide range of social, economic, and environmental determinants inherently linked to quality of life. These include earning a living wage and access to employment as well as community and healthcare facilities, appropriate and good quality housing, and access to open spaces.

**19.2** The wider links between health, education, community and planning are highlighted by the National Planning Policy Framework which acknowledges the role that the planning system can play in facilitating social interaction and creating healthy, inclusive communities. It emphasises the importance of working with public health partners to understand and take account of the health status and needs of the local population, including expected future changes, and barriers to improving health and wellbeing.

**19.3** Efforts to improve the wider determinants of health and wellbeing through Our Local Plan will be maximised by the application of those policies which seek to ensure that new development takes account of:

- Access to services and facilities;
- Enables walking and cycling;
- Provides access to formal and informal community meeting spaces;
- Sports facilities;
- Reduces the fear of crime;
- Supports the development of education and health facilities; and
- Seeks to protect health through policies that ensure only appropriate developments are granted in close proximity to populated areas - such as policies considering levels of pollution and exposure to hazardous substances.

**19.4** The Health and Social Care Act 2012, and changes to the planning system through the Localism Act 2011 and the National Planning Policy Framework 2012, have resulted in local government being required to give greater consideration to local health and wellbeing in formulating policies and making planning decisions. Our policy seeks to ensure that development enhances the wider determinants of health and wellbeing by ensuring that public health partners are consulted on development proposals.

**19.5** Where proposals for development are likely to have a significant impact on the health and wellbeing of the local population or particular groups within it, a Health Impact Assessment will be required. A Health Impact Assessment should measure the potential health impacts of a development proposal on the wider population. It is a tool to appraise both positive (e.g. physical, social and mental wellbeing benefits), and negative (e.g. generation of pollution) impacts on different subgroups of the population that might result from the proposal's implementation. Health Impact Assessments will add value and assist decision making in the planning process by maximising the benefits and opportunities

from a development to contribute towards creating healthy communities. Health Impact Assessments allow any necessary mitigation measures to be identified and can help to assess the potentially cumulatively significant effect a proposal could have on health infrastructure and/or the demand for healthcare services. The potential need for an Assessment in relation to a planning application will be raised with applicants through the pre-application process.

**19.6** Whilst our policy for health and well-being goes beyond the remit and responsibility of GP surgeries, the Clinical Commissioning Group and NHS England, the role they play in achieving the intentions of the policy, is essential. The Council already has an established working relationship with the Clinical Commissioning Group (CCG) and NHS England and this will continue. In addition the Council's Health and Well-Being Board, which includes a number of health-related bodies, providers and organisers, will provide an effective mechanism where all related matters can be discussed, issues identified and actions determined, where possible.

### **TLP17: Health and Wellbeing**

The Council will support programmes and strategies which aim to reduce health inequalities and promote healthier lifestyles, and will:

- I. Carry out Health Impact Assessments, which may be incorporated into sustainability appraisals, on all relevant planning policy documents. In the case of Neighbourhood Plans, this can be considered on a case-by-case, basis.
- II. Require Health Impact Assessments of all residential and mixed-use sites of 50 homes or more, employment sites of five hectares (gross) or more, retail developments over 500 square metres (Gross Internal Area), or any other sites as requested by the local planning authority.
- III. Require development to be designed to promote healthy, safe and active living for all age groups, including healthy living options for older people, active space for children and adults and encourage physically active lifestyles through the provision of sustainable modes of transport (e.g. walking and cycling routes).
- IV. Support and deliver Green Infrastructure initiatives in accordance with the policies set out in Section 26: Green Infrastructure, Landscape and the Natural Environment.
- V. Safeguard **existing** and encourage the **provision** ~~role~~ of allotments, garden plots within developments, small scale agriculture and farmers markets in providing access to healthy, affordable locally-produced food options.
- VI. Work jointly with health providers to help deliver and protect a network of health, education and recreation facilities where this will meet an existing deficiency, or support regeneration or new development.
- VII. Ensure that health and recreation and education facilities are within a reasonable distance for residents. Where they cannot be immediately provided within a settlement, they should be accessible by sustainable modes of transport i.e. cycle, bus, train etc.

**Key Supporting Documents and Evidence**

- Tandridge Wellbeing Space Strategy (2015)
- Surrey Joint Health and Wellbeing Strategy (2018)
- Tandridge Open Space, Sport and Recreation Facilities Assessment: Open Space, Sport and Recreation Typologies and Standards (2017)

**Relevant Spatial Objective(s)**

- **SO7** - Health & Wellbeing;
- **SO8** - Design.

**Relevant Monitoring Indicator(s)**

- Net gains and/or losses of open spaces, allotments, parks and recreation grounds, play space
- Proposals for new indoor and outdoor sports and recreation facilities
- Status of Neighbourhood Plans.



## 20 Place-Making

**20.1** Our quality of living is affected to a great extent by our surroundings and how our place can influence levels of crime, health, inclusion, community cohesion and well-being. Planning Practice Guidance (PPG) sets out that good quality design is integral to sustainable development, and that plan-makers should always seek to secure high quality design. Development should add to what is locally distinctive or help to create a new sense of place where this is needed. Our Local Plan seeks to ensure development creates attractive places, enhancing heritage assets, townscape characteristics and local distinctiveness.

**20.2** We are committed to achieving high quality design in all new development and where appropriate, will encourage the involvement of design panels and where the opportunity arises, participate in planning and architectural competitions. This will be particularly relevant to major applications and our Garden Community at South Godstone.

**20.3** Many parts of the built-up areas have a distinctive character that derives from the wooded hillsides that still exist. These wooded hillsides can be found in Caterham Valley, Whyteleafe, Warlingham, Oxted - extending along the slopes of the greensand ridge into Limpsfield and Hurst Green and a significant part of the built-up area of Woldingham. The Council will protect the distinctive and special character of wooded hillsides by ensuring new development respects this character and that tree cover is maintained.

**20.4** Many of the built-up areas and villages have particularly distinctive characteristics that derive from the size of buildings, size of plot, distance from the road, boundary treatments, design features, materials and tree and shrub planting. The Council will ensure that new development reflects this local distinctiveness.

### **TLP18: Place-Making and Design**

The Council will require that new development is of a high standard of design that must reflect and respect the character, setting and local context, including those features that contribute to local distinctiveness.

All new development across all settlements and within the countryside, irrespective of use is required to:

- I. Be of the highest design quality and contribute positively to the area's character and identity, and
- II. Respect the context within which it will sit and **address** the opportunities to enhance the character and quality of the area and local distinctiveness, and
- III. Have particular regard to heritage assets and successfully integrate with the historic character, and
- IV. Provide accessibility and permeability for all by creating safe and welcoming places that connect with each other, and

- V. Provide a sense of place to include attractive streets, squares and other public spaces with a defined sense of enclosure, multi-functional open spaces and green infrastructure, and
- VI. Incorporate measures to promote community safety ensuring that private and public amenity spaces are clearly defined and are designed to be inclusive, ~~useable~~ **usable**, safe and enjoyable, and
- VII. Promote environmental resilience through sustainable design and have regard to energy use and resistance to changing climates including through the orientation and layout of properties, and
- VIII. Integrate functional needs such as refuse / recycling storage and collection points, car and cycle parking.

Development proposals will be required to adhere to the principles of good design **as set out in national policy and locally recognised design guides**, and give particular attention to all of the following considerations:

- IX. The relationship of the development with the topography of the site, important trees or groups of trees and other important features that need to be retained. Wooded hillsides, **as depicted on the policies map**, will be protected by ensuring that new development does not adversely affect the character of the surrounding areas and that there is no overall loss of tree cover.
- X. The quality of the development in terms of scale, density, massing, height, materials and layout, including the provision of private space where appropriate.
- XI. The quality of the public spaces created by new buildings in terms of public safety, hard and soft landscaping, and how buildings interact with public space.
- XII. The development does not significantly harm the amenities of the occupiers of existing development by reason of overlooking, overshadowing, visual intrusion, noise, traffic or any adverse impact.
- XIII. Developers will be required to implement or contribute towards measures to mitigate adverse impacts.

The Council will be considering the role of design codes and panels in future and this should be discussed at the earliest opportunity in the application process. Pre-application discussions should address any early design (and other) factors of the scheme which will be essential to successful development.

### Key Supporting Documents and Evidence

- Planning Practice Guidance (2014)

- National Planning Practice Guidance (2012)
- Urban Capacity Study (2017)
- Landscape Capacity and Sensitivity Studies (2016, 2017 and 2018)

#### **Relevant Spatial Objective(s)**

- **SO7** - Health & Well-being;
- **SO8** - Design;
- **SO9** - Design;
- **SO10** - Design;
- **SO13** - Landscape & Natural Environment;
- **SO14** - Historic Environment;
- **SO16** - Infrastructure;
- **SO17** - Infrastructure.

#### **Relevant Monitoring Indicator(s)**

- Average density per annum within each of our settlements and parishes
- Net gains and/or losses of open spaces, allotments, parks and recreation grounds, play space
- Number of anti-social behaviour incidents
- Local emissions from commercial and domestic resources
- Average energy consumption/carbon emissions per household
- Number of permissions proposing a loss of statutory and local listed buildings
- Permissions on Conservation Areas and listed buildings
- Value of financial and CIL contributions secured and collected
- Spending of financial contributions
- Number of applications including provision of cycle spaces
- Number of electrical charging points
- Number of approved planning applications following a pre-application submission
- Monitored through assessments by Surrey Air Alliance and Local Transport Plan.

## 21 Best Use of Land and Densities

**21.1** Key factors which ensure the best use of land for development include:

- Prioritising brownfield and previously used developed land (PDL), such as redundant buildings
- Increasing densities where possible and appropriate, and
- Ensuring any site selected for development is the best alternative and once delivered will be of benefit to the wider community.

**21.2** In arriving at the proposals for Our Local Plan, much work was carried out to understand the capacity our existing built areas had to absorb further development and enable the Council to defend against Green Belt release. The Regulation 19 Housing Topic Paper (2018) details this further and highlights the main evidence bases that have been relevant to this matter.

**21.3** During the evidence-gathering process it became apparent that the opportunities to primarily rely on existing built areas to deliver development were limited. This is primarily because in past years development has always been concentrated to the same areas to the point where capacity is reaching exhaustion. As a result, it has been necessary to release some areas of land from the Green Belt to development.

**21.4** Further, and as demonstrated in the Council's Housing and Economic Land Availability Assessment (HELAA), Urban Capacity Study (UCS) and Brownfield Register, opportunities for the redevelopment of brownfield sites is limited. Over time, the number of non-Green Belt brownfield and previously-developed sites, such as old hospitals, military barracks and other disused sites, have depleted and already been used.

**21.5** While there are some brownfield sites, also known as previously developed land, within our Green Belt, many of them are existing employment sites and located away from our sustainable settlements. The Council do not agree that viable employment land should be lost for new homes, nor do we agree that supporting 'scattergun' development within our Green Belt is the best use of land, nor is it sustainable.

**21.6** As such, whilst the NPPF at paragraph 17 identifies the reuse of previously developed, or brownfield land as a core principle, achieving this within Tandridge District is not a reasonable option. That is not to say that brownfield opportunities such as town centre regeneration will not be a key focus, but it is in the public interest to have access to infrastructure and good design and this cannot be achieved by brownfield development alone. Instead, the Council want to support high-quality designed developments that benefit our communities and improve the infrastructure while having the least impact upon our landscape as is practicably possible.

**21.7** Where evidence has supported it, brownfield sites are accounted for and allocated within this Plan. While an argument may be made that brownfield sites could become available over the course of the Plan period, we cannot rely on this in the absence of evidence or certainty. As such, where this does take place, they will still contribute to meeting annual housing supply targets and be captured through the Authority's Monitoring Report.

**21.8** In preparing the Plan, much discussion and consideration has taken place around the potential to make the best use of land by increasing densities within our built areas. The Local Plan: Issues and Approaches (Regulation 18) (2015) consultation also considered this approach by applying a blanket increase of 70 dwellings per hectare (dph) across main settlements. This was not found to be a sustainable option for the very reasons detailed throughout this Plan: there is insufficient space to accommodate growth in a positive way.

**21.9** The densities of the built form in our District vary massively. Settlements such as Woldingham and Dormans Park have no more than an average of four dwellings per hectare, characterised by detached properties on large plots. Places like central Caterham have over 150 dwellings per hectare where there are clusters of flatted development. In a predominantly rural district like Tandridge, and indeed much of Surrey, lower density development is synonymous with the long-standing character of settlements. For Tandridge, in many cases even the built form in conservation areas is higher than some of the more recent developments in our rural settlements.

**21.10** While minimum densities are not currently set by Government policy, it is evident that the Government is encouraging Councils to be more accepting of increasing densities, particularly in built up areas. Density is a key matter identified in the Governments White Paper 2017, [Fixing Our Broken Housing Market](#), as a way to make the best use of land and deliver more homes. That said, the prospect of applying a blanket approach, or assuming everywhere has the capacity to build at higher densities, should be treated with caution and not at the cost of a forever-changed settlement character and identity.

**21.11** Due to the concern the Council have surrounding the increasing view of the Government to arbitrarily increase densities just for the sake of increasing housing supply, and to understand the extent to which increasing densities could benefit our District, an Urban Capacity Study (2017) was carried out. The study looked at the existing built form of our urban, semi-rural and rural settlements (tiers 1-3) and determined character areas based upon current densities whilst also considering whether there is any opportunity to optimise those densities through intensification. In arriving at its findings the study had regard to the amount of land that would be needed not just for the provision of homes, but also the infrastructure that would be needed alongside the development such as gardens and parking spaces.

**21.12** Where appropriate, the findings of the Urban Capacity Study have been fed into the Council's understanding of potential site yields. In order to ensure the best use of land, the Council support development designed and delivered at optimised densities where appropriate and as far as is practicably possible, but only where it can be properly accompanied by proportionate infrastructure to offset the impact of any development, as well as having regard to the matters set out in paragraph 21.13.

**21.13** The density of a new development will depend on a number of factors, including the location of the site, access point/s, the local road network, amenity space and characteristics of the surrounding area. When determining layouts applicants need to ensure there is sufficient space for appropriate garden sizes, car parking in line with the parking standards applied by the Council, the Surrey Local Transport Plan, where relevant, and any required landscaping, open space and drainage. The Council would expect justification of development substantially below the current level prevailing in the area.

### TLP19: Housing Densities and the Best Use of Land

All developments must make the most efficient use of land to ensure a sufficient supply of homes, for the benefit of the wider community. Proposals must have regard to the Council's Urban Capacity Study (2017) and any subsequent update, **as well as any locally supported Conservation Area and/or character appraisals, including those which inform Neighbourhood Plans.**

The Council will support proposals which demonstrate that the most efficient use of land has been made subject to all other policies and requirements of the Development Plan.

Applications for residential development should accord with following criteria:

- I. Where appropriate, utilise previously developed and brownfield land;
- II. Create permanent and defensible boundaries for the Green Belt, where they apply;
- III. Ensure the character of the site and its immediate surroundings, as well as the wider locality and landscape, are not negatively impacted;
- IV. Ensure adequate access;
- V. Provide appropriate densities that make the most efficient use of the land, taking into account other policies within the Development Plan;
- VI. Ensure sufficient landscaping **is provided**;
- VII. Provide on-site amenity space in accordance with the most up to date open space standards; and
- VIII. An appropriate standard of residential accommodation and private amenity space for the occupants.

### Key Supporting Documents and Evidence

- Urban Capacity Study (2017)
- Housing and Economic Land Availability Assessment (all iterations)
- Tandridge District Brownfield Register
- Authority's Monitoring Report
- Settlement Hierarchy (2015)
- Settlement Hierarchy: Addendum (2018)
- Regulation 19 Housing Topic Paper (2018)
- Trees and Soft Landscaping Supplementary Planning Document (2017)

**Relevant Spatial Objective(s)**

- **SO4** - Housing;
- **SO7** - Health & Wellbeing;
- **SO8** - Design;
- **SO9** - Design;
- **SO11** - Best Use of Land;
- **SO12** - Green Belt;
- **SO16** - Infrastructure;
- **SO17** - Infrastructure.

**Relevant Monitoring Indicator(s)**

- The net number of permitted and completed homes
- Permissions granted for new housing on brownfield/previously- developed land
- Net number of permissions granted for new housing on Green Belt land
- Net gains and/or losses of open spaces, allotments, parks and recreation grounds, play space
- Number of approved planning applications following a pre-application submission
- Average density per annum within each of our settlements and parishes.



## 22 Housing

### Housing Allocations

**22.1** The following policies identify and allocate specific sites suitable for residential development and that meet the Spatial Strategy requirements and support its implementation. The acceptability of any proposal will be judged at the planning application stage and against the site-specific requirements of these sites and the wider development plan as well as all other material considerations.

**22.2** The site allocations have been determined upon the consideration of numerous evidence bases including the Housing and Economic Land Availability Assessment. Factors such as landscape impact, ecology, Green Belt impact, flooding and infrastructure were all material considerations to the sites which have been selected.

**22.3** In preparing the Local Plan, some alterations to the Green Belt boundaries have taken place in order to release land for housing development. These alterations have only taken place where exceptional circumstances have been demonstrated and in accordance with the National Planning Policy Framework (2012). [The Council's Green Belt Assessment \(Part 3\): Insetting and Exceptional Circumstances \(2018\)](#) report and its [appendix](#), set out the assessments. Please note that site assessments have been carried out using Housing and Economic Land Availability Assessment (HELAA) references. All site allocations below include the relevant HELAA references for consistency and clarity.

#### Summary Table of Housing Allocations

Policy Ref	Site Address	Parish	Number of Units*
HSG01	Land at Plough Road and Redehall Road, Smallfield	Burstow	160
HSG02	Chapel Road, Smallfield	Burstow	15
HSG03	Land North of Plough Road, Smallfield	Burstow	120
HSG04	Woodlands Garage, Chapel Road, Smallfield	Burstow	10
HSG05	Sandiford House, 40 Stanstead Road, Caterham	Caterham on the Hill	14
HSG06	Land off Salmons Lane West, Caterham	Caterham on the Hill	75
HSG07	Coulsdon Lodge, Coulsdon Road, Caterham	Caterham on the Hill	15
HSG08	156 - 180 Whyteleafe Road, Caterham	Caterham on the Hill / Whyteleafe	60
HSG09	Land at Fern Towers, Harestone Hill	Caterham Valley	6

Policy Ref	Site Address	Parish	Number of Units*
HSG10	Williams Way Builders Merchant, 38-42 High Street, Godstone	Godstone	18
HSG11	Land to the West of Godstone	Godstone	150
HSG12	Land at The Old Cottage, Station Road, Lingfield	Lingfield	60
HSG13	Land West of Red Lane, Hurst Green	Oxted	60
HSG14	Warren Lane Depot, Hurst Green	Oxted	50
HSG15	Land West of Limpsfield Road, Warlingham	Warlingham	190
HSG16	Land at Green Hill Lane and Alexandra Avenue, Warlingham	Warlingham	50
HSG17	Land at Farleigh Road, Warlingham	Warlingham	50
HSG18	Former Shelton Sports Ground, Warlingham	Warlingham	110
HSG19	Edgeworth Close, Whyteleafe	Whyteleafe	6
HSG20	North Tandridge: One Public Estate	Multiple	82

*\*Some figures have been rounded and may appear slightly different to the indicative housing trajectory at Appendix 1 and the Regulation 19 Housing Topic Paper (2018).*

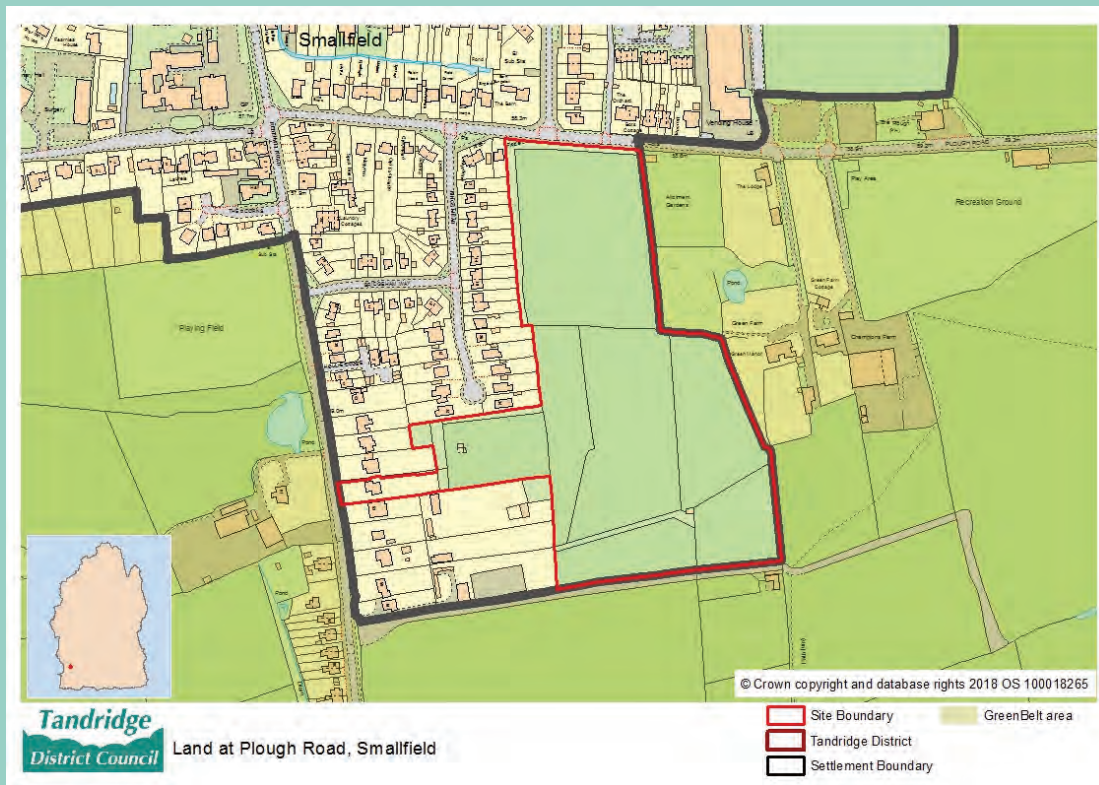
**HSG01: Land at Plough Road and Redehall Road, Smallfield**

<b>Site Size:</b>	5.0ha	<b>Use / Estimated Site Yield:</b>	(C3) 160
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**Site Description:**

The site is an area on the southern edge of Smallfield, south of Plough Road. It is predominantly green fields and a small number of existing residential properties are included within the boundary.

*Other evidence-based references: HELAA SMA 004, SMA 008 and SMA 040*



**Site-specific Policy Requirements:**

In addition to **according with relevant development plan policies and material considerations**, complying with other relevant policies of Our Local Plan including those relating to affordable housing and design, applications will be supported where the following site-specific matters/requirements are addressed:

### Green Belt Amendment

The [exceptional circumstances](#) to justify the release of this site from the Green Belt have been identified and the allocation of this site has resulted in an alteration to the Green Belt boundary. Due to the undeveloped nature of the land, proposals will be required to provide 40% affordable housing.

### Ecology/Landscape

- I. Proposals will recognise the importance of the hedgerows on this site and allow for them in design and layout. Where retention is not possible compensatory landscape measures will be required
- II. Where proposals include the demolition of properties within the site boundary, bat and bird surveys would be required

### New Defensible Boundaries

- III. Design and layout should actively seek to create and preserve, clear and defensible boundaries between the edge of the site and the Green Belt to which it is adjacent

### Flooding/water-related matters

- IV. Proposals should respond to the risk of fluvial flooding (Flood Zone 2) which is adjacent to the western boundary of the site, surface water flooding which is primarily to the north and west of the site, but which also includes isolated areas in the south-east corner, as well as the risk of surface water, groundwater and fluvial flooding close to the site.

### Infrastructure

- V. In accordance with the Infrastructure Delivery Plan (IDP), financial contribution to/onsite provision of the following infrastructure are relevant to the development of this site and will be a requirement of any proposal:
  - Explore opportunities for junction improvements at Plough Road/Redehall Road/Chapel Road/Wheelers Lane
  - Provision of attenuation ponds.
  - Plough Field Park Youth Provision
  - On site provision of amenity green space in accordance with the most up to date open space assessment

Applicants will need to have early engagement with the Environment Agency and Water companies to discuss matters pertaining to Waste Water Treatment Works and resolve these, where necessary.

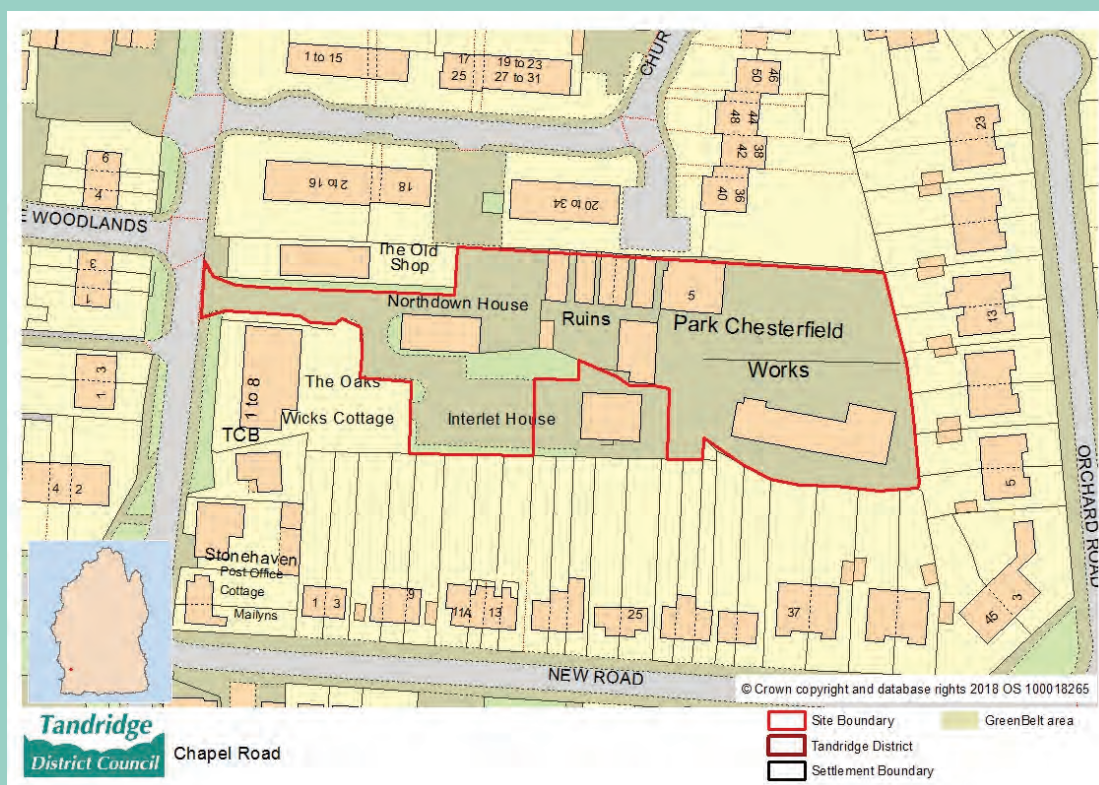
**HSG02: Chapel Road, Smallfield**

<b>Site Size:</b>	0.5ha	<b>Use / Estimated Site Yield:</b>	(C3) 15
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**Site Description:**

This a brownfield site within the existing built-up area of Smallfield, historically used for a scaffolding yard. It contains a number of storage sheds as well as an office building believed to be vacant. The site is surrounded by residential development and the current access is on Chapel Road.

*Other evidence-based references: HELAA SMA 015*



**Site-specific Policy Requirements:**

In addition to **according with relevant development plan policies and material considerations**, complying with other relevant policies of Our Local Plan including those relating to affordable housing and design, applications will be supported where the following site-specific matters/requirements are addressed:



**Flooding/water-related matters**

- I. Proposals should respond to the risk of fluvial flooding, being within Flood Zones 2 and 3, and partially within the functional floodplain (Flood Zone 3b) and the potential increase in extent as a result of climate change. Furthermore, proposals should respond to the risk of surface water ponding, primarily within the south-west corner, across a wider area in a 1 in 100-year or 1 in 1000-year return period event, and close to the site and the risk from groundwater flooding to the western side of the site.

**Infrastructure**

- II. In accordance with the Infrastructure Delivery Plan (IDP), financial contribution to/onsite provision of the following infrastructure are relevant to the development of this site and will be a requirement of any proposal:
  - Pedestrian crossing on Redehall Road

Applicants will need to have early engagement with the Environment Agency and Water companies to discuss matters pertaining to Waste Water Treatment Works and resolve these, where necessary.



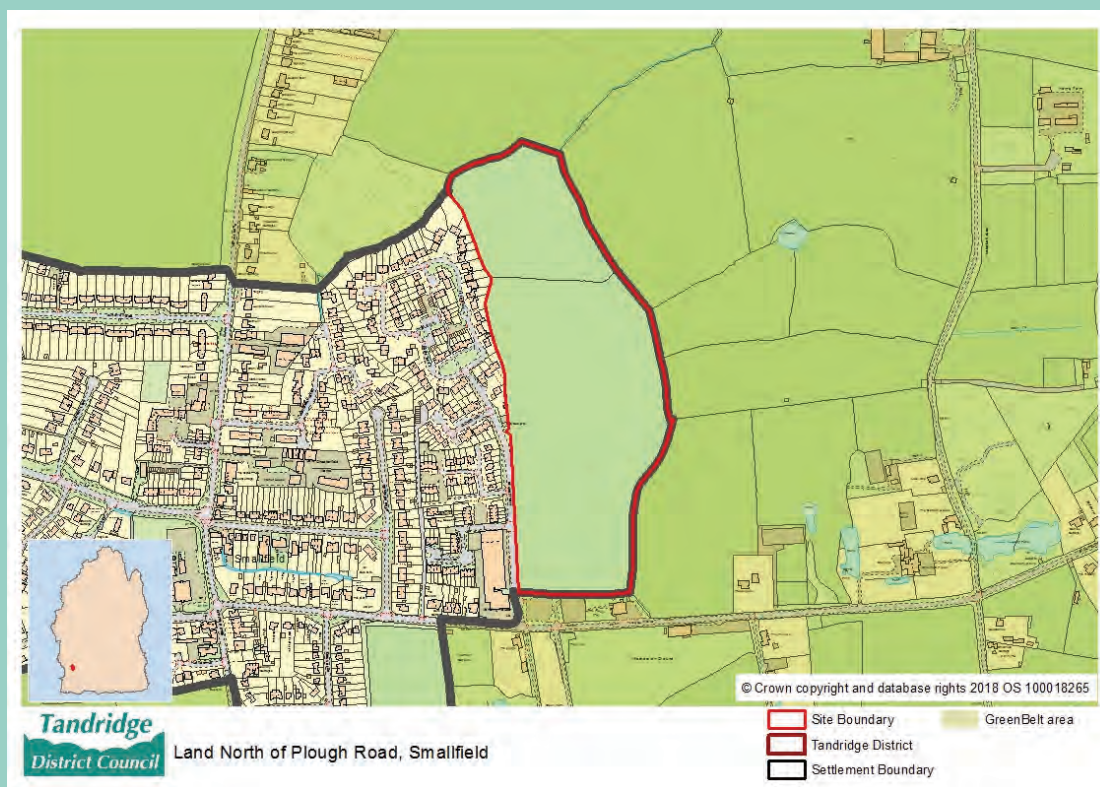
**HSG03: Land North of Plough Road, Smallfield**

<b>Site Size:</b>	9.2ha	<b>Use / Estimated Site Yield:</b>	(C3) 120
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**Site Description:**

The site is an area of agricultural land immediately to the east of Smallfield. The site is bounded by a mixture of hedgerows and has frontage with Meadow View to the west.

*Other evidence-based references: HELAA SMA 030*



**Site-specific Policy Requirements:**

In addition to **according with relevant development plan policies and material considerations**, complying with other relevant policies of Our Local Plan including those relating to affordable housing and design, applications will be supported where the following site-specific matters/requirements are addressed:

### Green Belt Amendment

The [exceptional circumstances](#) to justify the release of this site from the Green Belt have been identified and the allocation of this site has resulted in an alteration to the Green Belt boundary. Due to the undeveloped nature of the land, proposals will be required to provide 40% affordable housing.

### Landscape

- I. Design and layout will need to ensure that any visual impact of the development is minimised and sympathetically reflects the edge of settlement location.

### Ecology

- II. An enhanced ecological network including buffers to north and east boundaries would be required.

### New Defensible Boundaries

- III. Design and layout should actively seek to create and preserve, clear and defensible boundaries between the edge of the site and the Green Belt to which it is adjacent

### Flooding/water-related matters

- IV. Proposals should respond to the risk of fluvial flooding (Flood Zone 2) along its southern boundary, the risk of surface water flooding along the northern boundary, through the centre of the site from the east and potential ponding to the west of the site and close to the site.
- V. The redevelopment of this site is required to enable flood mitigation for the wider area. Proposals which do not make provision for flood mitigation as a main focus in design and layout, will not be supported.

### Infrastructure

- VI. In accordance with the Infrastructure Delivery Plan (IDP), financial contribution to/onsite provision of the following infrastructure are relevant to the development of this site and will be a requirement of any proposal:
  - Explore opportunities for junction improvements at Plough Road/Redehall Road/Chapel Road/Wheelers Lane
  - On site provision of attenuation ponds
  - Plough Field Park Youth Provision

Applicants will need to have early engagement with the Environment Agency and Water companies to discuss matters pertaining to Waste Water Treatment Works and resolve these, where necessary.

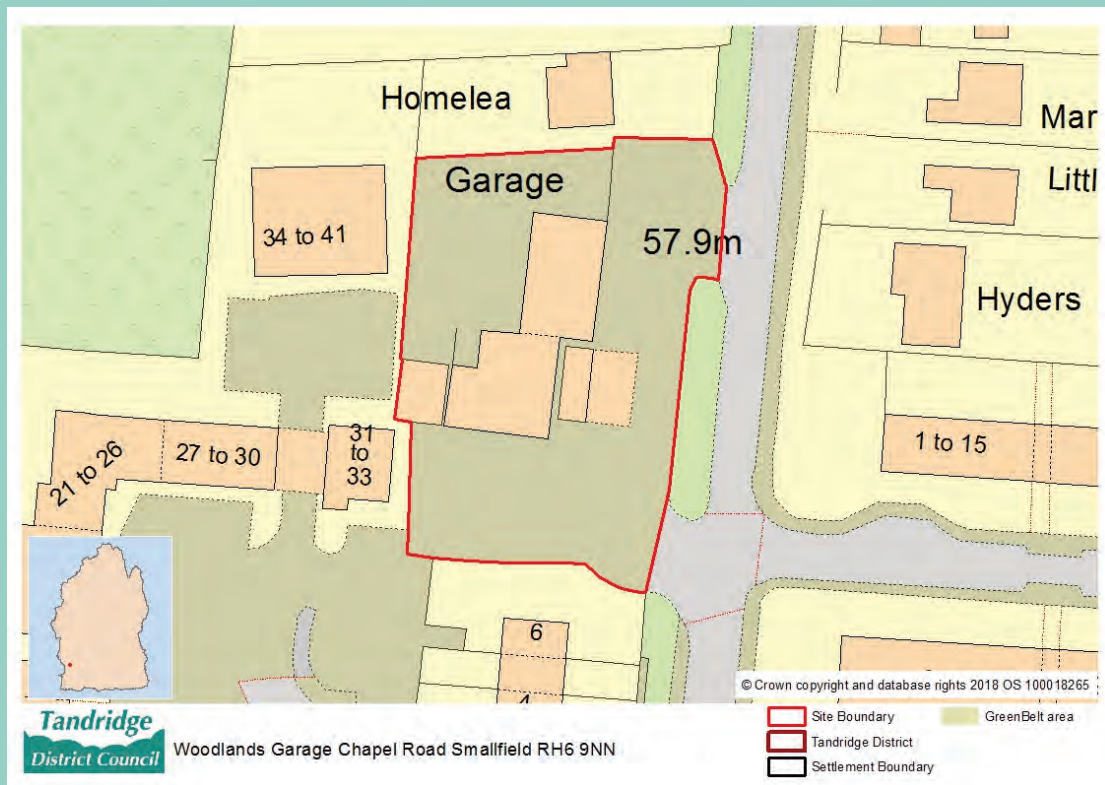
**HSG04: Woodlands Garage, Chapel Road, Smallfield**

<b>Site Size:</b>	0.2ha	<b>Use / Estimated Site Yield:</b>	(C3) 10
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**Site Description:**

This is a brownfield site within the built-form of Smallfield, with an existing car garage and petrol station on the land. Residential development surrounds the site to the north, east and south, and there is a woodland TPO to the west of the site.

*Other evidence-based references: HELAA SMA 039*



**Site-specific Policy Requirements:**

Proposals must **accord with relevant development plan policies and material considerations**, comply with other relevant policies of Our Local Plan including those relating to affordable housing, and design **and site specific considerations**, as appropriate.

As a brownfield site within the built-up area, appropriate densities and the best use of land will be required.

**Flooding/water-related matters**

- I. Proposals should respond to the risk of fluvial flooding as the site is in an area within Flood Zone 3, and partially surrounded by Flood Zone 3b (functional floodplain), as well as the potential increase in extent of Flood Zone 3 across the whole of the site as a result of climate change.
- II. The site is also at risk of surface water flooding, with potential ponding to its north and east sides and surface water flooding close to the site. Furthermore, it is at risk of groundwater flooding to both surface and sub-surface assets.

Applicants will need to have early engagement with the Environment Agency and Water companies to discuss matters pertaining to Waste Water Treatment Works and resolve these, where necessary.

**Infrastructure**

- III. In accordance with the Infrastructure Delivery Plan (IDP), financial contribution to/onsite provision of the following infrastructure are relevant to the development of this site and will be a requirement of any proposal:
  - Pedestrian Crossing on Redehall Road



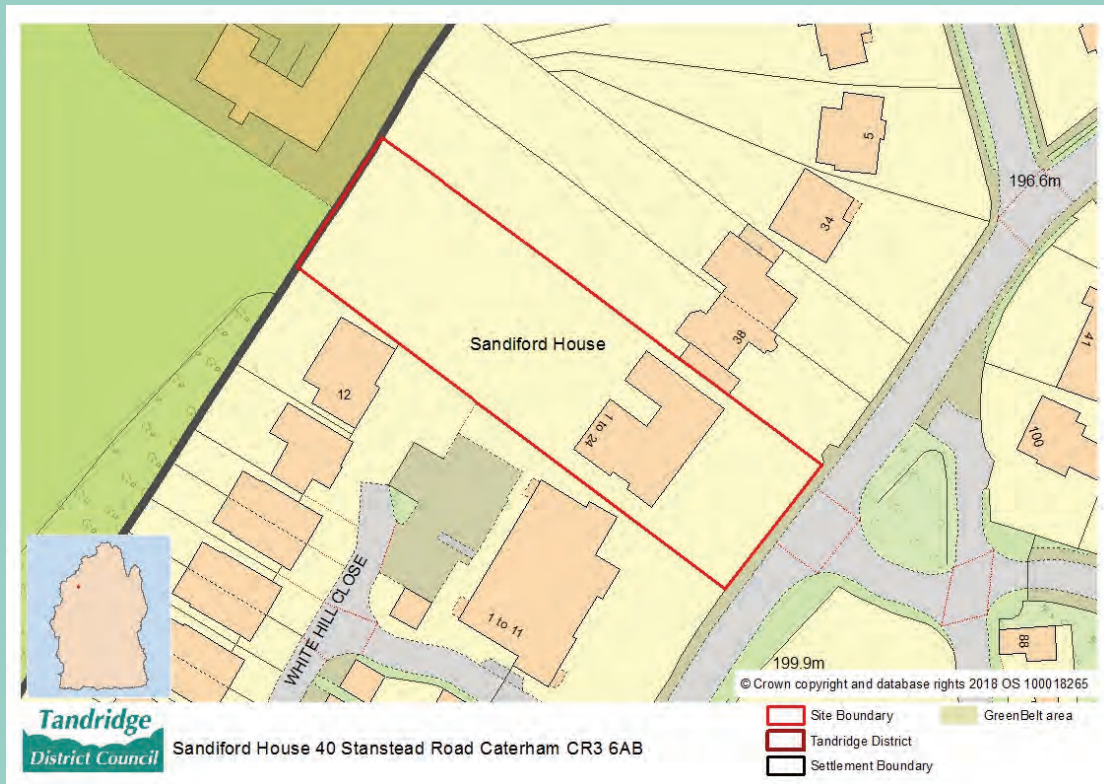
**HSG05: Sandiford House, 40 Stanstead Road, Caterham**

<b>Site Size:</b>	0.2ha	<b>Use / Estimated Site Yield:</b>	(C3) 14
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**Site Description:**

This site is located along the south-western edge of the settlement, within the **urban built-up** area of Caterham, and currently contains a block of residential flats, hard-surfaced car park and open garden space. The site has direct access onto Stanstead Road along its south-eastern boundary. The site is bounded to the north and west by open fields and a recreation ground, and an area of residential dwellings and gardens to the south and east.

*Other evidence-based references: Urban Capacity Study UCS 002*



**Site-specific Policy Requirements:**

Proposals must **accord with relevant development plan policies and material considerations**, comply with other relevant policies of Our Local Plan including those relating to affordable housing, and design **and site specific considerations**, as appropriate.

As a site within the central **urban built-up** area, appropriate densities and the best use of land will be required.

**Infrastructure**

- I. In accordance with the Infrastructure Delivery Plan (IDP), financial contribution to/onsite provision of the following infrastructure are relevant to the development of this site and will be a requirement of any proposal:
  - Footway improvements - Stanstead Road/Park Avenue



**HSG06: Land off Salmons Lane West, Caterham**

<b>Site Size:</b>	4.4ha	<b>Use / Estimated Site Yield:</b>	(C3) 75
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**Site Description:**

The site is located **on the edge of Kenley Airfield** and within the Kenley Aerodrome Conservation Area, and close to the border with the London Borough of Croydon. **The site forms part of a wider area that was once a Battle of Britain Airfield** and it comprises the land surrounding the **Grade II listed** former NAAFI building. To the west, on the other side of the access road, is a flat open area with a number of semi mature trees. The northern part of the site includes redundant workshops, that are not listed, an area of hard-standing and there are some deposits of building materials.

*Other evidence-based references: HELAA CAT 040*

**Site-specific Policy Requirements:**

In addition to **according with relevant development plan policies and material considerations**, ~~complying with other relevant policies of Our Local Plan~~ including those relating to affordable housing and design, applications will be supported where the following site-specific matters/requirements are **addressed**:

### **Green Belt Amendment**

The **exceptional circumstances** to justify the release of this site from the Green Belt have been identified and the allocation of this site has resulted in an alteration to the Green Belt boundary. Due to the undeveloped nature of the land, proposals will be required to provide 40% affordable housing.

### **Conservation**

- I. Development will conserve and enhance the **conservation area and the** setting of nearby heritage assets, including the listed building, Scheduled Monument and **be considered in accordance with** the Kenley Aerodrome Conservation Area **Proposals Statement, or any subsequent update.**
- II. **In keeping with the heritage value of the site and the principles of the Conservation Area, any scheme should focus development primarily to the northern area of the site and a sympathetic design, scale and layout must be demonstrated in any application.**
- III. **All development proposals must be accompanied by a detailed heritage assessment.**

### **Ecology/Landscaping**

- IV. **Retention and m**Mitigation measures relating to ~~protected~~ **significant** trees will be required and **they** should be **utilised as** a feature of the development, **where possible and appropriate.** Density and design should be cognisant of the quality woodland and mature parkland tree corridors.
- V. **The visual connection between the NAAFI listed building/school and the Kenley Airfield to the north should remain legible and kept intact.**

### **New Defensible Boundaries**

- VI. Design and layout should actively seek to create and preserve, clear and defensible boundaries between the edge of the site and the Green Belt to which it is adjacent.

### **Flooding/water-related M**matters

- VII. Proposals should respond to the medium risk of surface water flooding and the site's location within a Groundwater Source Protection Zone **2 and 3**, and 'Major Aquifer High' Groundwater Vulnerability Zone.

**Infrastructure**

VIII. In accordance with the Infrastructure Delivery Plan (IDP), financial contribution to/onsite provision of the following infrastructure are relevant to the development of this site and will be a requirement of any proposal:

- Multi-use sports hall and multi-use games area
- Pedestrian crossing at Burntwood Lane/Milner Close
- Pedestrian access improvements across Buxton Lane
- Pedestrian crossing at Salmons Lane/Whyteleafe Road
- Cycle route from Salmons Lane to Whyteleafe Station

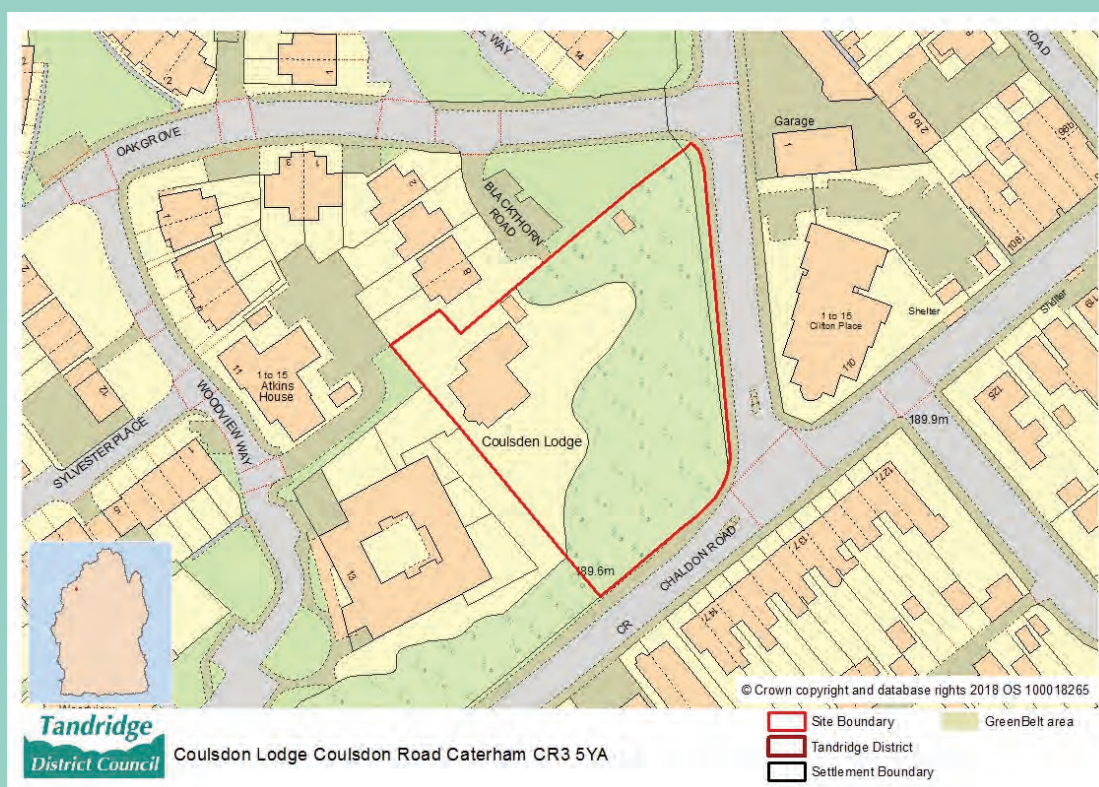
**HSG07: Coulsdon Lodge, Coulsdon Road, Caterham**

<b>Site Size:</b>	0.4ha	<b>Use / Estimated Site Yield:</b>	(C3) 15
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**Site Description:**

This is a previously-developed site in the built-up area of Caterham, surrounded by housing to all directions but separated from the main roads by a thick band of trees.

*Other evidence-based references: HELAA CAT 081*



**Site-specific Policy Requirements:**

In addition to **according with relevant development plan policies and material considerations**, complying with other relevant policies of Our Local Plan including those relating to affordable housing and design, applications will be supported where the following site-specific matters/requirements are addressed:

**Ecology/Landscaping**

- I. Mitigation measures relating to protected trees will be required and should be a feature of the development

**Infrastructure**

II. In accordance with the Infrastructure Delivery Plan (IDP), financial contribution to/onsite provision of the following infrastructure are relevant to the development of this site and will be a requirement of any proposal:

- Chaldon Road/High Street/Mini Roundabout/Junction Upgrade



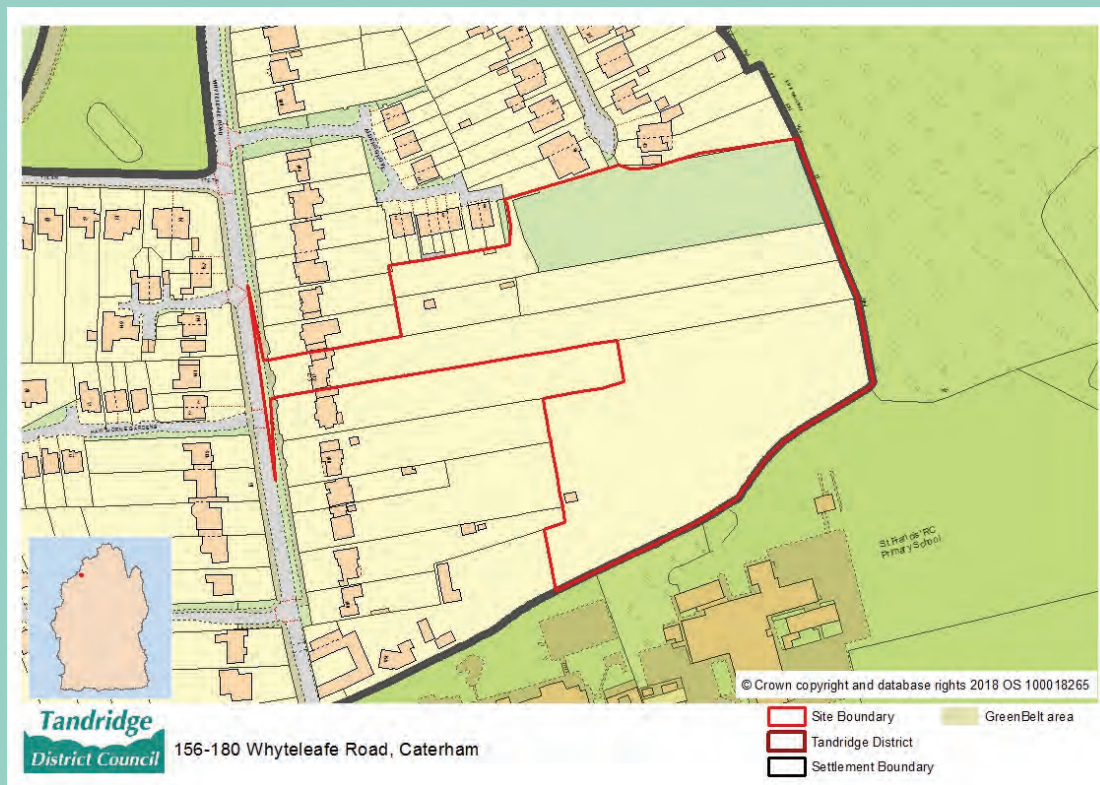
**HSG08: 156-180 Whyteleafe Road, Caterham**

<b>Site Size:</b>	2.6ha	<b>Use / Estimated Site Yield:</b>	(C3) 60
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**Site Description:**

The site is within the urban built-up area of Caterham with properties and gardens sited on the west and north of the site and woodland and schools lying to the east and south, respectively.

*Other evidence-based references: HELAA CAT 007*



**Site-specific Policy Requirements:**

In addition to **according with relevant development plan policies and material considerations**, complying with other relevant policies of Our Local Plan including those relating to affordable housing and design, applications will be supported where the following site-specific matters/requirements are addressed:

**Ecology**

- I. Mitigation measures will be required in relation to Ancient Woodland to the east and other mature trees, woodland and protected trees

#### **Flooding/water-related matters**

- II. Proposals should respond to the risk of surface water flooding from the surface water flow path which may run from south-west to north-east in a 1 in 1000 year event, as well as surface water flooding close to the site.; **The risk to sub-surface assets from groundwater flooding and the site's location within a groundwater source protection zone 2 and 3 should also be addressed.** (Zone 2 – Outer Protection Zone).

#### **New Defensible Boundaries**

- III. Design and layout should actively seek to create and preserve, clear and defensible boundaries between the edge of the site and the Green Belt to which it is adjacent

#### **Infrastructure**

- IV. In accordance with the Infrastructure Delivery Plan (IDP), financial contribution to/onsite provision of the following infrastructure are relevant to the development of this site and will be a requirement of any proposal:
  - Multi-use sports hall and multi-use games area
  - Pedestrian crossing at Burntwood Lane/Milner Close
  - Pedestrian access improvements across Buxton Lane
  - Pedestrian crossing at Salmons Lane/Whyteleafe Road
  - Cycle route from Salmons Lane to Whyteleafe Station



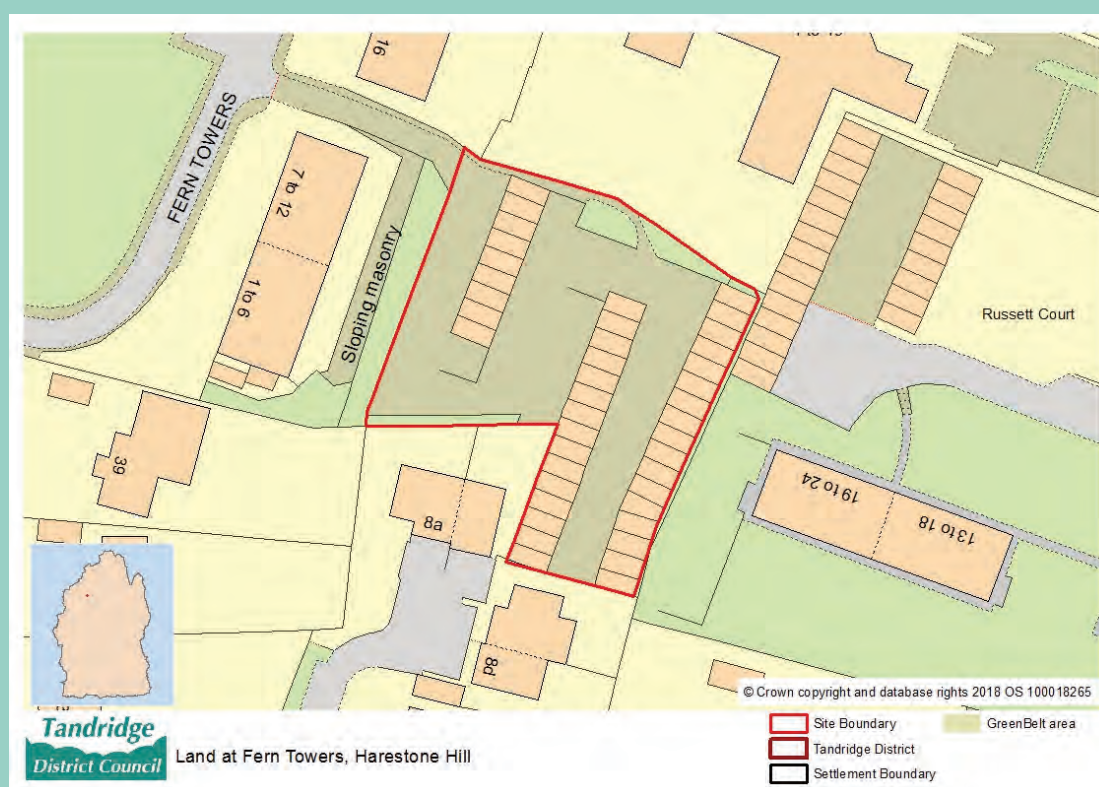
**HSG09: Land at Fern Towers, Harestone Hill**

<b>Site Size:</b>	0.2ha	<b>Use / Estimated Site Yield:</b>	(C3) 6
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**Site Description:**

The site is an area of parking and garaging in the urban built-up area of Caterham. The site is surrounded by different types of residential properties, although separated from such properties by a mixture of fencing and trees.

*Other evidence-based references: HELAA CAT 044*

**Site-specific Policy Requirements:**

Proposals must accord with relevant development plan policies and material considerations, comply with other relevant policies of Our Local Plan including those relating to affordable housing, and design and site specific considerations, as appropriate.

As a brownfield site within the central urban built-up area, appropriate densities and the best use of land will be required.

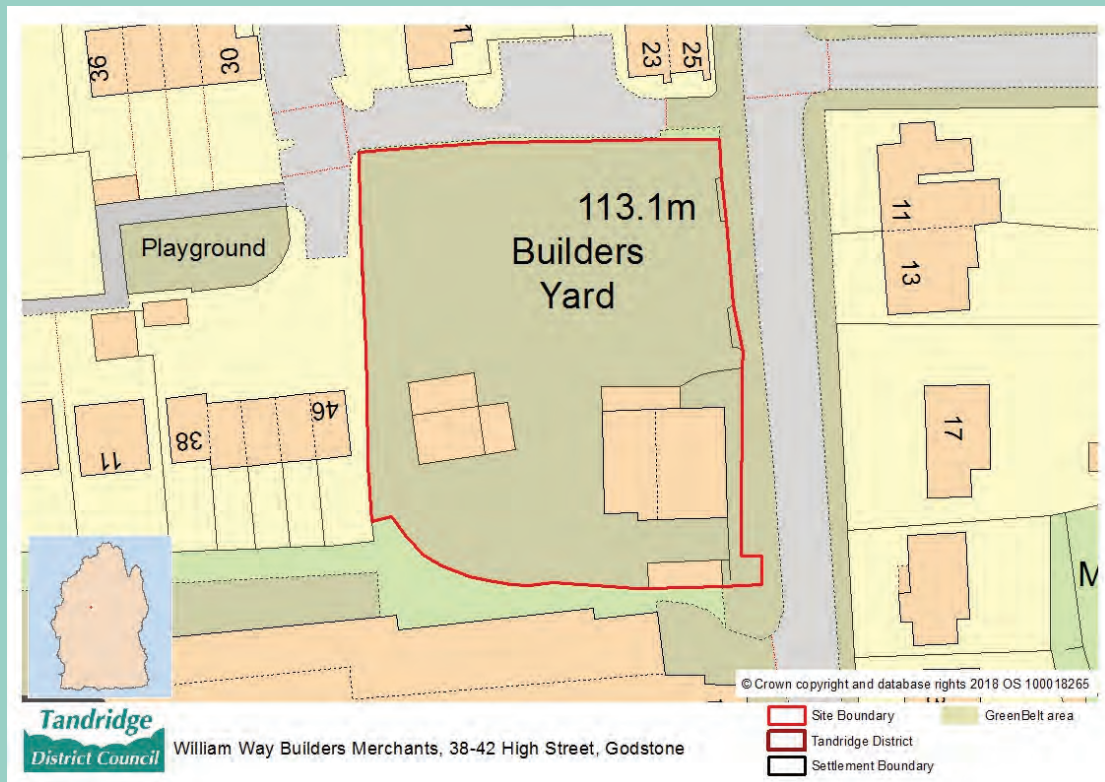
**HSG10: William Way Builders Merchant, 38-42 High Street, Godstone**

<b>Site Size:</b>	0.23ha	<b>Use / Estimated Site Yield:</b>	(C3) 18
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**Site Description:**

The site was, until recently, an operational builder's yard with operations related to the storage and selling of building materials. It is located within the built-up area of Godstone, and surrounded by both residential development and a larger builder's yard and outlet. Access is currently provided directly onto the A25.

*Other evidence-based references: HELAA GOD 021*



**Site-specific Policy Requirements:**

In addition to **according with relevant development plan policies and material considerations**, complying with other relevant policies of Our Local Plan including those relating to affordable housing and design, applications will be supported where the following site-specific matters/requirements are addressed:

**Conservation**

- I. The site is located in an Area of High Archaeological Potential and proposals would need to be sympathetic to the rich heritage of the area, Godstone Conservation Area and a range of Grade II listed buildings in the vicinity.
- II. **All development proposals must be accompanied by a detailed heritage assessment.**

**Ecology/Contamination**

- III. As a former builder's yard and landfill site before that, proposals will ensure any risk of contaminated land is assessed and evidence submitted as part of an application. Where contaminated land is identified, remediation will be necessary prior to the commencement of development

**Flooding/water-related matters**

- IV. Proposals should respond to the risk of groundwater flooding to surface and sub-surface assets, the site's position within an area designated as a historic landfill and its location within a groundwater source protection zone (Zone 3 – Total Catchment).

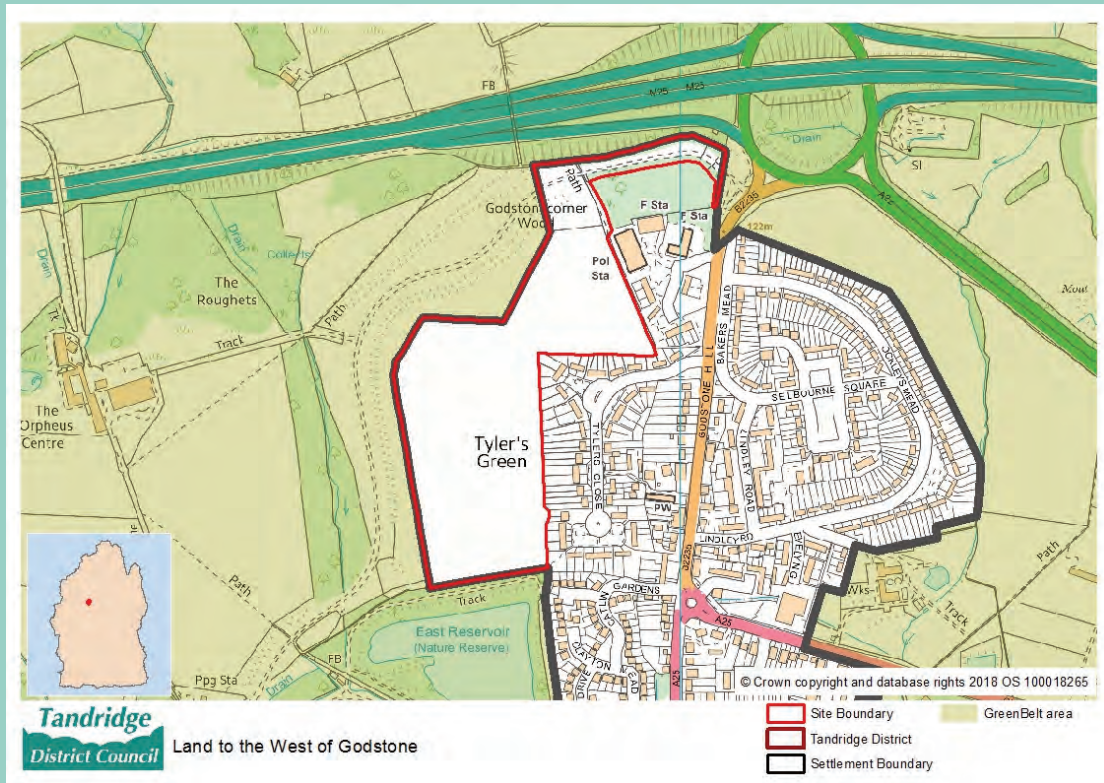
**HSG11: Land to the West of Godstone**

<b>Site Size:</b>	10.2ha	<b>Use / Estimated Site Yield:</b>	(C3) 150
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**Site Description:**

A greenfield site located immediately west of the main built form of Godstone and to the north of Godstone Reservoir. The northern area of the site is located within the Surrey Hills Area of Outstanding Natural Beauty, and the M25 and Junction 6 are also to the north. Associated access for North Park Farm Quarry, also forms part of the site area.

*Other evidence-based references: HELAA GOD 010*



**Site-specific Policy Requirements:**

In addition to **according with relevant development plan policies and material considerations**, complying with other relevant policies of Our Local Plan including those relating to affordable housing and design, applications will be supported where the following site-specific matters/requirements are addressed:



### Green Belt Amendment

The [exceptional circumstances](#) to justify the release of this site from the Green Belt have been identified and the allocation of this site has resulted in an alteration to the Green Belt boundary. Due to the undeveloped nature of the land, proposals will be required to provide 40% affordable housing.

### Ecology/Landscape

- I. Existing woodland should be retained as far as practicably possible and be subject to an ongoing landscape management regime.
- II. Development would need to provide buffers for and maintain connectivity to adjoining Ancient Woodland in Godstone Wood. There are opportunities for development to contribute to ecological networking through extension of the north-south corridor towards the East Reservoir Nature Reserve
- III. Proposals should ensure no major development will be located within the northern area of the site affected by the Surrey Hills AONB. It could be used for community facilities and access. The remainder of the site should be designed in recognition of its setting adjacent to the AONB.

### Flooding/water-related matters

- IV. Proposals should respond to the medium risk of surface water flooding and its location within a Groundwater Source Protection Zone 3 and 'Major Aquifer High' Groundwater Vulnerability Zone

### Public Rights of Way

- V. Any Public Right of Way within or abutting the site should be retained in liaison with Surrey County Council and TLP31.

### New Defensible Boundaries

- VI. Design and layout should actively seek to create and preserve, clear and defensible boundaries between the edge of the site and the Green Belt to which it is adjacent

### Infrastructure

- VII. In accordance with the Infrastructure Delivery Plan (IDP), financial contribution to/onsite provision of the following infrastructure are relevant to the development of this site and will be a requirement of any proposal:
  - Contribution towards expansion of and relocation of Pondtail GP Surgery to South Godstone; without the delivery of this infrastructure, the site cannot be brought forward

- Contribution towards Junction 6 capacity improvements
- Off-road cycle route along A25
- Off-road cycle route along A22.

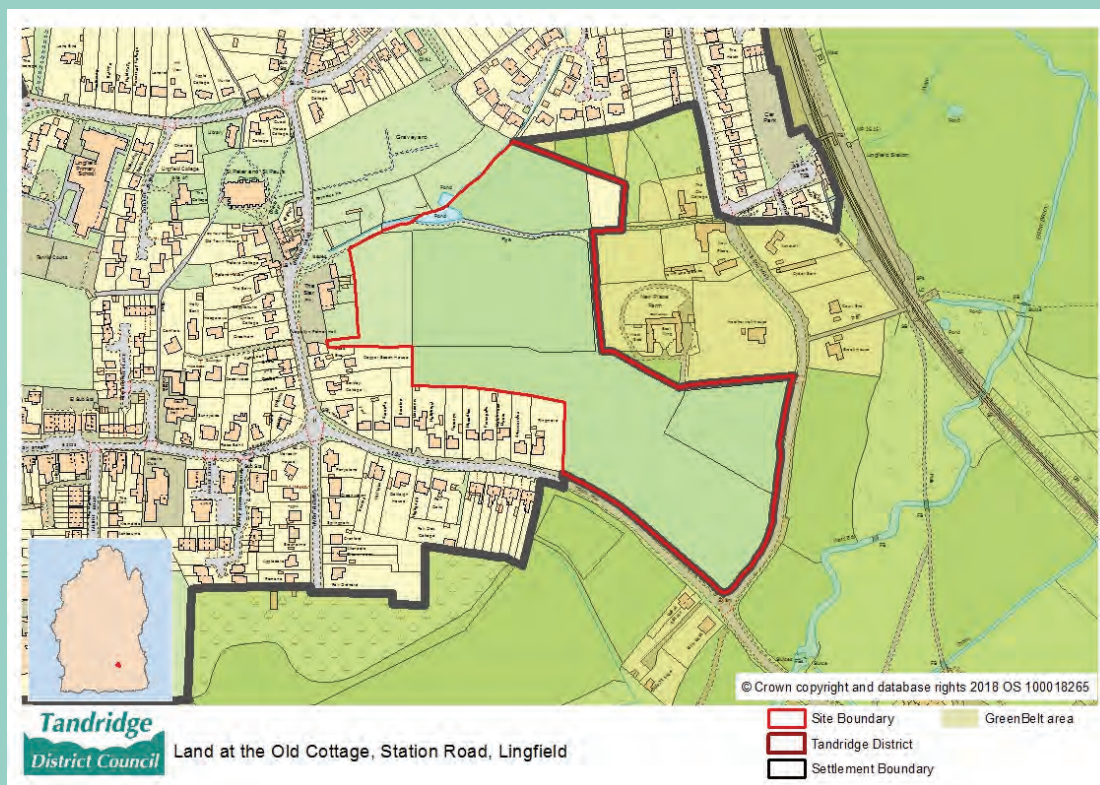
**HSG12: Land at The Old Cottage, Station Road, Lingfield**

<b>Site Size:</b>	6.3ha	<b>Use / Estimated Site Yield:</b>	(C3) 60
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**Site Description:**

The site, **also known as Star Fields**, is an agricultural field, adjacent to the south east boundary of Lingfield. The site has residential properties to the south and west, and a graveyard to the north. The site is predominantly within a Conservation Area, **with several listed buildings (including Grade I Pollard House/Cottage) located off-site to the west beyond the intervening Star Public House. Grade II\* listed structures also sit to the east. Sympathetic consideration of the historical setting will be necessary in any layout as well as in the choice of materials. and a Grade II\* listed building sits to the east.**

*Other evidence-based references: HELAA LIN 030 and Urban Capacity Study UCS 11*



**Site-specific Policy Requirements:**



In addition to **according with all relevant development plan policies and material considerations**, complying with other relevant policies of Our Local Plan including those relating to affordable housing and design, applications will be supported where the following site-specific matters/requirements are addressed:

### **Green Belt Amendment**

The **exceptional circumstances** to justify the release of this site from the Green Belt have been identified and the allocation of this site has resulted in an alteration to the Green Belt boundary. Due to the undeveloped nature of the land, proposals will be required to provide 40% affordable housing.

### **Conservation**

- I. Development must conserve and enhance the Conservation Area and be sympathetic to the setting of both the wider historic area and nearby listed buildings. The impact on the conservation area and nearby listed buildings will be compensated for through quality and sensitive design and layout.
- II. **All development proposals must be accompanied by a detailed heritage assessment.**

### **Ecology**

- III. Opportunities for green infrastructure enhancements and habitat protection will be maximised by proposals. Areas affected by s41 habitats sensitively avoided in site layout and design.

### **Landscape**

- IV. To limit the impact to the wider landscape, development should be focused toward the areas adjacent to existing built form and the north of the site

### **Public Rights of Way**

- V. **Any Public Right of Way within or abutting the site should be retained in liaison with Surrey County Council and TLP31.**

### **New Defensible Boundaries**

- VI. Design and layout should actively seek to create and preserve, clear and defensible boundaries between the edge of the site and the Green Belt to which it is adjacent

**Flooding/water-related matters**

VII. Proposals should respond to the risk of fluvial flooding (Flood Zone 2) in the south-east corner of the site, as well as ponding in the south-east corner from surface water flooding, the site's location close to an area at risk of reservoir flooding (Bough Beech) and the potential extension of flood zones over a larger area as a result of climate change.

**Infrastructure**

VIII. In accordance with the Infrastructure Delivery Plan (IDP), financial contribution to/onsite provision of the following infrastructure are relevant to the development of this site and will be a requirement of any proposal:

- Mobility impaired persons bridge at Lingfield Station
- Opportunities to improve Lingfield station car park
- Rebuilding of Lingfield Surgery
- On-site provision of open space

**HSG13: Land West of Red Lane, Hurst Green**

<b>Site Size:</b>	2.8ha	<b>Use / Estimated Site Yield:</b>	(C3) 60
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**Site Description:**

The site is comprised of fields and a limited number of residential properties. It is located south east of Hurst Green and adjacent to the existing built-up area. The railway line borders the western edge of the site with the main built form to the north. The site is contained by Red Lane on the eastern side and woodland to the south.

*Other evidence-based references: HELAA OXT 021, OXT 048 and OXT 063*



**Site-specific Policy Requirements:**

In addition to **according with relevant development plan policies and material considerations**, complying with other relevant policies of Our Local Plan including those relating to affordable housing and design, applications will be supported where the following site-specific matters/requirements are addressed:

### Green Belt Amendment

The [exceptional circumstances](#) to justify the release of this site from the Green Belt have been identified and the allocation of this site has resulted in an alteration to the Green Belt boundary. Due to the undeveloped nature of the land, proposals will be required to provide 40% affordable housing.

### Ecology

- I. Woodland and hedgerow buffer zones will be a requirement of the development which should maximise on the opportunity for wildlife corridors and screening for the site

### New Defensible Boundaries

- II. Design and layout should actively seek to create and preserve, clear and defensible boundaries between the edge of the site and the Green Belt to which it is adjacent.

### Public Rights of Way

- III. Any Public Right of Way within or abutting the site should be retained in liaison with Surrey County Council and TLP31.

### Infrastructure

- IV. In accordance with the Infrastructure Delivery Plan (IDP), financial contribution to/onsite provision of the following infrastructure are relevant to the development of this site and will be a requirement of any proposal:
  - Increased capacity to Hurst Green Station car parking
  - Footpath extension at Mill Lane
  - Pedestrian crossing on Pollards Oak Road
  - Multi-use sports hall
  - Playground improvements at Warren Lane Park and Mill Lane recreation ground
  - Allotment provision
  - Youth play space
  - Oxted Library refurbishment
  - Cycle route from Holland to Hurst Green Station

Applicants will need to have early engagement with the Environment Agency and Water companies to discuss odour issues and resolve these, where necessary.

**Strategic Opportunity**

It is recognised there may be an opportunity to rationalise the current infant and junior school sites with this site to provide an all-through primary school. However, any redevelopment of this nature would need to be explored and agreed with the Surrey Education authority. Until such support is justified and agreed, the site will be considered for housing development.

**HSG14: Warren Lane Depot, Hurst Green**

<b>Site Size:</b>	1.2ha	<b>Use / Estimated Site Yield:</b>	(C3) 50
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**Site Description:**

The site is a Waste and Recycling Depot on the south-western edge of Hurst Green. It contains a number of buildings, as well as storage and parking areas related to its depot use which will need to be relocated. The site lies adjacent and opposite properties on Mill Lane and Warren Lane. It is screened by trees and shrubbery from open countryside to the north-west.

*Other evidence-based references: HELAA OXT 067*



**Site-specific Policy Requirements:**

In addition to **according with relevant development plan policies and material considerations**, complying with other relevant policies of Our Local Plan including those relating to affordable housing and design, applications will be supported where the following site-specific matters/requirements are addressed:

**Ecology/Contamination**

- I. As a waste and recycling depot, proposals will ensure any risk of contaminated land is assessed and evidence submitted as part of an application. Where contaminated land is identified, remediation will be necessary prior to the commencement of development

**New Defensible Boundaries**

- II. Design and layout should actively seek to create and preserve, clear and defensible boundaries between the edge of the site and the Green Belt to which it is adjacent

**Infrastructure**

- III. In accordance with the Infrastructure Delivery Plan (IDP), financial contribution to/onsite provision of the following infrastructure are relevant to the development of this site and will be a requirement of any proposal:

- Improvements to Mill Lane/Hurst Green Lane
- Increased capacity to Hurst Green Station car parking
- Footpath extension at Mill Lane
- Pedestrian crossing on Pollards Oak Road
- Multi-use sports hall
- Playground improvements at Warren Lane Park and Mill Lane recreation ground
- Allotment provision
- Youth play space
- Oxted Library refurbishment
- Cycle route from Holland to Hurst Green Station

Applicants will need to have early engagement with the Environment Agency and Water companies to discuss odour issues and resolve these, where necessary.



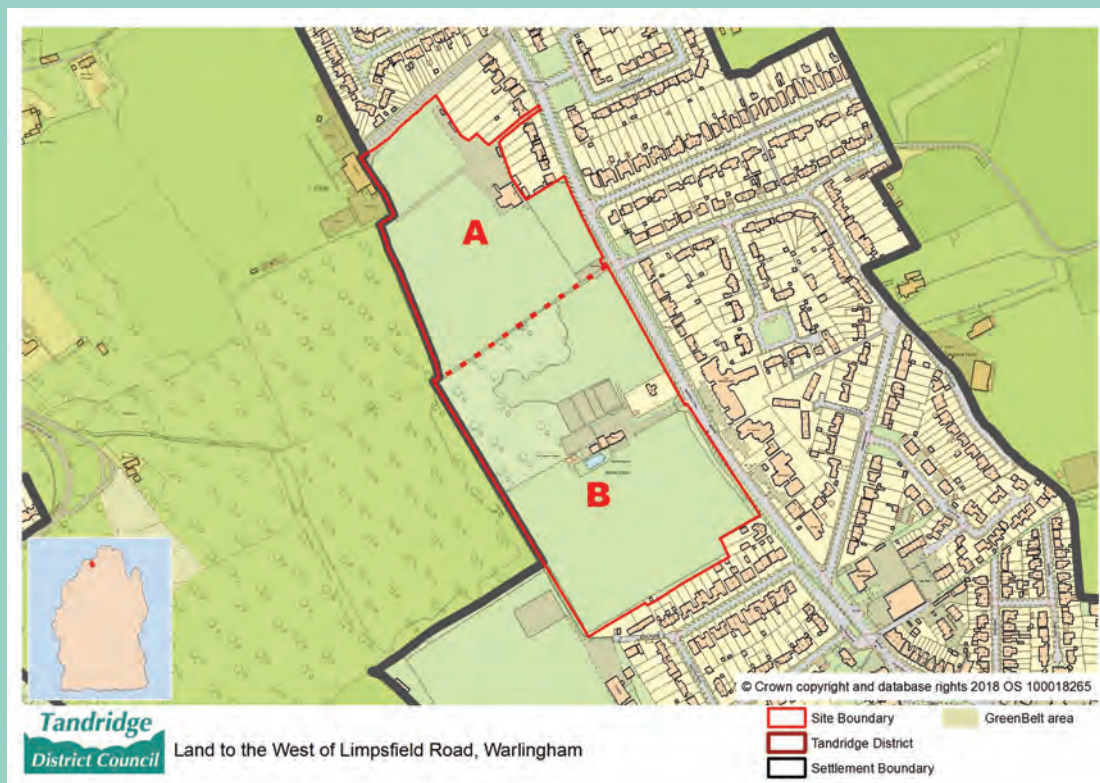
**HSG15: Land West of Limpsfield Road, Warlingham**

<b>Site Size:</b>	10.9ha	<b>Use / Estimated Site Yield:</b>	(C3) 190
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**Site Description:**

HSG15 comprises two sites. The northern parcel (Part A), consists of a recreation ground and a small paddock. The southern parcel (Part B), consists of an under-utilised recreation ground, sports pavillion and scrub land. The site covers a variety of land uses including an underutilised recreation ground and built facilities, poor quality paddock land and car parking. The site is surrounded by residential development on all sides excluding the western edge. Woodland contributes to screening on the western side.

*Other evidence-based references: WAR 005 and WAR 036*



**Site-specific Policy Requirements:**

In addition to **according with relevant development plan policies and material considerations**, complying with other relevant policies of Our Local Plan including those relating to affordable housing and design, applications will be supported where the following site-specific matters/requirements are addressed:

### Green Belt Amendment

The [exceptional circumstances](#) to justify the release of this site from the Green Belt have been identified and the allocation of this site has resulted in an alteration to the Green Belt boundary. Due to the undeveloped nature of the land, proposals will be required to provide 40% affordable housing.

### Conservation

- I. Development will conserve and enhance the setting of the Grade II\* listed All Saints Church to the east of the site
- II. **All development proposals must be accompanied by a detailed heritage assessment.**

### Landscape

- III. Sensitive landscaping reflective of the site's contribution to the character of Warlingham and its Green Belt location will need to be factored into any application for the benefit of the local community and local character, neighbouring properties and the open fields beyond. (This to include a green strip to the frontage of the site bordering Limpsfield Road which will, inter alia, provide local amenity space)

### Ecology

- IV. Proposals will ensure that woodland edges to the site are retained and protected with appropriate unlit habitat buffer

### Public Rights of Way

- V. **Any Public Right of Way within or abutting the site should be retained in liaison with Surrey County Council and TLP31.**

### New Defensible Boundaries

- VI. Design and layout should actively seek to create and preserve, clear and defensible boundaries between the edge of the site and the Green Belt to which it is adjacent.

### Open Space

- VII. Redevelopment of this site would result in a loss of playing pitch provision. Permission will only be granted where replacement provision is provided to an equal or better **standard** quantity and quality (or unless all shortfalls are alleviated) and in a **suitable** location in accordance with the requirements and standards of the most up-to-date Open Space Assessment and Playing Pitch Strategy **either locally or as part of the South Godstone Garden Community.**

VIII. Loss of space and subsequent re-provision, including location, will need to be determined in liaison with any users, Sport England and any relevant National Governing Bodies

IX. Replacement space will need to be provided ahead of development

#### **Infrastructure**

X. In accordance with the Infrastructure Delivery Plan (IDP), financial contribution to/onsite provision of the following infrastructure are relevant to the development of this site and will be a requirement of any proposal:

- Relocation and expansion of Warlingham Village Primary School to parcel 15B, to provide an on-site 32FE primary school
- Re-provision of high quality and suitably located playing pitches; where possible these should be provided in the Warlingham area and/or in accordance with the requirements of the most up to date Open Space Assessment and Playing Pitch Strategy
- Traffic calming at Hillbury Road
- Pedestrian Crossing between Warlingham Green and Trenham Drive
- Kerb improvements and informal crossing point at Tithepit Shaw Lane
- Expansion to doctors surgery in Warlingham
- On site amenity green space in accordance with the most up to date open space assessment.
- Cycle route from Warlingham Green to Upper Warlingham Station

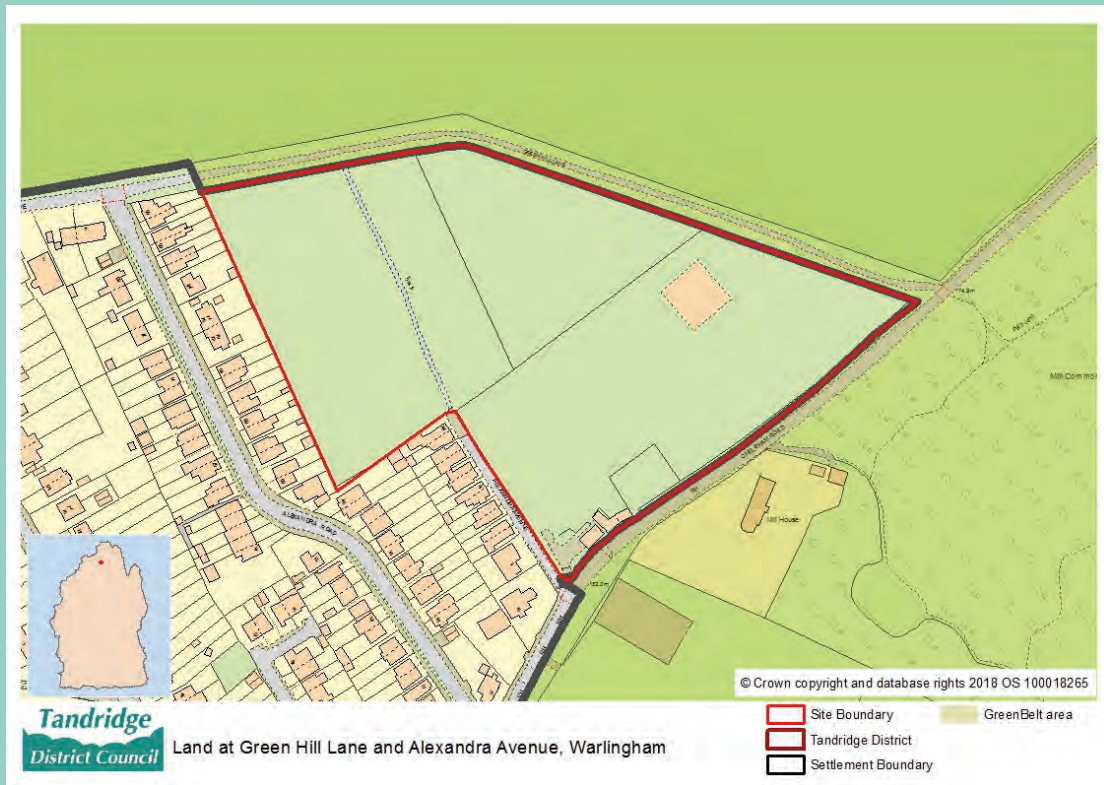
**HSG16: Land at Green Hill Lane and Alexandra Avenue, Warlingham**

<b>Site Size:</b>	3.1ha	<b>Use / Estimated Site Yield:</b>	(C2 Extra Care and C3) 50
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**Site Description:**

The site contains a horse paddock, a hay storage facility and partially cleared woodland. It lies on the edge of the urban built-up area of Warlingham and is contained on three sides by Alexandra Avenue, Chelsham Road and Green Hill Lane.

*Other evidence-based references: HELAA WAR 011 and WAR 023*



**Site-specific Policy Requirements:**

In addition to **according with relevant development plan policies and material considerations**, complying with other relevant policies of Our Local Plan including those relating to affordable housing and design, applications will be supported where the following site-specific matters/requirements are addressed:

### Green Belt Amendment

The [exceptional circumstances](#) to justify the release of this site from the Green Belt have been identified and the allocation of this site has resulted in an alteration to the Green Belt boundary. Due to the undeveloped nature of the land, proposals will be required to provide 40% affordable housing.

### Extra Care Facility

- I. Proposals should provide a mix of market housing and extra care accommodations to assist in meeting need local to Warlingham East

### Conservation

- II. Development will conserve and enhance the setting of the Grade II listed Chelsham Place Farm
- III. **All development proposals must be accompanied by a detailed heritage assessment.**

### Ecology/Landscape

- IV. Development should **incorporate tree and shrubbery belts along boundaries to form soft edges to the development.** ~~retain boundary woodland and hedgerows using a buffer along Green Hill Lane~~

### Public Rights of Way

- V. **Any Public Right of Way within or abutting the site should be retained in liaison with Surrey County Council and TLP31.**

### New Defensible Boundaries

- VI. Design and layout should actively seek to create and preserve, clear and defensible boundaries between the edge of the site and the Green Belt to which it is adjacent

### Infrastructure

- VII. In accordance with the Infrastructure Delivery Plan (IDP), financial contribution to/onsite provision of the following infrastructure are relevant to the development of this site and will be a requirement of any proposal:
  - Congestion alleviation at Sunny Bank



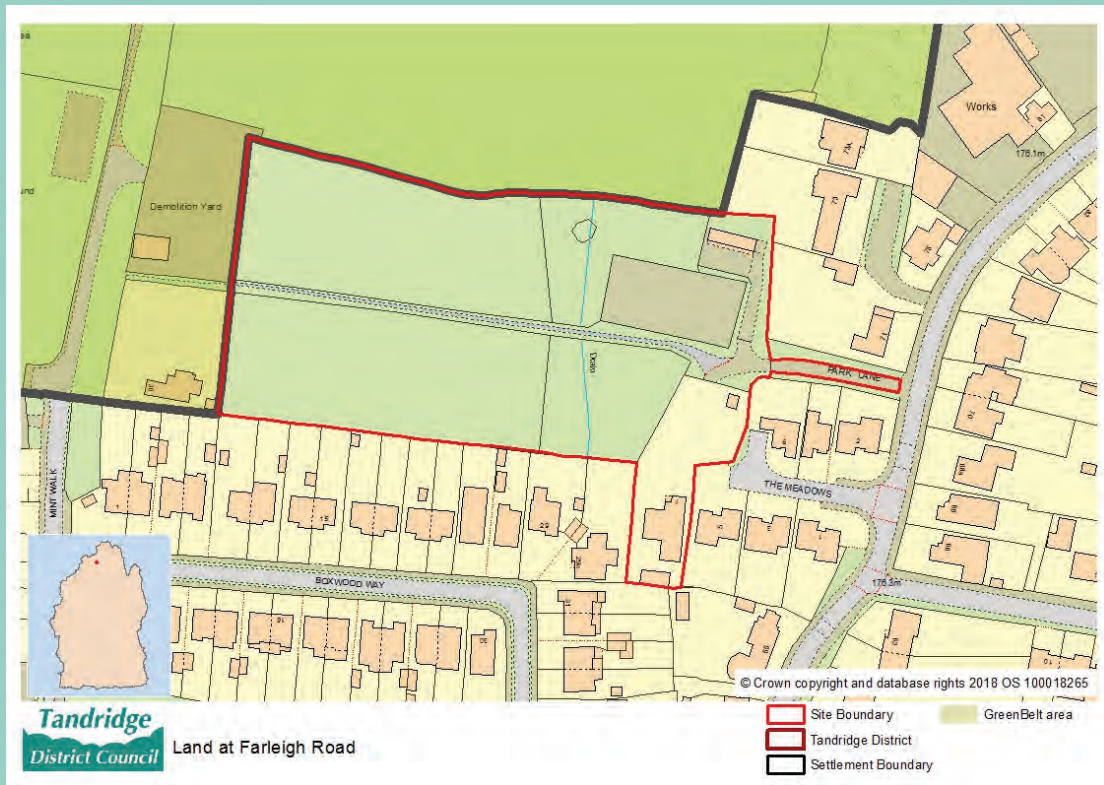
**HSG17: Land at Farleigh Road, Warlingham**

<b>Site Size:</b>	1.3ha	<b>Use / Estimated Site Yield:</b>	(C3) 50
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**Site Description:**

The site is currently in use as a grazing paddock and riding school, adjacent to the urban built-up area of Warlingham. The site borders residential properties and gardens on three sides and is separated from the more open fields to the north by a wooded boundary.

*Other evidence-based references: HELAA WAR 012*



**Site-specific Policy Requirements:**

In addition to **according with relevant development plan policies and material considerations**, complying with other relevant policies of Our Local Plan including those relating to affordable housing and design, applications will be supported where the following site-specific matters/requirements are addressed:

### Green Belt Amendment

The [exceptional circumstances](#) to justify the release of this site from the Green Belt have been identified and the allocation of this site has resulted in an alteration to the Green Belt boundary. Due to the undeveloped nature of the land, proposals will be required to provide 40% affordable housing.

### Conservation

- I. Development will conserve and enhance the setting of the Grade II\* listed All Saints Church to the north-west
- II. **All development proposals must be accompanied by a detailed heritage assessment.**

### Ecology/Landscape

- III. Development would need to mitigate ecological impacts on the Ancient Woodland and provide appropriate buffer zones. Design should also account for the TPOs on the site

### Flooding/water-related matters

- IV. Proposals should respond to the risk of surface water flooding running south to north through the middle of the site, with potential additional flow to the west during a 1 in 1000-year event and should respond to surface water flooding close to the site. The site's location within a groundwater source protection zone **2 and 3** (~~Zone 2—Outer Protection Zone~~) should also be addressed.

### Public Rights of Way

- V. **Any Public Right of Way within or abutting the site should be retained in liaison with Surrey County Council and TLP31.**

### New Defensible Boundaries

- VI. Design and layout should actively seek to create and preserve, clear and defensible boundaries between the edge of the site and the Green Belt to which it is adjacent

### Infrastructure

- VII. In accordance with the Infrastructure Delivery Plan (IDP), financial contribution to/onsite provision of the following infrastructure are relevant to the development of this site and will be a requirement of any proposal:
  - Congestion alleviation at Sunny Bank



- Youth Play Space
- Cycle route from Warlingham Green to Upper Warlingham Station

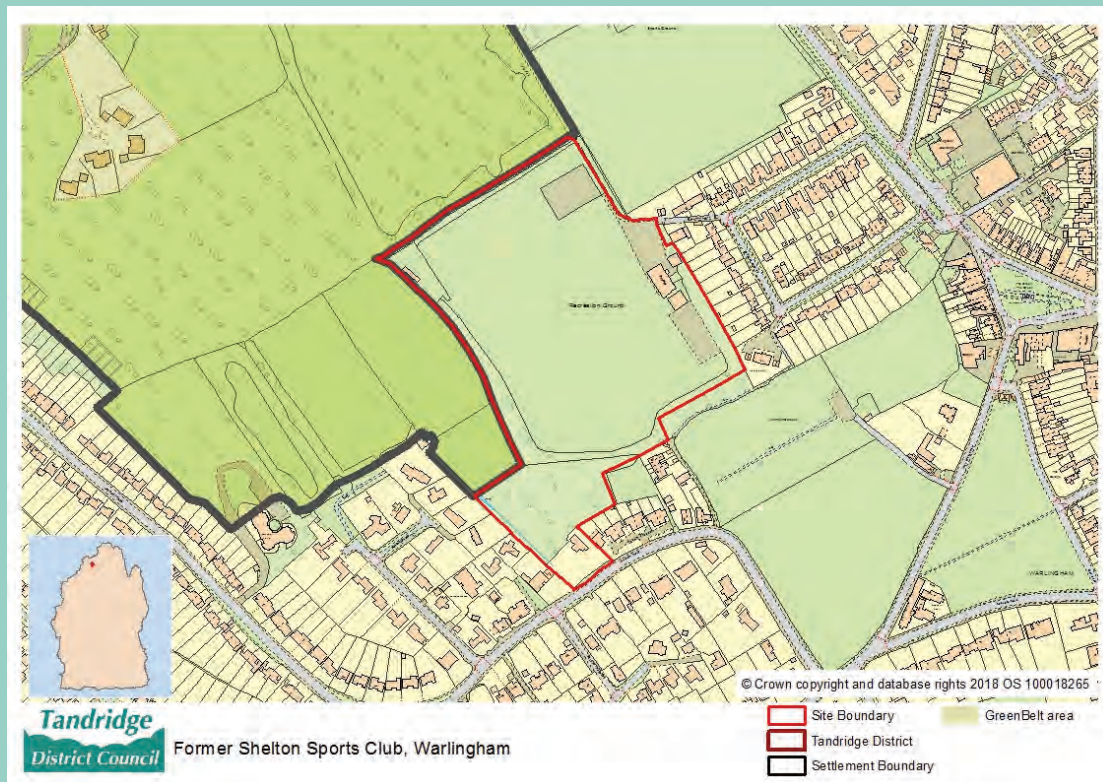
**HSG18: Former Shelton Sports Ground, Warlingham**

<b>Site Size:</b>	6.3ha	<b>Use / Estimated Site Yield:</b>	(C3) 110
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**Site Description:**

The site is a former privately run sports and recreation facility adjacent to the urban built-up area of Warlingham. The site is surrounded by a vegetation belt woodland, which serves to screen it from the surrounding development and fields beyond the northern and western boundaries.

*Other evidence-based related references: HELAA WAR 019*



**Site-specific Policy Requirements:**

In addition to **according with relevant development plan policies and material considerations**, complying with other relevant policies of Our Local Plan including those relating to affordable housing and design, applications will be supported where the following site-specific matters/requirements are addressed:

### Green Belt Amendment

The [exceptional circumstances](#) to justify the release of this site from the Green Belt have been identified and the allocation of this site has resulted in an alteration to the Green Belt boundary. Due to the undeveloped nature of the land, proposals will be required to provide 40% affordable housing.

### Conservation

- I. Development would need to conserve and enhance the setting of the Grade II\* listed vicarage to the south-east of the site.
- II. **All development proposals must be accompanied by a detailed heritage assessment.**

### Ecology

- III. Development would need to mitigate ecological impacts through appropriate buffer zones

### New Defensible Boundaries

- IV. Design and layout should actively seek to create and preserve, clear and defensible boundaries between the edge of the site and the Green Belt to which it is adjacent

### Flooding/water-related matters

- V. Proposals should respond to the medium risk of surface water flooding and the site's location within a Groundwater Source Protection Zone 2 **and 3**, and 'Major Aquifer High' Groundwater Vulnerability Zone.

### Public Rights of Way

- VI. **Any Public Right of Way within or abutting the site should be retained in liaison with Surrey County Council and TLP31.**

### Open Space

- VII. Redevelopment of this site would result in a loss of playing pitch provision. Permission will only be granted where replacement provision is provided to an equal or better **standard quantity and quality** (or unless all shortfalls are alleviated) and in a **suitable** location in accordance with the requirements and standards of the most up-to-date Open Space Assessment and Playing Pitch Strategy **either locally or as part of the South Godstone Garden Community.**

VIII. Loss of space and subsequent re-provision, including location, will need to be determined in liaison with any users, Sport England and any relevant National Governing Bodies

IX. Replacement space will need to be provided ahead of development

#### **Infrastructure**

X. In accordance with the Infrastructure Delivery Plan (IDP), financial contribution to/onsite provision of the following infrastructure are relevant to the development of this site and will be a requirement of any proposal:

- ~~Relocation and expansion of Warlingham Village Primary School to provide an 3FE primary school~~
- Traffic calming at Hillbury Road
- Re-provision of high-quality and suitably located playing pitches
- Pedestrian crossing between Warlingham Green and Trenham Drive
- Kerb improvements and informal crossing point at Tithepit Shaw Lane
- Cycle route from Warlingham Green to Upper Warlingham Station

**HSG19: Edgeworth Close, Whyteleafe**

<b>Site Size:</b>	0.17ha	<b>Use / Estimated Site Yield:</b>	(C3) 6
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**Site Description:**

This is an area of amenity land within the existing urban built-up area of Whyteleafe and lays adjacent to flats on Edgeworth Close. The car park for Upper Waringham Station is to the immediate east albeit it is screened off to some extent by a band of trees.

*Other evidence-based references: HELAA WAR 016*



**Site-specific Policy Requirements:**

Proposals must accord with relevant development plan policies and material considerations, comply with other relevant policies of Our Local Plan including those relating to affordable housing, and design and site specific considerations, as appropriate.

As a site within the central urban built-up area, appropriate densities and the best use of land will be required.

**Flooding/water-related matters**

- I. Proposals should respond to the risk of groundwater flooding to surface or subsurface assets, the risk of surface water flooding close to the site and its location within a groundwater source protection zone 2 and 3. (~~Zone 2 – Outer Protection Zone~~).



### North Tandridge: One Public Estate Programme (NTOPE)

**22.4** Unlike the rest of the land allocations for housing set out in this section, the One Public Estate programme covers a number of public sector sites owned and managed by the Local Authority, Surrey County Council and the NHS. The aim of the programme is to assist public sector landlords to work in partnership to make best use of collective assets. This could include facilitating major service transformation such as health and social care integration and unlocking land for new homes and commercial space.

**22.5** While the North Tandridge One Public Estate Programme is at an early stage at the time of writing Our Local Plan, we want to ensure the intentions for the programme are clear and demonstrate our commitment to delivery which will have benefits for our communities.

**22.6** The Programme will seek to address a number of issues in the north of the District including:

- Demand for all types of housing, particularly affordable housing.
- Challenges presented by an ageing population in respect of health and social care services.
- The need for more efficient recycling centre facilities and for a review of current community service provision, including libraries, community centres and other associated activities.

**22.7** The programme will be underpinned by the Caterham Masterplan and Town Centre Design Statement where they apply, and any proposals for the sites related to the One Public Estate will be considered in accordance with policy HSG20 below and all other relevant policies. No spatial representation in the form of a map of the NTOPE is provided at this time, but will be further informed and detailed as the project evolves.

**22.8** The associated yield of 82 units stems from the Council's current understanding of the assets that could be included within the programme, in particular the Douglas Brunton Centre and adjacent Community Recycling Centre. It is not the intention of the NTOPE initiative to redevelop all assets and facilities included in the programme for housing. Ensuring efficient and accessible community facilities is at the heart of the programme and the initiative will seek to make better use of land.

**HSG20: North Tandridge: One Public Estate (NTOPE), Caterham**

**Use / Estimated Site Yield:** (C3 and community uses) 82

**Site Description:**

A strategic allocation which rationalises a number of public sector previously-developed sites within the existing built-up areas of Caterham and Warlingham, including sites such as the Douglas Brunton Centre and adjacent Community Recycling Centre.

**Scheme Specific Policy Requirements:**

The Council will support proposals which achieve the objectives of the North Tandridge: One Public Estate Programme and which provide, enhance and facilitate the delivery of community facilities, including: a library, recycling centre, improved health provision, homes and jobs.

In addition to **according with relevant development plan policies and material considerations**, ~~complying with other relevant policies of Our Local Plan~~ including those relating to affordable housing and design, applications will be supported where the relevant requirements of the Infrastructure Delivery Plan (IDP) and infrastructure provision are met:

- Multi-use sports hall and multi-use games area
- Upgrade to Town End Amenity Green Space
- Chaldon Road/High Street/Mini Roundabout/Junction Upgrade
- Pedestrian safety improvements on corner of High Street and Court Road

**Key Supporting Documents and Evidence**

- Housing and Economic Land Availability Assessment (All iterations)
- Urban Capacity Study (2017)
- Strategic Flood Risk Assessment (2018)
- Site Based Ecology Assessments (2016)
- Landscape Capacity and Sensitivity Study (2016)
- Green Belt Assessment (Part 3): Exceptional Circumstances and Insetting (2018)
- Tandridge Open Space, Sport and Recreation Facilities Assessment: Open Space, Sport and Recreation Typologies and Standards (2017)
- Tandridge District Playing Pitch Strategy (2018)
- Infrastructure Delivery Plan (2018)
- Regulation 19 Housing Topic Paper (2018)

**Relevant Spatial Objective(s)**

- **SO1** - Economy;
- **SO2** - Economy;
- **SO3** - Economy;
- **SO4** - Housing;
- **SO6** - Town Centres & Retail;
- **SO7** - Health & Wellbeing;
- **SO8** - Design;
- **SO9** - Design;
- **SO10** - Design;
- **SO11** - Best Use of Land;
- **SO12** - Green Belt;
- **SO13** - Landscape and Natural Environment;
- **SO14** - Historic Environment;
- **SO15** - Flooding;
- **SO16** - Infrastructure;
- **SO17** - Infrastructure.

**Relevant Monitoring Indicator(s)**

- Annually monitor as part of the five year housing and land supply within the Authority's Monitoring Report (AMR).

## 23 Employment

**23.1** The National Planning Policy Framework places great emphasis on the role of the economy in achieving sustainable development, and states that '*planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system. To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century*' <sup>(22)</sup>. As such, Our Local Plan has been prepared with policies to positively enhance our local economy, employment spaces and businesses, and to support sustainable growth.

**23.2** As discussed in the District Portrait at Section 7, despite being well located to transport networks and in excellent proximity to the employment areas of Gatwick Airport and Crawley, the District faces a number of barriers to growth. **This includes a number of environmental constraints, including** road congestion, rail disruption, availability of commercial space and a lack of high-value employment opportunities. These factors have resulted in our District being the least competitive in the County **in** terms of what we can offer businesses.

**23.3** We know that to tackle these challenges we need the right investment, support and infrastructure. Our Local Plan helps to make this shift from the District's earlier, more reactive, approach to employment to taking steps to actively seek out opportunities for the businesses of the District and encourage a stronger economy and employment base as far as is practicably possible.

**23.4** To inform the preparation of Our Local Plan and give better insight into the employment space, market trends, and businesses operating in Tandridge, the Economic Needs Assessment (ENA) (2015) and Update (2017) were carried out. These evidence-based documents also informed the Economic Proposition (2017) - the Council's pro-active strategy setting out how we plan to grow and prosper by re-balancing the **d**District's economy and attracting inward investment.

**23.5** In relation to our employment sites, the ENA (2015 and 2017) found that some played a more significant role into our economy, both locally and beyond, than others. It identified that of all the sites assessed, 11 were considered to provide high quality employment land and premises, and recommended that the sites were protected for continued employment use. It recommended proposals for redevelopment to alternative uses should be resisted (see Policy SES01 - SES04 and IES01 - IES07).

**23.6** Our businesses told us that skills are an issue, and that one in five cannot get the skilled-employees they need to grow their business. Through Our Local Plan and in support of the Council's Economic Proposition (2017), we are being ambitious in demonstrating our commitment to developing a thriving economy with high-value, high-tech businesses by supporting the growth of these industries and facilitating the training of local people to enter or remain locally in these professions.

**23.7** In actively supporting our local economy and employment spaces, the Council must be pragmatic and recognise that our close connections with major employment locations such as Crawley, Gatwick, Croydon and Redhill, are likely to almost always influence the location of employment for our residents. Industrial and office property markets rarely correspond to local government

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22 NPPF, Paragraph 19 - 20

administrative boundaries, and thus Our Local Plan must focus on the task of making Tandridge a unique place to work and locate a business, while balancing meeting the employment space and jobs sought by companies in a wider economic market area and without adversely affecting neighbouring areas.

**23.8** Over the Plan period, **a net requirement of an employment space requirement of 15.3ha employment space** has been identified. Opportunities for intensification on employment sites, both Strategic and Important sites amount to around 21ha and exceeds identified need by around 6ha (see Summary Table of Employment Allocations). However, given that ~~the~~ all sites, barring the Strategic Employment Sites, are within the Green Belt and schemes may not all be pursued or appropriate for intensification, the Council must remain pragmatic. Schemes may also be dependent on an element of sui generis uses, roads and parking which may mean that available space for employment uses could be less than ~~the~~ the opportunities identified.

**23.9** Further, the Government's extension of Permitted Development Rights, allowing for a change of use from business premises to residential use without the need to go through the planning process, place an element of uncertainty over current and future supply of employment sites. **The Council will consider if and where the implementation of Article 4 directions would be of benefit in curtailing employment loss and pursue these where possible. As such,** ~~We~~ we are remaining flexible to **our employment land supply** ~~this~~ and the possibility that loss in one place will increase the need for re-provision elsewhere.

**23.10** While **an important** key element of the South Godstone Garden Community will ~~include~~ **be the inclusion of employment space, this will and more than likely be delivered in the longer term and assist in meeting employment needs later and beyond the plan period. As such, the employment space identified in allocations SES01 - SES04 and IES01 - IES07 does not include that which will be located within the Garden Community and the detailed approach to be taken on employment for the Garden Community allocations and the level of provision has not yet been determined,** and will be a matter for the Area Action Plan.

### **TLP20: Supporting a Prosperous Economy**

The Council will support the ~~seek to deliver sustainable~~ growth of the local economy, supported by providing a flexible **and sustainable** supply of employment land and premises to meet the varying needs of different economic sectors ~~by~~ **through**:

- I. Protecting and enhancing existing ~~viable~~ employment areas and premises in order to meet the needs of existing and new businesses;
- II. Encouraging the improvement and redevelopment of land within existing employment areas in order to enable business growth, and improve the attractiveness of these areas;
- III. Identifying at least 15.3ha (**net**) of additional employment land for B1, B2 and B8 uses, and any associated employment generating Sui Generis uses;

- IV. Facilitating the training and education of local people to gain skills required to enter or remain part of the local workforce; and
- V. Supporting and facilitating proposals for new and improved sites and initiatives which contribute to implementing the priorities identified in the the most up-to-date Economic Proposition, through ensuring local business support and training opportunities.

#### Loss of and non-employment change of use

Proposals for development that would result in a loss of employment land will not normally be supported. Proposals for alternative use on 'other employment sites' set out in TLP21, will be permitted only where it can be demonstrated that:

- VI. The site is unsuitably located, for example because of inadequate access for heavy goods vehicles or harm/potential harm to the amenities of nearby residential property by reason of traffic, noise or general disturbance, and that these issues cannot be sufficiently mitigated whilst retaining its use; or
- VII. ~~The current site use is no longer viable, for an alternative commercial use, or as part of a redevelopment or mixed-use development scheme. The application would need to be justified by evidence that there is no reasonable prospect of a site's continued employment use. This could include evidence regarding what steps have been taken to maintain, re-let or sell the site and would need to demonstrate a robust marketing strategy in terms of the rates or value at which it has been marketed, and the length and ways it has been advertised.~~ **The property is vacant or is currently occupied by a pop-up or temporary use and the applicant is able to demonstrate that the property has been effectively marketed for sale or letting at a realistic price on the open market for a minimum period of 12 months and that no reasonable offers have been refused\*;** and

**\* The Council may seek independent advice to test the veracity of any marketing exercise.**

This will be considered by the Council on a case-by-case basis.

Where proposals are seeking a change of use to residential, either in full or partially, applications will, in addition to other requirements in this policy, need to demonstrate that the principles of sustainable development would be achieved. Proposals will also need to show that the redevelopment of the site for residential purpose is identified through the Council's most up to date brownfield register and in line with the Council's most up to date Infrastructure Delivery Plan.

#### Key Supporting Documents and Evidence

- Economic Needs Assessment (2015)



- Economic Needs Assessment Update (2017)
- Economic Proposition (2017)

#### Relevant Spatial Objective(s)

- **SO1** - Economy;
- **SO3** - Economy.

#### Relevant Monitoring Indicator(s)

- Amount of net gains and/or losses of employment floorspace (B-Class and Sui Generis)
- Net number of permissions enabling intensification of employment spaces within SES01-SES04 and IES01-IES07
- Percentage of residents whose job and skill set is identified within occupation skill group 1-6
- Percentage of employment and unemployment within the District
- Competitive Ranking
- Number of employment applications (B-Class) permitted under General Permitted Development Rights.

### Employment Hierarchy

**23.11** In carrying out the detailed review of employment sites in the District, the ENA (2015) and ENA Update (2017) were able to identify those sites which are of most significant benefit to the area and those which also play an important role, albeit to a lesser extent. In seeking to protect those employment sites, proposals for development will be considered in line with the Council's Employment Hierarchy and where the site sits within it.

**23.12** The Employment Hierarchy consists of Strategic Employment Sites, Important Employment Sites, and all other existing employment sites. The ENA Update (2017) identified four Strategic Employment Sites - these sites are the most important for employment uses and will be protected. They are:

- Godstone Road Business Centre, Whyteleafe
- Hobbs Industrial Estate, Felbridge
- Lambs Business Park, South Godstone
- Westerham Road Industrial Estate, ~~Limpfield~~ Tatsfield.

**23.13** A number of Important Employment Sites were also identified in the Update (2017). These are good quality sites and a presumption of retention for continued employment use was recommended, although it was recognised that some operational flexibility may be required. Not all of the recommendations from the Update (2017) have been accepted, as in some instances, other evidence or information led us to discount sites. One example of this is Ladycross Business Park, Dormansland; landscape evidence did not support any intensification on this site due to low landscape capacity and sensitivity. Therefore, no formal policy designation is given. As such, those sites the Council identifies as Important and policy protected are:

- Brewer Street, Bletchingley
- Cophall Farm, Copthorne
- Paddock Barn Farm, Godstone Road, Caterham
- Priory Farm, South Nutfield
- Snowhill Business Centre, Copthorne
- Systems House, Blindley Heath
- Redhill Aerodrome Industrial Area, South Nutfield<sup>(23)</sup>

**23.14** Further information and the wider details on each of the employment allocations are set out at policy SES01 - SES04 and IES01 - IES07. All applications for any employment site will need to have regard to the content of the Council's employment evidence and wider development plan policies.

### **TLP21: Employment Hierarchy**

Development proposals regarding existing sites within the District will be considered in accordance with their position within the following employment hierarchy, the most up-to-date Economic Needs Assessment, Economic Proposition and against other relevant policies in the Development Plan.

Employment sites and their allocated status are set out on the Policies Map and policies SES01-SES04 and IES01-IES07.

23 At the time of carrying out the ENA Update (2017), Redhill Aerodrome and the employment area was considered to be part of a reasonable alternative location for a Garden Community. Since then, that location has been ruled out by the Council as the preferred location and on reflection of both pieces of evidence the Council have followed the recommendations of the ENA (2015) and allocated a protective status as an Important Employment Site.

### Strategic Employment Sites (SES)

Employment sites in this category will be supported for intensification and expanded where appropriate. SES are the largest employment sites in the District and will be retained protected for their capacity for commercial, industrial and the employment opportunities they offer not just locally, but in the wider Functional Economic Area, County and beyond. Alternative non-employment related uses that do not support the functioning of the site, will be resisted.

### Important Employment Sites (IES)

These are good quality employment sites that offer diversity to the types of employment in the District. These sites will be protected for their employment use and intensification supported where appropriate.

### Other existing employment sites

For all other employment sites, while no formal allocation is given, any loss of employment space will need to accord with policy TLP20: Supporting a Prosperous Economy.

### Office Space and Sequential Testing

Any proposals for office space outside of town centres will need to demonstrate how it has responded to the sequential test set out in NPPF.

### Key Supporting Documents and Evidence

- Economic Needs Assessment (2015)
- Economic Needs Assessment Update (2017)
- Economic Proposition (2017)
- Town and Local Centre Review (2018)
- Landscape Capacity and Sensitivity Study (2016)

### Relevant Spatial Objective(s)

- **SO1** - Economy;
- **SO3** - Economy.

### Relevant Monitoring Indicator(s)

- Amount of net gains and/or losses of employment floorspace (B-Class and Sui Generis)

- Net number of permissions enabling intensification of employment spaces within SES01-SES04 and IES01-IES07
- Number of employment applications (B-Class) permitted under General Permitted Development Rights.

## Rural Economy

**23.15** The NPPF states that planning policies should support economic growth in rural areas in order to create jobs and prosperity, by taking a positive approach to sustainable new development which includes economic, social and environmental dimensions.

**23.16** The majority of our District is rural. Even our main towns share some characteristics with typical rural life including access to an abundance of open landscapes, relatively low density living when compared to larger towns in the county, and the aesthetic character which is so precious to our communities. For the purposes of considering our rural economy, however, we must be mindful of what rural means for Tandridge as a whole so that we can plan most appropriately for the area. We must also be mindful that many of employment sites we are seeking to protect are in the rural areas. As such, employment sites located in any settlement outside of those defined as Urban Settlements in TLP06, should be considered rural in the context of this policy.

**23.17** Given that the vast majority of our employment space is located in rural areas, it stands to reason that our rural economy must be supported and encouraged. Our approach seeks to do so and considers that all forms of employment use can be acceptable in the countryside, where it meets the relevant aesthetic and sustainability criteria of the policies set out in Our Local Plan.

**23.18** Much of the use and formal allocations of our existing employment sites is dealt with through policy TLP21 above and the corresponding allocations. However, it is important to remember the role played by smaller rural businesses and those more in keeping with the historic concept of rural life such as farming and agriculture. Tourism also plays a key role in supporting our rural economy and our policies for this are set out in Section 28.

**23.19** Our Local Plan commits to assisting our rural areas, and we will support rural and agricultural initiatives that improve local services and facilities and contribute to the rural economy. The Council will support the retention and development of important local community facilities, such as shops and public houses, which play fundamental roles in terms of social cohesion, fulfilling day-to-day needs of rural residents and a settlement's sustainability.

**23.20** We need to balance the creation of new business opportunities with the needs of the farming industry. Farming is an important contributor to the rural economy. It can help to maintain the landscape - which attracts tourists and helps to produce food locally. As such, Our Local Plan will support the development and diversification of farming in the District. Further, in the selection of all land allocations we have been mindful of good grade agricultural land and ensured it is avoided for redevelopment plans in recognition of the role it serves.

### TLP22: Rural Economy

In order to support a prosperous rural economy and assist in the provision of jobs and in accordance with other policies of the development plan, the Council will positively consider:

- I. the sustainable growth and expansion of all types of business and enterprise in rural areas through conversion of existing buildings and provision of well-designed new buildings of appropriate scale;
- II. schemes which support tourism in accordance with policies TLP41 and TLP42;
- III. the development and diversification of agricultural, farming and other land-based rural businesses, where appropriate; and
- IV. the retention and development of local services and community facilities in our semi-rural service (Tier 2) settlements and rural (Tier 3) settlements, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship, which respect the character of the countryside.

The Council will work positively with our rural businesses and relevant partners to support and improve the provision of internet services in rural areas and identify and pursue any funding streams, including s106 contributions, and rural initiatives that could support and facilitate our rural economy.

### Key Supporting Documents and Evidence

- Economic Needs Assessment (2015)
- Economic Needs Assessment Update (2017)

### Relevant Spatial Objective(s)

- **SO1** - Economy;
- **SO2** - Economy;
- **SO3** - Economy.

### Relevant Monitoring Indicator(s)

- Amount of net gains and/or losses of employment floorspace (B-Class and Sui Generis)
- Net number of permissions enabling intensification of employment spaces within SES01-SES04 and IES01-IES07

- Number of employment applications (B-Class) permitted under General Permitted Development Rights
- Number of gains and/or losses proposing agricultural, farming and other land-based rural businesses
- Changes in the net amount of retail floorspace (Class A1-A5) within each retail centre
- Amount of vacant retail floorspace (Class A1-A5) according to each retail centre
- Gains and/or losses of community services floorspace (Class D1 and D2)
- Quarterly update on Gainshare Solution Deployment to promote home-working (updates on postcodes that have now been connected to the fibre network)
- Permissions proposing expansion/intensification of tourism assets.



### Employment Land Allocations

**23.21** The following policies identify and allocate specific sites that are suitable for employment development and which should be protected for that use. The acceptability of any proposal will be judged at the planning application stage and against the site-specific requirements of these sites and the wider development plan as well as all other material considerations.

**23.22** The site allocations have been determined upon the consideration of numerous evidence bases including the Housing and Economic Land Availability and Economic Needs Assessment 2015 and 2017 update. Factors such as landscape impact, ecology, Green Belt impact, flooding and infrastructure were all material considerations to the sites which have been selected.

**23.23** In preparing the Local Plan, some alterations to the Green Belt boundaries for Strategic Employment Sites have taken place. These alterations have only taken place where exceptional circumstances have been demonstrated and in accordance with the National Planning Policy Framework (2012). [The Council's Green Belt Assessment \(Part 3\): Insetting and Exceptional Circumstances \(2018\)](#) report and its [appendix](#), set out the assessments. Please note that site assessments have been carried out using Housing and Economic Land Availability Assessment (HELAA) references and those of the Economic Needs Assessment (ENA). All site allocations below include the relevant HELAA and ENA references for consistency and clarity.

#### Summary Table of Employment Allocations

Policy Reference	Site Address	Potential available space
SES01	Godstone Road Business Centre, Whyteleafe	0.00ha
SES02	Hobbs Industrial Estate, Felbridge	3.88ha
SES03	Lambs Business Park, South Godstone	8.00ha
SES04	Westerham Road Industrial Estate, Tatsfield	2.84ha
IES01	Snowhill Business Centre, Copthorne	0.03ha
IES02	Brewer Street, Bletchingley	1.22ha
IES03	Cophall Farm, Copthorne	4.15ha
IES04	Systems House, Blindley Heath	0.00ha
IES05	Redhill Aerodrome Industrial Area, South Nutfield	0.43ha
IES06	Paddock Barn Farm, Godstone Road, Caterham	0.44ha
IES07	Priory Farm, South Nutfield	0.00ha

**SES01: Godstone Road Business Centre, Whyteleafe**

<b>Site Size:</b>	2.09ha	<b>Estimated additional provision:</b>	.00ha
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**Site Description:**

Godstone Road Business Centre is an office park on the edge of the built form of Whyteleafe. The site offers large, high quality office units and is the location of Ann Summers Head Office. It is located on the A22 at the northern end of the Caterham bypass which links to the M25. The site has considerable car parking provision with secure access, and is accessible via public bus services, and at walking distance from Whyteleafe South railway station.

*Other evidence-based references: Economic Needs Assessment: ENA 01 (2017)*



**Site-specific Policy Requirements:**

In addition to complying according with all relevant policies within the development plan and material considerations, the Council will actively encourage and support applications for the regeneration, enhancement and development of Strategic Employment Sites which:

- I. support high value business growth

- II. facilitate the achievement of the Council's most up-to-date Economic Proposition.
- III. maximise opportunities for the intensification of B-Class use employment uses and supporting ~~su~~ ~~g~~ ~~Generis~~ uses

Applications which result in the loss of employment uses will be resisted.

#### **Infrastructure**

- IV. In accordance with the Infrastructure Delivery Plan (IDP), financial contributions to/onsite provision of the following infrastructure are relevant to the development of this site and will be a requirement of any proposal:
  - Whyteleafe Roundabout Approaches Redesign
  - Wapses Lodge Roundabout Improvements

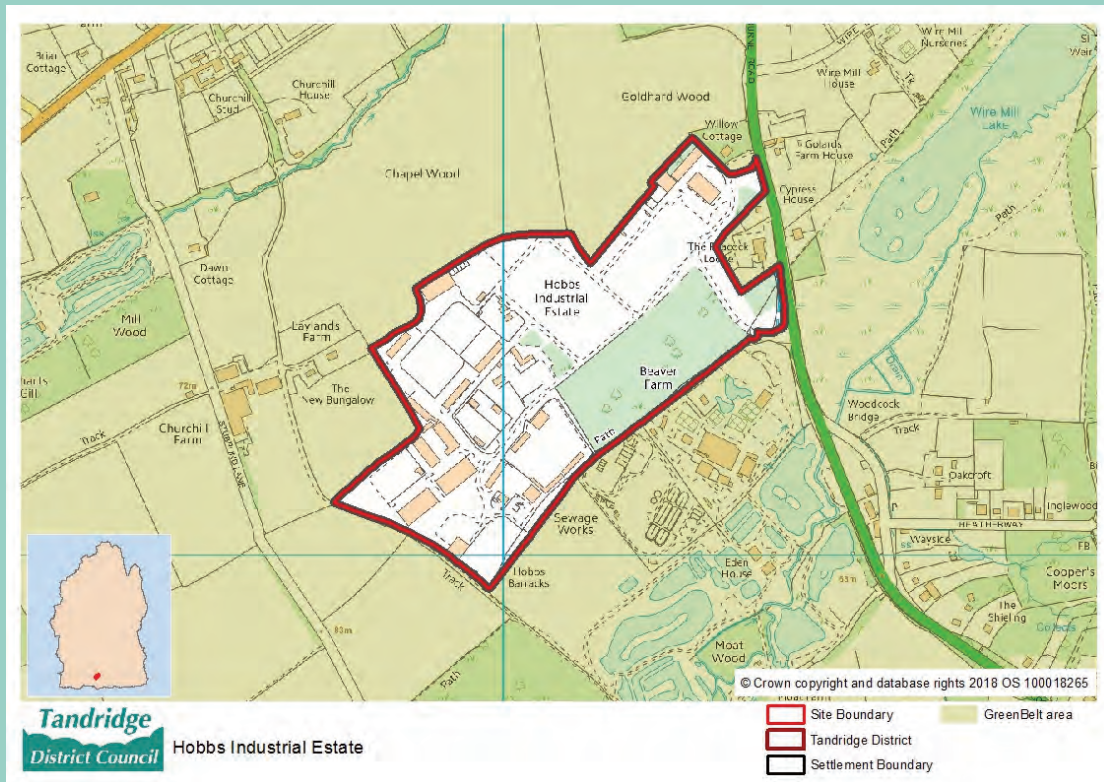
**SES02: Hobbs Industrial Estate, Felbridge**

<b>Site Size:</b>	22ha	<b>Estimated additional provision:</b>	3.88ha
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**Site Description:**

Site located on the A22 and used for a mix of employment units including: airport and car parking, scaffolding and crane operations and other workshops etc. Access is good, directly off the A22 which provides good access to Gatwick Airport and road networks. The business park has security check-point access and is screened from the wider area by dense trees and shrubbery.

*Other evidence-based references: Economic Needs Assessment: ENA 22 (2015) ENA 16 (2017)*



**Site-specific Policy Requirements:**

The [exceptional circumstances](#) to justify the release of this site from the Green Belt have been identified and the allocation of this site has resulted in an alteration to the Green Belt boundary.

In addition to ~~complying~~ **according** with all relevant policies **within the development plan** and material considerations, the Council will actively encourage and support applications for the regeneration, enhancement and development of Strategic Employment Sites which:

- I. support high value business growth
- II. facilitate the achievement of the Council's most up to date Economic Proposition will also be supported
- III. maximise opportunities for the intensification of B-Class use employment uses and supporting Sui Generis uses

Applications which result in a loss of employment or for the use of Airport Parking, will be resisted.

#### **Public Rights of Way**

- IV. **Any Public Right of Way within or abutting the site should be retained in liaison with Surrey County Council and TLP31.**

#### **Infrastructure**

- V. In accordance with the Infrastructure Delivery Plan (IDP), financial contributions to/onsite provision of the following infrastructure are relevant to the development of this site and will be a requirement of any proposal:
  - Felbridge Junction Improvements A22/A264
  - Felbridge Road/Crawley Down Road Junction Improvements
  - Felbridge Traffic Calming



**SES03: Lambs Business Park, South Godstone**

<b>Site Size:</b>	12.8ha	<b>Estimated additional provision:</b>	8ha*
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**Site Description:**

Lambs Business Park is an industrial estate just outside South Godstone. The site is one of the larger employment locations in the District. The eastern half of the site comprises the existing business park which offers a range of units of medium size and the south western part is comprised of a ~~disused clay quarry~~ **former claypit**. It is accessed via Terra Cotta Road, close to the A22, Eastbourne Road. The area is predominantly screened from the surrounding area by tree lines and shrubbery and an active railway siding runs adjacent to and has been previously used by the site.

*Other evidence-based references: Economic Needs Assessment: ENA 12 (2015), ENA 08 (2017) and Housing and Economic Land Availability Assessment (HELAA) SGOD 008*



**Site-specific Policy Requirements:**

The [exceptional circumstances](#) to justify the release of this site from the Green Belt have been identified and the allocation of this site has resulted in an alteration to the Green Belt boundary.

In addition to ~~complying~~ **according** with all relevant policies **within the development plan** and material considerations, the Council will actively encourage and support applications for the regeneration, enhancement and development of Strategic Employment Sites which:

- I. support high value business growth
- II. facilitate the achievement of the Council's most up-to-date Economic Proposition
- III. maximise opportunities for the intensification of B-Class use employment uses and supporting Sui Generis uses
- IV. deliver data centre uses, technological innovation and any necessary supporting facilities.

Applications which result in the loss of employment uses will be resisted, as will any proposals for operational uses which unacceptably increase road-based transport movements. Proposals for the site must demonstrate how the opportunities presented by the direct access to the rail network have been maximised, as is appropriate.

It is recognised that the Surrey Waste **Planning** Authority is currently considering Lambs Business Park for a potential waste allocation which could be associated with energy generation. In the event of the site accommodating a new Energy from Waste plant, this should be designed to enable the future use of surplus heat to serve the South Godstone Garden Community and the operations of Lambs Business Park.

#### **Infrastructure**

- V. In accordance with the Infrastructure Delivery Plan (IDP), financial contributions to/onsite provision of the following infrastructure are relevant to the development of this site: ~~and will be a requirement of any proposal:~~
  - A22/Tilburstow Hill Road Improvements **on reflection of up to date transport assessment and relative to the size, type and nature of the scheme proposed.**

*\* Estimated additional space slightly deviates from the figures set out in the ENA 2017 and better reflects more up to date detailed site information.*



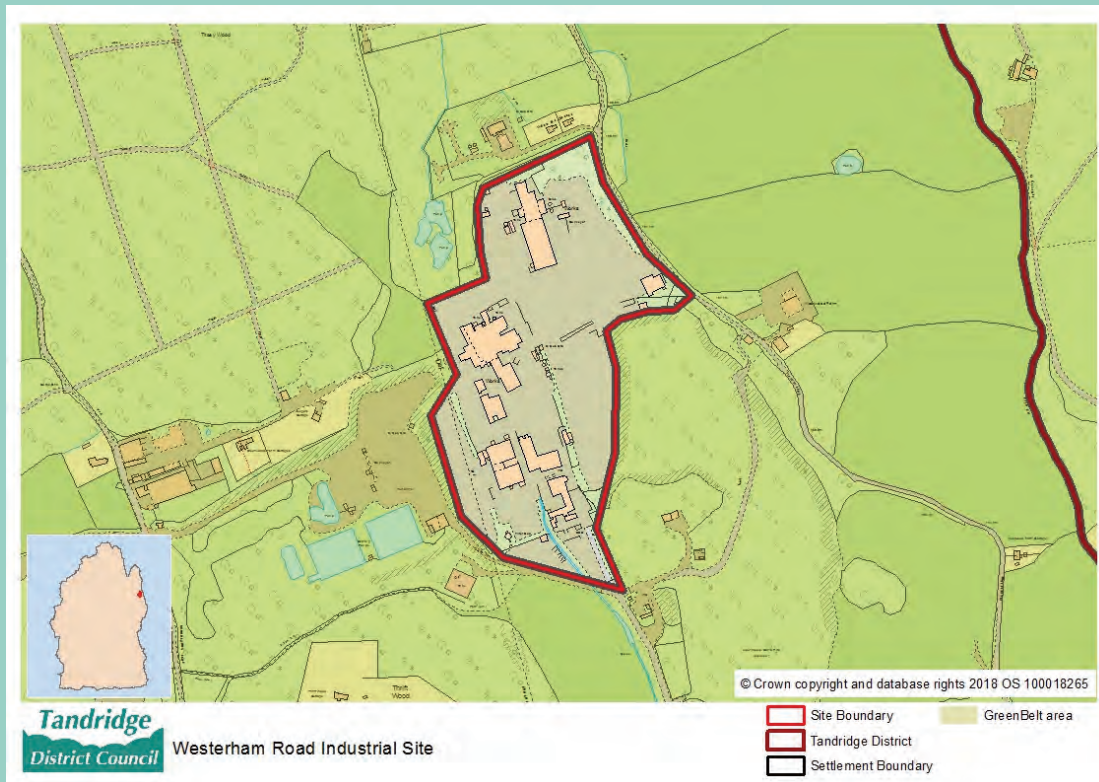
**SES04: Westerham Road Industrial Estate, Tatsfield**

<b>Site Size:</b>	8.61ha	<b>Estimated additional provision:</b>	2.84ha
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**Site Description:**

Westerham Road Industrial Estate, also known as Moorhouse Tileworks, is situated **within the Surrey Hills AONB** in a rural location between Oxted and Westerham, and currently used for large-scale open storage. Site access is sufficient for current uses and links directly to the A25.

*Other evidence-based references: Economic Needs Assessment: ENA 08 (2015), ENA 36 (2017)*



**Site-specific Policy Requirements:**

The **exceptional circumstances** to justify the release of this site from the Green Belt have been identified and the allocation of this site has resulted in an alteration to the Green Belt boundary.

In addition to **complying according** with all relevant policies **within the development plan** and material considerations, the Council will actively encourage and support applications for the regeneration, enhancement and development of Strategic Employment Sites which:

- I. support high value business growth
- II. facilitate the achievement of the Council's most up-to-date Economic Proposition
- III. maximise opportunities for the intensification of B-Class use employment uses and supporting Sui Generis uses
- IV. **which is sensitive to its location within** ~~does not negatively impact upon the setting of the Surrey Hills Area of Outstanding Natural Beauty.~~

Applications which result in the loss of employment uses will be resisted.

#### **Infrastructure**

- V. In accordance with the Infrastructure Delivery Plan (IDP), financial contributions to/onsite provision of the following infrastructure are relevant to the development of this site and will be a requirement of any proposal:
  - Junction Improvements at A25 Westerham Road / B269 High Street Limpsfield / Wolfs Row
  - Improvements to access

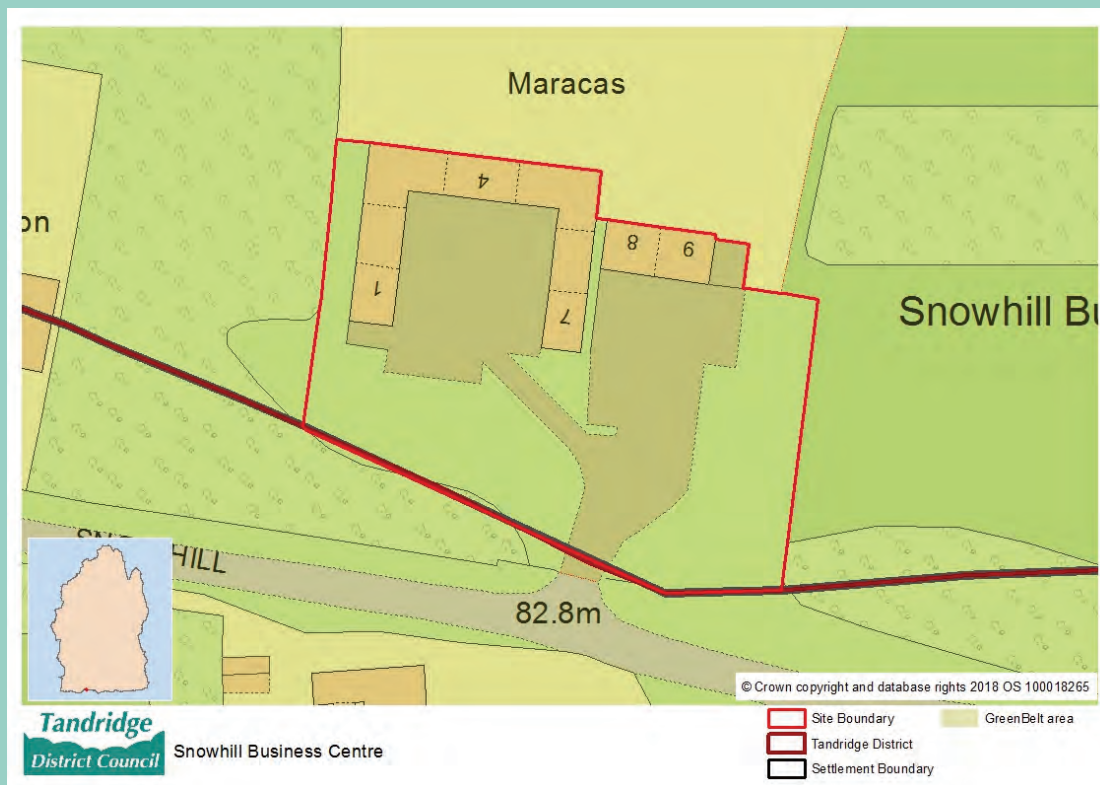
**IES01: Snowhill Business Centre, Copthorne**

<b>Site Size:</b>	0.35ha	<b>Estimated additional provision:</b>	0.03ha
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**Site Description:**

Snowhill Business Centre is a small-scale office park situated on the B2037 close to the junction with the A264, outside of Copthorne. The site is in a semi-rural / semi-residential area, is occupied by small local businesses and provides small-scale space suitable for start-ups and **Small and Medium Enterprises**. There is a small area of unused land to the east.

*Other evidence-based references: Economic Needs Assessment: ENA 27 (2015) ENA 29 (2017)*



**Site-specific Policy Requirements:**

In addition to ~~complying~~ **according** with all relevant policies **within the development plan** and material considerations, the Council will actively encourage and support the regeneration, enhancement and protection of Important Employment Sites for their local contribution to business and economy.

Proposals for Snowhill will be supported where they are sensitive to its location in the Green Belt.

**Infrastructure**

- I. In accordance with the Infrastructure Delivery Plan (IDP), financial contributions to/onsite provision of the following infrastructure are relevant to the development of this site and will be a requirement of any proposal:
  - Copthorne Junction (Copthorne Hotel/A264/A2220) Improvements

**IES02: Brewer Street, Bletchingley**

<b>Site Size:</b>	2.38ha	<b>Estimated additional provision:</b>	1.22ha
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**Site Description:**

Brewer Street is a local business park located in a rural area to the north of Bletchingley **to the south of the Surrey Hills AONB**. The former farm site has been converted to provide a range of small-scale office and industrial units as well as a specialist veterinary hospital and plasma research centre. The site includes a vacant and disused agricultural building. Site accessibility is limited, being via Brewer Street - a residential and country road inappropriate for large-scale traffic or HGVs.

*Other evidence-based references: Economic Needs Assessment: ENA 30 (2015), ENA 02 (2017)*



**Site-specific Policy Requirements:**

In addition to ~~complying~~ **according** with all relevant policies **within the development plan** and material considerations, the Council will actively encourage and support the regeneration, enhancement and protection of Important Employment Sites for their local contribution to business and economy.

Proposals for Brewer Street will be supported where they:

- I. would not unacceptably exacerbate the rural road network, and
- II. relate to the existing business and uses on the site, or are B1(a) focused, and
- III. are sensitive to the location in the Brewer Street Conservation Area and Green Belt.

#### **Infrastructure**

IV. In accordance with the Infrastructure Delivery Plan (IDP), financial contributions to/onsite provision of the following infrastructure are relevant to the development of this site and will be a requirement of any proposal:

- Outwood Lane/ A25 signalisation



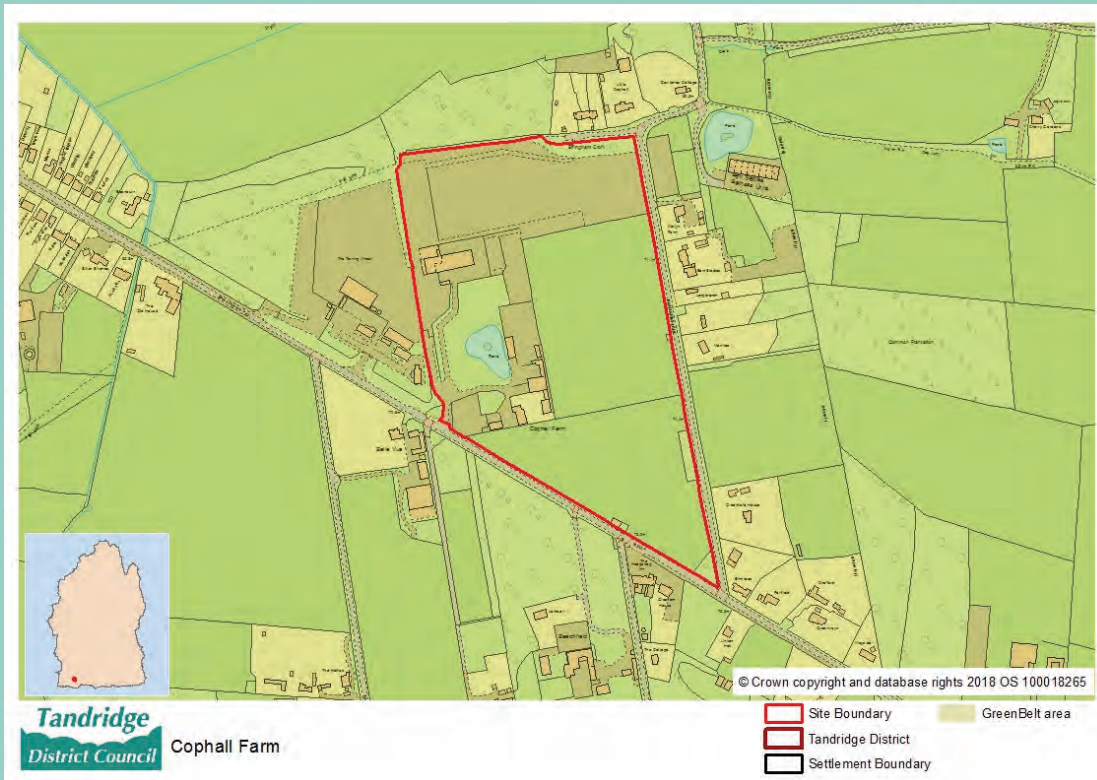
**IES03: Cophall Farm, Cophorne**

<b>Site Size:</b>	8.00ha	<b>Estimated additional provision:</b>	4.15ha
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**Site Description:**

Site located on the B2037, north of Cophorne. The majority of the site is used for Airport Car Parking, however the site is also home to other employment uses, including mechanics and scaffolding. There is the opportunity for intensification in the south-eastern part of the site.

*Other evidence-based references: Economic Needs Assessment: ENA 16 (2015), ENA 09 (2017)*



**Site-specific Policy Requirements:**

In addition to complying according with all relevant policies within the development plan and material considerations, the Council will actively encourage and support the regeneration, enhancement and protection of Important Employment Sites for their local contribution to business and economy.

Proposals for Cophall Farm will be supported where they are sensitive to the location in the Green Belt. Applications for further use as Airport Parking will not be supported.

**Public Rights of Way**

- I. **Any Public Right of Way within or abutting the site should be retained in liaison with Surrey County Council and TLP31.**

**Infrastructure**

- II. In accordance with the Infrastructure Delivery Plan (IDP), financial contributions to/onsite provision of the following infrastructure are relevant to the development of this site and will be a requirement of any proposal:
  - Copthorne Junction (Copthorne Hotel/A264/A2220) Improvements

**IES04: Systems House, Blindley Heath**

<b>Site Size:</b>	0.98ha	<b>Estimated additional Provision:</b>	0.0ha
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**Site Description:**

Systems House is a mixed employment site on Eastbourne Road (A22) comprising showroom and engineering units. The site is serviced by a local bus route, but access is tight with limited car parking provision.

*Other evidence-based references: Economic Needs Assessment: ENA 26 (2015), ENA 31 (2017)*



**Site-specific Policy Requirements:**

In addition to complying according with all relevant policies within the development plan and material considerations, the Council will actively encourage and support the regeneration, enhancement and protection of Important Employment Sites for their local contribution to business and economy.

Proposals for Systems House will be supported where they are sensitive to the location in the Green Belt.

**Public Rights of Way**

- I. Any Public Right of Way within or abutting the site should be retained in liaison with Surrey County Council and TLP31.

**Infrastructure**

- II. In accordance with the Infrastructure Delivery Plan (IDP), financial contributions to/onsite provision of the following infrastructure are relevant to the development of this site and will be a requirement of any proposal:
  - Footway/Cycleway A22 Godstone Road

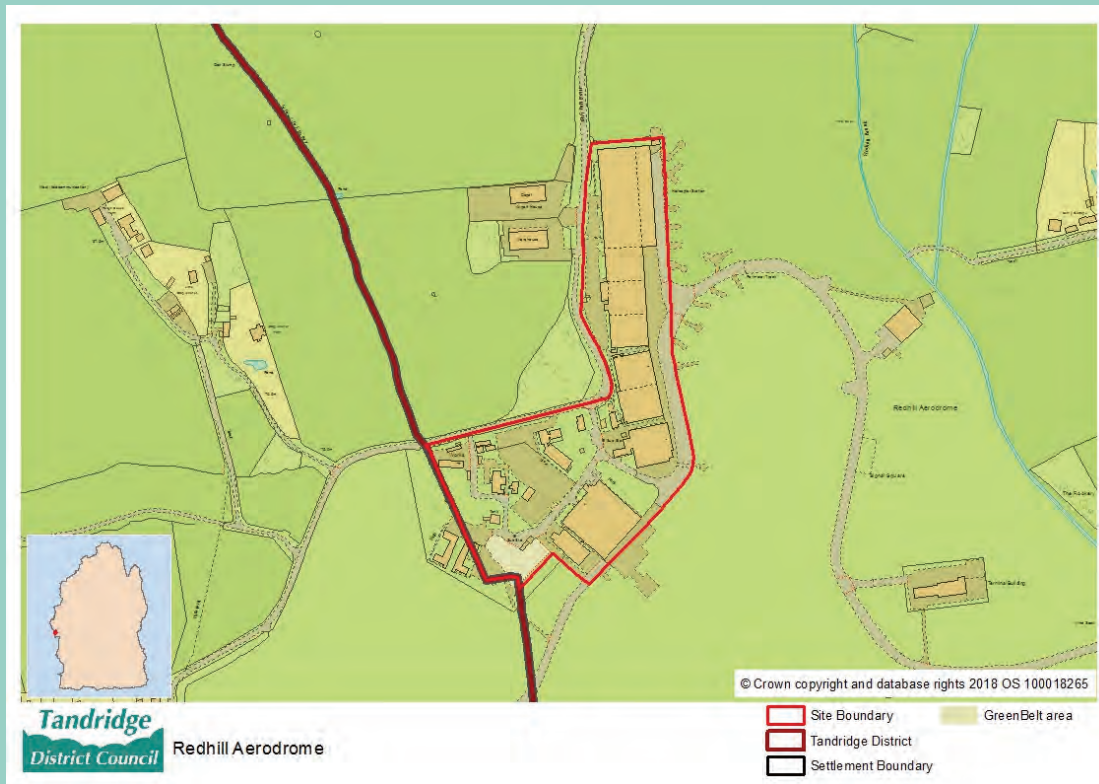
**IES05: Redhill Aerodrome Industrial Area, South Nutfield**

<b>Site Size:</b>	6.01ha	<b>Estimated additional provision:</b>	0.43ha
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**Site Description:**

Redhill Aerodrome site is located in a rural location to the south east of Redhill and south west of South Nutfield. The employment element of the site is located on the north western edge of the grass airfield. Much of the employment element is primarily taken-up by aviation-related industries and services.

*Other evidence-based references: Economic Needs Assessment: ENA 11 (2015), ENA 26 (2017)*



**Site-specific Policy Requirements:**

In addition to complying according with all relevant policies within the development plan and material considerations, the Council will actively encourage and support the regeneration, enhancement and protection of Important Employment Sites for their local contribution to business and economy.

Proposals for Redhill Aerodrome will be supported where they are sensitive to the location in the Green Belt.

Part of the employment area continues into the administrative area of Reigate & Banstead Borough Council. Any application for this particular area should engage in early discussions with both planning authorities to maximise the effectiveness of any scheme.

#### **Infrastructure**

- I. In accordance with the Infrastructure Delivery Plan (IDP), financial contributions to/onsite provision of the following infrastructure are relevant to the development of this site and will be a requirement of any proposal:
  - Traffic Calming along A25



**IES06: Paddock Barn Farm, Godstone Road, Caterham**

<b>Site Size:</b>	1.09ha	<b>Estimated additional provision:</b>	0.44ha
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**Site Description:**

Paddock Barn Farm is located on the A22 with site access directly off the main road (southbound access only). The site is located in a rural **AONB** setting approximately one mile north of Junction 6 of the M25. The site comprises two parts, however only the area adjacent to the A22 is recommended for protection containing a redundant building which could potentially provide an intensification opportunity.

*Other evidence-based references: Economic Needs Assessment: ENA 02 (2015), ENA 23 (2017)*



**Site-specific Policy Requirements:**

In addition to complying **according** with all relevant policies **within the development plan** and material considerations, the Council will actively encourage and support the regeneration, enhancement and protection of Important Employment Sites for their local contribution to business and economy.

Proposals for Paddock Barn Farm will be supported where they are sensitive to the location of the Green Belt and the Surrey Hills AONB.

#### **Public Rights of Way**

- I. Any Public Right of Way within or abutting the site should be retained in liaison with Surrey County Council and TLP31.

#### **Infrastructure**

- II. In accordance with the Infrastructure Delivery Plan (IDP), financial contributions to/onsite provision of the following infrastructure are relevant to the development of this site and will be a requirement of any proposal:
  - Contributions towards Junction 6 capacity improvements

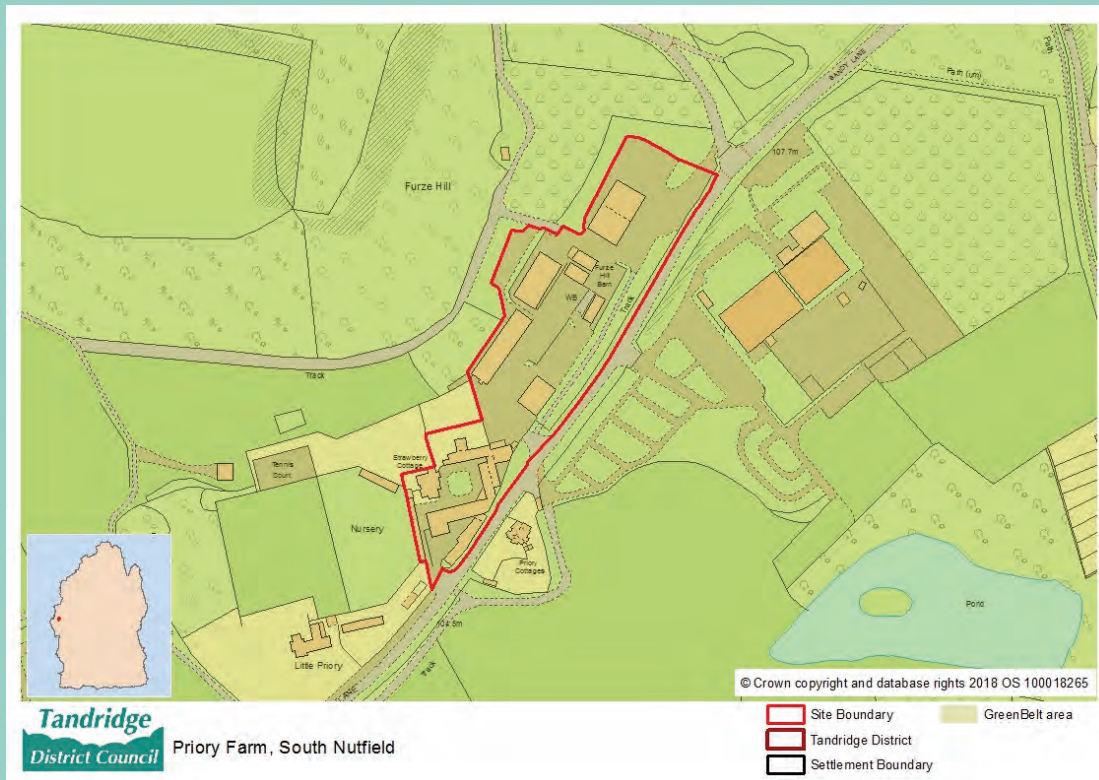
**IES07: Priory Farm, South Nutfield**

<b>Site Size:</b>	1.46ha	<b>Estimated additional provision:</b>	0.00ha
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**Site Description:**

This out-of-town office, retail and tourism area has operations linked to its rural location. The sites comprises a number of small buildings under a variety of retail and office uses and provides suitable accommodation for start-ups. The Priory Farm farm shop is located here and acts as an anchor for the wider farm and secures footfall. The access to the site is via Sandy Lane, which is a rural road and not well-suited to larger vehicles and HGVs.

*Other evidence-based references: Economic Needs Assessment: ENA 09 (2015), ENA 25 (2017)*



**Site-specific Policy Requirements:**

In addition to ~~complying~~ **according** with all relevant policies **within the development plan** and material considerations, the Council will actively encourage and support the regeneration, enhancement and protection of Important Employment Sites for their local contribution to business and economy.

Proposals for Priory Farm will be supported where they:

- I. are sensitive to the location in the Green Belt; and
- II. do not undermine the tourism elements of the wider location.

**Infrastructure**

III. In accordance with the Infrastructure Delivery Plan (IDP), financial contributions to/onsite provision of the following infrastructure are relevant to the development of this site and will be a requirement of any proposal:

- Traffic Calming along A25

**Key Supporting Documents and Evidence**

- Economic Needs Assessment (2015)
- Economic Needs Assessment Update (2017)
- Economic Proposition (2017)
- Housing and Economic Land Availability Assessment (all iterations)
- Infrastructure Delivery Plan (2018)
- Green Belt Assessment (Part 3): Exceptional Circumstances and Insetting (2018)

**Relevant Spatial Objective(s)**

- **SO1** - Economy;
- **SO3** - Economy;
- **SO12** - Green Belt;
- **SO17** - Infrastructure.

**Relevant Monitoring Indicator(s)**

- Amount of net gains and losses of employment floorspace (B-Class and Sui Generis)
- Net number of permissions enabling intensification of employment spaces within SES01-SES04 and IES01-IES07.

## 24 Education

**24.1** There is a strong supportive approach to education provision at the national level and the NPPF reflects the joint policy statement of the Secretary of State for Communities and Local Government and the Secretary of State for Education on '[Planning for Schools Development](#)' (August 2011). It advises there should be a presumption in favour of developing state-funded schools.

**24.2** The demand for school places in an area can change quite rapidly, not just because of the impacts of new housing, but also changes in the birth rate (which is itself influenced by a broad range of factors) and the type of households migrating into and out of a district.

**24.3** The education facilities within the District are essential to the success and function of our communities both in supporting academic achievement and our wider economy in terms of the skills learnt and improving life chances.

**24.4** Through engagement with the education authority at Surrey County Council, and through our plan-making consultations with residents and interested parties, we know that **generally** sufficient education facilities for the District are strained. In some locations, too many of our schools are over capacity and too many students are having to commute unnecessarily further afield and out of district to secure a school place.

**24.5** Over recent years the District has experienced an increase in the requirement for school places across primary and secondary sectors and this is common across Surrey authorities. The scale of new housing development that our Local Plan proposes over the Plan period will create an additional requirement for pupil places and it is appropriate for us to include policy mechanisms to manage this. This includes support for those schools that wish to expand, where it is appropriate to do so, in addition to requiring the provision of new schools. Policy TLP23 below and our Infrastructure Delivery Plan (IDP) sets these requirements out in greater detail.

**24.6** It will be important to secure further enhancements in education provision throughout the Plan period and to ensure sufficient flexibility to accommodate future changes in the requirement for pupil places. This is likely to involve extending existing schools and building new schools while also responding to changing patterns of demand. Our policies allow for this and we will continue to work proactively with the education authority and ensure that developments accord with the requirements for provision as set out in the IDP, Surrey School Organisation Plans and the site-specific requirements of the housing allocations in Our Local Plan.

**24.7** Securing improvements in education facilities is likely to require a reasonably flexible approach given the likely availability of sites and the competing demands for land resources in the District. Nevertheless, it will be important to ensure that investment in schools and further education facilities function effectively in the long-term, and do not suffer from locational or design failings that significantly constrain their ability to deliver improved learning outcomes.

**24.8** Our District is home to three secondary schools, and 25 primary age schools - all of which are state run, academies or church schools. There is also a number of independent schools which offer private education, but which are not covered by this policy as they are more self-regulated in terms of the admissions process and their contribution to meeting the educational needs of all, and



they are not under the control of the education authority. Any applications for new, expansions and/or alterations to independent schools will be assessed against all other relevant policies of the wider development plan.

### Primary Schools

**24.9** The 25 primary age schools are made up of all-through primary schools, infant only (ages 5-7) and juniors only (8-11) many of which are not located within the same site. Surrey Education Authority is seeking to encourage 'through-schools' where new schools are provided or where there is an opportunity, to amalgamate schools onto one, better-suited site.

**24.10** At the time of writing our Local Plan it is understood there is localised pressure on primary school places in Oxted and Limpsfield. In the short to medium term, in addition there is short and long term pressure on primary places in the north of Tandridge in places such as Caterham, Warlingham and Whyteleafe.

### Secondary Schools

**24.11** De Stafford, Oxted and Warlingham offer the District secondary provisions for those aged 11 -16. Oxted and Warlingham also provide sixth form education. There is no college provision within the District.

**24.12** Oxted School is the third largest in Surrey and sits within the built up area of Oxted, constrained in its surrounds by both housing development and the Green Belt. Further challenges for Oxted are access and, while there is a good public transport network for the school, the surrounding roads are easily congested and further increasing capacity in Oxted School is not necessarily appropriate, nor easily accommodated in the wider infrastructure.

**24.13** Warlingham Secondary School is located within Tandridge, close to the boundary with the London Borough of Croydon. The site is surrounded by Hamsey Green Primary School and Tithepit Shaw Lane and as such is heavily constrained, limiting the possibility of expansion.

**24.14** De Stafford school campus is located within the Green Belt where there is a general presumption against development. The Council do not feel that removing the school from the Green Belt is necessary, however policy mechanisms are needed to support the school, whilst also continuing to recognise the role and purposes of the Green Belt. Under previous national policy<sup>(24)</sup> the development of schools was acceptable within the Green Belt. Since then new national policy has been adopted and the NPPF has altered its position on Green Belt with regards to schools. While playing fields that accompany a school may be considered appropriate in the Green Belt, the physical structure of a school is not.

**24.15** As such, policy TLP23 includes mechanisms to set out what 'very special circumstances' could include, and if demonstrated, would enable the school, and any other state school located in the Green Belt, to operate and to remain a local option for students, where there is evidence of need.

**TLP23: Protection, Provision and Enhancement of Schools**

Improvements in the quality and accessibility of state/church, schools/academies and further education facilities will be supported where agreed by the education authority and where it complies with other policies in the Development Plan.

New schools and further education facilities should:

- I. Be highly accessible to their intended catchments, particularly by walking, cycling and public transport;
- II. Be located **and** designed ~~and managed~~ to minimise the impacts of associated traffic and car parking on the surrounding area;
- III. Provide high quality indoor and outdoor facilities suitable for the intended number and age range of students; and
- IV. Wherever practicable and appropriate, provide for the community use of playing fields and other school facilities.

A flexible approach will be taken to the reuse and redevelopment of redundant schools and further education sites, particularly where this would support the provision or improvement of education facilities elsewhere in the settlement. Land may be protected for educational use as part of wider development proposals where this is necessary; to secure an appropriate scale and distribution of education facilities to meet future needs.

In all cases, development should be phased so that the school places are delivered before demand exceeds existing capacity, but not so in advance that school buildings are left vacant or forced to resolve capacity issues from elsewhere, or out of catchment.

Where a school is in the Green Belt, expansion will be permitted only where:

- There is full support from both the school and the education authority; and
- It is fully supported by a School Travel Plan; and
- There is a legitimate and identified need; and
- It is designed in such a way to allow for future expansion should this be required; and
- The design and scale of the development does not unacceptably harm the Green Belt or wider Landscape.

**Key Supporting Documents and Evidence**

- [Surrey County Council School Organisation Plan \(2018\)](#)
- Infrastructure Delivery Plan (2018)

**Relevant Spatial Objective(s)**

- **SO16** - Infrastructure;
- **SO17** - Infrastructure.

**Relevant Monitoring Indicator(s)**

- Gains and/or losses of schools and educational facilities (Class D1 and D2)
- Number of applications that propose expansion of schools and other associated facilities.

## 25 Retail

**25.1** Our retail centres are the heart of our communities and serve as a location for retail, leisure and community life. The centres in the District range from principal shopping areas that contain a variety of retail and leisure facilities; to essential shops and services catering for neighbourhood needs.

**25.2** Both District-wide retail studies and more focused town and local centre reviews have been undertaken to better understand how our areas function and what retail provisions will be needed to the end of the Plan period. Our District contains towns, local and neighbourhood centres which this Local Plan positions within a dDistrict-wide retail hierarchy.

**25.3** While it is recognised there are other town centres within the wider area that offer a more extensive range of services and retailing, including Croydon to the north, Redhill to the west and Crawley to the south-west, our own town centres in Oxted and Caterham remain vital and must remain resilient. They should encourage wider diverse retail and leisure opportunities to be competitive and remain attractive.

**25.4** Our designated local and neighbourhood centres include a mix of retail, leisure and local niche operators designed to cater for local and neighbourhood need. They contribute towards facilitating sustainable communities by reducing the need to travel for essential items. Although these centres are smaller in scale than our towns, their function remains an integral role in providing for the needs of the community.

### TLP24: Retail Hierarchy

The Council will seek to protect the role of all identified retail centres and the significant role they play in ensuring our communities have access to retail shopping and leisure services to enhance their sustainability.

All designated retail centres and their boundaries are identified on the Policies Map\*.

### Town Centres

Our Town Centres are: *Caterham Valley* and *Oxted* and they serve as the main service centres for our District. The principal shopping areas offer diverse retail and leisure opportunities and the Council will support a balance of uses within town centre shopping areas, in accordance with Policy TLP25.

In addition, the Council will support proposals and facilitate schemes which enable regeneration including Caterham Town Centre Masterplan\*\* and RegenOxted, in accordance with Policies TLP28 and TLP29.

Delivery of successful development within town centres which protect and enhance town centre's function will be secured by proactively working with partners such as the Business Improvement Districts and other relevant parties.

## Local Centres

Our Local Centres are:

Caterham on the Hill	Warlingham
Godstone	Whyteleafe
Lingfield	Smallfield

Most Local Centres have primary retail frontages which will be monitored by the Council to protect the centres from unacceptable changes of use that would negatively impact on the level of retail they provide. Retail proposals for Local Centres will need to accord with policy TLP25: Retail Frontages and other relevant policies of Our Local Plan. Regeneration will be supported where considered necessary.

## Neighbourhood Centres

Neighbourhood centres are located in areas of our District where retail clusters serve the population but to a lesser extent than our Town and Local Centres, these are:

Bletchingley	Hurst Green	Caterham Westway
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Neighbourhood centres will be protected from the loss of retail which serves the local need. Any proposals relevant to neighbourhood centres will be considered in accordance with the relevant settlement policies set out at TLP06 and TLP08.

Annual Retail Centre Health Checks will be conducted to ensure the performance of our centres is monitored and identify if and where action is needed. Where decline of a centre is identified, the Council will support proactive Neighbourhood Plans which seek to regenerate and facilitate successful centres, or seek to prepare a Supplementary Planning Document, if appropriate.

The Retail Centre Health Check will be published with the Authority's Monitoring Report.

**\*South Godstone Garden Community, once developed, is anticipated to be of a significance so as to place it within the Retail Hierarchy. This will be determined through the South Godstone Garden Community Area Action Plan and the policies map will be updated accordingly, once it is adopted.**

**\*\* Retail boundaries for the town centre vary from the remit of the Caterham Town Centre Masterplan due to the wider regeneration objectives of the SPD which include elements of Caterham On the Hill.**

## Key Supporting Documents and Evidence

- Town and Local Centre Review (2018)

- Retail and Leisure Study (2015)
- Retail and Leisure Study Update (2018)
- Caterham Masterplan Supplementary Planning Document (2018)
- RegenOxted

#### Relevant Spatial Objective(s)

- **SO1** - Economy;
- **SO2** - Economy;
- **SO3** - Economy;
- **SO6** - Town Centres & Retail;
- **SO7** - Health & Wellbeing;
- **SO8** - Design;
- **SO16** - Infrastructure
- **SO17** - Infrastructure.

#### Relevant Monitoring Indicator(s)

- Amount of net gains and/or losses of employment floorspace (B-Class and Sui Generis)
- Number of employment applications (B-Class) permitted under General Permitted Development Rights
- Changes in the net amount of retail floorspace (Class A1-A5) within each retail centre
- Amount of vacant retail floorspace (Class A1-A5) according to each retail centre
- Loss of retail floorspace (Class A1-A5) due to Permitted Development Rights
- Progress of regeneration schemes: RegenOxted and Caterham Town Centre Masterplan
- Annual Health Check
- Gains and/or losses of community services floorspace (Class D1 and D2)
- Status of Neighbourhood Plans.

### Retail Frontages

**25.5** It is important that our retail centres remain attractive and well managed. To ensure they have a mix of uses for shoppers and visitors, the Council will continue to define Primary Shopping Areas in town centres and distinguish between defined primary and secondary frontages. By designating and protecting key frontages within the town and selected local centres, it is possible to control the distribution of retail and non-retail uses so they remain attractive places to shop.

**25.6** To ensure the success of a town and local centre, it will be important to avoid a concentration of similar uses which might have a cumulative impact on such things as environmental quality, amenity or parking, or would increase the risk of anti-social behaviour. This will also allow for consumer choice. Where variety is not sufficient, visitors are travelling to town centres elsewhere so footfall is low.



**25.7** The role of residential uses within retail centres to ensure a footfall for shops and services, is recognised, but for the sake of maintaining active frontages at street level, residential use should primarily be above ground floor level.

**25.8** Our Town and Local Centre Review (2018) and Retail and Leisure Study Update (2018) conducted reviews of our existing primary and secondary frontages. Each of the frontage sections were measured against the concentration of retail (Class A1) uses that were present along the frontage width and whether they met the minimum percentage threshold. As detailed in Policy TLP25, the performance of each active frontage will be reviewed and the threshold set within the most up-to-date Town and Local Centre Review.

**25.9** The Council will continue to monitor the balance of retail uses and ensure that convenient access to essential shopping needs is maintained and identify where action may need to be taken.

### **TLP25: Retail Frontages**

Primary and secondary retail frontages are shown on the Policies Map.

#### **Primary**

Within the primary shopping frontages of our retail centres, proposals for new Class A1 retail use will generally be supported. Changes of use from Class A1 to other uses at ground floor level will be permitted where:

- A. **The property is vacant or is currently occupied by a pop-up or temporary use and the applicant is able to demonstrate that the property has been effectively marketed for sale or letting at a realistic price on the open market for a minimum period of 12 months and that no reasonable offers have been refused\***; and
- B. It would result in no less than the following percentage of the total primary frontage remaining in A1 use:
  - Town Centre's - 70%;
  - Local Centre's - 50%

These percentages will be kept under review through monitoring processes and updated within the most up to date Town and Local Centre Review, ~~or a Retail Centre Health Check~~, if necessary.

**\* The Council may seek independent advice to test the veracity of any marketing exercise.**

#### **Secondary**

Within the secondary shopping frontages a range of uses will be supported provided that:

- I. No less than 45% of the town centre's total secondary frontage remains in retail (Class A1), or the percentage set out in the most up to date Town and Local Centre Review, ~~or Retail Centre Health Check~~, if different; and
- II. They contribute to the vitality, viability and diversity of the town ~~or local centre~~; and

III. They avoid the concentration of similar uses.

Acceptable uses within secondary shopping frontages are likely to include: retail, food and drink, office, community and educational uses (subject to addressing any harmful impacts).

Residential use will be supported above ground floor level throughout allocated town and local centres, provided the use would have safe and convenient access and would not inhibit the functioning of the ground floor use.

### Local Centres

In the case of all Local Centres, proposals which would result in a loss of A1 to alternative uses will be permitted where it contributes to the vitality and viability of the centre and that the centre retains its position as set out in the retail hierarchy set out at TLP24.

### Neighbourhood Centres and Isolated Shops

Neighbourhood Centres do not contain designated primary or secondary frontages. Proposals involving the change of use of retail (Class A1) shops within neighbourhood centres, parade of shops and isolated neighbourhood or village shops, will be permitted only where:

- IV. The balance of uses accord with the most up-to-date Town and Local Centre Review, ~~or Retail Centre Health Check;~~
- V. The neighbourhood centre's total frontage width remains in majority Class A1 use;
- VI. It can be shown that there is no demand for the premises in retail (class A1) use justified by evidence and that there is no reasonable prospect of a site's continued retail use. This could include evidence regarding what steps have been taken to maintain, re-let or sell the site and would need to demonstrate a robust marketing strategy in terms of the rates or value which it has been marketed, and the length and ways it has been advertised;
- VII. In the case of a shop that currently provides an essential day-to-day 'top up' retail (class A1) use (or where such a use existed within the preceding three years), there is another shop of comparable use that is similarly accessible to serve the customers within the same local catchment area.
- VIII. The design of the frontage is compatible with the use of the premises and the surrounding area. Additionally, the proposals must not adversely affect the environment and amenities of the surrounding areas including residential properties, by reason of smell, noise or other environmental problems.

~~Where a proposal would result in the proportion of A1 frontage falling below the relevant threshold set out in the most up-to-date Town and Local Centre Review, or Retail Centre Health Check, permission will only be granted where it can be demonstrated that the proposed use would make a positive contribution to the viability and vitality of the centre.~~

### Key Supporting Documents and Evidence

- Town and Local Centre Review (2018)
- Retail and Leisure Study Update (2018)

### Relevant Spatial Objective(s)

- **SO1** - Economy;
- **SO3** - Economy;
- **SO6** - Town Centres & Retail;
- **SO7** - Health & Wellbeing;
- **SO8** - Design;
- **SO17** - Infrastructure.

### Relevant Monitoring Indicator(s)

- Amount of net gains and/or losses of employment floorspace (B-Class and Sui Generis)
- Number of employment applications (B-Class) permitted under General Permitted Development Rights
- Changes in the net amount of retail floorspace (Class A1-A5) within each retail centre
- Amount of vacant retail floorspace (Class A1-A5) according to each retail centre
- Loss of retail floorspace (Class A1-A5) due to Permitted Development Rights
- Progress of regeneration schemes: RegenOxted and Caterham Town Centre Masterplan
- Annual Health Check
- Gains and/or losses of community services floorspace (Class D1 and D2).

## Town and Local ~~Out~~ of centre provision

**25.10** National planning policy requires that when considering proposals for main town centre uses<sup>(25)</sup> outside designated town centres, a sequential test should be applied. Paragraph 24 of the NPPF (2012) states the following:

*'Applications for main town centre uses [are] to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered'<sup>(26)</sup>*

**25.11** In the instance where the sequential test is applied and out-of-centre proposals are considered, preference is given to sites that are accessible and connected to the town centre. It should also be demonstrated that flexibility on issues such as format and scale are discussed with the Council at the earliest opportunity.

25 Main town centre uses include A1-A5, B1a, C1, D1, D2 and SG

26 NPPF (2012), paragraph 24.

**25.12** Furthermore, the NPPF requires that when assessing applications for retail, leisure and office use outside of town centres, local authorities should require an impact assessment if the development is over a proportionate, locally-set floorspace threshold. The default threshold that the NPPF stipulates in cases where local authorities do not have one in place for the area is 2,500sq.m gross.

**25.13** The Retail and Leisure Study Update (2018) reviewed the default threshold and concluded that this was inappropriate for the scale of Tandridge. Therefore, the thresholds stated in Policy TLP26, reflect the recommendations made in the report and take account of the individual retail centres in the District.

#### **TLP26: ~~Development Within and Outside Town and Local Centres~~ Sequential testing and retail impact**

In order to protect the viability and vitality of the District's centres and provide a diverse range of services and facilities, the Council will apply a sequential approach to retail and other main town centre uses in accordance with the NPPF 'Town Centre first' principle and Policy TLP21: Employment Hierarchy.

A sequential test will be applied to proposals that seek to **provide main town centre uses** develop for more than local significance and exceed 500 sq.m floorspace.:

<del>Local Centres</del>	<del>Town Centres</del>
<del>Within, on the edge of, or outside of Local Centres</del>	<del>On the edge of, or outside of town centres</del>

**For the Districts Local Centres and in order to protect their key role as service centres, the same approach to sequential testing will also be applied.**

The sequential approach will not be applied to applications for **small-scale** rural offices or other small-scale rural development.

#### **Retail Impact Assessments**

A retail impact assessment will be required for applications that propose the following:

- I. Retail development over 500 sq.m gross and located outside the town and local centres
- II. Leisure and other main town centre uses over 1,000 sq.m gross and located outside town and local centre boundaries.

#### **Key Supporting Documents and Evidence**

- Town and Local Centre Review (2018)
- Retail and Leisure Study Update (2018)

### Relevant Spatial Objective(s)

- **SO6** - Town Centres & Retail;
- **SO7** - Health & Wellbeing;
- **SO8** - Design;
- **SO16** - Infrastructure
- **SO16** - Infrastructure;
- **SO17** - Infrastructure.

### Relevant Monitoring Indicator(s)

- Amount of net gains and/or losses of employment floorspace (B-Class and Sui Generis)
- Changes in the net amount of retail floorspace (Class A1-A5) within each retail centre
- Amount of vacant retail floorspace (Class A1-A5) according to each retail centre
- Annual Health Check
- Gains and/or losses of community services floorspace (Class D1 and D2).

## Retail Needs

**25.14** The Retail and Leisure Study Update (2018) provides the projections for the retail and leisure capacity in the District up to 2033.

**25.15** Recommendations deriving from the study provide an indication of the floorspace capacity available within each of the study zones measured. The cumulative impact of the proposal together with recent developments and committed floorspace may also be a relevant consideration for an impact assessment detailed within Policy TLP26.

### TLP27: Retail Provision

The Council will support proposals which contribute to the delivery of additional retail space ~~needed over the Plan period~~ to support the development identified within the plan:

- 1,500 sq.m gross convenience goods floorspace;
- 2,000 sq.m gross comparison goods floorspace;
- 1,500 sq.m gross food/beverage (class A3-A5) floorspace.

Proposals should reflect the most up-to-date Retail and Leisure Study, Retail Centre Health Check, and the wider policies of the development plan.

### Key Supporting Documents and Evidence

- Retail and Leisure Study Update (2018)

### Relevant Spatial Objective(s)

- **SO6** - Town Centres & Retail.

### Relevant Monitoring Indicator(s)

- Annual Health Check
- Changes in the net amount of retail floorspace (Class A1-A5) within each retail centre
- Amount of vacant retail floorspace (Class A1-A5) according to each retail centre.

## Town Centre Initiatives

**25.16** Our main town centres are in Caterham and Oxted. The Local Plan seeks to protect and enhance both of these areas to maintain their role as retail centres that also provide key services for the wider community, particularly in terms of day-to-day needs and in reducing the need to travel. The boundaries for our town centres are depicted on the Policies Map.

### Caterham

**25.17** Caterham is one of the key **urban built-up** settlements in Tandridge. The area is a sought-after place to live with a broad range of housing, a strong choice of high quality schools and other services, and a distinctive and pleasant environment. However, Caterham **Town eCentre** does not currently operate to its full potential and has been negatively impacted by the Government's introduction of Permitted Development Rights, where much of the office space in the area, has been lost to residential use. As such, it is apparent that Caterham would benefit from regeneration and redevelopment that increases what the area can offer. Further, Caterham faces competition from a number of other centres including Croydon, Redhill and Reigate and has been unable to offer the quality of environment, experience and choice that many local residents' expect and desire, exacerbating residents' choice to shop and socialise elsewhere.

**25.18** In order to reverse the outflow of town centre users, we have committed to support wholesale regeneration of Caterham Town Centre and improve the offer made and facilitate positive and quantifiable change for Caterham and the wider District.

**25.19** During the preparation of Our Local Plan, we have also worked with a number of parties, including community groups, local residents and businesses, to undertake a master planning exercise for the wider town centre. A Supplementary Planning Document (SPD) for Caterham Town Centre



**Masterplan**, which covers both Caterham on the Hill **Local Centre** and Caterham Valley **Town Centre**, was adopted in March 2018. Our Local Plan will continue to support the SPD going forward. It sets out more detail for regeneration, and for the future growth and development. ~~of the town centre.~~

**25.20** It should be noted that developments within the Caterham Town Centre Masterplan boundary that have already been permitted, including the Former Rose & Young building, are not included within the delivery figure. Any permission will be included within the existing commitments element of our housing land supply.

### **TLP28: Caterham Town and Local Centre**

To support and enhance the role of Caterham **Valley Town Centre** as a key service hub **and Caterham on the Hill Local Centre**, which supports wider regeneration for the District, the Council will:

- I. Support the delivery of around 190 residential units **across Church Walk, the Furniture Store and The Golden Lion**. In particular, the Council will seek to diversify the existing housing stock in the town centre to cater for a range of house types and sizes as supported by the Council's Housing Strategy;
- II. Support the redevelopment of sites ~~within the town centre boundary~~ as set out on the Policies Map **and those in the Caterham Town Masterplan**, including the former Rose & Young site, ~~Quadrant House, the Raglan Shopping Centre, Church Walk and Hallmark House~~;
- III. Support schemes which facilitate the delivery of the North Tandridge: One Public Estate, in accordance with Policy HSG20;
- IV. Improve and diversify the retail offer, concentrating A1/A3 uses within the Caterham Town and Local Centre retail boundaries ~~(A1 within the Primary Shopping Areas)~~ **in accordance with TLP25**. Encourage the evening economy through eateries and leisure facilities;
- V. Ensure sites come forward in a coherent manner and contribute to the overall objectives for the area as set out in the Caterham Town **Design Statement Centre and Caterham Town Masterplan** SPD, or subsequent update;
- VI. Ensure there is a range of employment opportunities within Caterham **Valley Town Centre**, with an emphasis on B1(a) (Office) facilities. Loss of existing employment space will be resisted;
- VII. Ensure sufficient community facilities (as defined in the glossary) are provided;
- VIII. Ensure streetscape and public realm improvements are central to design to create an attractive environment with active frontages;

- IX. Improve connectivity between Caterham Valley and Caterham on the Hill both for pedestrian use and via public transport; and
- X. Ensure that parking provision is delivered in line with the parking standards applied by the Council.

In accordance with the ~~Infrastructure~~ **Infrastructure** Delivery Plan (IDP), financial contribution to/on site provision of the following infrastructure are relevant to the development of sites within the Caterham **Valley** Town Centre and **Caterham on the Hill Local Centre** boundaries and will be a requirement of any proposal:

- Signage to determine the boundaries for Caterham Valley and Caterham **on the Hill**
- Wapses Lodge improvements
- Multi-use sports hall and multi-use games area
- Chaldon Road/High Street/mini roundabout/junction upgrade
- Pedestrian safety improvements on corner of High Street and Court Road.

#### Key Supporting Documents and Evidence

- Caterham Town Masterplan Supplementary Planning Document (2018)
- Tandridge District Housing Strategy (2018)
- Infrastructure Delivery Plan (2018)

#### Relevant Spatial Objective(s)

- **SO1** - Economy;
- **SO3** - Economy;
- **SO4** - Housing;
- **SO6** - Town Centres & Retail;
- **SO7** - Health & Wellbeing;
- **SO8** - Design;
- **SO16** - Infrastructure;
- **SO17** - Infrastructure.

### Relevant Monitoring Indicator(s)

- Amount of net gains and/or losses of employment floorspace (B-Class and Sui Generis)
- Number of employment applications (B-Class) permitted under General Permitted Development Rights
- Changes in the net amount of retail floorspace (Class A1-A5) within each retail centre
- Amount of vacant retail floorspace (Class A1-A5) according to each retail centre
- Loss of retail floorspace (Class A1-A5) due to Permitted Development Rights
- Progress of regeneration schemes: RegenOxted and Caterham Town Centre Masterplan
- Gains and/or losses of community services floorspace (Class D1 and D2)
- Net number of new dwellings in each of our settlements and parishes
- Types of new homes
- Progress of the Housing Strategy
- Proposals for new indoor and outdoor sports and recreation facilities
- Annual Health Check.

### Oxted

**25.21** Oxted Town Centre has a rich and diverse range of local independent retailers and eateries. Despite this it does not perform as successfully as it could. We want to see Oxted Town Centre thrive and perform in the way we know it can. To achieve this, the RegenOxted initiative will be supported. It is an ambitious plan to revitalise the town centre through a multi-million pound programme of strategically-important projects. The programme comprises four key projects:

- [Redevelopment of the Gasholder](#)
- [An Urban Redesign Project for Station Road East & West](#)
- [Additional parking capacity](#)
- [Creation of a business hub](#)

**25.22** The programme will be delivered by in partnership between Tandridge District Council, Surrey County Council, Coast to Capital Local Enterprise Partnership, St William property developers and the Love Oxted Business Improvement District.

**25.23** It should be noted that developments within the Oxted Town Centre boundary that have already been permitted, including the Gas Holder, are not included within the delivery figure. Any permission will be included within the existing commitments element of our housing land supply.

### TLP29: Oxted Town Centre

To support and enhance the role of Oxted Town Centre as a key service hub for the District, the Council will:

- I. Support the delivery of around 60 residential units **at 110 Station Road East and 43 East Hill**. In particular, the Council will seek to diversify the existing housing stock in the town centre to cater for a range of house types and sizes as supported by the Council's Housing Strategy;
- II. Support the redevelopment of sites within the town centre boundary as set out on the Policies Map, including Oxted Gas h~~older~~, Ellice Road Car Park, **the creation of a business hub and urban design project for Station Road East and West** and ~~110 Station Road and 43 East Street~~;
- III. Improve and diversify the retail offer and encourage the evening economy through eateries and leisure facilities;
- IV. Ensure sites come forward in a coherent manner and contribute to the overall objectives for the area in accordance with the public realm aspirations of the RegenOxted initiative and in keeping with the appearance of the town centre and its historic character;
- V. Ensure there is a range of employment opportunities and support the delivery of at least 700 **sq.m** of B1(a) Office. Loss of existing employment space will be resisted; and
- VI. Ensure that parking provision is delivered through the redevelopment of Ellice Road and in line with the parking standards applied by the Council.

Financial contribution to/on site provision of the following infrastructure are relevant to the development of sites within the Oxted Town Centre boundary and will be a requirement of any proposal:

- A25/Church Lane signalised junction
- Footpath improvements and widening along Woodhurst Lane
- Multi-use sports hall
- Station Road East public realm improvements.

#### Key Supporting Documents and Evidence

- RegenOxted
- Tandridge District Housing Strategy (2018)

#### Relevant Spatial Objective(s)

- **SO1** - Economy;

- **SO3** - Economy;
- **SO4** - Housing;
- **SO6** - Town Centres & Retail;
- **SO7** - Health & Wellbeing;
- **SO8** - Design;
- **SO17** - Infrastructure.

#### **Relevant Monitoring Indicator(s)**

- Amount of net gains and/or losses of employment floorspace (B-Class and Sui Generis)
- Number of employment applications (B-Class) permitted under General Permitted Development Rights
- Changes in the net amount of retail floorspace (Class A1-A5) within each retail centre
- Amount of vacant retail floorspace (Class A1-A5) according to each retail centre
- Loss of retail floorspace (Class A1-A5) due to Permitted Development Rights
- Progress of regeneration schemes: RegenOxted and Caterham Town Centre Masterplan
- Gains and/or losses of community services floorspace (Class D1 and D2)
- Net number of new dwellings in each of our settlements and parishes
- Types of new homes
- Progress of the Housing Strategy
- Proposals for new indoor and outdoor sports and recreation facilities
- Annual Health Check.

## 26 Green and Blue Infrastructure, Landscape and the Natural Environment

**26.1** It is understandable that one of our community's most highly-valued assets in the District is the abundance of Green Infrastructure. **For example**, Green Infrastructure relates to the network of green spaces, pathways, public rights of way, bridleways, **river** and wildlife corridors and how they link our **urban most built-up** and rural areas. Our Local Plan seeks to improve both those connections and enhance their quality for the benefit of wildlife, our communities and recreation.

**26.2** Our District is very fortunate to have such an established network of green spaces, spectacular landscapes and other natural assets including Areas of Outstanding Natural Beauty, numerous Sites of Special Scientific Interest (SSSI), Biodiversity Opportunity Areas, Local Nature Reserves and extensive Ancient Woodland and precious trees. Public open spaces, playing fields and allotments also play a key role in Green Infrastructure, contributing to the delivery of wider environmental benefit, the character setting of the District and health and wellbeing.

**26.3** Blue infrastructure is also a key feature **to of** our landscape. It refers to water features including streams, ponds **and**; reservoirs **and the like**. Blue infrastructure does not just serve an aesthetic benefit to our District, but also acts to **help with support** biodiversity, sustain our wildlife, mitigate climate change and limit flood risk. Together, blue-green infrastructure within our District must be supported.

**26.4** The consultation undertaken on the preparation of the Local Plan and the extensive evidence which has been gathered confirms the quality and significance of these natural assets. We have been cognisant of these in preparing the Plan, selecting sites for development only where our natural assets are not inappropriately impacted. Our policies commit to the protection of our natural assets and establish the mechanisms to ensure enhancement and retention for the long term.

### TLP30: Green and Blue Infrastructure

The existing green and blue infrastructure in the District shall be protected, enhanced and managed for the future benefit of the environment, people and the economy.

Development ~~will shall~~ provide a net gain in green infrastructure, **which should include** ~~including~~ suitable biodiversity, ~~which could include biodiversity~~ habitats and wildlife corridors, while seeking to provide a high quality multi-functional green infrastructure network, ~~as is appropriate~~.

Brooks and watercourses and other blue infrastructure corridors should be used to guide the creation of new network paths for the benefit of biodiversity and habitat creation, to help offset the impact of climate change and mitigate flooding.

The Council will work with developers and other partners to deliver strategic green and blue infrastructure projects where those opportunities arise and to offset the impact of development. This will be particularly relevant for the South Godstone Garden Community which requires a single area of 100ha of natural green space, in accordance with Natural England's ~~ANGsT~~ **ANGSt** Standards.

Such matters will be further explored through the preparation of a Green-Blue Infrastructure Supplementary Planning Document and in the preparation of the South Godstone Garden Community Area Action Plan.

#### Key Supporting Documents and Evidence

- Strategic Flood Risk Assessment (2015, 2016 and 2017)
- Landscape Capacity and Sensitivity (2016)
- Surrey Landscape Character Assessment Report (2015)
- Surrey Hills Area of Outstanding Beauty Management Plan 2014 - 2019
- The High Weald Area of Outstanding Natural Beauty Management Plan 2014 - 2019
- Site Based Ecology Assessments (2016)
- Tandridge District Wellbeing Space Strategy (2015)

#### Relevant Spatial Objective(s)

- **SO7** - Health & Wellbeing;
- **SO8** - Design;
- **SO13** - Landscape & Natural Environment;
- **SO15** - Flooding.

#### Relevant Monitoring Indicator(s)

- Net gains and/or losses of open spaces, allotments, parks and recreation grounds, play space
- Net number of gains and/or losses granted on SSSI, SNCI, LNR, pSNCI, BOA sites
- Net gains in biodiversity
- Schemes proposing SuDS and flood mitigation.

**26.5** Fundamental to the success of Green Infrastructure is that it is accessible and available. **A key part of this is our public rights of way network.** As a District we have many opportunities to enjoy our unspoiled countryside **which in Tandridge is designated Green Belt and AONB.** Our Local Plan expects all development to support our communities in making the best use of our countryside, not just by ensuring landscape ~~and the countryside are~~ **is** fundamental to any design, but that it encourages access. ~~to and use of the countryside.~~

#### **TLP31: Access to Countryside Public Rights of Way**

In considering proposals for all types of development the following criteria will apply:



- I. Existing public rights of way will be safeguarded and should be incorporated into the development in the first instance and only if necessary should diversion be considered.
- II. Where diversions to the existing public rights of way are proposed, it should be demonstrated there are no other alternatives and that the benefits of the development outweigh ~~the~~ **any** harm resulting from the proposed diversion.
- III. Development should, where possible, provide improvements to the public rights of way network for the benefit of promoting sustainable connectivity across the District including across railways where applicable.
- IV. All new routes **should be provided as** ~~will be~~ multi-user routes and be designed with suitable widths to enable use as bridleways, avoiding the need for horse riders to rely on our rural roads. ~~network.~~
- V. All new rights of way and gates must be designed to be in compliance with the Equalities Act 2010 or relevant legislation **so they are suitable for those with mobility impairments.**
- VI. All new routes should **seek to extend** ~~be incorporated to extend~~ the existing public rights of way network and reduce fragmentation by roads, railways and other infrastructure.
- VII. All **new** developments should be designed to enable safe crossing of roads/~~rail~~ **and railway lines** from new public rights of way.
- VIII. New permissive paths are encouraged to fill in gaps in the public rights of way network.

The Council will expect applicants to have engaged with the Surrey County Council on Public Rights of Way matters at the earliest opportunity.

### Key Supporting Documents and Evidence

- Strategic Flood Risk Assessment (2015, 2016 and 2017)
- Landscape Capacity and Sensitivity (2016)
- Surrey Landscape Character Assessment Report (2015)
- Surrey Hills Area of Outstanding Beauty Management Plan 2014 - 2019
- The High Weald Area of Outstanding Natural Beauty Management Plan 2014 - 2019
- Site Based Ecology Assessments (2016)
- Tandridge District Wellbeing Space Strategy (2015)

### Relevant Spatial Objective(s)

- **SO7** - Health & Wellbeing;

- **SO8** - Design;
- **SO13** - Landscape & Natural Environment.

#### Relevant Monitoring Indicator(s)

- Net gains and/or losses to designated public rights of way.

### Landscape Character

**26.6** The landscape of Surrey is extremely varied, but of consistent high quality with some of the best views in the country. We believe Tandridge District has some of the best landscapes in the county.

**26.7** It is inevitable that over time landscapes will change as ways of life alter and populations grow, placing greater pressures on land. Our Local Plan seeks to both recognise the landscape of the District, protect and enhance it and put in place mechanisms to ensure that where development does take place, the intrinsic character of an area is understood and used to guide the appearance of built form.

**26.8** While Surrey Hills and High Weald are nationally-designated Areas of Outstanding Natural Beauty, there are other landscapes that have their own distinctive attractive character and these need to be recognised appropriately.

**26.9** In 2015, a county-wide assessment of the landscapes in Surrey was carried out and is being used to inform plan-making across the county. The Surrey Landscape Character Assessment (2015) takes account of the framework of the National Character Areas recently reviewed by Natural England and describes variations in the landscape character at a county level.

**26.10** A landscape character assessment looks at local landscapes and their unique qualities in a detailed way. It identifies the components of the landscape including the underlying geology, soils, topography, land cover hydrology, vegetation, historic and cultural development and physical features. It describes how these elements and features combine together to make one place different from another. In the case of Tandridge, eight landscape types were found to exist in the District.

**26.11** The landscape types were then further sub-divided into local landscape character areas and 16 are identified for Tandridge, each with their own key characteristics which contribute to local distinctiveness and sense of place. It is important that development reflects and embraces these differences:

- Chaldon Chalk Down with Woodland
- South Woldingham Chalk Down with Woodland
- Forestdale to Woldingham Chalk Down with Woodland
- Tatsfield Chalk Down with Woodland
- Hooley to Chaldon Open Chalk Farmland
- Caterham to Woldingham Open Chalk Farmland

- Woldingham to New Addington Open Chalk Farmland
- Box Hill to Tatsfield Chalk Ridge
- South Caterham Wooded North Down
- Merstham to Clacket Lane Greensand Valley
- Earlswood to Oxted Wooded Greensand Hills
- The Chart Wooded Greensand Hills
- Horley to Swaynesland Low Weald Farmland
- Domewood to Dormansland Wooded High Weald
- Dormansland East Wooded High Weald
- Holmthorpe Pits and Mercer's Park.

**26.12** As set out in the Surrey Landscape Character Assessment (SLCA) (2015) each local landscape character area has its own detailed description, key landscape features and visual sensitivities. We will expect all applications for development to be designed in recognition of their individual landscape characteristics to protect the landscapes from adverse change and to encourage positive change in weak or degraded landscapes.

**26.13** It is important to note that the SLCA and the policies of Our Local Plan should be read alongside and considered with the principles set out in AONB Management Plans where they are relevant, and should also be referenced when designing schemes.

**26.14** Given the importance of landscapes in the District, the Council carried out further work independently on a site-by-site basis when determining site allocations. These are set out in the Tandridge Landscape Capacity and Sensitivity Study which were undertaken between 2016 and 2018 and are published as evidence for Our Local Plan.

### **TLP32: Landscape Character**

Landscape Character Areas for the District are set out on the Policies Map.

All proposals for development in the District will protect and enhance the key landscape features and visual sensitivities of the landscape character areas identified in the Surrey Landscape Character Assessment 2015 and the Tandridge Landscape Capacity and Sensitivity Assessment 2016-18, or subsequent updates where they apply.

Proposals will be required to incorporate and implement the landscape guidance set out in the SLCA, 2015, and to:

- I. Protect and enhance the character and qualities of the local landscape through appropriate design and management, and
- II. Make provision for the retention and enhancement of features of landscape importance, and
- III. Protect and where possible, enhance key public views and vistas, and

- IV. Protect the landscape setting and contribute to maintaining the individual and distinct character of settlements by preventing coalescence, and
- V. Where appropriate, provide landscape mitigation.

#### Key Supporting Documents and Evidence

- Surrey Landscape Character Assessment (2015)
- Landscape Capacity and Sensitivity Assessment (2016-2018)
- Surrey Hills Area of Outstanding Natural Beauty Management Plan 2014 - 2019
- The High Weald Area of Outstanding Natural Beauty Management Plan 2014 - 2019

#### Relevant Spatial Objective(s)

- **SO13** - Landscape & Natural Environment.

#### Relevant Monitoring Indicator(s)

- Number and nature of applications proposed within designated Landscape Character Areas.

### Area of Outstanding Natural Beauty

**26.15** Around 16% of our District holds the national designation of Area of Outstanding Natural Beauty (AONB). These areas are designated as such as they have significant landscape value in England, Wales and Northern Ireland.

**26.16** The District has two areas of land covered by AONB. The Surrey Hills covers much of the northern part of the District. The High Weald covers the south-eastern corner of our area before crossing into Mid Sussex, Wealden and Sevenoaks districts.

**26.17** AONBs were originally identified via the National Parks and Access to the Countryside Act 1949, with the primary purpose of conserving the natural beauty of the landscape. Natural beauty is not just the look of the landscape, but includes land form and geology, plants and animals, landscape features and the rich history of human settlement over the centuries. All of these are important considerations when assessing any proposal in the context of AONB.

**26.18** Natural England is currently responsible for the designation and review of AONBs. The Surrey Hills AONB was designated in 1958 and the High Weald AONB in 1983.

### The Surrey Hills and Area of Greater Landscape Value

**26.19** The Surrey Hills AONB offers access to high quality natural green space and views and covers 12% of the District. The Surrey Hills AONB stretches across a quarter of the county of Surrey and includes the chalk slopes of the North Downs at Farnham and flows through landscapes and multiple districts and boroughs through to Tandridge and Oxted and Woldingham in the east.

**26.20** Land designated as Area of Greater Landscape Value (AGLV) was included in previously adopted plans. The majority of this abuts the AONB across six Surrey authorities and originates from the expired Surrey County Structure Plan. Historically, the AGLV has acted as a buffer to the AONB but also has its own inherent landscape quality. It has performed an important role in conserving the landscape setting of some towns and villages.

**26.21** For much of Tandridge, the AONB and AGLV designations are contiguous and have served the landscapes of the District well. They have also proven to be important to our communities. This has been made clear through the comments received through consultation. That said, as a local designation, the AGLV holds less weight than the AONB in policy terms and this is confirmed by the National Planning Policy Framework (paragraphs 113 and 115).

**26.22** On reflection of the consistently important role the AGLV has played across Surrey and the quality of it in its own right, a countywide review of the AGLV was undertaken in 2007, the outcome of which grouped the AGLV into three categories:

- parts that shared identical characteristics with the AONB;
- parts sharing some characteristics with the AONB; and
- parts sharing few or no characteristics with the AONB.

**26.23** The assessment recommended an urgent review of the AONB boundary and that no areas should be removed from AGLV designation until the case for an amended AONB boundary has been considered. With the introduction of the NPPF in 2012 the need for the review increased to ensure that the appropriate level of protection could be afforded.

**26.24** In 2013, Natural England, which is the statutory body charged with the review and designation of AONBs, agreed there should be a Landscape Character Assessment and Evaluation of natural beauty of neighbouring areas to the AONB. This assessment recommended 38 candidate areas to be included within the Surrey Hills AONB, primarily including land which is part of the AGLV, but other areas too where AONB characteristics were identified. Natural England have included the boundary review in its corporate plan to 2018 and is anticipated to commence in ~~late 2018~~ 2019.

**26.25** Therefore, until the AONB Review is completed, the AGLV will be retained in Our Local Plan and has remained a consistent consideration throughout the preparation of the Plan and when considering constraints. This approach recognises the landscape quality of the AGLV and the role it plays as a buffer to the AONB and indeed recognises those candidate areas which could become part of the actual AONB.

**26.26** Once the AONB review is completed any remaining parts of the AGLV, not included in the AONB will have less status. However, the landscape character of the countryside outside the AONB will be protected and informed by the Surrey Wide Landscape Character Assessment as set out at TLP32.

**26.27** The approach we are taking in Our Local Plan is consistent with other affected Local Authorities across Surrey and also follows a similar approach we have previously taken through the earlier Core Strategy (2008).

**26.28** The Council continue to work with the Surrey Hills AONB unit and board on all relevant matters and remain supportive of the role played by the Management Plans, the most recent of which covers the period 2014-2019 and is **currently being updated**. ~~expected to commence update by the time this Plan is submitted for examination.~~

### **The High Weald**

**26.29** The High Weald AONB covers around 4% of our District in the south-eastern corner, adjacent to the administrative areas of Sevenoaks, Wealden and Mid Sussex District Councils. It is described as a medieval landscape of wooded, rolling hills studded with sandstone outcrops; small, irregular-shaped fields, scattered farmsteads, and ancient route-ways which covers parts of Kent, Sussex and Surrey<sup>(27)</sup>.

**26.30** In comparison to the Surrey Hills where important and far-reaching views are synonymous, the High Weald can be characterised as having a very 'hidden' landscape where the varied topography and copious woodland hinder long-views. Instead, the focus in the High Weald is much more on landscape components, biodiversity and cultural heritage. Any development proposals will be considered in the context of its unique character and proposals which attempt to argue that development cannot easily be 'seen' as a result of the landscape, will not be considered acceptable.

**26.31** Unlike the Surrey Hills AONB, there is limited built form within the vicinity of the High Weald and none of the District's established settlements are covered by the designation. We will continue to work with the AONB unit as is relevant and remain supportive of the role played by the Management Plans, the most recent of which covers the period 2014-2019 but has recently commenced update.

### **Review of National Parks and Areas of Outstanding Natural Beauty**

**26.32** In further support of our approach to our AONB, in May 2018, the Government announced its commitment to conserving and enhancing England's most cherished landscapes by launching a nation-wide review into the nation's National Parks and Areas of Outstanding Natural Beauty (AONBs).

**26.33** ~~Information available is not sufficiently detailed to indicate does not indicate that this will replace the review of the Surrey Hills AONB, but is likely to supplement it.~~ It is understood that the national review will be more high-level and look at how these iconic landscapes meet the needs of the 21st century – including whether there is scope for the current network of 34 AONBs and 10 National Parks to expand. **The Council will continue to liaise with both AONB units as to how the review will effect the areas in the District.**

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27 High Weald AONB - <http://www.highweald.org/learn-about/high-weald-boundary.html>



**26.34** The national review will also explore how access to these landscapes can be improved, how those who live and work in them can be better supported, and their role in growing the rural economy.

**26.35** Weakening or undermining their existing protections or geographic scope will not be part of the review, which will instead focus on how designated areas can boost wildlife, support the recovery of natural habitats and connect more people with nature.

**26.36** Undertaking a review is one of the key commitments of the government's [25 Year Environment Plan](#), which outlines their vision for improving the environment over a generation by connecting people with nature and helping wildlife to thrive.

### **TLP33: Surrey Hills and High Weald Areas of Outstanding Natural Beauty**

The Surrey Hills and High Weald Areas of Outstanding Natural Beauty (AONB), as shown on the Policies Map, will ~~continue to~~ **respect and** reflect their high national landscape status, scenic and natural beauty and the purposes they serve.

Any planning applications ~~relevant to~~ **within** the AONB and **that influence** its setting will need to demonstrate that ~~the development:~~ **it:**

- I. has sought to conserve and enhance: the special landscape character, heritage, distinctiveness, sense of place of the locality and where appropriate, relative tranquillity,
- II. would safeguard public views out of and into the AONB and not adversely impact skylines and slopes,
- III. is designed to take advantage of existing landscape features and tree screening; and
- IV. has met the provisions ~~and objectives~~ of the most up-to-date AONB Management Plan for the area.

Major development in the AONB will not be permitted other than in exceptional circumstances and where it can be demonstrated to be in the public interest.

Small-scale affordable housing schemes and/or rural exceptions development may be acceptable where they would serve a demonstrable local need, in perpetuity and conform with the policies in the Development Plan.

### **Key Supporting Documents and Evidence**

- Surrey Landscape Character Assessment Report (2015)
- Surrey Hills AGLV Review (2007) **and further work (2013)**
- Surrey Hills Area of Outstanding Natural Beauty Management Plan 2014 - 2019
- The High Weald Area of Outstanding Natural Beauty Management Plan 2014 - 2019



**Relevant Spatial Objective(s)**

- **SO13** - Landscape & Natural Environment;
- **SO17** - Infrastructure.

**Relevant Monitoring Indicator(s)**

- Number and nature of applications proposed within Surrey Hills and High Weald AONB and AGLV.

**TLP34: Area of Greater Landscape Value and Area of Outstanding Natural Beauty Candidate Areas**

The Area of Greater Landscape Value (AGLV), will be retained for its own sake until a review of the Surrey Hills AONB has been completed. The AGLV and AONB candidate areas are designated on the Policies Map. ~~The two areas will be treated accordingly to~~ **and reflect how land has been categorised for the purposes of** the forthcoming review:

*AONB Candidate Area:* Areas of land which have been shown to **meet Natural England's criteria of 'Natural Beauty' for inclusion in** ~~share the characteristics of the AONB and which are candidate areas could be added to the Surrey Hills designation;~~ and

*AGLV:* Areas of land that form ~~currently designated as part of the wider AGLV,~~ **but which have not been shown to meet Natural England's criteria of 'Natural Beauty' for inclusion in** ~~do not share the characteristics of the AONB and are not candidate areas to be included in the Surrey Hills AONB.~~

**Any planning applications within the AGLV will be required to demonstrate that they would not result in harm to the setting of the AONB or the distinctive character of the AGLV itself, until such time as there has been a review of the AONB boundary.**

Following the completion of the AONB review, any land which does not form the new boundary for the Surrey Hills, will no longer hold the AGLV status and applications will be assessed in accordance with Policy TLP32.

**Key Supporting Documents and Evidence**

- Surrey Landscape Character Assessment Report (2015)
- Surrey Hills ~~AGLV Review (2007)~~ **Area of Outstanding Natural Beauty Evaluation (2013)**
- Surrey Hills Area of Outstanding Natural Beauty Management Plan 2014 - 2019
- Landscape Capacity and Sensitivity Study (2016 - 2018)

- The High Weald Area of Outstanding Natural Beauty Management Plan 2014 - 2019

#### Relevant Spatial Objective(s)

- **SO13** - Landscape & Natural Environment;
- **SO17** - Infrastructure.

#### Relevant Monitoring Indicator(s)

- Number and nature of applications proposed within Surrey Hills and High Weald AONB and AGLV.

## Biodiversity and Ecology

### Biodiversity Opportunity Areas (BOAs)

**26.37** The Surrey Nature Partnership is the Local Nature Partnership recognised by central government for our county. The Partnership works with all Surrey districts' and boroughs to set out an approach to conserving and enhancing the biodiversity at a landscape-scale. This approach identifies Biodiversity Opportunity Areas (BOAs): areas that are the most important for wildlife conservation and that include a variety of habitats, providing for an ecosystem approach to nature conservation across the District.

**26.38** The aim of BOAs is to establish a strategic framework for conserving and enhancing biodiversity at a landscape-scale, making our wildlife more robust to changing climate and socio-economic pressures. BOAs are those areas where targeted maintenance, restoration and creation of priority habitats (Natural Environment & Rural Communities (NERC) Act 'Habitats of Principal Importance') will have the greatest benefit towards achieving this aim. By working with larger, more dynamic ecosystems, it will be possible to create a wider range of habitats and their variants. In turn this will increase the ability of the landscape to support the largest variety of species, and BOAs provide an opportunity for ~~contributing~~ **to focus** net gains to **maximise** biodiversity ~~provision~~ **benefits** and contribute to the achievement of national [Biodiversity 2020](#) targets.

**26.39** As part of their work on BOAs, the Surrey Nature Partnership has prepared corresponding Policy Statements for each identified landscape-scaled area to assist those considering land in BOAs, be that for development or environmental conservation purposes.

**26.40** The recognition of BOAs in Our Local Plan accords with the NPPF, and contributes to international commitments for halting the overall decline in biodiversity by establishing coherent ecological networks that are more resilient to current and future pressures (paragraph 109). By formally recognising the BOAs in our area through Our Local Plan, we also fulfil NPPF requirements to plan for biodiversity at a landscape-scale across local authority boundaries and to identify and map components of the local ecological networks (paragraph 117).

**26.41** Net gains in biodiversity can be achieved through a variety of mechanisms including, but not limited to, habitat creation and/or enhancement. These mechanisms could be integrated into the design of any proposal through: the provision of new wildlife habitats; enhancement of green networks and measures on building structures; green roofs that add to the visual interest of an area and assist in adapting to a changing climate by providing passive cooling, as well as providing opportunities for plants and wildlife; and habitats for vulnerable species.

**26.42** Where adequate biodiversity gains cannot be included within a development site, off-site provision may be considered. The net gains should be appropriate and proportionate for the development.

**26.43** BOAs in Tandridge are indicated on the Policies Map, and a great deal of the District is designated as such.

#### **Sites of ~~Nature~~ Special Conservation Interest ~~Importance~~ and Potential Sites of ~~Special Nature~~ Conservation Interest ~~Importance~~ (p/SNCI)**

**26.44** SNCIs are sites identified for their substantive nature conservation value and are selected by the Surrey Local Sites Partnership (SLSP - formerly known as the Surrey Nature Conservation Liaison Group or SNCLG). Selection is based on evidence collected in the field and tested against a set of locally agreed criteria (currently Gibbs (2008); Guidelines for the selection of SNCIs in Surrey, Surrey Wildlife Trust) and based on national guidance produced by Department for Environment, Food and Rural Affairs (DEFRA).

**26.45** The majority of SNCIs in Surrey were originally identified in the mid-1990s including those in Tandridge District. Some 274 sites in Tandridge were surveyed between 1996 and 1997 as part of a District-wide review carried out by the Surrey Wildlife Trust on behalf of the District Council and Surrey County Council. A total of 90 SNCIs were initially identified across the District, demonstrating the richness of habitats we have.

**26.46** As part of the process, a long list of other candidate sites were also identified as having the potential to become SNCI's. However, despite every attempt being made to secure permission to access the site and carry out a survey to determine the status of a site, not everyone responded or gave consent. Where permission to survey an area was not obtained the site remained a potential SNCI (pSNCI), but could not be recommended further.

**26.47** While not all Surrey authorities have chosen to recognise pSNCI's, Tandridge, taking a precautionary approach, has historically done so and pSNCI's have been recognised by earlier planning policies, which we are continuing to do in Our Local Plan. Sites identified as pSNCIs will retain this designation until such time as a full assessment of the nature conservation interest of the site is possible. Such an assessment will either enable the SLSP to select the site as a full SNCI or to remove or revise the pSNCI status.

**26.48** Over the course of 2015 and 2016 and in preparing Our Local Plan the Council has liaised with Surrey Wildlife Trust (SWT) to carry out a review of a number of pSNCIs considered to be under the most pressure of development. Once again, despite every effort being made to identify and obtain appropriate permissions to carry out the required surveys, permission to survey was only granted for five sites, of which four were selected as full SNCIs.

**26.49** Given the importance of the biodiversity and habitats both from a local perspective and that of national policy, Our Local Plan will continue to recognise all of our SNCIs and to apply a precautionary principle to the remaining pSNCIs. The assessment of any planning application affected by a pSNCI will be treated with the same status as a SNCI until recommended otherwise by SLSP.

**26.50** Going forward, the Council will continue to work with the SWT to carry out the remaining assessments as their resources allow.

### **Sites of Special Scientific Interest (SSSIs) and Local Nature Reserves (LNRs)**

**26.51** SSSIs have been identified for many decades now to provide statutory protection to the best examples of the UK's flora, fauna, or geological or physiographical features. There are 8 SSSI's located within the District, including Woldingham and Oxted Downs, near Woldingham; Blindley Heath and Staffhurst Wood, the lake at SSSI and Hedgecourt, near Felbridge.

**26.52** LNRs are areas of local or community importance for either wildlife, geology, education or passive recreational enjoyment (without disturbing wildlife). LNRs are usually areas of natural green space, but other types of land such as commons, historic cemeteries and orchards can be designated as an LNR.

**26.53** In accordance with the NPPF, Our Local Plan will consider any potential adverse impact on SSSIs and LNRs resulting from proposals within or adjacent to land of these designations. We will expect proposals to take appropriate measures to conserve or enhance the features of these designations, and limit any detrimental impact.

### **Environmental Initiative: Downlands Partnership**

**26.54** The Surrey County Council - supported Downlands Partnership provides an established urban fringe countryside management service, enhancing the local environment for people and wildlife is active in Tandridge.

**26.55** The aims of the Partnership encompass the whole range of countryside management activities relating to access, landscape, biodiversity, sustainability, information and community involvement. The Partnership area contains a variety of habitats and features, but is dominated by the rare chalk downland habitat found on the scarp and dip slopes of the North Downs. Its area of operation covers countryside sites, many being LNRs and/or SSSIs in North East Surrey and adjoining parts of the London Boroughs of Croydon and Sutton. The rolling chalk hills and associated valleys give rise to stunning scenery. The sites are managed in partnership with local authorities and private land owners.

**26.56** The Council continues to recognise the value of the Downlands Partnership and the benefits it brings.

#### **TLP35: Biodiversity, Ecology and Habitats**

**Proposals for development** Development proposals should protect biodiversity, geodiversity and natural habitats and contribute to the wider Green and Blue Infrastructure network in accordance with TLP30.

Proposals for development at any given site should ensure there is ~~no a net loss~~ a net ~~loss~~ gain in biodiversity. Schemes should provide for the maintenance, enhancement, ~~restoration~~ and, if possible, expansion of ~~such~~ important assets, by aiming to restore or create ~~appropriate priority wildlife suitable semi-natural habitats and ecological networks to sustain~~ appropriate priority ~~wildlife~~ and recover biodiversity.

Schemes should also ensure that ~~Priority Habitats~~ and natural features are protected by incorporation within the Green and Blue Infrastructure network, including sufficient buffering.

### **Biodiversity Opportunity Areas (BOAs)**

The Council will conserve and enhance biodiversity and seek opportunities for **Priority** habitat creation and restoration particularly within and adjacent to Biodiversity Opportunity Areas (BOAs). Biodiversity Opportunity Areas are identified on the accompanying Policies Map.

Proposals for development must demonstrate how they will deliver appropriate net gains in biodiversity ~~where possible~~. Where proposals fall within or adjacent to a BOA, biodiversity measures should support that BOA's objectives as set out in the BOA-specific Policy Statements prepared by the Surrey Nature Partnership and the policies of ~~Our Local~~ **the development Plan**.

### **Other Nationally and Locally Designated Sites**

Proposals within or outside an SSSI, LNR, SNCI or pSNCI which would be likely to adversely affect the **designated** site (either individually or in combination with other developments) will not be permitted unless the benefits of the development clearly outweigh both the adverse impacts on the **designated** site and any adverse impacts on the wider biodiversity network.

Where adverse impacts are unavoidable they must be adequately and proportionately mitigated. If full mitigation cannot be provided, compensation will be required as a last resort.

pSNCI's will **continue to** be treated ~~commensurately to~~ **in the same manner as** those sites with full SNCI status, until such time as an updated assessment takes place and a decision is made by the **Surrey** Local Sites Partnership.

All Nationally and Locally designated sites are identified on the accompanying Policies Map.

### **Environmental Initiatives**

The Council will continue to support the work of the Downlands Partnership and the role it plays in protecting and enhancing habitats of the North Downs and the access to the countryside it facilitates.

Further detail regarding biodiversity, geodiversity and other elements of the natural environment will be set out in the Green and Blue Infrastructure Supplementary Planning Document.

### Key Supporting Documents and Evidence

- Surrey Nature Partnership Biodiversity Opportunity Areas: the basis for realising Surrey's ecological network, December 2015
- Site Based Ecology Assessments (2016, 2017 and 2018)

### Relevant Spatial Objective(s)

- **SO13** - Landscape & Natural Environment.

### Relevant Monitoring Indicator(s)

- Net number of gains and/or losses of permissions granted on SSSI, SNCI, LNR, pSNCI, BOA sites
- Net gains in biodiversity.

## European Sites

**26.57** There are two areas of international sites of particular relevance to the Local Plan and which are protected for their contribution to wildlife and biodiversity. The Ashdown Forest and Mole Gap to Reigate Escarpment are both designated Special Areas of Conservation (SACs) and the Ashdown Forest is also designated a Special Protection Area (SPA). Both sites are located in neighbouring local authority areas but remain relevant to Tandridge which sits within the wider area of influence for both locations.

### Mole Gap to Reigate Escarpment Strategic Area of Conservation (SAC)

**26.58** The Mole Gap to Reigate Escarpment SAC is located within neighbouring Reigate and Banstead Borough Council and stretches beyond to the area of Mole Valley. It is 890ha in size, approximately 8 miles long and around 3km from the Tandridge District boundary at its nearest eastern tip. It is the only area of stable box scrub in the UK and supports calcareous grassland types, Yew woodlands, European dry heaths and beech woodlands and is particularly important for rare vascular plants including orchids.

**26.59** The supporting Habitat Regulations Assessment (HRA) process has looked at potential impact pathways from the Local Plan, in combination with the Plans of other local authorities with particular regard to possible recreational disturbance, air quality and hydrology.

**26.60** The HRA considered how all impacts can be screened out, avoided and/or mitigated and noted that there are no residential allocations being made by Our Local Plan, within 7km of the SAC.



**26.61** It was also identified that relevant policies of the Local Plan, including sustainable transport and air quality, would have a positive effect in respect of recreational pressures on the Mole Gap to Reigate Escarpment SAC. The potential for Green Infrastructure alongside the South Godstone Garden Community, would also provide positive opportunities and will be explored further in the preparation of an Area Action Plan.

### **Ashdown Forest Special Protection Area (SPA) and Strategic Area of Conservation (SAC)**

**26.62** Ashdown Forest is located south-east of the District, around 5km away at its nearest point, in Wealden, East Sussex. The SAC is 2,729ha in size and the SPA slightly larger at 3,207ha. The SAC is one of the largest single continuous blocks of lowland heath in south-east England, with both European dry heaths and, in a larger proportion, wet heath. The Forest qualifies as an SPA by supporting populations of European importance of Dartford Warbler and Nightjar.

**26.63** The supporting and statutory HRA process has looked at potential impact pathways from the Local Plan, in combination with the Plans of other local authorities. The main impacts that were identified were recreational disturbance and air quality. Much work has been done in partnership with other Local Authorities affected by the Ashdown Forest, to explore 'in combination' impacts further and any mitigation requirements and mechanisms, if needed.

**26.64** Modelling undertaken by Aecom (2017/18), on behalf of the Council, concludes there is no basis to indicate a **likely significant** adverse **air quality** effect on integrity of Ashdown Forest **SAC** over the Plan period, **even** in combination with other plans **and projects**. Since no net adverse effect on integrity is forecast, no mitigation as such would be required.

**26.65** Nonetheless, as supporting evidence notes, this conclusion is not intended to suggest that no active attempt should be made to reduce background NOx concentrations and nitrogen deposition around Ashdown Forest as a matter of general good stewardship. A partnership forum with other relevant local authorities has agreed a 'Statement of Common Ground' in relation to the air quality impacts on the Forest. The forum will also be important in monitoring long-term trends in roadside air quality within Ashdown Forest SAC at regular (e.g. five-year) intervals, in order to track the forecast improvements. If necessary, the forum will provide a further safeguard to ensure changes in traffic flows and vehicular emissions stemming from development do not result in adverse effects upon the integrity of Ashdown Forest SAC in isolation or in combination.

**26.66** Many of our policies **and strategies** in the Local Plan have beneficial effects ~~and avoid impacts, including TLP46: Pollution and Air Quality, TLP50: Sustainable Transport and Travel; and a number of others.~~ **as well as focusing development in sustainable communities (TLP01, TLP06, TLP07) and minimising the need to travel to essential services and employment (TLP20, TLP24, TLP26)**. In addition, our policies support the recommendations of the Local Transport Plan and Surrey Air Alliance and continue to be involved with them.

**26.67** In relation to recreation, the 2016 Ashdown Forest Visitor Survey, together with our Sustainability Appraisal (SA), suggest a need to mitigate visitor pressure from within 7km of the Ashdown Forest.

**26.68** The HRA noted that Our Local Plan makes no residential allocations within 7km of the SAC. Nonetheless the elements of Policy TLP36: Ashdown Forest Special Protection Area are necessary to mitigate effects in the event of development coming forward, essentially requiring contributions in



the form of Strategic Access Management and Monitoring (SAMM) and Suitable Alternative Natural Green Space (SANG). For sites beyond the 7km zone of influence, an Appropriate Assessment may be required under the HRA, to determine whether there will be a likely impact on the integrity of the SPA and a further Statement of Common Ground is being prepared in relation to this strategic matter.

**26.69** A further reassurance and safeguard in the Local Plan 2033, as set out in TLP30: Green and Blue Infrastructure and SGC01: South Godstone Garden Community, is the commitment to a large scale (100ha+) area of green infrastructure alongside the new Garden Community. This is primarily justified by the access deficit to strategic scale natural and semi-natural greenspace demonstrated by applying Natural England's ANGS standard in the Open Space, Sport and Recreation Typologies and Standards Study (2017) background evidence paper. However, there are knock-on benefits to such provision – it will serve many of the functions of a SANG, being attractive to local residents and in turn providing them with the opportunity to stay local and negating their need to travel further afield to the more ecologically vulnerable international sites outside the District boundaries.

**26.70** The support for improved links to the countryside from urban areas, and improvement of existing open spaces for recreation, will also be beneficial.

#### **TLP36: Ashdown Forest Special Protection Area**

All residential development within 7km of the Special Protection Area boundary, will need to put in place adequate measures to avoid and mitigate potential effects on the Special Protection Area. These must be delivered prior to occupation and in perpetuity. To meet these requirements developments will need to:

- Make a financial contribution towards the Strategic Access Management and Monitoring (SAMM) for the Special Protection Area.
- Contribute to Suitable Alternative Natural Green Space (SANG) provision at a standard of 8 hectares per 1,000 residents (minimum after any discounting) and designed to replicate the quality of the international sites visitor experience as far as possible; or the provision of bespoke mitigation.

SANG should incorporate a round walk of at least 2.5km. The priority hierarchy for SANG delivery will be as follows:

- I. Provided in the vicinity of the development.
- II. Make appropriate contributions to a SANG on a similar impact pathway (i.e. located in the intervening spatial area between the site and the SPA), prioritised according to road distance from the site

- III. Contribute to SANG standard green infrastructure located alongside the new garden settlement, or elsewhere within Tandridge District, subject to the agreement of Natural England
- IV. Offset contributions towards another SANG anywhere within 7km of the Ashdown Forest.

For sites beyond the 7km zone of influence, the Council will take a precautionary approach where an Appropriate Assessment may be required under the Habitats Regulations Assessment to determine whether there will be a likely impact on the integrity of the Special Protection Area.

Where bespoke mitigation is provided, these measures will need to be in place before occupation of development and must be managed and maintained in perpetuity. The effectiveness of such mitigation will need to be demonstrated prior to approval of the development. Bespoke mitigation will need to be discussed and agreed by the Council as the competent authority following advice from Natural England.

#### Key Supporting Documents and Evidence

- Habitat Regulations Assessment (HRA)
- Sustainability Appraisal
- Ashdown Forest Visitor Survey (2016)
- Ashdown Forest SPA Monitoring Strategy (2018)
- Ashdown Forest: Statement of Common Ground
- Ashdown Forest: Inter Authority Agreement
- Tandridge Open Space, Sport and Recreation Facilities Assessment: Open Space, Sport and Recreation Typologies and Standards (2017)
- Tandridge Local Plan: Ashdown Forest Air Quality Impact Assessment (2018)
- Tandridge Local Plan: Mole Gap to Reigate Escarpment SAC Air Quality Impact Assessment (2018)

#### Relevant Spatial Objective(s)

- **SO13** - Landscape & Natural Environment.

#### Relevant Monitoring Indicator(s)

- Number of applications that have contributions to SAMM

### Trees and Soft Landscaping

**26.71** Trees, hedgerows and other vegetation are natural capital assets that complement our District, add maturity to new development and deliver a variety of environmental, social, economic, cultural, education, health, and recreation benefits.

**26.72** Consultation has shown us that trees are highly valued by our community. While the way they are dealt with has historically been a detailed matter for the application process; we feel that trees and many elements of soft landscaping also have a strategic importance to the District. For example, as well as being attractive landscape amenity features, trees and hedgerows also improve air quality, absorb carbon dioxide and help to regulate urban temperatures. Vegetated areas reduce surface water run-off and help to prevent flooding, are vital to the life cycle of bees and other pollinating insects, and provide **appropriate** habitat. ~~for birds, bats and fungi.~~ Individual trees, groups of trees and woodlands can be affected by an individual development, but entire tree populations within our landscapes can also be badly affected by piecemeal tree removal on development sites if it occurs on an ongoing basis without control. As such trees and soft landscaping should be a key strategic consideration from the outset, not just factors to be considered on a case by case basis.

**26.73** We have always taken a robust position on matters relating to trees and soft landscaping. Early indications from bodies such as the Woodland Trust, Natural England and draft government policies appear to be encouraging local authorities to go further in their protection of trees particularly Ancient Woodland and Veteran Trees and providing access to woodlands. Our Local Plan is supportive of this.

**26.74** Tree Preservation Orders (TPOs) are used by the Council to legally protect specific trees, groups of trees or woodlands that provide public amenity. **The Council** and has adopted procedures for [how TPOs are administered](#) within the ~~d~~District. ~~The Council~~ **and** also administers the Hedgerow Regulations 1997, which protects countryside hedgerows. The Council is under a duty to ensure, whenever it is appropriate, that in granting planning permission for any development adequate provision is made for the preservation or planting of trees, and to make TPOs where necessary in connection with the grant of planning permission. The cutting, lopping, uprooting, damage or removal of any part of a tree subject to a TPO, other than the removal of deadwood, requires the Council's prior consent.

**26.75** Trees are also protected when they are growing within a conservation area and outside of the planning process anybody wishing to undertake works to trees located within a conservation area must give the Council six weeks' notice of their intentions. This notice period allows the Council to make a TPO if it is expedient to do so. Where a planning application relates to trees in conservation areas, the Council will pay special attention to the desirability of preserving or enhancing the character of that area.

**26.76** In order to assist applicants in preparing successful proposals, in November 2017 we adopted a Trees and Soft Landscaping Supplementary Planning Document. This sets out the Council's approach to the integration of new and existing trees and soft landscaping into new development. Our Local Plan will not supersede this, but instead will continue to support that document and we

fully anticipate it to remain relevant. Further, where it is beneficial and relevant to do so, guidance may be drawn from the Woodland Trust Access Standards<sup>(28)</sup> and the Woodland Trust practical guidance document 'Residential Developments and Trees' (2015).

### **TLP37: Trees and Soft Landscaping**

Trees and soft landscaping represent a fundamental part of the landscape of the District and its natural capital. Trees and soft landscaping also have an important role in limiting the impact of rainfall and increasing temperatures and they enhance leisure experiences. To ensure this remains the case, we will:

- I. Resist the loss of trees, woodlands, hedgerows and vegetation of significant amenity, historic, cultural or ecological value, including proposals which have the potential to threaten the continued wellbeing of such trees and vegetation;
- II. Require existing trees, hedgerows and vegetation to be positively integrated into the site layout and protected in accordance with BS5837:2012 and any subsequent update, allowing for the future growth of trees and avoiding conflict with structures, hard surfaces and resident amenity;
- III. Require comprehensive replacement planting to be provided where trees have been removed prior to planning permission being granted, unless the Council considers there is an overriding reason not to do so. Evidence of any such justification must be submitted within the application details before any deviation from the requirement to replant will be considered. Where there is evidence of deliberate neglect or damage to trees or woodland assets the deteriorated state of the asset will not be taken into account in any decision.
- IV. Expect new development to positively integrate space for additional trees, hedgerows and vegetation wherever possible within layout design allowing for the future growth of trees both above and below ground and avoiding conflict with structures, hard surfaces and resident amenity;
- V. Seek opportunities to improve links between green spaces to improve access for recreation and corridors which allow species to move between habitats.

Planning permission will be refused for development resulting in the loss or deterioration of ancient woodland and the loss of aged or veteran trees found outside ancient woodland (including from indirect impacts such as increased visitor pressure), unless the need for, and benefits of, the development in that location clearly outweigh the **loss and a suitable compensation strategy exists**.

28 Woodland Trust (2010) Space for people. Woodland Trust Research Report

**Key Supporting Documents and Evidence**

- Trees and Soft Landscaping Supplementary Planning Document (2017)
- Woodland Trust: Space for people. Woodland Trust Research Report (2010)
- Woodland Trust: Residential Developments and Trees (2015)

**Relevant Spatial Objective(s)**

- **SO13** - Landscape & Natural Environment

**Relevant Monitoring Indicator(s)**

- Number of applications resulting in a loss of a TPO
- Proposals where important trees are to be removed/have already been removed, but replacement planting can mitigate
- Proposals where important trees are to be removed/have already been removed, but there is insufficient space for replacement planting
- Proposals where there is net gain and/or loss in soft landscaping
- Proposals which require the loss or deterioration of ancient woodland, or ancient or veteran trees.

## 27 Play and Open Space

**27.1** Access to high quality open spaces and opportunities for sport and recreation make an important contribution to the health and wellbeing of communities.

**27.2** Open space for community benefit exists in many forms, including sporting facilities - both indoor and outdoor-children's play spaces, parks, natural and semi-natural green spaces, allotments and even churchyards, to name just a few. The different types of open spaces are not just beneficial to our communities and visitors, but also an important element of our wider Green Infrastructure network and we value the multifunctional role they play for habitat creation, biodiversity and in setting the aesthetic and physical character of our area.

**27.3** The National Planning Policy Framework requires local planning authorities to set out policies to help enable communities to access high quality open spaces and opportunities for sport and recreation. These policies must be based on a thorough understanding of the local needs for such facilities and opportunities available for new provision.

**27.4** In preparing Our Local Plan the Council commissioned the undertaking of the ~~Open Space, Sport and Recreation Facilities Assessment (2017/18)~~ **Open Space Study (2017)** which examines existing and projected needs for open space, sport and recreation provision, using a variety of data sources, together with independent investigation, stakeholder and community consultation and surveys. Analysis of the data gathered and the reporting of findings has followed appropriate national guidance **and informed the standards in Policy TLP38.**

**27.5** The primary aims of the wider Open Space Assessment were to:

- understand how the existing open spaces in the District performed and the levels already provided;
- determine whether there were any deficiencies or surpluses of open space, if so what type, where and how much;
- determine the most appropriate standards and determine how much open space should be provided by new development to secure balance in provision; and
- identify any opportunities for using existing open spaces better by upgrading spaces to become more multifunctional, for example.

**27.6** The current planning policy for the District is set through the Detailed Policies Development Plan Document (2014). However, the Council recognised that the evidence and approach upon which policy DP18: Community, Sports & Recreational Facilities is based is outdated and does not respond to the spatial strategy of Our Local Plan: 2033, and a new policy is needed.

**27.7** Following the completion of the assessment of local needs and the audit of provision, new standards of provision for open space, sport and recreation facilities have been established. Our Local Plan identifies what we will require of development to ensure sufficient open space provision is secured for the future.

**27.8** The local provision standards have been set embracing three key components: quantity of open space, accessibility of open space and the quality of open space. **Developer contributions may be sought on-site or off-site in order to facilitate the achievement of the standards.**

### TLP38: Play and Open Space

All open spaces, including those depicted on the Policies Map, will be protected from loss to alternative use, unless replaced in a suitable location elsewhere, or deemed surplus to requirements in accordance with most up-to-date standards. **Requirements for formal open space should be in addition to green/blue infrastructure (Policy TLP30) and Trees and Soft Landscaping (Policy TLP32).**

All applications for development should accord with the Council's most up to date Open Space Assessment and Corporate Open Space Strategy.

The following standards will be used in relation to green space and play provision in the District to ensure all residents have access to sufficient, high quality, accessible green spaces and play areas. **All proposals subject to the requirements of this policy should also reflect the m**More detailed information and quality standards **are** set out in the Council's most up-to-date **o**Open **s**Space **a**Assessment.

~~These standards represent what will be required:~~

Typology	Quantity Standard (Minimum)	Access Standard (Maximum)
Allotments	0.20ha/1,000 population	720 metres (15 minutes straight-line walk time)
Amenity Green Space - existing provision	0.5 ha/1,000 population	480 metres (10 minutes straight-line walk time)
Amenity Green Space - new provision	1.0 ha/1,000 population (to include natural green space)	480 metres (10 minutes straight-line walk time)
Parks and Recreation Grounds	1.0ha/1,000 population	480 metres (10 minutes straight-line walk time) 10 minutes drive time for a larger multifunctional facility
Play space - Children	0.03 ha/1,000 population	480 metres (10 minutes straight-line walk time)
Play space - Youth	0.02 ha/1,000 population	600 metres (12-13 minutes straight-line walk time)
Natural Green Space	1.0ha/1,000 population to include natural and amenity green space	ANGSt



In areas with populations under 1,000 people, a pro-rata approach will be used and the role of larger neighbouring settlements should be identified and accessibility improved where practical.

### Key Supporting Documents and Evidence

- Tandrige Open Space, Sport and Recreation Facilities Assessment: Community and Stakeholder Consultation (2017)
- Tandrige Open Space, Sport and Recreation Facilities Assessment: Open Space Study (October 2017) (*updates the Open Space, Sport and Recreation Typologies and Standards - August 2017*)
- Tandrige District Wellbeing Space Strategy (2015)

### Relevant Spatial Objective(s)

- **SO7** - Health & Wellbeing;
- **SO8** - Design;
- **SO13** - Landscape & Natural Environment;
- **SO17** - Infrastructure.

### Relevant Monitoring Indicator(s)

- Net gains and/or losses of open spaces, allotments, parks and recreation grounds, play space
- Proposals for new indoor and outdoor sports and recreation facilities.

**27.9** In addition to open spaces, the role played by formal playing pitches and facilities is also essential to our leisure provision in the District. They accommodate and support sporting engagements and in turn, health and wellbeing.

**27.10** Policy TLP39 below is informed by a Playing Pitch Strategy (PPS) which provides a clear, strategic framework for the maintenance and improvement of existing playing pitches and accompanying ancillary facilities up to 2033, in line with the Plan period.

**27.11** The PPS recommends a number of priority projects for Tandrige, which should be realised over the Local Plan period. It provides a framework for improvement which gives guidance and is used to inform:

- The Infrastructure Delivery Plan;
- Policies which set requirements for pitch provision;

- Bids for external funding; and
- The Council's emerging Open Space Strategy.

**27.12** Partner organisations have a vested interest in ensuring that existing playing fields, pitches and ancillary facilities are protected and enhanced. As such, many of the objectives and actions within the PPS will be delivered outside of the requirements of the Local Plan and implemented by a wide range of bodies such as National Governing Bodies of Sport (NGBs), sports organisations, education establishments and parish/town councils. In the case of parish and village councils this is particularly relevant where Neighbourhood Plans are being prepared so needs and requirements for maintenance can be planned for at the most local level.

**27.13** The PPS is also very relevant and a consideration for **the preparation** of the South Godstone Garden Community Area Action Plan and the requirements of that development. These will be further explored as the AAP is prepared and in the context of the most **up-to-date** evidence.

### **TLP39: Providing Playing Pitches and Built Leisure Facilities**

#### **Existing Facilities**

All existing playing pitches **including those on the Policies Map**, and built leisure facilities ~~as depicted on the Policies Maps~~, will be protected for their current use unless they are appropriately replaced in a suitable location, or where demonstrated they are surplus to requirement. All applications for development must be in accordance with the Council's most up-to-date Playing Pitch Strategy.

#### **New Facilities**

Proposals for development which make provision for new or enhanced pitch and leisure facilities, will be supported where they contribute positively to the well-being and social cohesion of local communities, particularly in locations of identified deficiencies and areas of known deprivation.

Proposals which support and deliver three new 3G pitches, including one that is World Rugby compliant, will be viewed positively. In addition, the Council will work actively with Sport England and relevant partners to facilitate the delivery.

**Regard will be had to the District's evidence base for requirements in relation to playing pitch and indoor sports provision.** ~~for local recommended standards of open space, when considering the provision of all relevant typologies of leisure and recreation facilities in accordance with the Council's most up to date assessment of Playing Pitch Strategy.~~

Outdoor sport facilities within the Green Belt will be supported where development does not have a ~~significant detrimental~~ **harmful** impact on the **openness** character of the Green Belt and does not conflict with the purposes of including land within it, in accordance with TLP03: Green Belt and national policy.

The Council will, **in the first instance** ~~first and foremost~~ seek to secure the physical delivery of pitch provision/upgrades and assurance of its management for the long-term. Where this does not happen for justified reasons, the Council will require financial developer contributions **to make provision for the long-term management and maintenance of the facilities.**

### Key Supporting Documents and Evidence

- Tandridge District Open Space, Sport and Recreation Facilities Assessment: Open Space Study (October 2017)
- Tandridge Open Space Strategy, Sport and Recreation Facilities Assessment: Assessing Needs and Opportunities for Indoor Sports Facilities in Tandridge (October 2017)
- Playing Pitch Strategy (2018)
- Infrastructure Delivery Plan (2018)

### Relevant Spatial Objective(s)

- **SO7** - Health & Wellbeing;
- **SO8** - Design;
- **SO13** - Landscape & Natural Environment;
- **SO17** - Infrastructure.

### Relevant Monitoring Indicator(s)

- Net gains and/or losses of open spaces, allotments, parks and recreation grounds, play space
- Proposals for new indoor and outdoor sports and recreation facilities.

## Burial Space and Cemeteries

**27.14** With a growing and ageing population there will be a need for cemetery provision and burial space within the District, where loved ones can easily visit memorials to those who have died.

**27.15** Neither the NPPF, nor the accompanying PPG offer guidance on the provision of burial or cemetery space, other than in the context of Green Belt. Yet the provision of burial space remains a very real need to all communities. While most open space studies would not set standards for this type of provision, in Tandridge there is a particular need to understand existing provision and to take a strategic view as to the future requirements for burial land and ensure that we plan for that need as far as is practicably possible.

**27.16** Earlier government policies of Planning Policy Guidance 17 (PPG17): *Planning for Open Space and Recreation*, stated that 'every individual cemetery has a finite capacity and therefore there is steady need for more of them. Indeed, many areas face a shortage of ground for burials. The need for graves, for all religious faiths, can be calculated from population estimates, coupled with details of the average proportion of deaths which result in a burial, and converted into a quantitative population-based provision standard.' The Council believe that whilst PPG17 has been revoked and replaced with a much less detailed NPPF, the content of that document remains sound and relevant in many aspects surrounding open space, including cemeteries and burial space.

**27.17** When we consider how the application of PPG17 translates locally, it identifies that in 2015 the age-standardised mortality rate (ASMR) for the UK was 1,010 deaths per 100,000 population (10.1 deaths per 1,000 population). Tandridge District average mortality rate is marginally lower at 9.2 deaths per 1,000 population.

**27.18** Current average levels of provision of churchyards and cemeteries across the District is 0.33ha/1,000 population and this level of provision has largely met burial needs over the last 200 years. That said consultation which took place on both the preparation of Our Local Plan and the Open Space Assessment, highlights that burial grounds are approaching full capacity and that available plots for burial are few. It is assessed that 191 new graves are required per annum to meet existing demand across the District on reflection of current population statistics and once levels of cremation are factored in.

**27.19** In addition to the space required to accommodate a burial plot in a cemetery, additional space is required for roads, paths, trees and buildings, and also space between plots. These factors have been taken into account when setting the local standards for burial provision for the Plan period.

**27.20** We recognise that successful burial spaces should be those that invite more quiet contemplation and as such accept that the provision of new or expanded burial space will be better suited to edge of settlement or rural areas. In conflict with that is availability of suitable land given our high proportion of Green Belt land. The policies of the NPPF consider cemeteries inappropriate development in the Green Belt and while it is anticipated government policy could change, this plan must accord with the current iteration of the NPPF.

**27.21** Whilst the South Godstone Garden Community presents a real opportunity for the provision of new burial space as is deemed appropriate, this does not satisfy requirements in the shorter term.

**27.22** Our Local Plan balances the nature and need to provide cemetery space with Green Belt policy and sets the overall need for additional land anticipated for the pPlan period based on population increase. This approach is considered to be more achievable given that application of a quantity standard of 0.0011ha/1,000 population is difficult to implement given that there are no access standards for burial space.

**27.23** Our Local Plan provides a criteria-based policy to help determine whether very special circumstances could exist and that can be applied to applications for either new or expanded facilities. The requirements for burial space set out in Our Local Plan are not faith specific and could include natural burial, where appropriate.

**TLP40: Burial Space**

The Council will support the provision of at least 1.82ha of new burial space over the Plan period. Space could be delivered via new or extended cemeteries.

Proposals will be considered positively in a sequential manner with priority given to those sites in non-Green Belt areas where the opportunity arises.

Where applications for burial provision relate to Green Belt, the following considerations will be essential in determining whether the very special circumstances for development in the Green Belt can be met:

- I. The proposal must demonstrate how it fulfils a District need for burial plots; and
- II. The proposal must demonstrate that non-Green Belt site options have been fully explored and rejected for sound reasons; and
- III. The proposal must demonstrate that the travel to and from the cemetery will not place undue pressure on existing road and transport networks or create unsustainable travel patterns; and
- IV. Any proposal must comply with other relevant policies in the development plan.

In the event that the Council's need for burial space is met the above criteria will still remain relevant.

**Key Supporting Documents and Evidence**

- Tandridge District Open Space, Sport and Recreation Facilities Assessment: Open Space Study (2017)

**Relevant Spatial Objective(s)**

- **SO13** - Landscape & Natural Environment

**Relevant Monitoring Indicator(s)**

- Number of hectares of land gained for burial space allocation.

## 28 Tourism

**28.1** Within our District there are a number of much-valued leisure, historical and natural features and which serve to attract visitors, including: Godstone Farm Park, Priory Farm Nature Trail, Lingfield Park Racecourse and spa and events venue, National Trust assets, Titsey Place House and Gardens and The British Wildlife Centre. **A number of our rural villages are of historic value and attractive to visitors.** There are also numerous golf courses, fishing lakes, country pubs and extensive walking routes through our beautiful countryside and Areas of Outstanding Natural Beauty. A limited number of other special and seasonal events further enhance the District as an attractive place for tourism, including the Cow Pie Festival at Blindley Heath, Godstone Point to Point Races, Oxted and Edenbridge Agricultural Show at Ardenrun Showground and the Oxted Beer Festival at Master Park, Oxted.

**28.2** Tourism is a very diverse industry and when properly managed and encouraged offers a number of benefits to the District. Tourism in Tandridge forms an important contribution to the local and rural economy, creates employment opportunities and assists 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 million<sup>(29)</sup>. While some may argue that tourism can lead to drawbacks - traffic and parking congestion, commercialisation of the historic environment - and can generate conflicts of use in the countryside, the benefits still often outweigh difficulties, which can usually be mitigated. With this in mind the Council's approach is to encourage the established and growing tourism offer in Tandridge, while safeguarding the environment and quality of life for local residents. This is done particularly through policies relating to landscape, the historic environment, place-making and wider infrastructure provision.

**28.3** Our Local Plan formally allocates some of our most successful tourist attractions to both recognise their importance, and support their operations, which could include carrying out works to enhance their offer, i.e. new gift shops/ticket offices, and enclosures. By setting appropriate tourism policies, we can help make the planning process a smoother one for our tourism assets which, by association, will support the wider economy and make Tandridge a more attractive place to visitors.

### TLP41: Tourism

Tourism assets, ~~as~~ **including those** depicted on the Policies Map will be protected and loss to alternative uses will be resisted.

Proposals relating to tourism assets will be considered in accordance with the Council's most up-to-date Economic Proposition and the East Surrey Rural Tourism Co-operation Project (2018) and any update to them.

Any proposals for new and extended visitor attractions, associated ancillary works and facilities within the boundaries of the asset will be supported where very special circumstances exist, in accordance with the following criteria:

- I. The development can help to support the local economy, businesses, community services and facilities; and

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

- II. It is of an appropriate design and scale which minimises impact and assimilates well with the character of the surrounding area; and
- III. Is sympathetically designed and in conformity with the policies of the development plan.

Tourism initiatives relating to and impacting upon either the Surrey Hills or High Weald Areas of Outstanding Natural Beauty should also accord with the relevant and most up to date AONB Management Plans and Policy TLP33.

### Key Supporting Documents and Evidence

- East Surrey Rural Tourism Co-operation Project (2018)
- Economic Proposition (2017)
- Coast to Capital Local Enterprise Partnership (LEP) - Rural Statement (2016)
- Surrey Hills Area of Outstanding Natural Beauty Management Plan 2014 - 2019
- The High Weald Area of Outstanding Natural Beauty Management Plan 2014 - 2019

### Relevant Spatial Objective(s)

- **SO2** - Economy

### Relevant Monitoring Indicator(s)

- Permissions proposing expansion/intensification of tourism assets
- Number of additional hotel and/or guest house bedrooms
- Percentage of employment and unemployment
- Gain/loss of community services floorspace (Class D1 and D2).

## Tourist Accommodation

**28.4** Inherently linked with tourism and our ability to secure success, are hotels and short-stay accommodation. There is a lack of visitor accommodation in the District, with no self-catering stock. The three largest hotels in Tandridge are: the Copthorne Effingham Park Hotel and the Lingfield Park Marriot Hotel in the south, in proximity to Gatwick, and Nutfield Priory Hotel and Spa, which is located more centrally on the A25, between Nutfield and Redhill. All three of these hotels are in the upper price bracket. Lower price tourism accommodations are not well-located for the District and is primarily located around Gatwick Airport, with a Premier Inn at the border with Mid-Sussex District Council, in East Grinstead.



**28.5** Despite our established and growing tourism offer, only a limited number of visitors stay overnight in Tandridge according to the East Surrey Rural Tourism Co-operation Project (2018). In 2016, 1.4 million day trips were made compared to 110,000 overnight stays – the majority of these were made by domestic visitors. The overwhelming majority of our overnight accommodation is found in rural areas, including three caravan and camping parks accounting for 17% of total bed-spaces. Nearly one third of all overnight stays by overseas visitors in Tandridge were people arriving via Gatwick Airport, whose value (expenditure) is greater than domestic visitors.

**28.6** The Surrey Hotel Futures Study (2015) highlights '*significant potential and need for hotel development in all Surrey Districts and Boroughs and clearly demonstrates that further hotel development is vital to support the future growth of the county's economy and capitalise on the potential for leisure and conference tourism growth*'. With specific regard to Tandridge, market demand is demonstrated for both budget hotels in more built-up areas, particularly Caterham, as well as luxury county / golf hotels to support the growing leisure and corporate economy.

**28.7** With much of Tandridge's tourism offer built on the wealth of rural attractions and designated landscapes such as AONB, other types of tourist accommodations fitting for these assets, such as glamping, lodges, country houses and gastro-pubs, are acceptable and supported, where appropriate.

**28.8** The District's location in proximity to Gatwick should be recognised as an advantage and the opportunities realised. In future, it may be necessary to respond to the potential expansion of Gatwick Airport and the demand for overnight accommodation, specifically to the south and west of the District for both domestic and overnight visitors.

**28.9** Despite taking a proactive view to increasing both our commitments to tourism and tourist accommodation, we will remain resistant to applications for airport parking not associated with hotels or accommodations.

#### **TLP42: Hotels and Tourist Accommodation**

##### **Improvements to existing accommodations**

The existing level of hotel provision should be maintained and loss will be resisted unless suitably replaced, where necessary.

Any applications for enhancements and expansions, including supporting uses and facilities for the accommodation such as spa facilities, will be viewed positively where they clearly set out the relationship and benefit to the existing facility and the local economy. Proposals will be required to accord with other relevant policies in the Development Plan.

Any additional pressure placed on infrastructure and services, such as traffic due to visitor numbers, will need to be mitigated in line with policy requirements in the most up-to-date Infrastructure Delivery Plan.

### **New Accommodations**

Applications for appropriately-located hotels and other types of tourist accommodations will be supported where they can demonstrate that they would satisfy local demand and meet all other relevant policy requirements, including TLP18: Place-making and TLP03: Green Belt.

Proposals which respond to market demand for the following types of tourist accommodation will be positively considered in accordance with the findings of the Surrey Hotel Futures Study (2015), or subsequent update:

- Budget hotels, and / or possibly upper-tier budget / limited service 3 star hotels; and
- Luxury country house and / or golf hotels.

### **Key Supporting Documents and Evidence**

- Surrey Hotel Futures Study (2015)
- Economic Proposition (2017)
- East Surrey Rural Tourism Co-operation Project (2018)

### **Relevant Spatial Objective(s)**

- **SO2** - Tourism

### **Relevant Monitoring Indicator(s)**

- Number of additional hotel and/or guest house bedrooms.

## 29 Historic Environment, Heritage and Conservation

**29.1** Our District has a variety of historic assets which are recognised for their heritage **and tourism** value including conservation areas, commons, sites of archaeological potential, listed buildings, scheduled monuments and ancient woodlands. With over 600 records on the National Heritage List<sup>(30)</sup>, the contribution that our historic assets makes to the wider character, cultural identity and distinctiveness of the District must be protected and enhanced. Therefore, the demolition of, or construction relating to our historic assets will be resisted, as outlined in Policy TLP43.

**29.2** Our conservation areas play a vital role in protecting the settings of our much-valued historic natural environment and built-form. These designations will require a review and associated management plans in order to ensure they continue to protect relevant areas in an appropriate way. These reviews will take place in co-ordination with Surrey County Council Conservation Team and Historic England. **As of 2018, our conservation areas are:**

- **Bletchingley:** historic village - former market town,
- **Brewer Street and Place Farm, Bletchingley:** historic hamlet,
- **Broadham Green and Spring Broadham Green and Spring Lane, Oxted:** containing the hamlet of Broadham Green and other features at Oxted Mill,
- **Burstow:** small historic village,
- **Caterham Barracks:** former 19th century army barracks,
- **Chaldon:** historic village centre,
- **Ficklehole:** small hamlet,
- **Godstone, Church Town:** historic centre,
- **Godstone, the Green, Great Farleigh Green:** small settlement,
- **Kenley Aerodrome:** relating to a Battle of Britain Airfield, straddling the borders of Tandridge and the London Borough of Croydon,
- **Limpsfield:** historic village centre,
- **Lingfield:** including Gun Pond, Church Town and High Street,
- **Oxted:** historic centre, now known as Old Oxted,
- **Outwood:** centred on Outwood Common and Mill,
- **Pendell:** small settlement,
- **South Park:** small, isolated settlements,
- **Station Road West, Oxted:** early 20th Century mock tudor buildings, and
- **Woldingham Green:** village centre and green.

**29.3** Historic England have published a [Historic Environment Good Practice Advice](#) note for local authorities preparing Local Plans, the purpose of which is to aid in implementing historic environment policy in the NPPF. The advice note states 'conservation is certainly not a stand-alone exercise'<sup>(31)</sup> and recommends that inter-relationships between the historic environment and other factors such as town centre viability, protection of Green Belt, good design and delivery of high quality homes, are considered. With this in mind, applications will be required to consider the wider impacts of any changes to the setting of our historic assets, not just immediate effects.

30 <https://historicengland.org.uk/listing/the-list/>

31 Historic Environment Good Practice Advice (2015) page 3

### **TLP43: Historic Environment**

To respect the varied historical character and appearance of the District, development proposals will conserve and enhance the character and appearance of designated and non-designated heritage assets, through high-quality sensitive design. These include important archaeology, historic buildings, conservation areas, monuments, street patterns, streetscapes, landscapes, commons, and their settings.

Applicants should make every effort to liaise with the Surrey County Council Conservation Team and Historic England when drawing up proposals at the earliest opportunity to limit the prospect of any objection, in accordance with policies of the wider development plan including DP20 and any updates.

#### **Listed Buildings**

Proposals involving the demolition of Listed Buildings will not be permitted, unless in an exceptional case, where a clear and convincing justification is made in line with national policy.

In cases where demolition is being proposed, the Council will expect early engagement with Historic England and the Surrey County Council Conservation Team to have taken place.

#### **Conservation Areas**

Proposals for the demolition of buildings or structures in a Conservation Area will not normally be permitted if the building makes a positive contribution to the character or appearance of a Conservation Area, or the setting of a Listed Building. Suitable detailed plans for any redevelopment or reuse will need to be submitted as part of any application for demolition.

The Council will carry out a review of all conservation areas to ensure the boundaries and consideration remain relevant and up to date. This will be prepared and published as Conservation Area Appraisal documents and Management Plans. Where Neighbourhood Plans which to undertake reviews as part of their plan-making, the Council will support this.

Applicants should make every effort to liaise with the Surrey County Council Conservation Team and Historic England when drawing up proposals at the earliest opportunity to limit the prospect of any objection.

The Council will support the inclusion of historic environment policies in Neighbourhood Plans, where they are justified.

### **Key Supporting Documents and Evidence**

- Historic England - Good Practice Advice in Planning : 1 - The Historic Environment in Local Plans (2015)
- National Planning Policy Framework (2012)

**Relevant Spatial Objective(s)**

- **SO14** - Historic Environment

**Relevant Monitoring Indicator(s)**

- Number of permissions proposing a loss of statutory and locally listed buildings
- Permissions on Conservation Areas and listed buildings
- Number of Conservation Area appraisals submitted and Management Plans adopted
- Status of Neighbourhood Plans.

## 30 Environmental Sustainability

**30.1** The planning industry is well-placed to implement mechanisms which can help the built and natural environment respond to the threats and effects of climate change and environmental changes.

**30.2** The current National Planning Policy Framework (NPPF) contains ambitious policies on adapting and withstanding the effects of climate change, but progress is slow and a lack of consistent practical advice and support from central government, beyond policy, makes the challenge harder. But it is one we still need to rise to.

**30.3** The policies of Our Local Plan seek to ensure that all aspects of environmental resilience from air quality, to waste, flooding and water consumption are integral to development in this District. A proactive, positive and where appropriate, innovative response to environmental threats from applicants, will be expected.

### Renewable Energy Infrastructure

**30.4** There is an international agreement to reduce  $\text{CO}_2$  emissions globally by at least 50% by 2050. In the UK, this is being driven by the Climate Change Act 2008, which has committed the Government to reducing  $\text{CO}_2$  emissions by at least 80% by 2050 from 1990 levels. It is recognised that planning has a key role to play in achieving this target.

**30.5** Paragraph 17 of the NPPF sets out the core planning principles of the English planning system. These include the need to support the transition to a low carbon future in a changing climate, and encouraging the use of renewable resources.

**30.6** Paragraph 93 of the NPPF is clear that Local Plans should support the delivery of renewable and low carbon energy and associated infrastructure. Paragraph 97 of the NPPF sets out how local planning authorities should recognise the responsibility of all communities to contribute to energy generation from renewable or low carbon sources to help increase the use and supply. Positive strategies should be put in place to promote energy from renewable and low carbon energy development, identifying suitable areas where such development could occur. Policies should be designed to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts. The PPG reaffirms that the need for renewable energy does not automatically override environmental protections and the planning concerns of local communities.

**30.7** The NPPF is also clear that local planning authorities should not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy. Furthermore they should also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions. Applications should be approved if their impacts are (or can be made) acceptable, unless material considerations indicate otherwise consistent with the presumption in favour of sustainable development as set out in policy TLP02.

**30.8** The Government's [Clean Growth Strategy \(2018\)](#) sets out that achieving clean growth, while ensuring an affordable energy supply for businesses and consumers, is at the heart of [The UK's Industrial Strategy](#). The Government believes that clean growth and more sustainable practices will increase our productivity, create good jobs, boost earning power for people right across the country, and help protect the climate and environment upon which we and future generations depend. Our

Local Plan supports the Government's focus on cleaner and greener technologies and policies are set out to see that they are integrated into new development and optimise the benefit they can have for our communities in design practices.

#### **TLP44: Renewable Energy Infrastructure**

Proposals for renewable and low carbon energy schemes will be positively considered provided they are in an accessible location and do not result in demonstrable harm to local wildlife and their habitats, the operations of Gatwick Airport, or to residential amenity through pollution, including noise generation, dust or vibration.

Renewable energy infrastructure must not be unacceptably visually prominent within their setting or the surrounding landscape, and must not cause harm to heritage assets, the community, or the openness or purpose of the Green Belt.

#### **Key Supporting Documents and Evidence**

- UK Government's Clean Growth Strategy (2018)
- UK Government's Industrial Strategy (2017)
- Tandridge Air Quality Impact Assessment (2018)

#### **Relevant Spatial Objective(s)**

- **SO10** - Design

#### **Relevant Monitoring Indicator(s)**

- Local emissions from commercial and domestic resources
- Average energy consumption/carbon emissions per household
- Number of applications for renewable energy.

### **Resilience to Environmental Change**

**30.9** The NPPF identifies climate change as a key challenge for the planning system to address and requires it to assist in the movement towards a low carbon economy. The South East of England is likely to face significant challenges from a changing climate and changing weather patterns, not to mention increasing populations and pressure on resources.



**30.10** As such, new buildings should be future proofed: suited to, and easily adaptable for, the range of climate conditions and weather patterns we are likely to see over the next century, and adaptable to new technologies. The buildings we build today are likely to be with us into the next century, so the benefits of building adaptable and energy- and resource-efficient developments will last a long time.

**30.11** The Council is committed to reducing the environmental impact of development through carbon reduction measures and through the support of appropriately-designed and sited renewable energy, low and zero carbon development.

#### **TLP45: Energy Efficient and Low Carbon Development**

The Council will support new development of all types where, all reasonable steps have been taken to:

- I. integrate low and zero carbon mechanisms in the design and layout of the proposed development, and
- II. ensure the reduction of energy consumption by the end users; and
- III. avoid or mitigate any adverse impacts including, but not limited to, landscape, noise, visual and cumulative impacts; and
- IV. accord with other policies of Our Local Plan, with specific regard to TLP18: Place-Making.

The impact of ancillary structures included as part of the proposed scheme will also be assessed.

Innovative design in all developments and community-led renewable energy schemes for low and zero carbon developments which can demonstrate direct community benefit will be encouraged.

The Council will prepare a Sustainable Design SPD to produce best practice guidance.

#### **Key Supporting Documents and Evidence**

- Tandridge Air Quality Impact Assessments (2018)

#### **Relevant Spatial Objective(s)**

- **SO10** - Design

**Relevant Monitoring Indicator(s)**

- Local emissions from commercial and domestic resources
- Average energy consumption/carbon emissions per household
- Number of applications for renewable energy.

**Air Quality and Pollution**

**30.12** Pollution can be anything that affects the quality of land, air, soils or water which could lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a number of emissions including smoke, gases, dust, fumes, odour, steam, noise and light.

**30.13** Paragraph 109 of the NPPF details how the planning system should prevent both new and existing development from contributing to, or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air, water or noise pollution. Paragraph 110 goes on to set out how, when preparing Local Plans to meet development needs, pollution and other adverse effects on the local and natural environment should be minimised.

**30.14** Paragraph 120 of the NPPF states that to prevent unacceptable risks from pollution, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account.

**30.15** Paragraph 124 expects planning policies to contribute towards EU limit values or national objectives for pollutants. It is therefore important to have regard to the legal requirements, objectives and targets set out in key pieces of European legislation including:

- [The Air Quality Framework Directive 2008/50/EC](#) which sets limits for air quality related to the following pollutants: Sulphur Dioxide, Nitrogen Dioxide and other oxides of Nitrogen, Particulate Matter (PM10 and PM2.5), Lead, Benzene, and Carbon Monoxide.
- [The Water Framework Directive 2000/60/EC](#) which requires Member States to aim to reach good chemical and ecological status in inland and coastal waters by 2015 subject to certain limited exceptions.

**30.16** Paragraph 123 of the NPPF states that planning policies and decisions should aim to avoid noise giving rise to significant adverse impacts on health and quality of life as a result of new development as well as in the construction of development. Meanwhile, paragraph 125 deals with light pollution. It states that planning policies, by encouraging good design, can limit the impact of light pollution from artificial light on local amenity.

**30.17** The PPG sets out detailed guidance on specific types of pollution including light, noise, air and water pollution, and how they should be considered when determining planning applications.

## Noise Pollution

**30.18** Noise can constitute a statutory nuisance and is subject to the provisions of the Environmental Protection Act 1990 and other relevant law. There are no EU-monitored Noise Agglomerations in the District. However proximity to M25, M23 and Gatwick Airport is relevant to the District and in preparing the Plan and determining the most appropriate land allocations, the presence of noise contours were **should be** taken into account in **applications for development** and are a consideration for design.

## Light pollution

**30.19** Light pollution obscures the night sky and amenity around urban areas within England, and can also have a disruptive impact on wildlife and habitats. At a local level light nuisances exist where a source of artificial light significantly and unreasonably interferes with a person's use and enjoyment of their property, or is prejudicial to their health. When decisions are made consideration should be given to potential light spillage and its effect on both the local environment, including wildlife, and on nearby local residents and their health and well being.

**30.20** In our District, the areas most susceptible to light pollution are those with the largest amount of built form. As a predominantly rural area with extensive areas untouched by built form, light pollution is not considered to be a particular issue. That said, given incremental settlement growth, the delivery of a Garden Community and anticipated growth to road infrastructure, Our Local Plan is still mindful of potential threats.

## Residential amenity

**30.21** Residential amenity may be harmed where different uses come into conflict with one another, for example employment and residential uses. It may also occur where a new residential development is poorly located, poorly designed, or constitutes over-development, resulting in a significant increase in disturbance to existing residents nearby. Individual development proposals should be considered in terms of their impact on residential amenity having regard to matters such as noise, light, heat, dust and vibrations.

## Air pollution

**30.22** There are no Air Quality Management Areas (AQMA) in the District. Air quality within the District is generally considered to be good. Industrial and residential land uses are largely separated thereby minimising potential instances of air quality conflicts. The main source of air pollution in the District is from traffic emissions, particularly along major routes and at key junctions. As the type and location of new development will influence traffic generation and the pattern and volume of vehicular movement, the Council will look to locate new development, particularly those expected to generate a large number of journeys, to the most accessible locations. It will also seek to mitigate the highway impacts of development by improving highway and junction capacity. This will help prevent congestion which can lead to cars remaining idle or queuing in peak periods.

**30.23** Risk to air quality can also be addressed through tree planting to ameliorate impacts from emissions, and by ensuring the design of new development adopts appropriate energy-efficient building techniques, contributing to a reduction of local greenhouse gas emissions and pollution levels.

**30.24** The issue of air quality has been a considerable focus of both background evidence and duty to cooperate working. Tandridge participates in the Surrey Air Alliance, a county-wide group for Environmental Health officers, the source of a number of planning-related initiatives and recommendations for a joint approach to air quality.

**30.25** Background evidence **in the** form of an Air Quality Impact Assessment (AQIA) has been conducted by Aecom to assess the Local Plan and potential impacts of Garden Community scenarios upon human health in light of National and European legislation and policy. This work was in addition to two other background evidence studies which have examined the air quality matters in relation to the protected international sites at Ashdown Forest and Reigate to Mole Gap Escarpment.

**30.26** We are aware that some concern was raised about the air quality status on the A22, however, the evidence did not identify there to be any breaches of emissions. Air quality will, however, continue to be monitored annually by Environmental Health.

**30.27** The AQIA concluded that the preferred strategy for Our Local Plan is considered acceptable in terms of its impact on air quality and recommended that the actions and policies as enacted by the Surrey Local Transport Plan and Surrey Air Alliance, are taken through to consideration during the implementation of the Local Plan. This includes adhering to what are, at time of writing, draft Low Emissions Strategies, Electric Vehicle Charging policy and Air Quality Planning Conditions.

**30.28** Our Local Plan recognises that air quality and other forms of pollution are important considerations when making decisions with regard to future developments, transport and pollution control issues. Other policies within the Plan also have a role in negating air quality impacts, including the provision of green infrastructure, and commitments to sustainable transport and development in support of accessible services.

#### **TLP46: Pollution and Air Quality**

##### **Pollution**

All development proposals must be located and designed ~~in such a not to have~~ **to not** cause a significant adverse effect upon the environment, the health of residents or residential amenity by reason of pollution to land, air or water, or as a result of any form of disturbance including, but not limited to noise, light, odour, heat, dust, vibrations and littering.

New residential development located near to existing uses that generate pollutant, noise, odour or light will be expected to demonstrate that the proposal is compatible, and will not result in unacceptable living standards.

Planning conditions may be used to manage and mitigate the effects of pollution and/or disturbance arising from development. Where required, conditions limiting hours of construction, opening hours and placing requirements on applicants to submit further proposal details will be implemented in order to ensure impacts on the environment and residential amenity are kept within acceptable limits and where possible reduced.

### Air Quality

Development will be supported where it would not result in the national Air Quality Objectives<sup>(32)</sup> being exceeded; and it would not lead to a significant deterioration in local air quality resulting in unacceptable effects on human health, local amenity or the natural environment.

Proposals for new development should be prepared to reflect the requirements of the Council's Air Quality Impact Assessments (2018) and any subsequent update, as well as air quality conditions developed by Surrey Air Alliance. Proposals should also be in accordance with the Local Transport Plan and its supporting, Air Quality Strategy, Low Emissions Transport and Electric Vehicle Strategies, and be cognisant of policy TLP36: Ashdown Forest SPA, where relevant.

### Key Supporting Documents and Evidence

- Air Quality Impact Assessments (2018)
- Surrey Local Transport Plan

### Relevant Spatial Objective(s)

- **SO10** - Design

### Relevant Monitoring Indicator(s)

- Monitored through the Air Quality Annual Review document
- Change in status of neighbouring AQMA's
- Monitored through assessments by Surrey Air Alliance and Local Transport Plan.

## Flood Management and Mitigation

**30.29** Flooding is highlighted as a major concern for our residents and this is demonstrated through each of the consultations we have undertaken in preparing Our Local Plan. The Council share the concern of its residents and are engaged with a number of parties, including the Environment Agency, Surrey County Council as the Local Lead Flood Authority and geographically-specific flood groups in both Smallfield and Caterham, where flooding is often felt most acutely.

32 The air quality objectives for England are defined in the Air Quality (England) Regulations 2000 and the Air Quality (England) (Amendment) Regulations 2002

**30.30** In preparing Our Local Plan we have been careful to consider flooding of all types when determining land allocations and when considering infrastructure and opportunities for flood mitigation where possible.

**30.31** The National Planning Policy Framework states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

**30.32** It also states that Local Plans should be supported by a Strategic Flood Risk Assessment (SFRA). The Council commissioned a joint Level 1 SFRA with Reigate and Banstead Borough Council and Mole Valley District Council, which was published in 2017. This updates the information contained in earlier versions of the SFRA and looks at flooding across districts and boroughs, not just for Tandridge. The SFRA assesses all sources of flooding across the District, identifying areas with recognised issues of flooding e.g. Caterham, Whyteleafe, Lingfield and Smallfield, as well as taking into account the impact of climate change.

**30.33** A further SFRA Level 2 has been undertaken, which looks more closely at site allocations and determines if and where flood mitigation is needed and what type. This information has been valuable to the infrastructure requirements set out in the site allocations policies and the Infrastructure Delivery Plan.

### Sustainable Drainage Systems

**30.34** Sustainable (urban) Drainage Systems, or SuDS, seek to mimic the natural processes of greenfield surface water drainage, encouraging water to flow along natural routes and thereby reducing the run-off rates and volume of surface water, particularly during storm events. They are designed to drain surface water in a more sustainable manner than conventional techniques but can also offer additional benefits. For example, they can enhance ecological and amenity value. **SuDs are a high priority in the Drainage Hierarchy, further details are set out in: 'Water. People. Places.', which has been prepared by Surrey County Council in partnership with other Lead Local Flood Authorities in the south-east. The document also serves as a tool to set out SuDs solutions appropriate to scheme.**

**30.35** The Council is aware that surface water flooding has been the source of, or a contributing factor, in recent flooding incidents, particularly within the northern part of the District around Caterham and Chaldon. The evidence for this is found in the investigations carried out by, or on behalf of, Surrey County Council and the London Borough of Croydon following these flooding incidents. These local authority investigations are required to be carried out by Surrey County Council as the Lead Local Flood Authorities (LLFA), in accordance with Section 19 of the Flood and Water Management Act 2010.

**30.36** Since April 2015, legislation has required major planning applications to make provision for sustainable drainage systems. This is subject to consultation with Surrey County Council as the Lead Local Flood Authority. ~~However, there is currently no requirement in legislation to include SuDS on smaller schemes nor can it be secured on development built under permitted development rights.~~ **Although it is not mandatory for smaller schemes under current legislation, the Council will encourage SuDs on all development, where possible.**

**30.37** The Council's Level 1 SFRA provides guidance on SuDS for developers. It also recommends planning policies should focus on ensuring all development even minor ones, build SuDS into their design and we support this for the benefit of our environment and our residents quality of life. Our policy has been prepared in discussion with the Environment Agency and goes further to require that flooding impacts are also considered and where needed, mitigated in commercial development too.

**30.38** This approach is also supported by Objective 6 of Surrey's Local Flood Risk Management Strategy, which states that they 'will reduce the risk of flooding to and from development through local planning policy and processes'.

**30.39** At the time of writing Our Local Plan, the District Council has initiated discussion with the Environment Agency and Surrey County Council on the potential to designate Critical Drainage Areas which, if successful, may lead to stricter controls in those localities most at risk of flooding. If and when this occurs, even though it doesn't appear directly in our Local Plan policy, it will be a material consideration in assessing applications.

#### **TLP47: Sustainable Urban Drainage and Reducing Flood Risk**

We will ensure that development in the District reduces flood risk and minimises the impact of flooding by:

- I. Steering development to the areas with a lower risk of flooding;
- II. Applying the Sequential Test and Exception Test **to site selection informed by existing evidence, where applicable;** ~~in accordance with the Tandridge Strategic Flood Risk Assessment;~~
- III. Taking account of all sources of flooding from fluvial, surface water, groundwater, sewers, reservoirs and ordinary watercourses;
- IV. Applying the sequential approach to site layout by locating the most vulnerable uses in parts of the site at the lowest risk of flooding;
- V. **Assessing the cumulative impacts of development on flood risk;**
- VI. **Accounting for the impacts of future climate change.**

In areas at risk of flooding, development should be safe for the lifetime of development **including an allowance for climate change** and should incorporate flood resilience and resistant measures into the design, layout and form of buildings to reduce the level of flood risk both on site and elsewhere.

Sustainable drainage systems are required in all residential development and major non-residential schemes, ~~unless proved to be impractical;~~ and should:

- a. Ensure surface run-off is managed as close to the source as possible and does not increase flood risk elsewhere;



- b. Accord with the Buildings Regs Part H3;
- c. In circumstances where it has been proved that SuDs is impractical, discharge of surface water to watercourse/sewer shall not exceed the following peak rates:
  - at pre-development greenfield runoff rates on all new development;
  - as close as reasonably practicable to greenfield run off rates from all other brownfield sites;
  - at pre-development greenfield runoff rates in areas susceptible to surface water flooding (Burstow Parish, Caterham on the Hill Parish, Caterham Valley Parish, Chaldon Parish and Whyteleafe)
- e. Be designed to be multi-functional and incorporate sustainable drainage into landscaping and public realm, **including** maximising opportunities to establish surface water ponding areas, urban watercourse buffer areas and multi-use flood storage areas in locations of high surface water flood risk and critical drainage areas to improve flood resilience, **amenity** and biodiversity;
- f. Achieve improvements in water quality through a sustainable drainage system management train;
- g. Be designed with consideration of future maintenance and climate change; and
- h. Make improvements in accordance with the Council's most up to date Infrastructure Delivery Plan.

#### Key Supporting Documents and Evidence

- Strategic Flood Risk Assessment - Level 1 (2017)
- Strategic Flood Risk Assessment - Level 2 (2018)
- Infrastructure Delivery Plan (2018)
- **Water. People. Places (2013)**

#### Relevant Spatial Objective(s)

- **SO15** - Flooding

#### Relevant Monitoring Indicator(s)

- Monitor schemes proposing SuDS and flood mitigation
- **Net number of new dwellings in flood zones.**

## Water Consumption

**30.40** The NPPF expects local planning authorities to adopt proactive strategies to take full account of water supply and demand considerations, including whether the application of a tighter water efficiency requirement for new homes is justified to help manage demand.

**30.41** All new homes already have to meet the mandatory national standard set out in the Building Regulations of 125 litres per person, per day. However, where there is a clear local need, local planning authorities can set out a Local Plan policy which requires new dwellings to meet the tighter Building Regulations optional water efficiency requirement of 110 litres per person per day.

**30.42** Water provision in Tandridge is primarily under the jurisdiction of Sutton and East Surrey Water (SES), with limited areas under Thames Water. Ongoing liaison with the water companies has been key to understanding water consumption and its impact in the District.

**30.43** The South East is identified as an area of 'water stress' through the Environment Agency report 'Water Stressed Areas: Final Classification' (2013) which bases its findings upon both current and future water usage whilst factoring in climate change scenarios.

**30.44** For the benefit of the environment, to ensure sustainable design and construction and on the basis of evidence and our discussions with key bodies, Our Local Plan requires a tighter water efficiency requirement of 110 litres per person per day in the construction of all new dwellings for the remaining Plan period.

**30.45** To further support water efficiency, mechanisms which allow for the storage and use of rainwater in new developments (~~greywater recycling~~ **rainwater harvesting**) **as well as the re-use of water** for non-potable uses e.g. **for toilet flushing (greywater recycling)** ~~are~~ **is** also encouraged and **would** further reduce the need to draw upon limited resources.

### **TLP48: Water Consumption and Waste Water**

All new homes are required to meet the water efficiency standard of 110 litres/person/day, to be achieved through a local standard for Building Regulations and development that can reduce water consumption rates further below this standard are encouraged.

Creative design which integrates rainwater **harvesting and/or re-purposing** ~~and~~ grey water recycling will be viewed positively.

### **Key Supporting Documents and Evidence**

- Water Stressed Areas: Final Classification (2013)

**Relevant Spatial Objective(s)**

- **SO17** - Infrastructure

**Relevant Monitoring Indicator(s)**

- Permissions compliant with the local water efficiency standards of 110 litres per person per day.

**Waste**

**30.46** Surrey Waste Planning Authority County Council as the statutory body who deal with strategic waste matters in Tandridge, waste authority currently use their adopted [Surrey Waste Plan \(2008\)](#) to determine planning applications in relation to waste matters, but are in the process updating it. The new Surrey Waste Local Plan will cover the period 2018-2033. Tandridge District Council is required to make planning decisions and prepare policies that accord with the Waste Local Plan as far as is practicably possible, as it forms part of the overall development plan.

**30.47** The Waste Local Plan sets out the planning framework for the development of waste management facilities in Surrey and should show how and where the facilities and the infrastructure are needed to manage Surrey's waste. When managed well, waste can be a resource for making new products and producing energy, but if managed badly it can impact negatively on communities and the environment.

**30.48** In terms of sustainability, waste is an important consideration and Our Local Plan makes it clear that we continue to support the objective of waste minimisation and national waste hierarchy (2011) to sequentially: prevent waste, re-use waste, recycle waste, use waste for energy recovery and finally and least desired, dispose of waste.

**30.49** The Surrey Waste Partnership (SWP) sets out a plan for managing Surrey's waste for the next ten years, up until 2024/25 through its Joint Municipal Waste Strategy. The SWP is made up of Surrey County Council and the 11 district and borough councils in Surrey. It aims to manage Surrey's waste in the most efficient, effective, economical and sustainable manner.

**30.50** Surrey is already a high-performing county when it comes to recycling and waste management, but can and must continue to improve in order to succeed against the challenges of resource efficiency and increasing budget pressures on waste collection services.

**30.51** Our Local Plan seeks to support more efficient ways to collect and deal with waste, including through recycling. The Plan anticipates that the impact of all waste from new development, should be considered from the outset and across the lifecycle of a development from construction through to the household waste generated by those that live in new homes and work in business premises. We will also expect town centre and open space design to integrate kerbside bins which encourage recycling.

**TLP49: Waste****Construction Waste**

Applications for development will need to demonstrate how the construction process and disposal of construction waste will follow the Government's Waste hierarchy with the emphasis on reusing materials; for hardcore or in the design of the development.

Where construction waste is to be disposed of, applicants will be required to identify how, where and why this is to be done, including details of any on-site processing.

New methods of construction which limit construction waste and its need to be transported off-site, will be supported, where appropriate.

**Residential Waste**

All new residential development will be required to incorporate safe and accessible space to store and then present waste for collection in accordance with the waste collection authority's requirements.

**Commercial Waste**

Commercial and other development that generate refuse will be required to incorporate safe and accessible space to store and then present waste for collection.

**Other Waste**

Development or changes of use in town centres or within open space that provide for food or drink to be consumed off the premises will provide compartmentalised recycling and residual waste receptacles.

**Key Supporting Documents and Evidence**

- Surrey Waste Plan (2008)

**Relevant Spatial Objective(s)**

- **SO17** - Infrastructure

**Relevant Monitoring Indicator(s)**

- Number of permissions that incorporate plans to store and aid the collection of waste
- Number of permissions that incorporate separate storage and collection for recycling.

## 31 Sustainable Transport and Travel

**31.1** Transport is a means to an end. It is the way in which people move between locations either for work, education, leisure or business. Very few journeys are made for no purpose, and most people want to travel efficiently and safely to their destination. As a society we have become predominantly dependent upon the private car and our environment, infrastructure and health are suffering as a result. We want to, as far as is practicably possible, support a modal shift towards more sustainable ways to travel.

**31.2** As a rural dDistrict, it would be unrealistic to assume that a notable shift-change to non-car based travel, such as cycling and walking, will take place rapidly and road transportation will continue to be necessary for community and business life in Tandridge. That said, it is important that we make the opportunities for other modes of travel, more available and inviting - be that for work or leisure, to reduce congestion, reduce car-based emissions and increase methods of travel which help people lead healthier lifestyles.

**31.3** Land allocations and the Infrastructure Delivery Plan deal with the physical road network and mitigation for its use, in more detail. The policy set out here addresses walking, cycling and other low emission transport methods and how we can best encourage development to be more sustainable.

**31.4** In order to support this aspiration for our people and place, the District Council will, in future, look to seek out opportunities to carry out a Cycle Strategy in partnership with neighbouring authorities, to provide guiding key principles that encourage active travel and set out the standards for infrastructure improvements.

**31.5** All applicants will be expected to be mindful of the Surrey Local Transport Plan and proactively engage with relevant Highways Authorities from the earliest stage and prior to formally submitting an application.

### TLP50: Sustainable Transport and Travel

The Council is committed to developing well-integrated communities with sustainable transport which connects people to jobs, services and community facilities, while recognising that Tandridge is a rural dDistrict. This will be achieved by taking the following steps:

- Proposals will need to demonstrate how they will ensure that the principle objectives and overall vision of the Surrey Local Transport Plan are met, particularly in relation to active travel and air quality.
- Locating most new development in the Tier 1 and 2 settlements close to services, served by a range of sustainable travel options, such as public transport, walking and cycling, to minimise the need to travel and distance travelled.
- Ensuring development proposals provide appropriate infrastructure measures to mitigate the adverse effects of traffic and other environmental and safety impacts (direct or cumulative).

Transport Assessments will be required for development proposals, where relevant, to fully assess the impacts of development and identify appropriate mitigation measures.

### **Cycling and Walking**

The Council will support development that includes integrated comprehensive cycle and walking routes. Development proposals shall demonstrate how safe and accessible pedestrian access and cycle routes will be delivered and how they will connect to the wider travel network. Opportunities should be proactively taken to connect with and enhance Public Rights of Way whenever possible, encouraging journeys on foot and active travel.

Developments will provide cycle parking in accordance with the Parking Standards set out in the Surrey Local Transport Plan or updated guidance. Planning applications must include full details of the proposed cycle parking.

### **Electric Vehicles**

The provision of charging points for electric vehicles on all developments that result in additional units, both residential and business, will be required in line with the Surrey Local Transport Plan. Developers will be strongly encouraged to go further in order to help the District transition towards the Government's target year of 2040. The installation of electric vehicle charging points at public car parks, supermarket car parks, petrol filling stations and Clacket Lane Services will be supported where it is safe to do so and the visual impact is appropriately mitigated for.

### **Public Transport**

The Council, in liaison with Surrey County Council, will seek enhancements to the local bus network in order to meet the additional demands created by new development as it comes forward. These enhancements should include the delivery of bus priority measures, the provision of a new service or the alteration/expansion of an existing service, contributions towards bus-related infrastructure and operational subsidy for the service in the first 10 years of occupation of the development.

### **Strategic Considerations**

Where **£**106 contributions are sought, their scale and timing shall be agreed by the District and County Council following consultation with relevant bus operators, **rail-related** parties and adjoining authorities where this is appropriate prior to the granting of planning permission.

The Council will seek the implementation of highway and other strategic schemes that will remove serious impediments to growth and/or secure important environmental benefits. These include an upgraded motorway junction (Junction 6), while acknowledging its location within the Surrey Hills AONB, and improvements and measures to improve key junctions along the A22 and the A25. The Council will keep its Infrastructure Delivery Plan **up-to-date** to reflect infrastructure needs and funding opportunities.

Developments that would generate significant traffic movements must be well-related to the primary and secondary road network and this should have adequate capacity to accommodate the development. New accesses and intensified use of existing accesses onto the primary or secondary road network will not be permitted if a clear risk of road traffic accidents or significant traffic delays would be likely to result.

Proposals which would generate levels and types of traffic movements, including heavy goods vehicle traffic, beyond that which the rural roads could reasonably accommodate in terms of capacity and road safety will not be permitted.

#### **Key Supporting Documents and Evidence**

- Infrastructure Delivery Plan (2018)
- Tandridge Air Quality Impact Assessments (2018)
- Surrey Local Transport Plan

#### **Relevant Spatial Objective(s)**

- **SO7** - Health & Wellbeing
- **SO8** - Design
- **SO16** - Infrastructure
- **SO17** - Infrastructure

#### **Relevant Monitoring Indicator(s)**

- Net number of new dwellings in each of our settlements and parishes
- Monitored through the Air Quality Annual Review document
- Monitored through assessments by Surrey Air Alliance and Local Transport Plan
- Number of applications including provision of cycle spaces
- Number of electrical charging points.



## 32 Airport Parking

### Airport Parking

**32.1** It is the responsibility of the Gatwick airport operator to ensure that access to the airport for passengers, businesses and related activities, is managed and controlled. That said, affected authorities within proximity of Gatwick have experienced applications and unauthorised developments of off-airport car parking, many of which increase issues on the road network, do not always provide positive neighbouring uses and that are located in unsustainable locations.

**32.2** As such, it is determined that a specific policy which responds to airport related parking is included in Our Local Plan: 2033. The approach taken is consistent with that taken by the neighbouring authorities of Reigate and Banstead Borough Council and Crawley Borough Council. A shared approach will ensure that Local Planning Authorities can support the most sustainable options for airport related parking which will act to ensure that all airport related car parking is within the airport boundary, none of which is within the Tandridge District boundaries. This also directly supports the airport in trying to encourage modal shift from a reliance on private transportation to and increase public transport user streams which is of importance to Gatwick Airport Limited in terms of achieving their sustainability targets.

#### **TLP51: Airport Related Parking**

Proposals for additional or replacement airport related parking, including long and short term parking for passenger vehicles, will not be permitted.

#### **Key Supporting Documents and Evidence**

- [Gatwick Surface Access Strategy 2012-2030](#)

#### **Relevant Spatial Objective(s)**

- SO12 - Green Belt
- SO16 - Infrastructure

#### **Relevant Monitoring Indicator(s)**

- Number of applications received for Airport Parking;
- Number of applications for airport parking, granted on appeal.

## 33 Our Garden Community

**33.1** A key element of the **sSpatial sStrategy** for Our Local Plan is the development of a Garden Community. The decision to pursue this option is evidence led, as is the decision to locate the development at South Godstone.

**33.2** The pursuit and delivery of a Garden Community (formerly named Garden Village) was among the range of alternative options which have been considered by the Council in determining the most appropriate and sustainable way to meet our development needs, including homes, employment and infrastructure, for the future.

**33.3** The evidence gathered makes it clear that the infrastructure constraints which exist across the District and in the majority of our settlements, means that relying on focused development in and around our most sustainable areas would not be effective or appropriate.

**33.4** Meeting much of our need through a Garden Community, in addition to some edge-of-settlement development is considered the most deliverable and sustainable option and fundamentally, this is supported by the Sustainability Appraisal process. This approach is also the best option to secure balance between delivering development and protecting our natural environment and landscape.

**33.5** Our Garden Community will generate a critical mass of development to achieve significant infrastructure improvements. These will include roads, schools, health services and other facilities that will not only benefit the new and existing residents of South Godstone, but the **eDistrict** as a whole by relieving pressure from other settlements where schools are oversubscribed or GP patient lists are well over acceptable levels.

**33.6** Through the preparation of an Area Action Plan (AAP) the development will be holistically planned and respond to local physical characteristics of the area, such as landscape and woodlands. It will also be underpinned by a series of interrelated principles which are based on the Town and Country Planning Association (TCPA) Garden City Principles, adapted for Tandridge. It will follow the vision and objectives that will continue to be refined through public consultation on the AAP.

### South Godstone

#### Demographics

**33.7** South Godstone is an existing community of around 570 homes, the vast majority of which (75.1%) are privately owned. The settlement has a population of approximately 1,500 residents. The majority of residents (58.3%) are of working age (18-64) and 74.8% of the population is economically active<sup>(33)</sup>. Other than Lambs Business Park located on Tillburstow Hill Road, there is little local employment provision within the settlement which suggests that the majority of people currently commute elsewhere for work.

#### Transport

**33.8** Geographically, South Godstone is the most centrally-located settlement in our District: north of Blindley Heath and south west of Oxted.

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33 2011 Census Data and 2016 Population Estimates

**33.9** The A22 runs centrally through the settlement giving access to the M25 via Junction 6 and the A25 both at Godstone. Development would need to fund and deliver upgrades to the road network as well as improve the capacity of Junction 6. Other transport improvements could include an **internal relief-spine** road to serve the development and take pressure off the A22 and minimise any need for access from the rural road network, including Tandridge Lane.

**33.10** The Tonbridge to Redhill railway line follows the southern boundary of the existing settlement which includes Godstone Station. While it is recognised that the frequency of the service from Godstone Station is limited, development at the scale of a Garden Community presents opportunities to make better use of the line, upgrade the current station and ticket office and make it more viable for the rail provider to increase services, thus sustaining the station. Additional opportunities which could also contribute to line enhancements stem from Edenbridge where there are proposals for **up to 1,000 over 800** new homes, being considered. Conversations with Network Rail and other rail-related parties on this matter have already begun and will continue.

**33.11** Currently, over 50% of **residents-households** have more than one car and this may be more about choice than necessity. But increasing local employment provision and providing a broader range of transport options can help bring about a modal shift. Residents will have more travel options and there will be less need to travel for basic things, or to access services.

**33.12** Given that the Garden Community is an infrastructure led development, a location specific update to the Infrastructure Delivery Plan will be prepared to accompany the AAP, in liaison with infrastructure providers and detail what, how much and where improvements and opportunities, exist.

## Landscape

**33.13** South Godstone does not have any nationally-protected landscape areas, such as Areas of Outstanding Natural Beauty, but it does have Ancient Woodland sporadically located in and around the settlement. The Council's current evidence indicates that the landscape could be sensitive to development in the far north of the settlement due to topography and further landscape assessments would be essential to the AAP process to ensure the development is planned in the context of the most sensitive areas.

## Green Belt and Exceptional Circumstances

**33.14** The Metropolitan Green Belt currently washes over the settlement and some land would need to be released from the designation, to accommodate the development.

**33.15** Paragraph 83 of the National Planning Policy Framework (NPPF) is clear that Green Belt boundaries should only be altered and land released from the designation, in exceptional circumstances. There is no universal definition of what constitutes exceptional circumstances and it is for a local authority to determine this for themselves based on robust evidence.

**33.16** As already stated in **Our Plan**, the District has the highest percentage of land designated as Green Belt in the country. Despite fully considering the development capacity of our non-Green Belt areas, we do not have sufficient available land to allow our Green Belt to go untouched.

**33.17** This Plan and the evidence make it clear, that the Council is pursuing the most sustainable ~~s~~Spatial ~~s~~Strategy, that infrastructure is struggling, that our landscapes matter and that we need homes, jobs and services for a growing population.

**33.18** Sustainable development is at the heart of national policy and we cannot achieve this without meeting a level of development that can fund and support our District for the future. As such, we feel that the exceptional circumstances which will result in the loss of Green Belt to allow for the Garden Community, are established in principle.

**33.19** That said, whilst Our Local Plan establishes the need for changes to Green Belt boundaries within the South Godstone Area of Search (see below), it does not make any formal adjustment to the Green Belt for the Garden Community at this time; ~~but does identify a broad location within which the principle of development for the Garden Community is established.~~ It will be for ~~through the~~ further detailed work ~~needed to inform~~ of the preparation of the AAP; that a new Green Belt boundary will be determined and once new settlement form, design, infrastructure and permanent boundaries can be better understood.

### **South Godstone Garden Community: Area Action Plan**

**33.20** The role of Our Local Plan is to set strategic policies and the development framework which will guide development for the future. For the Garden Community, the details, design and delivery of the development is a complex matter and is one that should have the involvement and input of our communities, interested parties and the Council. As such, the Council will prepare an Area Action Plan (AAP) to set out the specific details of the Garden Community development, including:

- The design and layout of the new development including key infrastructure features such as the location of new schools, community hubs, main roads etc;
- The main policies to be adhered to, including those that set affordable housing thresholds, design standards and approaches to green space delivery etc;
- The level of employment to be provided and the mechanisms for delivering this;
- The Infrastructure Delivery Plan which will be specific to the Garden Community development and the types and level of infrastructure to be provided and the anticipated funding streams to facilitate delivery;
- Further details on stewardship and opportunities for community governance of the Garden Community; and
- The boundary and area of land to be released from the Green Belt to accommodate the new development.

The preparation of the AAP will be in accordance with the same procedural and legislative requirements as Our Local Plan has been. Formal public consultation will take place and will give the community and interested parties the opportunity to feed into the content of the AAP and help to shape the Garden Community itself.

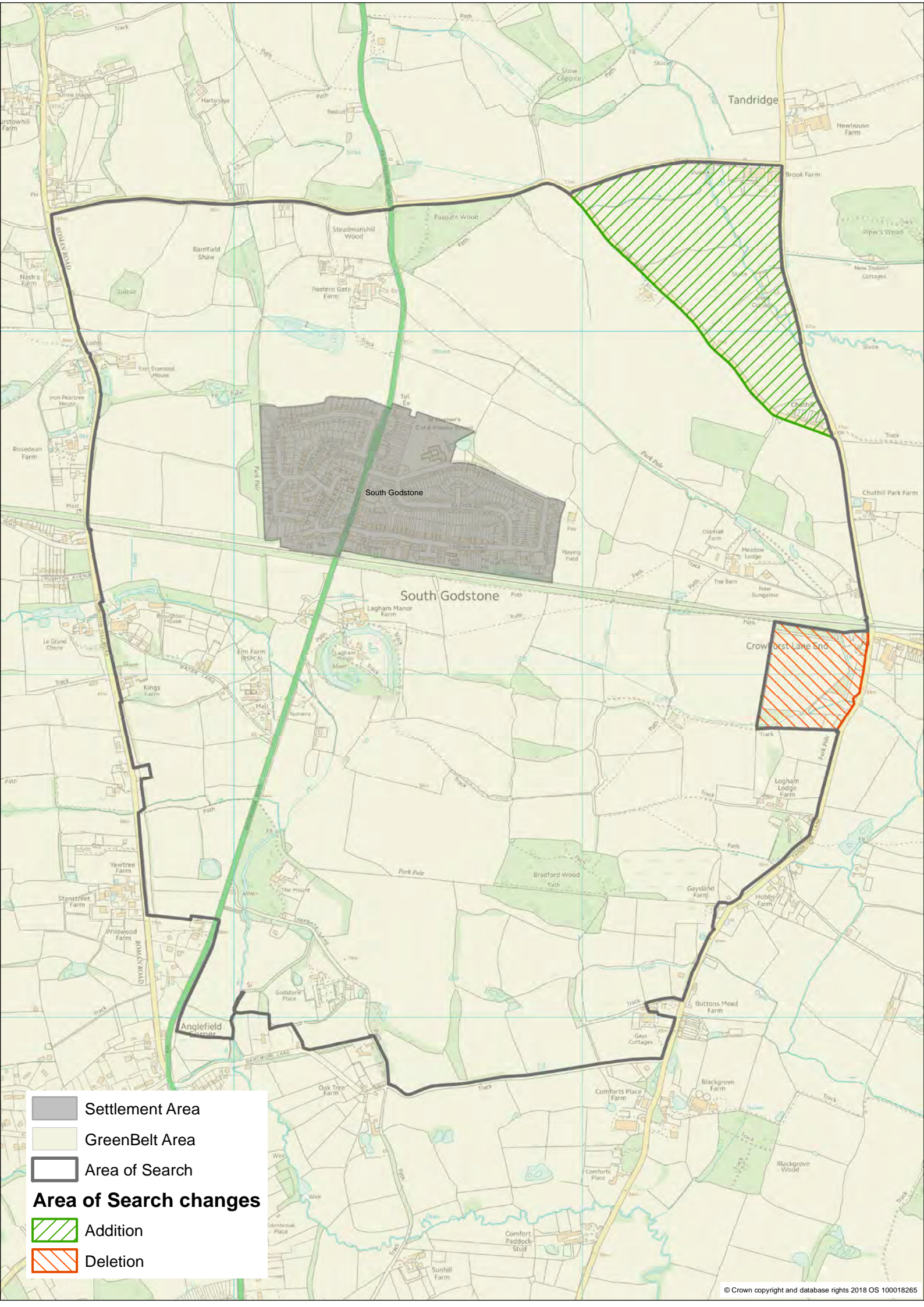
### **Area of Search**

**33.21** As set out on the Policies Map which accompanies Our Local Plan, the broad location for the Garden Community is indicated with a shaded circle which identifies where the principle of development is established.

**33.22** A large amount of land has been presented to the Council for our consideration as part of the Garden Community and further information on this is set out in the Housing and Economic Land Availability Assessment (HELAA) (2017/18). The map below summarises the broad extent of the land submitted but **does not represent any formally allocated or established boundary, nor does it represent a new Green Belt boundary or alter it in any way.** This is referred to as an 'area of search'.

**33.23** Not all of the land within the 'area of search', will be fundamental to the delivery of the Garden Community and in preparing the AAP it is likely that areas will be discounted from development due to, but not limited to: landscape impact, ecology or heritage reasons and even because the design of the development would not be served positively. As such, the boundary below merely represents the starting point for our evidence gathering process and assessment.





- Settlement Area
- GreenBelt Area
- Area of Search
- Area of Search changes**
- Addition
- Deletion

**33.24** For the purposes of clarity ~~the Green Belt will only be altered~~ **detailed amendments to the Green Belt boundary will be made** through the AAP. The boundaries will only be altered **to the extent that it is necessary to accommodate** ~~where it is necessary to do so and to the extent that is appropriate and necessary to meet the requirements of the South Godstone Garden Community successfully.~~ Open spaces, parklands and other green infrastructure, will all be a significant part of the development and will be essential to offset and mitigate against the impact of development, but do not necessarily need to be released from the Green Belt. National policy accepts that open space, outdoor recreation facilities and even local road infrastructure, may not constitute inappropriate development in the Green Belt where it would not be harmful to the wider Green Belt or the purposes it serves. In fact, such elements of the development will be essential to 'framing' the development in the wider landscape, ensuring that the surrounding area becomes integral to a sympathetic design.

**33.25** Finally, neither the identification of the broad location, nor the area of search alter the status of the land at South Godstone and **Green Belt policies will continue to apply until such time as the AAP is adopted.** Speculative applications which would undermine the comprehensive nature of the development will be ~~strongly opposed~~ **refused**, and any housing development presented to the Council outside of the context of the AAP, and/or which constitutes piece-meal development, will be resisted. ~~and Green Belt policies will apply and until such time as new boundaries are formally determined.~~

### A Vision for South Godstone

**33.26** Section 9 of Our Local Plan sets out the overall **√Vision** for the District to 2033; but due to the scale and nature of the South Godstone Garden Community and the fact that the development will be planned through the Area Action Plan process, there is an opportunity for the development to have its own vision. The setting of a development specific **√Vision** not only makes it clear what the Council and residents will expect from the development, but can also be used to guide the project going forward and through the AAP process.

**33.27** ~~The concept of a~~ **√Vision for a Garden Community** was first introduced and formally consulted on through the Local Plan: Garden Village Consultation (Regulation 18), in 2017. The **√Vision** presented here has been amended in response to consultation and more certainty regarding the location being pursued. Through the AAP, the **√Vision** may be further refined, ~~but~~ **and** it is provided here to ensure that the strategic context of the South Godstone Garden Community is better understood and that potential developers and house builders are cognisant of what will be expected.

**33.28** In a similar manner to Our Local Plan, achievement of the Vision will be underpinned by purposeful Strategic Objectives against which policies of the AAP will need to accord. ~~For the Garden Community, Principles of development are also established to set a framework of considerations that will need to be followed throughout the design and implementation phases.~~

#### A Vision for South Godstone Garden Community

South Godstone Garden Community will be a desirable place for residents and visitors, alike. It will be well-designed and sustainable. The development will have been delivered making the most of innovation to create an energy efficient, attractive and well-served development for residents of all ages, physical ability and financial status. Residents will be healthy and happy with their settlement and enjoy living and working, there.



The Garden Community will have a comprehensive and effective infrastructure network which has been primarily provided and funded by house builders and land promoters who will have properly utilised land values and balanced their profits to make sure the development is delivered comprehensively and successfully.

Infrastructure available to the community will include; schools, health services, retail, recreation, roads, rail, employment and a mix of market and affordable homes which provide comfort and security for all areas of the community.

The new areas of development will have been sensitively integrated into the original settlement and community who will be working together to shape their area through community stewardship.

### The Principles and Objectives of the Garden Community

**33.29** In March 2017, the Council first announced its intention to pursue a preferred spatial strategy that included a Garden Community and that the development would accord with the Town and Country Planning Association's (TCPA) Garden City Principles.

**33.30** The TCPA principles are well established and considered, by the planning industry, to provide a best practice framework for development and delivery of strategic scale new community developments. The Principles set out below have slightly amend wording from the TCPA version **are adapted** to better emphasise those things which we believe will provide the best framework upon which to make South Godstone Garden Community a success.

**33.31** Principles of development are also established to set a framework of considerations that will need to be followed throughout the design and implementation phases. Again, the Principles and will be subject to **change refinement** through the AAP and **associated** public consultation process.

#### Area Action Plan Principles underpinning Development

The preparation of the Area Action Plan and the delivery of South Godstone Garden Community will follow a framework and set policy which **will include policies which seek to:**

- Maximises on land value capture to ensure that the development funds and delivers a comprehensive network of infrastructure including services, transport networks and Green and Blue Infrastructure.
- Engenders community pride by encouraging resident led committees **set up** to deliver development. Community stewardship's and ownership of land, assets and facilities will also be important to ensure management and maintenance of key community assets for the long-term.
- Delivers genuinely affordable social and market lifetime homes that are mixed in size, type and tenure and built to ensure they can respond to the changing needs of residents over time (e.g. both for younger families and for the elderly).
- Provides local employment opportunities that are within easy commuting distance of homes and which provide more choice for those who want to work locally, or work more frequently from home.

- Benefits community health and well-being through the provision of: multi-functional open spaces, opportunities for sport as well as secure and extensive cycle and walking networks.
- Secures a design and layout that responds sensitively to the surrounding landscape character and countryside. Connectivity across and throughout the site will not only be essential for people, but also wildlife, with ~~through the achievement of~~ net gains in biodiversity.
- Designs a self-sustaining community which is resilient to changing climates and flooding. The design of the development will ensure homes and other buildings are designed to the highest aesthetic and efficient quality which embraces zero-carbon and energy efficient technologies. Opportunities which encourage food production via allotments and community farms will also be welcomed.
- Locates services, facilities, retail and recreation assets within an easy and reasonable distance from homes and employment. This will be achieved through the delivery and design of integrated and accessible transport systems, with walking, cycling and public transport routes, designed to be attractive forms of transport not just for travel within the Garden Community, but also to and from outlying settlements.

**33.32** The following Spatial Objectives have been identified and refined in response to the Local Plan: Garden Villages Consultation (Regulation 18) (2017) and evidence gathering and will be subject to further alterations through the preparation of the AAP. **The AAP specific Spatial Objectives do not supersede those which have been set for the overall local development plan, but help contribute towards their achievement. For example, Our Local Plan: 2033 Strategic Objectives for housing (SO4 and SO5), tie-in with Garden Community Objective 1.**

**33.33** Each policy within the AAP will relate to at least one Spatial Objective and form part of the wider monitoring framework for the AAP, once adopted. Future relevant monitoring indicators will feed into the overall Authorities Monitoring Report process, which will be published annually.

Objective Reference	South Godstone Garden Community Objective	Theme
<b>SGC Objective 1</b>	To deliver energy efficient, genuinely affordable and accessible homes. The provision of a mix of type, size and tenure will present opportunities for modern, sustainable and comfortable living for all sections of the community including families, the young, <del>and</del> the elderly <b>and gypsies and travellers</b> . Accommodation that serves both independent living and assisted needs will contribute to the achievement of a thriving and mixed community.	<b>Housing</b>
<b>SGC Objective 2</b>	Provide and facilitate local employment opportunities not just through the direct provision of new employment space, but through support given to home working, and/or 'hot desking' facilities. Super fast broadband infrastructure will be secured to serve businesses and homes and contribute to making South Godstone for businesses to locate and prosper.	<b>Employment</b>

Objective Reference	South Godstone Garden Community Objective	Theme
<b>SGC Objective 3</b>	To facilitate a community governance structure (e.g. Board of Trustees, Committee, Working Group etc) from the earliest opportunity to secure the involvement and leadership of residents, businesses and statutory bodies in guiding and supporting the community. Community led governance and stewardship will ensure management and ownership of land and/or community assets for the longer term and after the development has been completed.	<b>Governance</b>
<b>SGC Objective 4</b>	To ensure that the land values and developer profits are balanced in a way that ensure necessary infrastructure, services, affordable housing and facilities are delivered and provided, proportionately and at the right time. Other sources of investment such as Council funding and facilitation will also be utilised where the opportunity and need arises.	<b>Land Value Capture and Investment</b>
<b>SGC Objective 5</b>	Deliver a Garden community that is proud of its identity and character. Homes, spaces and facilities will be delivered to the highest standards, embracing both traditional and more modern designs. The development will take advantage of its scale to be innovative in providing zero-carbon, energy efficient and high-quality buildings which accord with modern living habits and in response to environmental threats of flooding and changing climates. Renewable and zero-carbon sources will be prioritised for energy supply which will assist in protecting our environment and mitigating against rising energy costs.	<b>Sustainable Design, Efficiency and Quality</b>
<b>SGC Objective 6</b>	To limit the impact of the Garden Community in the wider environment and compliment the character of the surrounding landscape. The layout and design of the Garden Community will respond to and be guided by the wider features of the area, i.e. woodlands, land relief, open spaces, water courses and appropriate defensible boundaries etc. Opportunities for new habitat creations, community woodlands and other Green and Blue Infrastructure networks will flow through the development ensuring connectivity and permeability for wildlife, walkers and cyclists, encouraging access to the natural environment and supporting well-being.	<b>Landscape, Green and Blue Infrastructure</b>
<b>SGC Objective 7</b>	To deliver a Garden Community which facilitates and encourages community cohesion between existing and new residents to South Godstone and throughout the development. Community assets, including village halls, health hub, play areas recreational spaces and sporting provision, public houses, allotments and/or community farms, places of worship, local shops, eateries etc. will allow the community, of all ages, to congregate and interact, whilst also supporting their health and well-being. Facilities and services will be	<b>A Healthy and Social Community</b>

Objective Reference	South Godstone Garden Community Objective	Theme
	located throughout the Garden Community and within reasonable walking and cycling distance, of homes. Opportunities for community ownership and stewardship of community assets will be explored.	
SGC Objective 8	To provide an integrated and effective network of roads and public transport which both benefit the residents living and working in South Godstone, but also to provide connectivity between other settlements within the District, and beyond. Rail users will benefit from improved services and station facilities which will be made more sustainable by the development and increase in footfall. Access to a wider and fit-for-purpose strategic road network (including the A22 and M25 via J6) will <b>need to be secured</b> <del>be available via</del> <b>to provide appropriate off-site infrastructure to support</b> efficient public transport as well as private car <b>use</b> . A comprehensive network of cycle paths, footpaths, bridleways and green corridors will increase connectivity within South Godstone and beyond. The Garden Community will also embrace modern transport technologies with charging points for electric cars. The roads and streets will be designed to be safe for pedestrians and road users, alike.	Sustainable Transport
SGC Objective 9	To ensure the the community is fully supported in their day-to-day needs, and that a comprehensive network of community infrastructure is funded and delivered, including health services, school provision, community and cultural facilities (e.g. village halls and places of worship), recreation and sporting facilities as well as provisions for retail and leisure (e.g. eateries and public houses). Such infrastructure will primarily serve the immediate population of South Godstone, but where necessary, will support residents from elsewhere where 'catchment areas' apply i.e. secondary education and health care.	Community Infrastructure

## 34 Strategic Policy SGC01: South Godstone Garden Community

**34.1** Fundamentally, the South Godstone Garden Community: Area Action Plan will provide the detailed policies and implementation mechanisms to ensure the development is delivered to the highest standards, and alongside the right infrastructure. **The AAP, once adopted, will sit alongside the wider development plan and will supersede existing policies where appropriate.**

**34.2** The following strategic policy has been prepared to provide overarching support and guidance for the AAP from the outset. The requirements of Policy SGC01, make the Council's expectations clear as to what will be expected from the wider development.

**34.3** Infrastructure requirements set out within the policy stem from the evidence which has been gathered in preparing Our Local Plan and considered through the Viability Study (2018): **and additional viability work carried out by GVA (2018).**

### **Policy-SGC01: South Godstone Garden Community**

In order to contribute to meeting the needs for homes, jobs and infrastructure across the District, Our Local Plan allocates a broad location for a Garden Community at South Godstone.

All specific details regarding development boundary, extent of Green Belt release and design will be set out in an Area Action Plan which will sit alongside Our Local Plan, as part of the wider development plan for Tandridge District.

The South Godstone Garden Community will be a properly planned and provide high quality, mixed use development that attracts and creates a sense of community for all ages and backgrounds. The Garden Community will enhance the existing settlement of South Godstone, broadening the access to services and facilities that are already there and providing services within close distance to homes and employment, making the settlement more self-sufficient.

Design and delivery of the Garden Community will follow the Garden City principles set out by the Town and Country Planning Association as amended within Our Local Plan (See Section 33). It will be further guided by both the Vision and Spatial Objectives of Our Local Plan and the South Godstone Garden Community Area Action Plan, when it is prepared and informed by the most **up-to-date** Infrastructure Delivery Plan (IDP).

All development must be in conformity with national policies, the South Godstone Garden Community Area Action Plan, and the wider development plan.

#### Homes

The Garden Community development will deliver 4,000 environmentally sustainable new homes built and designed to respond to changing life needs. A mix of homes will be delivered to provide a choice of property to suit needs and budget, including both market and socially affordable properties, **as well as meeting the needs of Gypsies and Travellers.** The appropriate level of affordable homes will be determined through the AAP.

The Council will help facilitate delivery of homes and infrastructure through both the building of Council housing and by working closely with bodies such as Homes England and infrastructure providers to ensure success for all residents of South Godstone and the wider district.

### Economy

A mix of employment space including offices, start up space and 'hot-desking' facilities will be provided to ensure that local employment opportunities are woven across the community. Direct employment will be facilitated through the new community facilities, such as schools, care facilities, as well as from new retail, leisure and other local services. Additional jobs will be generated by the construction phase itself and for the wider benefit of the economy in the south east.

Effective broadband infrastructure will be required to serve all development and support new homes, business and other facilities which rely on a good connection; but also to support those who want to work from home and limit the need to commute.

### Roads & Infrastructure

At least 2 new primary schools will be delivered as well as new secondary education provision and health hub. Integrated Neighbourhood Centres will provide space for local shops, community space such as community centre, parish hall, public house and a place for multi faith religious congregation etc.

Early on in the development, necessary improvements and mitigation to junctions along the A22, from J6 of the M25 down to Felbridge, will be implemented where needed. The transportation impact of the development will be managed with a safe and effective network of residential roads, public transport, walking and cycling networks, connecting the neighbourhood centres, train station, schools and other community facilities. The provision and integration of an internal spine relief-road to minimise the number of vehicles on the South Godstone stretch of the A22, should also be explored.

### Rail Network

The community will be benefited by an upgraded rail station and transport hub. An increase in service frequency and capacity will be sought, to provide regular and sustainable connections to London and other areas.

### Land value capture

The required facilities, land and buildings will be provided by the developer in partnership with the relevant service providers through appropriate developer contributions and supported by relevant funding streams such as central government initiatives and Local Enterprise Partnership grants. ~~Land capture~~ **The uplift in land values will** ~~should be maximised to~~ ensure infrastructure can be funded by the development in the first instance and developers will be required to work closely with the Council to discuss where other financial facilitation opportunities may be explored. **Contributions will be sought proportionately across the Garden Community.**

Full viability assessments will take place as part of the Area Action Plan process.



### Design

All properties and facilities will be innovatively designed to high-quality, zero carbon standards. The opportunity and ability of this large scale development to integrate renewable energy technologies and community energy facilities from the outset, will be maximised where viable **and should prioritise local energy and heat sources; such as from Lambs Business Park.**

Whilst the focus for new development will be on land surrounding the current settlement of South Godstone, the current built form should be sensitively absorbed into the wider design principles and obvious design disparity between the new and the existing built form should be avoided to create an inclusive new community. Design codes and a design panel will be established to support this.

### Heritage

The proposal will seek to respect, reflect and enhance heritage assets (including Lagham Manor, the Park Pale and various areas of Ancient Woodland) and their setting. The design and layout should be suitably cognisant of heritage assets in accordance with relevant policies of the development plan, including TLP43, DP20 and any updates.

### Air Quality

The development should reflect the requirements of the Council's Air Quality Impact Assessment, as well as air quality initiatives developed by the Surrey Air Alliance, the Local Transport Plan and its supporting strategies in accordance with TLP46.

### Green Space & **and** the Natural Environment

The South Godstone Garden Community will incorporate integral Green Infrastructure and provide at least 100ha of Green Infrastructure to address existing access deficiencies across the south of the **d**District, to offset the impact of the development itself, to meet the aims and objectives of the adjacent Eden Biodiversity Opportunity area, to provide net gains in biodiversity and to improve and enhance biodiversity and habitat connectivity. Delivery will also assist in reducing the risk of recreational pressure on protected international sites.

Green and Blue Infrastructure should be recognised as a major design feature of the Garden Community, ensuring that the surrounding countryside can be brought into and compliment the settlement. Biodiversity corridors will also be provided and serve both residents and visitors whilst also limiting flood risk and responding to the effects of climate change.

### Play and Open Space

Play and open spaces will be essential to the success of the new community and further ensuring the health, wellbeing and recreational opportunities for residents including provision of the right facilities to enable a mix of sports to be played. The development will provide recreational space and sports pitches including **up to** 3 x 3G pitches, play spaces and other typologies.

### Green Belt and Development Boundaries



Our Local Plan does not alter the Green Belt boundary to accommodate the development of the Garden Community and this is a matter for the AAP. Sensitive areas of landscape will be avoided in determining development boundaries and the sufficient separation from nearby settlements of Blindley Heath and Tandridge will be an important factor for consideration when establishing the extent of the development.

#### Community Leadership

Community governance structures and stewardship will be embedded within the Garden Community and considered from the outset of planning phases to ensure there is an understanding of how assets (i.e. open spaces and community centres) generated by the development process will be managed in perpetuity and where additional management mechanisms and funding will be needed.

#### Wider benefits

The increase in services and facilities at South Godstone will be for the benefit of residents both existing and new. Higher level provisions such as school provision, health services and road improvements will also benefit residents from across the District.

#### Comprehensive Development

The Council will expect development to be proportionately delivered alongside relevant infrastructure. All phasing will be guided by an 'infrastructure first' perspective and only deviated from where viability or legitimate reasoning can be provided to support the contrary.

The Council will take a proactive role to delivery policy objectives for the Garden Community, including through the use of statutory powers if needed and where possible.

Further, **Any application for no piecemeal development will be supported refused** and a comprehensive approach to the wider Garden Community scheme will be strongly defended.

### **Key Supporting Documents and Evidence**

All evidence-base documents are applicable, noting particularly:

- Tandridge District Preferred Strategy Topic Paper (2017)
- Local Plan: Sites Consultation (Regulation 18) (2016)
- Local Plan: Garden Villages Consultation (Regulation 18) (2017)
- Tandridge Draft Local Plan: Viability Assessment (2018)
- Infrastructure Delivery Plan (2018)
- Sustainability Appraisal (2015, 2016, 2017 and 2018)

**Relevant Spatial Objective(s)**

- All Strategic Objectives are relevant in this instance.

**Relevant Monitoring Indicator(s)**

- Monitoring indicators to be established through the preparation of the AAP. Appropriate indicators relevant to the AAP will be set out in the document and monitored once adopted.

## 35 Monitoring Framework

**35.1** Local authorities have a duty to monitor the effectiveness of planning policies. Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires Local Planning Authorities to produce an Authority's Monitoring Report (AMR). The Regulations prescribe what must be monitored and are summarised in Table below.

<b>Regulation 34 (1)</b>	<p><b>Progress against the adopted Local Development Scheme (LDS)</b></p> <p>Specifically:</p> <ul style="list-style-type: none"> <li>the title of local plans or Supplementary Planning Documents (SPD) in the LDS, for each: the timetable for preparation should be specified, the stage the document has reached in its preparation, and whether the documents are behind schedule, identifying why it is the case if relevant</li> <li>identifying Local Plan Documents or SPDs adopted, specifying the date of adoption/approval.</li> </ul>
<b>Regulation 34 (2)</b>	<p><b>Set out when a policy is not being implemented</b>, stating the reasons why this is the case and identifying steps (if any) to implement.</p>
<b>Regulation 34 (3)</b>	<p><b>Progress against Housing delivery targets</b> include data on the number of net additional dwellings and net additional affordable dwellings:</p> <p>(a) in the period in respect of which the report is made, and (b) since the policy was first published, adopted or approved.</p>
<b>Regulation 34 (4)</b>	<p><b>Neighbourhood planning</b></p> <p>Details to be provided where an authority has made a Neighbourhood Development Order or Neighbourhood Development Plan.</p>
<b>Regulation 34 (5)</b>	<p><b>Community Infrastructure Levy (CIL)</b></p> <p>Include information specified in <a href="#">Regulation 62 (4) of the CIL Regulations 2010</a>.</p> <p>The report should include details of CIL receipts and CIL expenditure for the reported year and provide summary details of CIL expenditure.</p>
<b>Regulation 34 (6)</b>	<p><b>Duty to Co-operate</b></p> <p>Details to be provided of what action was taken during the period of the report in relation to the Duty to Cooperate, such as joint working, meetings, consultations.</p>

**35.2** In addition to these mandatory requirements, the 2012 Regulations introduced greater flexibility for local authorities to decide what should be monitored. The need to produce one large document published on an annual basis was removed, however, for the sake of conciseness. To ensure the performance of Our Local Plan can be considered as a whole, the Council will continue to set out its monitoring through the preparation of an Authority's Monitoring Report.

**35.3** Monitoring and review are key components of the planning system and the Local Development Plan as a whole needs to be continually reviewed, partly to be able to assess the performance and success of the wider development plan, but also to identify where and what components of the plan need to be updated to reflect changing circumstances nationally, regionally and locally.

**35.4** Our Development Plan and supplementary planning documents/guidance (SPD/G) consists of the following and will already have monitoring indicators associated with them. These will continue to be monitored as part of the Councils wider process:

- Our Local Plan: 2033 (including the Infrastructure Delivery Plan)
- Detailed Policies Development Plan Document (2014)
- Community Infrastructure Levy (2014)
- Woldingham Neighbourhood Plan (2016)
- Caterham Town Centre Masterplan SPD (2018)
- Trees and Soft Landscaping SPD (2017)
- Parking Standards SPD
- Bletchingley Conservation Area Appraisal SPG
- Harestone Design Guidance SPD
- Woldingham Design Guidance SPD
- Village Design Statement for Woldingham (Woldingham Village Design Statement) SPD
- Village Design Statement for Lingfield (and associated maps) SPG
- Marie Curie Urban Design Concept Statement SPD

**35.5** Once adopted, the South Godstone Garden Community Area Action Plan (AAP) will become part of the Development Plan. Any future adopted Neighbourhood Plans will also become part of the Development Plan and ~~and~~ future SPD's will form part of our suite of documents and will include monitoring indicators to measure their performance, where relevant.

**35.6** Implementation of the policies contained in Our Local Plan will require concerted action by a range of public, private and voluntary sector bodies working in partnership. The role of Our Local Plan is to provide a clear and robust framework for development in order that investment and action can be co-ordinated and geared to efficient and effective delivery.

**35.7** The Authority's Monitoring Report will contain an assessment of progress in preparing the wider development plan against the milestones set out in the most up-to-date Local Development Scheme. It will also contain an assessment of the extent to which policies set out within the development plan are being achieved and targets being met. If as a result of monitoring, areas are identified where a policy is not working, key policy targets are not being met, or the context has changed (for example, the performance and nature of the economy), this may give rise to a review of all or part of the development plan.

**35.8** Where necessary the Council will also prepare separate housing supply papers to accord with national policy, should housing supply fall below the targets of Our Local Plan. These will be produced independently of the AMR.

### Monitoring Indicators

**35.9** The monitoring indicators set out below relate to the policies and spatial objectives of Our Local Plan. Indicators for the wider development plan are set out in the respective plan documents and will be cumulatively set out in each Authority's Monitoring Report.

Associated Spatial Objective	Associated Policy	Indicator	Target	Source of data
SO1, SO3	TLP01, TLP06, TLP07, TLP20, TLP21, TLP22, TLP24, TLP25, TLP26, TLP28, TLP29 SES01-04, IES01-07	Net gains and/or losses of employment floorspace (B-Class and Sui Generis)	15.3ha of B-Class employment space and associated Sui Generis over the Plan period.	Planning applications, appeals and building control data
SO1, SO3	TLP01, TLP03, TLP20, TLP21, TLP22, SES01-04, IES01-07	Net number of permissions enabling intensification of employment spaces within SES01-SES04 and IES01-IES07	15.3ha of B-Class employment space and associated Sui Generis over the Plan period.	Planning applications, appeals and building control data
SO1, SO3	TLP01, TLP20	Percentage of residents whose job and skill set is identified within occupation skill group 1-6	Increase	Nomis, Surrey
SO1, SO3	TLP01, TLP20, TLP41	Percentage of employment and unemployment	Increase of employment rates. Decrease of unemployment rates.	Nomis
SO1, SO3	TLP20	Competitive ranking	Increase in Competitive Ranking position.	UK Competitive Index
SO2	TLP41, TLP42	Number of additional hotel/guest house bedrooms	Increase	Planning applications, appeals and building control data

Associated Spatial Objective	Associated Policy	Indicator	Target	Source of data
SO2	TLP07, TLP22, TLP41	Permissions proposing expansion/intensification of tourism assets	Target not required.	Planning applications, appeals and building control data
SO1	TLP07, TLP08, TLP22	Number of gains and/or losses proposing agricultural, farming and other land-based rural businesses	Net gain	Planning applications, appeals and building control data
SO1, SO6	TLP24, TLP25	Loss of retail floorspace (Class A1-A5) due to Permitted Development Rights	Minimise	Planning applications, appeals and building control data, Retail Health Check
	TLP20, TLP21, TLP22, TLP24, TLP25, TLP28, TLP29	Number of employment applications (B-Class) permitted under Permitted Development Rights	Minimise	Planning applications, appeals and building control data, Retail Health Check
SO4	TLP01, TLP11, TLP19	The net number of permitted and completed homes	To meet identified needs.	Planning applications, appeals and building control data
SO4	TLP11, TLP14	Net number of C-Class uses permitted to alternative uses	Minimise	Planning applications, appeals and building control data
SO4	TLP01, TLP06, TLP07, TLP08, TLP13, TLP28, TLP29, TLP50	Net number of new dwellings in each of our settlements and parishes	To meet identified needs	Planning applications, appeals and building control data
SO4	TLP01, TLP06, TLP07, TLP08, TLP10, TLP12, TLP13	The number of new (gross) affordable homes and proportion of all completions within our settlements and parishes	Maximise in compliance with TLP12	Planning applications, appeals and building control data



Associated Spatial Objective	Associated Policy	Indicator	Target	Source of data
SO4	TLP01, TLP06, TLP07, TLP08, TLP10	The number of new homes by size (number of bedrooms)	Targets to be determined through Housing Strategy	Planning applications, appeals and building control data
SO4	TLP01, TLP06, TLP07, TLP08, TLP10, TLP14, TLP28, TLP29	Types of new homes	Targets to be determined through Housing Strategy	Planning applications, appeals and building control data
SO4	TLP10	Number of empty homes brought back into use	Net increase	Planning applications, appeals and building control data
SO4	TLP01, TLP06, TLP07, TLP08, TLP09, TLP13	Number of applications permitted for rural exception homes within each of our settlements and parishes	1 in every 2 years	Planning applications, appeals and building control data
SO4	TLP01, TLP06, TLP07, TLP08, TLP09, TLP13	Number of market homes approved on Rural Exception Sites	Less than 10%	Planning applications, appeals and building control data
SO4	TLP10, TLP11, TLP12, TLP28, TLP29	Progress of the Housing Strategy	To be adopted	Housing Strategy
SO4	TLP01, TLP06, TLP07, TLP08, TLP09, TLP10, TLP17, TLP24, TLP43	Status of Neighbourhood Plans	To be made	Neighbourhood Plans

Associated Spatial Objective	Associated Policy	Indicator	Target	Source of data
SO4	TLP01, TLP06, TLP07, TLP08, TLP09, TLP18, TLP19	Average density per annum within each of our settlements and parishes	In compliance with average densities per settlement/parish	Planning applications, appeals and building control data
SO5	TLP15, TLP16	The number of new traveller pitches	Increase	Planning applications, appeals and building control data
SO5	TLP15, TLP16	The number of new plots for travelling showpeople	Increase	Planning applications, appeals and building control data
SO5	TLP15	Number of temporary permissions for traveller pitches and plots for travelling showpeople	Minimise	Planning applications, appeals and building control data
SO4, SO11, SO12	TLP01, TLP14, TLP19	Permissions granted for new housing on brownfield/previously-developed land	Net increase per annum	Planning applications, appeals and building control data
SO4, SO11, SO12	TLP03, TLP19	Net number of permissions granted for new housing on Green Belt land	In compliance with national policy	Planning applications, appeals and building control data
SO6	TLP01, TLP06, TLP07, TLP08, TLP22, TLP24, TLP25, TLP26, TLP27, TLP28, TLP29	Changes in the net amount of retail floorspace (Class A1-A5) within each retail centre	Maximise in compliance with TLP27	Planning applications, appeals and building control data, Retail Health Check
SO6	TLP01, TLP06, TLP07, TLP08, TLP22, TLP24,	Amount of vacant retail floorspace (A1-A5) according to each retail centre	Minimise	Planning applications, appeals and building control data, Retail Health Check

Associated Spatial Objective	Associated Policy	Indicator	Target	Source of data
	TLP25, TLP26, TLP27, TLP28, TLP29			
SO6	TLP24, TLP25	Loss of retail floorspace (Class A1-A5) due to Permitted Development Rights	Minimise	Planning applications, appeals and building control data, Retail Health Checks
SO6	TLP11, TLP24, TLP25, TLP28, TLP29	Monitor progress of regeneration schemes: RegenOxted and Caterham Town Centre Masterplan	To be delivered	Planning applications, appeals and building control data
SO6	TLP24, TLP25, TLP26, TLP27, TLP28, TLP29	Annual Health Check	Positive trend	Annual Health Check through Town and Local Centre Review
SO7, SO8, SO13	TLP06, TLP17, TLP18, TLP19, TLP30, TLP38, TLP39	Net gains and/or losses of open spaces, allotments, parks and recreation grounds, play space	Net gains	Planning applications, appeals and building control data
SO7, SO8, SO17	TLP06, TLP17, TLP28, TLP29, TLP38, TLP39	Proposals for new indoor and outdoor sports and recreation facilities	Increase	Planning applications, appeals and building control data
SO13	TLP40	Number of hectares of land gained for burial space allocation	Maximise in compliance with TLP40	Planning applications, appeals and building control data
SO8	TLP18	Number of anti-social behaviour incidents	Minimise	Surrey Police

Associated Spatial Objective	Associated Policy	Indicator	Target	Source of data
SO10	TLP18, TLP44, TLP45	Local emissions from commercial and domestic resources	Minimise	DECC, Surrey - CO2 Emission Estimates
SO10	TLP18, TLP44, TLP45	Average energy consumption/carbon emissions per household	Minimise	DECC, Surrey - CO2 Emissions Estimates
SO10	TLP44, TLP45	Number of applications for renewable energy	Increase where appropriate	Planning applications, appeals and building control data
SO10	TLP46, TLP50	Monitored through the Air Quality Annual Review	Targets determined through Air Quality Annual Review	Environmental Health
SO10	TLP46	Change in status of neighbouring AQMA's	Monitoring of cross-boundary implications	Environmental Health/ Surrey Air Alliance
SO13	TLP30, TLP35	Net number of gains and/or losses on SSSI, SNCI, LNR, pSNCI, BOA	Increase in net gains	Planning applications, appeals and building control data
SO13	TLP33, TLP34	Number and nature of applications proposed within Surrey Hills and High Weald AONB and AGLV	In compliance with national policy	Planning applications, appeals and building control data
SO13	TLP09, TLP30, TLP35	Net gains in biodiversity	Increase	Planning applications, appeals and building control data
SO13	TLP32	Number and nature of applications proposed within designated Landscape Character Areas	In compliance with TLP32	Planning applications, appeals and building control data
SO13	TLP36	Number of applications that have contributions to SAMM	In compliance with TLP36	Planning applications, appeals and building control data

Associated Spatial Objective	Associated Policy	Indicator	Target	Source of data
SO13	TLP37	Number of applications resulting in a loss of TPO	Minimise	Planning applications, appeals and building control data
SO13	TLP37	Proposals where important trees are to be removed/have already been removed, but replacement planting can mitigate	In compliance with TLP37	Planning applications, appeals and building control data
SO13	TLP37	Proposals where important trees are to be removed/have already been approved, but there is insufficient space for replanting	In compliance with TLP37	Planning applications, appeals and building control data
SO13	TLP37	Proposals where there is a net gain and/or loss in soft landscaping	Increase in net gain	Planning applications, appeals and building control data
SO13	TLP37	Proposals which require the loss or deterioration of ancient woodland, or ancient or veteran trees	Zero	Planning applications, appeals and building control data
SO14	TLP18, TLP43	Number of permissions proposing a loss of statutory and locally-listed buildings	Zero	Planning applications, appeals and building control data
SO14	TLP18, TLP43	Permissions on Conservation Areas and listed buildings	In compliance with TLP43	Planning applications, appeals and building control data
SO14	TLP43	Number of Conservation Area appraisals submitted and management plans adopted	Increase	Planning applications, appeals and building control data
SO15	TLP30, TLP47	Schemes proposing SuDS and flood mitigation	Increase	Planning applications, appeals and building control <b>data</b>

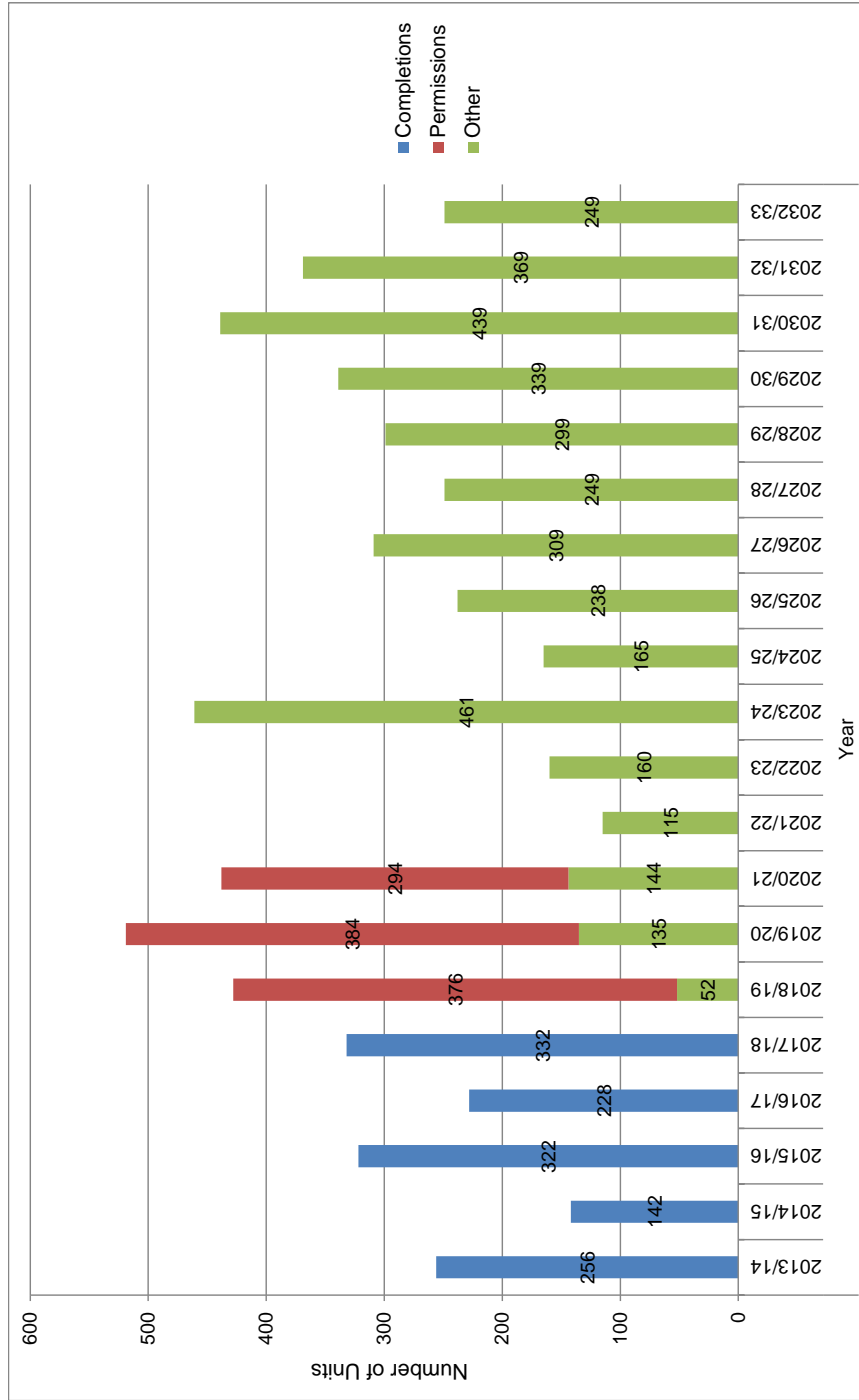
Associated Spatial Objective	Associated Policy	Indicator	Target	Source of data
SO15	TLP01, TLP47	Net number of dwellings in flood zones	Decrease	Planning applications, appeals and building control data
SO17, SO13	TLP31	Net gains and/or losses to designated public rights of way	Increase in net gains	Planning applications, appeals and building control data
SO17, SO7, SO8	TLP06, TLP07 TLP08, TLP22, TLP24, TLP25, TLP26, TLP28, TLP29, TLP39, TLP41	Net number of gains and/or losses of community services floorspace (Class D1 and D2)	Increase in net gains	Planning applications, appeals and building control data
SO17	TLP04, TLP05, TLP18	Value of financial and CIL contributions secured and collected	Increase	CIL and S106 data
SO17	TLP04, TLP05, TLP06, TLP07, TLP08, TLP09 TLP18	Spending of financial contributions	Monitored through the CIL committee	CIL and S106 data
SO17, SO16	TLP18, TLP50	Number of applications including provision of cycle spaces	Increase	Planning applications, appeals and building control data
SO17, SO16	TLP18, TLP50	Number of electrical charging points	Increase	Travel Smart Surrey. Planning applications, appeals and building control data
SO16	TLP18, TLP46, TLP50,	Monitored through assessments by Surrey Air Alliance and Local Transport Plan	Target determined through Surrey Air Alliance and Local Transport Plan	Surrey Air Alliance and Local Transport Plan

Associated Spatial Objective	Associated Policy	Indicator	Target	Source of data
SO16	TLP51	Number of applications received for Airport Parking; Number of applications for airport parking, granted on appeal.	Zero	Planning applications and appeal decisions
SO17	TLP07, TLP08, TLP22	Quarterly update on Gainshare Solution Deployment to promote home-working (updates on postcodes that now have been connected to the fibre network)	To be updated	Superfast Surrey
SO17	TLP48	Permissions compliant with the local water efficiency standards of 110 litres per person per day	Maximise in compliance with TLP48	Planning applications, appeals and building control data
SO17	TLP49	Number of permissions that incorporate separate storage and collection for recycling	Increase	Planning applications, appeals and building control data
SO17	TLP49	Number of permissions that incorporate plans to store and aid the collection of waste	Increase	Planning applications, appeals and building control data
SO17	TLP23	Gains and/or losses of schools and educational facilities (Class D1 and D2)	Increase in net gains	Planning applications, appeals and building control data
SO17	TLP23	Number of applications that propose expansion of schools and other associated facilities	Net gains	Planning applications, appeals and building control data



Associated Spatial Objective	Associated Policy	Indicator	Target	Source of data
SO17	TLP18, TLP19	Number of approved planning applications following a pre-application submission	Increase	Planning applications, appeals and building control data
	Housing Site Allocations	Annually monitor as part of the five year housing and land supply within the Authority's Monitoring Report	To meet identified needs	
	Employment Site Allocations	Amount of net gains and losses of employment floorspace (B-Class and Sui Generis). Number of permissions enabling intensification of employment spaces	To meet identified needs	
	Garden Community	Monitoring indicators to be established through the preparation of the AAP. Appropriate indicators relevant to the AAP will be set out in the document and monitored once adopted	To meet identified needs	

Appendix 1: Indicative Housing Trajectory



## Appendix 2: Policies to be replaced or altered by Our Local Plan: 2033

The Council currently has an adopted development plan which includes the documents set out below. The adoption of Our Local Plan will necessitate the replacement of a number of existing adopted policies to reflect the up to date position and to accord with Regulation 8 of the Town and Country Planning (Local Planning) (England) Regulations (2012):

- The Core Strategy (Adopted 2008): sets out the strategic policies to steer and manage the approach to development. This will be fully replaced by the Local Plan 2033; and
- Local Plan Part 2 – Detailed Policies (Adopted 2014): Suite of Development Management policies to assist in the assessment of planning applications. This will be partially replaced by the Local Plan 2033.

These alterations are formally set out in the table below. The full or partial deletion of policies in both the current Core Strategy (2008) and the Detailed Policies (2014) document, will only take effect at the point of adopting Our Local Plan.

### Replaced Policies of the Local Development Plan

Existing Development Plan Policy & Replacement Status	Associated Planning Document	Policy Reference in Our Local Plan: 2033	Replacement Policy Title in Our Local Plan: 2033	Policy of the National Planning Policy Framework will be used instead
CSP1	Core Strategy (2008)	TLP01, TLP03, TLP06, TLP07, TLP08, TLP19	Spatial Strategy, Green Belt, Urban Settlements, Semi-Rural Service Settlements, Rural Settlements, Housing Densities & the Best Use of Land	
CSP2	Core Strategy (2008)	TLP01, TLP11, HSG01-21	Spatial Strategy, Retention and Supply, All Housing Site Allocation Policies	
CSP3	Core Strategy (2008)	TLP01	Spatial Strategy	

Existing Development Plan Policy & Replacement Status	Associated Planning Document	Policy Reference in Our Local Plan: 2033	Replacement Policy Title in Our Local Plan: 2033	Policy of the National Planning Policy Framework will be used instead
CSP4	Core Strategy (2008)	TLP01, TLP10, TLP11, TLP12	Spatial Strategy, Responsive Housing Strategy, Retention and Supply, Affordable Housing Requirement	
CSP5	Core Strategy (2008)	TLP01, TLP08, TLP09, TLP13	Spatial Strategy, Rural Settlements, Limited & Unserved Settlements, Rural Housing Exception Sites	
CSP6	Core Strategy (2008)	TLP01, TLP08, TLP09, TLP13	Spatial Strategy, Rural Settlements, Limited & Unserved Settlements, Rural Housing Exception Sites	
CSP7	Core Strategy (2008)	TLP01, TLP11, TLP14, TLP19	Spatial Strategy, Retention and Supply, Specialist Need Housing and Extra Care Housing Densities & the Best Use of Land	
CSP8	Core Strategy (2008)	TLP01, TLP11, TLP14, TLP19	Spatial Strategy, Retention and Supply, Specialist Need Housing and Extra Care, Housing Densities & the Best Use of Land	
CSP9	Core Strategy (2008)	TLP15, TLP16	Gypsy, Traveller and Showpeople Provision, Traveller Pitch/Site/Plot Design	Designing Gypsy and Traveller Sites Good Practice Guidance

Existing Development Plan Policy & Replacement Status	Associated Planning Document	Policy Reference in Our Local Plan: 2033	Replacement Policy Title in Our Local Plan: 2033	Policy of the National Planning Policy Framework will be used instead
CSP10	Core Strategy (2008)	TLP15, TLP16	Gypsy, Traveller and Showpeople Provision, Traveller Pitch/Site/Plot Design	Designing Gypsy and Traveller Sites Good Practice Guidance
CSP11	Core Strategy (2008)	TLP04, TLP05, TLP23	Infrastructure Delivery and Financial Contributions, Development Viability, Protection, Provision and Enhancements of Schools	
CSP12	Core Strategy (2008)	TLP18, TLP50	Place-Making & Design, Sustainable Transport and Travel	
CSP13	Core Strategy (2008)	TLP17, TLP18, TLP23, TLP31, TLP38, TLP39	Health and Wellbeing, Place-Making & Design, Protection, Provision and Enhancements of Schools, Access-to-Countryside; <b>Public Rights of Way</b> , Play and Open Space, Providing Playing Pitches and Built Leisure Facilities	
CSP14	Core Strategy (2008)	TLP18, TLP44, TLP45	Place-Making & Design, Renewable Energy Infrastructure, Energy Efficient & Low Carbon Development	
CSP15	Core Strategy (2008)	TLP01, TLP14, TLP18, TLP19, TLP20, TLP30, TLP47, TLP48	Spatial Strategy, Specialist Need Housing and Extra Care, Place-Making & Design, Housing Densities & the Best Use of Land, Supporting a Prosperous Economy, Green & Blue	

Existing Development Plan Policy & Replacement Status	Associated Planning Document	Policy Reference in Our Local Plan: 2033	Replacement Policy Title in Our Local Plan: 2033	Policy of the National Planning Policy Framework will be used instead
			Infrastructure, Sustainable Urban Drainage and Reducing Flood Risk, Water Consumption and Waste Water	
CSP16	Core Strategy (2008)	TLP51	Airport Parking	
CSP17	Core Strategy (2008)	TLP35	Biodiversity, Ecology and Habitats	NPPF paragraph 14
CSP18	Core Strategy (2008)	TLP02, TLP18, TLP19, TLP30, TLP35, TLP37	Spatial Strategy, Place-making & Design, Housing Densities & Best Use of Land, Green & Blue Infrastructure, Biodiversity, Ecology and Habitats, Trees and Soft Landscaping	
CSP19	Core Strategy (2008)	TLP01, TLP06, TLP07, TLP08, TLP09, TLP11, TLP19, TLP28, TLP29	Spatial Strategy, Urban Settlements, Semi-Rural Service Settlements, Rural Settlements, Limited & Unserved Settlements, Retention and Supply, Housing Densities & the Best Use of Land, Caterham Town Centre, Oxted Town Centre	
CSP20	Core Strategy (2008)	TLP33, TLP34	Surrey Hills and High Weald Areas of Outstanding Natural Beauty, Area of Greater Landscape Value and Area of Outstanding Natural Beauty Candidate Areas	
CSP21	Core Strategy (2008)	TLP32	Landscape Character	

Existing Development Plan Policy & Replacement Status	Associated Planning Document	Policy Reference in Our Local Plan: 2033	Replacement Policy Title in Our Local Plan: 2033	Policy of the National Planning Policy Framework will be used instead
CSP22	Core Strategy (2008)	TLP20, TLP21, TLP22, TLP24, TLP26, SES01-04, IES01-07	Supporting a Prosperous Economy, Employment Hierarchy, Rural Economy, Retail Hierarchy, Development within & outside Town and Local Centres, <b>Sequential testing and retail impact</b> , All Employment Site Allocation Policies	NPPF paragraph 24-28
CSP23	Core Strategy (2008)	TLP24, TLP25, TLP26, TLP27, TLP28, TLP29	Retail Hierarchy, Retail Frontages, Development within & outside Town and Local Centres, <b>Sequential testing and retail impact</b> , Retail Provision, Caterham Town Centre, Oxted Town Centre	NPPF paragraph 24-27
DP1	Detailed Policies (2014)	TLP01, TLP02	Spatial Strategy, Presumption in favour of Sustainable Development	NPPF paragraph 14
DP2	Detailed Policies (2014)	TLP24, TLP25, TLP26, TLP27, TLP28, TLP29	Retail Hierarchy, Retail Frontages, Development within & outside Town and Local Centres, <b>Sequential testing and retail impact</b> , Retail Provision, Caterham Town Centre, Oxted Town Centre	NPPF paragraph 24-27
DP3	Detailed Policies (2014)	TLP24, TLP25, TLP26, TLP27	Retail Hierarchy, Retail Frontages, Development within & outside Town and Local Centres, <b>Sequential testing and retail impact</b> , Retail Provision	NPPF paragraph 24-27



## Appendix 2: Policies to be replaced or altered by Our Local Plan: 2033

Existing Development Plan Policy & Replacement Status	Associated Planning Document	Policy Reference in Our Local Plan: 2033	Replacement Policy Title in Our Local Plan: 2033	Policy of the National Planning Policy Framework will be used instead
DP4	Detailed Policies (2014)	TLP20, TLP21, TLP22	Supporting a Prosperous Economy, Employment Hierarchy, Rural Economy	NPPF paragraph 24-28
DP7 (Partial replacement)	Detailed Policies (2014)	TLP37	Spatial Strategy, Place-Making & Design, Landscape Character, Trees and Soft Landscaping, Historic Environment	
DP10	Detailed Policies (2014)	TLP03	Green Belt	
DP11	Detailed Policies (2014)	TLP07	Semi-Rural Service Settlements	
DP12	Detailed Policies (2014)	TLP07, TLP08	Semi-Rural Service Settlements, Rural Settlements	
DP14	Detailed Policies (2014)	TLP03	Green Belt	
DP18	Detailed Policies (2014)	TLP06, TLP07, TLP08, TLP09, TLP38, TLP39	Settlement Policies, Play and Open Space, Providing Playing Pitches and Built Leisure Facilities	
DP19	Detailed Policies (2014)	TLP30, TLP31, TLP35	Green & Blue Infrastructure, <del>Access to Countryside</del> ; <b>Public Rights of Way</b> , Biodiversity, Ecology and Habitats	

Existing Development Plan Policy & Replacement Status	Associated Planning Document	Policy Reference in Our Local Plan: 2033	Replacement Policy Title in Our Local Plan: 2033	Policy of the National Planning Policy Framework will be used instead
DP21 (Partial Replacement)	Detailed Policies (2014)	TLP47, TLP48	Sustainable Urban Drainage and Reducing Flood Risk, Water Consumption <b>and Waster Water</b>	
DP22 (Partial Replacement)	Detailed Policies (2014)	TLP46	Pollution and Air Quality	NPPF paragraph 109

## Glossary

Acronym	Word	Definition
	Adoption	The final stage of implementation of the Local Plan; this requires the local planning authority to agree the Local Plan and make it publicly available.
	Affordable Housing	The Department for Communities and Local Government defines Affordable Homes as ' <i>social rented, affordable rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.</i> '
	Ancient woodland	A woodland that has existed continuously since 1600 or before in England, Wales and Northern Ireland (or 1750 in Scotland). Ancient woodland is formally defined on maps by Natural England and equivalent bodies.
<b>AAP</b>	Area Action Plan	A Development Plan Document which provides a planning framework for a specific geographical area where change is anticipated. Area Action Plans focus on implementation and are a primary means of delivering planned growth areas.
<b>AGLV</b>	Area of Great Landscape Value	An area of land in England which is considered to have a particular scenic value, and is therefore afforded a degree of protection by local authorities.
<b>AHAP</b>	Area of High Archaeological Potential	In the Surrey Historic Environment Record (HER) maintained by Surrey County Council, there are a number of areas of high archaeological potential within the District. Within these areas there is good reason to expect some archaeological finds during any disturbance of the ground, such as during development. Applicants seeking planning permission within areas of high archaeological potential are required to undertake a prior assessment of the possible archaeological significance of the site and the implications for their proposals.
<b>AONB</b>	Area of Outstanding Natural Beauty	An area of countryside which has been nationally designated for conservation due to its significant landscape value and beauty.
<b>BOA</b>	<a href="#">Biodiversity Opportunity Area</a>	Extensive areas where improved habitat management, as well as efforts to restore and re-create Priority Habitats will be most effective in enhancing connectivity to benefit recovery of Priority Species in a fragmented landscape.

Acronym	Word	Definition
	Broad Locations	The NPPF requires that local planning authorities should identify a supply of specific, developable sites or broad location for growth, for years 6-10 and, where possible for years 11-15. Broad locations therefore do not have set boundaries.
	Built-Up Area	The built-up area refers to the developed nature of a settlement. For Tandridge, our most built-up settlements are the Tier 1 (Urban) Settlements, including Oxted and Caterham. Whilst there is a built-up nature to all established settlements, including the smaller and more rural settlements, the term 'built-up' is predominantly attributed to our largest (tier 1) settlements for Local Plan purposes.
	Climate change	A change in global or regional climate patterns, in particular a change apparent from the mid to late 20th century onwards and attributed largely to the increased levels of atmospheric carbon dioxide produced by the use of fossil fuels.
<b>CCG</b>	Clinical Commissioning Group	Clinical Commissioning Groups are clinically led membership groups of GP practices that plan, commission and performance-manage a range of local health services for their population. CCGs were formed after the Health and Social Care Act 2012 was passed, devolving a range of commissioning responsibilities to CCGs from primary care trusts (PCTs).
	Community Facilities	Facilities or services for the community, including community/village halls or buildings, cultural facilities, places of worship and pubs.
<b>CIL</b>	<a href="#">Community Infrastructure Levy</a>	A levy allowing local authorities to raise funds towards infrastructure from owners or developers of land undertaking new building projects in their area.
	Conservation Area	An area designated as being of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, designated by the local planning authority under the Listed Buildings and Conservation Areas Act 1990.
	Consultation	An opportunity for the public and stakeholders to make comments on any policies and content within the Local Plan, or what should be included in the Plan. All comments will then be taken into account when preparing each iteration of the Plan.

Acronym	Word	Definition
	Consultation Portal	The Council's consultation portal is called Objective and not only enables you to register for notifications and updates, it also puts you in charge of ensuring that we have your most up-to-date contact details and allows you to submit your comments online during active consultations, or to opt out of future notifications.
	<a href="#">Core Strategy</a>	An old-style planning policy document which sets out key planning policies for the District. The latest Core Strategy for Tandridge will be superseded by the Local Plan.
	Conversion Method Statement	A Conversion Method Statement sets out the specific programme of works to be undertaken in order to convert a building and should be submitted as part of a planning application for the conversion of a building.
<b>DPD</b>	Development Plan Document	Policy documents that are subject to formal procedures.
<b>DtC</b>	<a href="#">Duty to Cooperate</a>	Introduced in the Localism Act (2011), the Duty to Cooperate is a legal test that requires cooperation between local planning authorities and other public bodies to ensure that Local Plans are created in a strategic way and cross boundary issues are recognised, and where possible, addressed. Cooperation must be constructive and take place on an ongoing basis.
<b>ENA</b>	<a href="#">Economic Needs Assessment</a>	The ENA assesses the quantity, quality and viability of the District's employment land. It will inform the District's future approach to the provision, protection, release or enhancement of employment land and premises.
	Examination	Once consultation has been undertaken on the submission version of the <b>pPlan</b> , the local planning authority should submit the Local Plan and any proposed changes it considers along with supporting documents to the Planning Inspectorate for examination on behalf of the Secretary of State. The Inspector (on behalf of the Secretary of State) will investigate issues that have been raised through the consultation so that a solution / recommendation can be provided, where possible.
<b>FRA</b>	Flood Risk Assessment	An assessment of the risk of flooding from all flooding mechanisms, the identification of flood mitigation measures and advice on actions to be taken before and during a flood.

Acronym	Word	Definition
	Flood Risk Sequential Test	Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change. One of the mechanisms to achieve this is to carry out a Flood Risk Sequential Test to support the Local Plan.
<b>FE</b>	Form Entry	Essentially for each Form of Entry there will be up to 30 children in a year group. So for a 2 Form Entry school there will be two classes accommodating up to 60 children for each year group.
<b>GC</b>	Garden Community	A new community designed and delivered to accord with the Town and Country Planning Association's 'Garden City Principles'.
<b>GV</b>	Garden Village	The Government's Garden Village Prospectus (June 2016) defines garden villages as new discrete settlements that are local authority led and capable of accommodating between 1,500 and 10,000 homes.
	Gatwick Safeguarding Zone	To keep the operation of the airport safe and secure, Gatwick is legally obliged to have an active policy of aerodrome safeguarding. This is managed by the airport's aerodrome safeguarding team which is responsible for making sure that no developments within the 15km safeguarding zone (30km for wind turbines) have an adverse effect on the airport's operation. More information can be found on the <a href="#">Gatwick</a> website.
<b>GIS</b>	Geographic Information System	A computer-based system whereby mapping and information are linked for a variety of uses, such as capturing data justifying Local Development Documents.
	Green and Blue Infrastructure	A living network of green spaces, water and other environmental features in both urban and rural areas. It is often used in an urban context to cover benefits provided by trees, parks, gardens, road verges, allotments, cemeteries, woodlands, rivers and wetlands.
	Green Belt	The Green Belt is a statutory designation that has the fundamental aim of preventing urban sprawl by keeping land permanently open. The NPPF states that the essential characteristic of the Green Belt is its openness and permanence. The Green Belt does not only constitute green spaces, but can also include roads, settlements and other built forms, such as industrial units.

Acronym	Word	Definition
	<a href="#">Green Belt Assessment</a>	An assessment of the Green Belt to determine the strategic role of the Green Belt in the District, whether the Green Belt fulfils its purpose as set out in the National Planning Policy Framework and the role the settlements in the Green Belt play.
<b>HRA</b>	<a href="#">Habitats Regulations Assessment</a>	A step-by-step process which helps to identify any likely significant effects and (where appropriate) assess the adverse impacts on a site that is protected by European legislation.
	Heritage Assets	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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
<b>HE</b>	Highways England	Highways England is the highway authority responsible for trunk roads and motorways (the strategic road network).
<b>HELAA</b>	<a href="#">Housing and Economic Land Availability Assessment</a>	The HELAA is a technical study which is used to assist in the monitoring of whether there is an adequate supply of deliverable housing land. It informs planning process in terms of identifying land that is suitable, available and achievable for housing and economic development uses over the Plan period. It identifies sites and broad locations with potential for development, assesses their development potential and assesses their suitability for development and the likelihood of that development coming forward.
	Impact Risk Zone	Areas surrounding/nearby a designated SSSI, where potential changes could create significant damage.
	Infill Development	Infill development could include a new building or an extension to an existing building, and may include side garden plots or corner plots. It does not include the inappropriate sub-division of existing curtilages to a size below that prevailing in the area, nor does it include the development of more extensive areas such as backland areas or the replacement of existing dwellings with more intensive forms of residential development.
<b>IDP</b>	Infrastructure Delivery Plan	The Infrastructure Delivery Plan (IDP) identifies the key infrastructure required to support development within the District over the Plan period and how it will be delivered.
	Infrastructure	The basic physical and organisational structure and facilities (communication, transportation, and utilities) needed for the operation of society or enterprise.



Acronym	Word	Definition
	Land Value Capture	Granting planning permission can increase the value of land. The increase in value can be 'captured' by the authority granting permission to pay for public infrastructure improvements.
	Landscape Assessments	An assessment of the distinct patterns or consistent combination of elements which make up the landscape of an area.
	Listed Buildings	A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage).
<b>LDS</b>	<a href="#">Local Development Scheme</a>	The LDS sets out the programme for producing the Local Plan which is the statutory development plan document for the area. It sets out what development plan documents the Council is intending to produce and when, and at what stage the community can get involved in the process.
<b>LNR</b>	Local Nature Reserve	<del>Non-statutory habitats</del> <b>Sites</b> of local significance designated by local authorities where protection and public understanding of nature conservation is encouraged.
	Local Plan	One document within the Local Development Plan. The Local Plan is a planning policy document prepared by the Local Planning Authority that guides development for 20 years. The Local Plan is subject to consultation and independent examination before the Local Planning Authority can adopt the document.
	Main Town Centre Uses	Retail development; leisure, entertainment facilities, the more intensive sport and recreation uses (including cinemas, restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities); and other appropriate sui generis uses (such as laundrettes, taxi businesses, car showrooms/garages and nail/tanning salons).
	<b>Material Consideration</b>	<b>A material consideration is an issue that must be considered by the decision maker when determining a planning application. Material considerations can include, but are not exclusive to, policies, guidance notes, strategies and management plans. As well as issues relating to traffic, wildlife, economic impacts</b>

Acronym	Word	Definition
		and the historical interest of the area. Material considerations often vary depending on the type of application being considered.
<b>MUGA</b>	Multi-Use Games Area	An enclosed area, using a synthetic grass or hard surface for playing sports, for example five-a-side football or netball.
	Multi-User Routes	Off-road routes, pathways etc which could and should accommodate all and/or a variety of non-engine based, vulnerable road users, including equestrians, cyclists, pedestrians and mobility buggy users.
<b>NPPF</b>	<a href="#">National Planning Policy Framework</a>	A document that sets out the Government's planning policies for England and how these are expected to be applied. The Framework was published in March 2012.
	Natural Burial	The action or practice of burying an un-embalmed body is laid to rest in a biodegradable coffin.
	<a href="#">Neighbourhood Plans</a>	A Plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
<b>PDR</b>	Permitted Development Rights	Permission to carry out certain limited forms of development without the need to make an application to a local planning authority, as granted under the terms of the Town and Country Planning (General Permitted Development) Order.
	Planning Inspector / Inspectorate	The Planning Inspectorate's work includes national infrastructure planning under the Planning Act 2008 process (as amended by the Localism Act 2011), processing planning and enforcement appeals and holding examinations into local plans and community infrastructure levy charging schedules.
<b>PPG</b>	<a href="#">Planning Practice Guidance</a>	Guidance on best practice for implementing the Government's planning policies set out in the National Planning Policy Framework.
	<a href="#">Preferred Strategy</a>	In March 2017, the Council agreed a Preferred Strategy to be pursued in preparing the Local Plan. Fundamental to that strategy is the identification and pursuit of a sustainable location which is capable of delivering a large-scale development which accords with the principles of a Garden Village.

Acronym	Word	Definition
<b>PDL</b>	Previously-Developed Land	<p>Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes:</p> <ul style="list-style-type: none"> <li>• land that is or has been occupied by agricultural or forestry buildings;</li> <li>• land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures;</li> <li>• land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and</li> <li>• land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.</li> </ul> <p>There is no presumption that land that is previously developed is necessarily suitable for housing development or that the whole of the curtilage should be developed.</p>
	Reasonable Alternatives	These are options for the development of a garden village that are appropriate in terms of the vision, objectives and geographical scope of the Local Plan. This is a requirement of the SEA Directive.
	Scheduled Monuments	Nationally-important monuments, usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.
<b>SDC</b>	Sevenoaks District Council	The administrative area, in Kent County, that borders Tandridge District to the east.
	Shopping Frontages	Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.
<b>SNCI</b>	Site of Nature Conservation Importance	<del>Locally important sites of nature conservation adopted by local authorities for planning purposes.</del> <b>A non-statutory site, locally designated for its substantive nature/wildlife/biodiversity conservation value and protected by planning policy.</b>

Acronym	Word	Definition
<b>SSSI</b>	Site of Special Scientific Interest	A site of national importance for nature conservation identified and protected by Natural England.
<b>SPZ</b>	(Groundwater) Source Protection Zone	<p>Source Protection Zones are defined by the Environment Agency and are in place to protect sources of groundwater.</p> <p>Zone 1 (Inner Zone)- Defined as the 50 day travel time from any point below the water table to the source. This zone has a minimum radius of 50 metres;</p> <p>Zone 2 (Outer Zone) - Defined by a 400 day travel time from a point below the water table.</p> <p>Zone 3 (Total Catchment) - Defined as the area around a source within which all groundwater recharge is presumed to be discharged at the source. In confined aquifers, the source catchment may be displaced some distance from the source.</p>
<b>SAC</b>	Special Areas of Conservation	Special Areas of Conservation (SACs) are strictly protected sites designated under the EC Habitats Directive. Article 3 of the Habitats Directive requires the establishment of a European network of important high-quality conservation sites that will make a significant contribution to conserving the 189 habitat types and 788 species identified in Annexes I and II of the Directive (as amended).
<b>SPA</b>	Special Protection Area	Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.
	Special Residential Area	A distinctive residential area which derives its particular character from a combination of topography and historic development. As a result, these areas benefit from a high level of residential amenity.
<b>SCI</b>	Statement of Community Involvement	The SCI sets out standards to be achieved by the local planning authority in relation to involving the community in the preparation, alteration and continuing review of the Development Plan and in developing the SCI control decisions. In respect of documents prepared under the Development Plan the local planning authority is required to produce a statement showing how it complies with the SCI.

Acronym	Word	Definition
<b>SFRA</b>	Strategic Flood Risk Assessment	A study that provides information on the probability of flooding from all sources, such as that from rivers, surface water, groundwater and sewers. The SFRA is used to ensure that, in allocating land or determining applications, development is located in areas at lowest risk of flooding.
<b>SHMA</b>	<a href="#">Strategic Housing Market Assessment (2015)</a>	An assessment to define housing need, in terms of types of tenure, size and need, for the requirements in the future.
<b>SWOT</b>	Strengths, Weaknesses, Opportunities and Threats Analysis	An assessment to evaluate the strengths, weaknesses, opportunities and threats of a given project.
	Substantially Developed Frontage	The District Council defines a substantially developed frontage as an otherwise continuous and largely uninterrupted built frontage of several dwellings visible within the street scene.
<b>SCC</b>	Surrey County Council	The County Council administrative area within which Tandridge District falls. Surrey County Council (SCC) is the local highway authority for the area and is responsible for a number of other services, including education and social services.
<b>SA</b>	Sustainability Appraisal	The process of assessing the impacts of policies and proposals against social, environmental and economic objectives.
	Sustainable Development	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. There are three dimensions to sustainable development: economic, social and environmental.
<b>SuDS</b>	Sustainable Urban Drainage Systems	SuDS offer an alternative form of drainage in urban areas by mimicking natural drainage and filtration systems in order to prevent surface water flooding and pollutants reaching the water course.
	<a href="#">Technical Studies</a>	A range of detailed, evidence-based documents produced to support the <del>Garden Villages Consultation and</del> wider Local Plan and its preparation. <del>development.</del>
	Town Centre	Area defined on the Policies Map predominantly occupied by main town centre uses.
<b>TPO</b>	Tree Preservation Order	A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity.

Acronym	Word	Definition
	Urban	An urban area relates to settlements with a notable density of human structures such as houses, commercial buildings, roads, railways, infrastructure and retail facilities. Although 'urban' is often attributed to the description of towns and cities, it can also refer to suburbs and smaller settlements dependent on the size of the population, the geographical context of a settlement, as well as the function it serves. As set out in the Council's Settlement Hierarchy, whilst Tandridge District is a predominantly rural area, the application of the term 'urban' is applied to the Tier 1 settlements, as the largest and most built-up areas within the district and those which act to provide key services to residents and visitors. Also see Built-up
	Viability	An individual development is said to be viable if, after taking account of all costs, it provides a competitive return to the developer and generates a land value sufficient to persuade the landowner to sell the land for the development proposed.





