

Caterham, Chaldon and Whyteleafe Neighbourhood Plan

2025 to 2040



Referendum Version

March 2026

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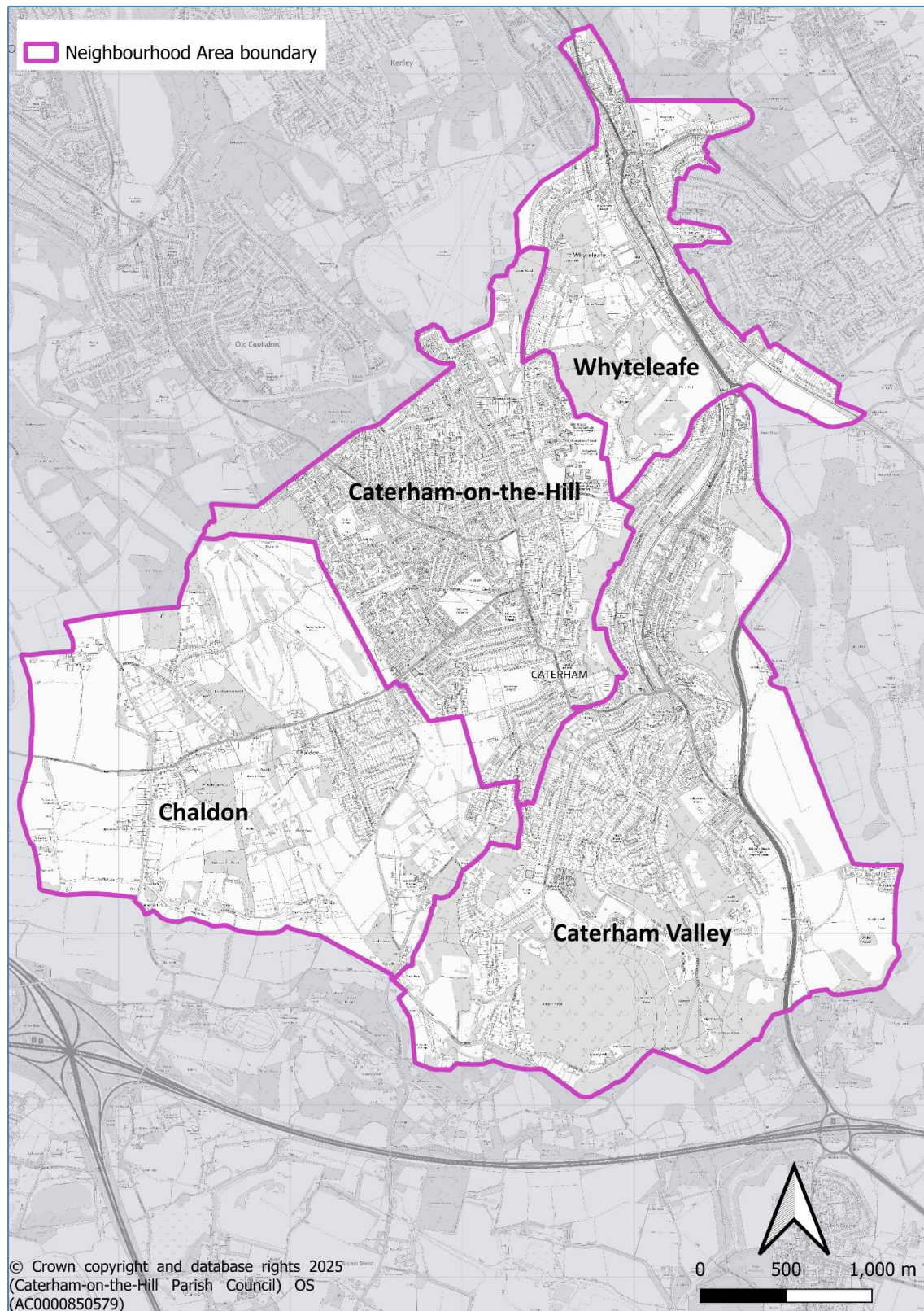
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1 INTRODUCTION

- 1.1. This document is the Submission Version Caterham, Chaldon and Whyteleafe Neighbourhood Plan (CCWNP) 2025 to 2040. It replaces the Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2018 to 2033. It sets out planning and land-use policy for the two Parishes of Caterham-on-the-Hill and Caterham Valley, and the two Village Councils of Chaldon and Whyteleafe (*Figure 1*) (collectively referred to as Local Councils), over the period 2025 to 2040. Once 'made', it will form part of the Development Plan for the Local Planning Authority, currently Tandridge District (TDC). TDC designated the Neighbourhood Area on 12 July 2012. Caterham-on-the-Hill Parish Council is the primary Parish acting as the qualifying body for the CCWNP.
- 1.2. The CCWNP has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 (as amended).
- 1.3. Following the successful making of the [CCWNP \(2018 to 2033\)](#) in 2021, the Neighbourhood Plan Implementation Group (NPIG), comprising local Councillors and volunteers from the community, was set up to monitor the implementation of the policies. The Plan has proved helpful, however, there have been changes to national policy and new issues arising at the local level. The NPIG therefore reviewed the original document, with some policies retained (albeit updated) and some new policies added.
- 1.4. Once 'made', the CCWNP 2025-2040 policies will become part of the Development Plan for the Local Planning Authority and should be considered by applicants when submitting planning applications for development within the four Local Council areas. The policies also set out how land should be considered, in planning terms and is a material planning consideration in the determination of applications, alongside the policies of the Local Development Plan and are the starting point in decision making; where an application conflicts with an up-to-date plan, permission should generally not be granted.
- 1.5. The process of reviewing the CCWNP has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance in the area. Within each section there is a summary of what the policy seeks to achieve and a justification, providing the necessary understanding of why the policy is needed and how it should be applied. The policies themselves are presented in green boxes and these will be used to determine planning applications. To understand the full context for any individual policy, it should be read alongside the supporting text and evidence documents that have been compiled to underpin the CCWNP. Beneath each policy is a conformity reference, listing the relevant policies in the adopted Local Plan documents and, where relevant, the objectives of the Surrey Hills National Landscape Management Plan and the paragraphs of the National Planning Policy Framework (NPPF) (Dec 2024) to which the policy conforms.
- 1.6. The Caterham, Chaldon and Whyteleafe Design Guidance and Codes have been updated and form an integral part of the CCWNP 2025-2040. They may be updated as required. Finally, the

Plan sets out the Community Infrastructure Priorities and a framework for monitoring and implementation.

Figure 1: Map showing the designated Neighbourhood Area



The Policy context

National Planning Policy

- 1.7. The CCWNP has been prepared in accordance with the NPPF (most recently revised in December 2024). It states:

“Neighbourhood Planning gives communities the power to develop a shared vision for their area. Neighbourhood Plans can shape, direct and help to deliver sustainable development, by influencing Local Planning decisions as part of the statutory Development Plan. Neighbourhood Plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies. (para 30)

Once a Neighbourhood Plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a Local Plan covering the Neighbourhood Area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently”. (para 31)

- 1.8. [Planning Practice Guidance \(PPG\)](#) provides detail on matters covered in the NPPF.

Local Planning Policy

- 1.9. The Development Plan for Tandridge District comprises the following:

- [Tandridge District Core Strategy \(dated 2008\)](#)
- [Tandridge District Local Plan Part 2 Detailed Policies 2014-2029 \(dated July 2014\)](#)
- [The Surrey Waste Local Plan 2019-2033](#)
- [The Surrey Minerals Plan 2011](#)
- [The Aggregates Recycling Joint Development Plan Document for the Minerals and Waste Plans 2013](#)
- (and other ‘Made’ Neighbourhood Plans across the District)

- 1.10. The policies of the CCWNP must be in general conformity with the strategic policies of the adopted Core Strategy 2008 and the Part 2 Detailed Policies 2014. The adopted Development Plan is also supported by a number of [Supplementary Planning Documents](#) (SPD), which provide guidance to support the application of planning policies, but do not contain additional planning policies.
- 1.11. The NPPF states that Neighbourhood Plan policies will take precedence over non-strategic policies in the Local Plan where they are in conflict.
- 1.12. Minerals and Waste: With regards to minerals and waste, this sits outside the scope of the CCWNP as it is the responsibility of Surrey County Council (SCC). The CCWNP does not propose policies related to minerals and waste.

- 1.13. It is important to note that during the production of the CCWNP 2025 to 2040, TDC's 'Our Local Plan 2033' has been found unsound by the Inspector appointed by the Secretary of State and subsequently been withdrawn.
- 1.14. The TDC Full Council resolved on 18 April 2024 to withdraw the Regulation 22 Submission version of its new Local Plan, which was submitted to the Secretary of State for Examination on 18 January 2019.
- 1.15. The withdrawal has been made under s.22(1) of the Planning and Compulsory Purchase Act 2004. As required under Regulation 27.a of the Town and Country Planning (Local Planning) (England) Regulations 2012, TDC has published a Statement of Withdrawal of the Local Plan.
- 1.16. The withdrawal was made following the finding by the Inspector, Philip Lewis, dated 14 February 2024, that the Local Plan was not capable of being adopted due to soundness issues.
- 1.17. Following the withdrawal of 'Our Local Plan 2033', it was agreed at the same Full Council meeting that the Council will start work on a new Local Plan. Any updates or upcoming consultation on the new Local Plan will be published on the [Council's webpage](#). The [Local Development Scheme](#) (February 2025) sets out the Council's timetable for Local Plan preparation in Tandridge.
- 1.18. The NPIG will continue to monitor development of the emerging Local Plan.
- 1.19. It is noted that the evidence base technical studies published as part of the Examination for 'Our Local Plan 2033' have been saved and re-published following the Plan's withdrawal. As part of the preparation of a new Local Plan for the District, TDC will be reviewing these technical studies to ensure the new Local Plan is supported by relevant and up-to-date evidence. Until such time that these technical studies are withdrawn, they remain capable of being a material consideration for planning applications.
- 1.20. The Development Plan is the starting point for decision making, and In line with PPG Paragraph: 083 Reference ID: 41-083-20190509 and the NPPF, where a planning application conflicts with an up-to-date Neighbourhood Plan (as part of the Development Plan), permission should not usually be granted.
- 1.21. In general, it is considered that the most recently adopted / published policy document is the document (and therefore policy) that takes precedent.
- 1.22. Following the publication of the Government's Devolution White Paper (December 2024), Surrey County Council has signalled its intention to explore the creation of unitary governance across the County. This situation and its potential impacts will be monitored as the CCWNP progresses.

The Surrey Hills National Landscape

- 1.23. Parts of the Neighbourhood Area fall within the Surrey Hills National Landscape. Local authorities with land in a National Landscape are legally obliged under the Countryside and Rights of Way Act 2000 to produce a Management Plan. [The Surrey Hills Management Plan 2020-2025](#) is used to guide environmental land management and assess the impact of

development or other changes on the National Landscape. The Management Plan has been adopted as a priority by Guildford Borough Council, Mole Valley District Council, Reigate and Banstead Borough Council, TDC, Waverley Borough Council and SCC. It sets out the 25-year vision and policy framework for the Surrey Hills, and a five-year strategic delivery plan. All public bodies have a statutory duty of regard to the Plan.

- 1.24. The [Surrey Hills Management Plan 2025-2030](#) is currently being prepared, with a draft published in April 2025.
- 1.25. A boundary review was consulted on in 2023 and the [Surrey Hills Boundary Variation Project Consultation Analysis Report](#) was published in July 2024.

Community engagement

- 1.26. Work on the Review of the CCWNP has been guided by the need to engage with the local community. Alongside the statutory requirements for public consultation at various stages, measures to draw in a wider range of contributions have included presentations, a Community Survey, walkabouts and local exhibitions. These are set out fully in the Consultation Statement, which accompanies the Submission Version CCWNP.

Sustainability of the Neighbourhood Plan

- 1.27. The CCWNP has been screened by the Local Planning Authority (TDC) to ascertain whether a Strategic Environmental Assessment (SEA) is required. The screening document was subject to consultation with Historic England, Natural England and the Environment Agency. The Screening Determination Statement, date 3 September 2024, has concluded that the CCWNP is unlikely to result in significant environmental effects and therefore does not require a Strategic Environmental Assessment.
- 1.28. In addition, the screening determined that the 'appropriate assessment' stage of the Habitats Regulations Assessment (HRA) process that ascertains the effect on integrity of the European Site does not need to be undertaken. This conclusion was sent to Natural England for consideration and their response is in agreement.
- 1.29. Copies of the Screening Determination statements are available on the Neighbourhood Plan website: [SEA Screening Determination Report](#); [Habitats Regulations Assessment Screening Report](#).

2 ABOUT THE NEIGHBOURHOOD AREA

- 2.1. **THE AREA** - The Caterham, Chaldon and Whyteleafe Neighbourhood Plan (the CCWNP) covers four Local Councils. Caterham-on-the-Hill and Chaldon are on high ground, while Caterham Valley and Whyteleafe lie along the Bourne river valley forming a natural route from London through the North Downs escarpment to rural Surrey and the south. The CCWNP Area is surrounded by countryside, which is highly valued by the community; much of it designated as Green Belt and part of the area falls within the Surrey Hills National Landscape.
- 2.2. **STRATEGIC LOCATION** - The area combines the beautiful natural environment with extensive road and rail links, while easy access to Croydon and London is provided by the north-south links of the A22 road and two rail lines. The junction to the M25 at Godstone gives access also to the M23 motorway and access to Gatwick and Heathrow airports and leading to the Eurotunnel and Dover ferry routes to Europe.

THE FOUR LOCAL COUNCIL AREAS:

- 2.3. **CATERHAM-ON-THE-HILL** – Caterham-on-the-Hill has developed from the original village of Caterham, giving character to its roads and buildings. Its former role as home to Caterham Guards barracks and to St Lawrence's Hospital has also shaped it; both have now been redeveloped as residential areas. It has the largest population of the four Local Councils, has several open spaces (aiding its hosting of Circus visits and an annual month of Carnival events), churches both ancient and modern, a highly valued 'Minor Injury' local hospital and several schools. An impressive Cedar Tree, regularly lit for Christmas, is widely regarded as the symbol of Caterham. It has a vibrant shopping area around Caterham High Street and Tesco.
- 2.4. **CHALDON** - Chaldon, also 'on-the-hill', is an ancient, rural settlement within the Green Belt bounded on the south side by the Pilgrims' Way, and abutting the Surrey Hills National Landscape. Public footpaths link a valued landscape and ecologically important areas with tracts of ancient woodland. The village straddles Rook Lane, an important local East-West route (between Caterham and the A23 radial road); other roads are narrow country lanes. In scattered locations are one public house, a large golf course, a village hall and the church with a 13th C mural (depicting souls being sent to heaven or hell). The Infant School is now a full primary school-St Peter and St Paul. While there are no shops, the B2030 is one of the busiest roads in the NP Area-carrying traffic to the A23 and M23 and the towns of Redhill and Reigate, where East Surrey College, Reigate College, St Bedes and other schools are important destinations for students.
- 2.5. **CATERHAM VALLEY** - Caterham Valley developed with the arrival of the railway in the 1850s to 1870s. Originally, the Caterham line was to have gone on to Brighton, but funding issues left Caterham as the terminus and direct link to London. Development has followed along the railway and road system constrained by the steep slopes out of the valley on both east and west sides. The bypass has constrained development of Caterham Valley to the east. Croydon Road and the Church Walk Centre provide the greatest concentration of shops and services in the Neighbourhood Area; four large supermarket chains have arrived. The Soper Hall (former Council offices), provides community facilities albeit constrained by the age of the building.

Quadrant House has been purchased by TDC and has the potential for a community hub. Also in this part of the Neighbourhood Area is the East Surrey Museum, which is very popular and used as an education tool for schools. There is a private hospital that also provides some NHS treatments. Residential flats often squeeze between road and railway or replace shop or business space. One of the biggest employers in Tandridge District is Caterham School, which sits at the end of Harestone Valley Road.

- 2.6. **WHYTELEAFE** - Whyteleafe too, developed with the arrival of the railway. It is now the gateway from London into Caterham, Tandridge, Surrey and the Southeast. Whyteleafe has seen quite dramatic changes recently, for example the new flats on the Commercial Union Site. Communications into Croydon are good via two bus routes and the two railway lines - London Bridge and Victoria are within easy reach. In addition, you have convenience shops at both Petrol stations and a Tesco Local. The shops and restaurants around Godstone Road and the Whyteleafe Tavern are “vibrant” and the nearby presence of Whyteleafe Rec and the thriving Whyteleafe Football Club are worth a mention.

Profile of the community today

- 2.7. The statistics in *Table 1* are taken from the 2021 census (figures rounded). For each of the four Local Council areas in the Neighbourhood Area, data is provided relating to the topics shown in the first column. The table describes, for each area, the size of the population, the age breakdown, the percentage of homes by different tenures, the percentage of those who are economically active and those who are not, the percentage of cars per household and detail about the mode of transport those residents who are economically active are using to reach their place of work.

Table 1: Key statistics about the Neighbourhood Area

Topic	Caterham-on-the-Hill	Caterham Valley	Chaldon	Whyteleafe
Population, of which:	13,400	9,000	1,800	4,600
• Aged under 20	25.2%	25.3%	21.8%	24.0%
• Aged over 65	17.8%	17.0%	25.6%	10.4%
Households: of which	5,400	3,800	670	2,100
• owned	75.1%	70.2%	92.6%	66.5%
• social rent	12.3%	9.3%	1.6%	10.6%
• private rent	12.6%	20.4%	5.8%	22.9%
Economically active	62.6%	62.6%	53.4%	71.5%
Economically inactive	34.5%	34.5%	44.5%	25.2%
Unemployed	2.9%	3.1%	2.1%	3.3%
No car	14.1%	18.4%	5.1%	16.3%
1 car	41.0%	44.1%	26.2%	54.3%
2+ cars	44.8%	37.5%	68.7%	29.4%
Work from home	38.5%	38.5%	50.6%	42.6%
Drives to work	44.1%	35.4%	39.1%	37.1%
Walks to work	5.5%	5.8%	2.3%	3.0%
Gets train to work	4.3%	6.8%	2.8%	9.1%

3 VISION AND OBJECTIVES

Issues for the Neighbourhood Plan Area

- 3.1. The CCWNP seeks to address, as far as is possible, the challenges that face the communities of the four Local Councils. In summary these challenges are:
- The area has seen significant housing growth in recent years. Additional house building will need to be delivered in a way that protects the rural setting, heritage and character of the area.
 - There are many larger homes and flats in the area. Family homes – including affordable homes – will be needed to continue to meet the needs of families attracted to the area.
 - A need to revitalise the retail areas to make sure they are vibrant and continue to attract both residents and visitors.
 - Traffic congestion is fairly high, exacerbated by public transport services – notably buses – being infrequent, particularly at off peak times.
 - A key priority for residents is access to healthcare. Since the first iteration of the CCWNP, two of the surgeries (Caterham Valley and Townhill) have become part of bigger surgery groups to take advantage of administrative and economies of scale. Caterham Valley is part of the North Tandridge Primary Care Network and Surrey Heartlands Health and Care Partnership. Townhill is part of Modality East Surrey Medical Practice. Whyteleafe is already part of a larger group, including Elizabeth House at Warlingham. Chaldon Road Surgery is part of Warlingham Green Medical Practice.
 - More educational facilities such as primary schools and expanded secondary schools will be needed as the population grows. Planning for such facilities is the responsibility of the Education Authority.
 - There is a need for more public car parking, particularly near to the railway stations that is primarily off-street to improve accessibility and to ease congestion and commuter parking along residential streets.
 - Employers have stated there is a lack of starter units and low cost, flexible workspaces. The amount of office space in the area is dwindling. Some of this is due to permitted development rights. This is discouraging of local employment, while population increases.
 - Protecting the sensitive natural environment is of high importance. The designated Conservation Areas as well as other heritage areas need to be maintained.
- 3.2. It should be noted that not all of the objectives can be fully addressed at this stage through land-use policies. Some may be supported by non-policy projects and actions.

Vision for the Neighbourhood Plan

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

Safeguarding the aspects of life in the Neighbourhood Area that we value the most – green, open space, wide views, attractive landscape setting, rich heritage, community spirit – while accommodating growth alongside robust infrastructure.

Neighbourhood Plan Objectives

- 3.4. The Plan has the following objectives to achieve the Vision, which will be achieved through cooperation with relevant statutory and other agencies, including organisations in the commercial and not for profit sectors:

Objective 1: *To support sustainable housing development with a range of design and size, contributing to local character, that will provide for the whole community, primarily located on brownfield sites.*

Objective 2: *To safeguard important green spaces, wildlife corridors, and views, and support biodiversity and the protection of endangered species*

Objective 3: *To contribute towards providing a range of community, leisure, cultural and educational facilities in locations that are accessible to the local population.*

Objective 4: *To help promote more sustainable forms of transport locally, including walking, wheeling, cycling and public transport, while recognising the transport challenges in the location.*

4 WHERE TO FOCUS DEVELOPMENT

Policy CCW1: Supporting sustainable development

What are we trying to achieve?

- 4.1. This policy sets out the CCWNP's overall approach to the delivery of development that is sustainable within the Neighbourhood Area. It emphasises the importance of new development being directed to the most sustainable locations, with easy access to local services and amenities. It will help to protect the valued National Landscape, the Green Belt and the important green spaces and green corridors in the area. It will help to protect against coalescence between the individual settlements in the area and neighbouring ones. The policy supports the concept of compact and walkable neighbourhoods to address the additional strains of development in the area on road systems, particularly for developments furthest away from main facilities.

POLICY CCW1: SUPPORTING SUSTAINABLE DEVELOPMENT

- A. Development proposals within the defined settlement boundaries (as shown in *Figure 2* or upon adoption of the new Local Plan) will be supported where they comply with other Development Plan policies. Development proposals which make use of previously developed (brownfield) sites will be particularly supported.**
- B. Development proposals outside the defined settlement boundaries will only be supported where they accord with national and local planning policies and meet the following criteria:**
- i. they comply with national Green Belt policy; and**
 - ii. they do not individually or cumulatively result in further physical and/or visual coalescence of the individual communities of Caterham-on-the-Hill, Caterham Valley, Whyteleafe and Chaldon; and**
 - iii. they maintain and, where possible, enhance the natural and built appearance and character of the area; and**
 - iv. they are of a scale and nature appropriate to the character and function of the area; and**
 - v. where appropriate, they bring redundant or vacant agricultural/farm buildings or historic buildings of heritage value back into viable use consistent with their conservation in a manner that does not cause harm in terms of additional traffic, which cannot be mitigated;**
 - vi. new development must be designed to take full account of any existing flood risk, irrespective of the source of flooding in accordance with Policy CCW7; and**
 - vii. they are capable of connecting to the primary movement network hierarchy (see Policy CCW25).**

Conformity reference: CCWNP Objectives: all; Tandridge District Core Strategy (2008): CSP 1, CSP 5, CSP 11, CSP 20; Part 2 Detailed Policies 2014: DP1, DP10, DP12, DP15; NPPF (Dec 2024): 7, 8, 10, 23, 61, 65, 73, 77, 82-84, 96, 98, 109, 115, 124-126, 129, 130, 135, 142-160, 170, 187, 203

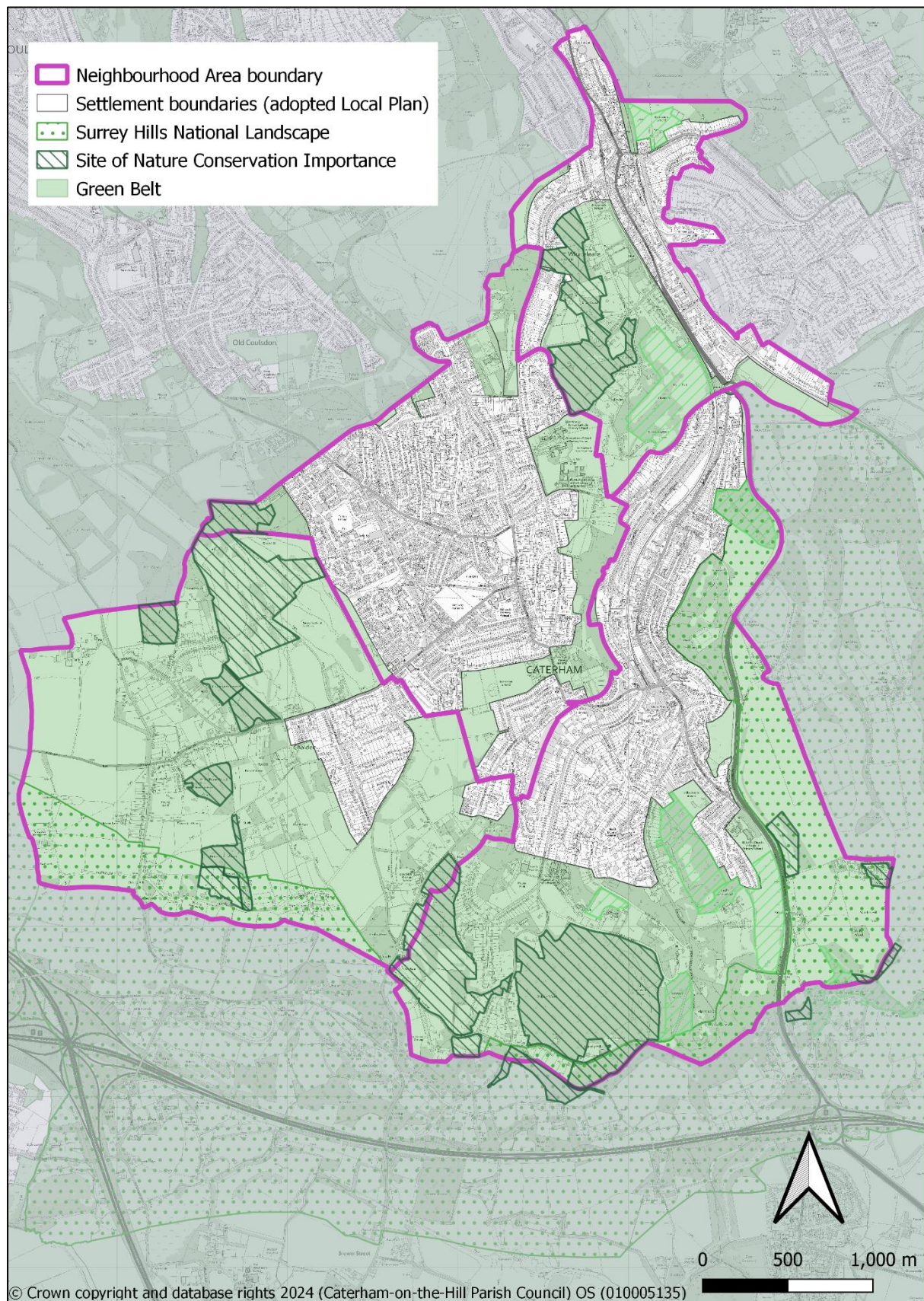
Justification

- 4.2. Within the Neighbourhood Area, Caterham on the Hill, Caterham Valley and Whyteleafe are classified as 'Category 1 Settlements' in the adopted Development Plan. These settlements provide access to the highest concentration of services and employment within the wider area and are therefore considered to be the most sustainable locations for future development. Most of the new development in the past within Tandridge has been focussed towards the Category 1 settlements, particularly in the Neighbourhood Plan area. This has resulted in pressure on green spaces. Chaldon has very little or no service provision and under the adopted Local Plan, much of the area is bounded by Green Belt, including complete coverage of the settlement of Chaldon. Furthermore, parts of the area sit within the Surrey Hills National Landscape, the boundaries for which are under review.
- 4.3. Local engagement has consistently indicated that protecting the Green Belt and Local Green Space is a top priority for residents. The view is that any new development should be directed to within the existing urban area and well-designed to reflect the size and character of the settlements in terms of density and form. It is also important that development is directed to appropriate locations - principally the larger settlements where it can be conveniently located for people to access local services and facilities, but only where adequate infrastructure is provided alongside. It will also help to ensure that sprawl is avoided. In particular, brownfield sites should be developed as a priority.
- 4.4. The CCWNP does not allocate sites for housing. This is because the majority of land outside the settlement boundaries (where the principle of development is already established) is within the Green Belt. Neighbourhood Plans can only amend Green Belt boundaries where a need for changes to Green Belt boundaries has been established through Local Plan strategic policies. The adopted Local Plan does not make provision for this. Therefore, the CCWNP does not allocate sites, rather it sets out the following principles to guide the location and delivery of sustainable development:
- i. focusing development to within the defined settlement boundaries - The adopted settlement boundaries are shown on *Figure 2* alongside the statutory environmental designations in the Neighbourhood Area. Focussing development within the settlement boundaries will assist in guarding against erosion into the Green Belt and protecting the Surrey Hills National Landscape and its setting. Note that minor amendments to the settlement boundaries may be identified in the new Local Plan.
 - ii. restricting coalescence between the individual settlements of the Neighbourhood Area - The concept of restricting the joining up of individual settlements has been long established in Tandridge policy, not only to protect the open countryside from inappropriate development but also to ensure a clear break between settlements. The presence of the Green Belt also serves to restrict sprawl. The overall aim is to maintain a "sense of place" for residents and visitors.
 - iii. minimising the loss of Green Belt land, and only developing in line with national and local policy - Where Green Belt land is identified for development, it must conform to national policy; for

major development, including on any identified Grey Belt land, this would need to apply the 'Golden Rules' as per the NPPF (Dec 2024).

- iv. prioritising the use of brownfield sites in preference to greenfield sites – A list of brownfield sites within Neighbourhood Area is available from the Local Planning authority, who are required to maintain an annual register. Such sites could also be used to support community-scale energy regeneration, where this can be achieved sympathetically.
- v. conserving and enhancing the natural and historic environment – The Neighbourhood Area is located partially within the Surrey Hills National Landscape and much of the area beyond contributes to its setting. Alongside these natural features, elements of the historic environment also need protecting. These include the Conservation Areas and numerous designated and non-designated heritage assets (see Appendix B).
- vi. ensuring that the overall quantum of development does not put an unacceptable strain on infrastructure capacity – Much of the infrastructure planning (e.g. schools, GPs, roads) sits outside the scope of the CCWNP and is the responsibility of other organisations, however the CCWNP seeks to ensure that major development is carefully masterplanned, with community involvement, to ensure that adequate facilities are provided.
- vii. avoiding areas at risk of flooding – parts of the area are prone to flooding from a variety of sources. Development should avoid these areas or ensure that measures are in place to mitigate impacts both for the development and surrounding existing areas.
- viii. ensuring that new development is well-connected to the existing movement network - Improving and adding to this network where possible, to provide accessible, safe and pleasant pedestrian and cycle links. The Town and Country Planning Association supports [Walkable Neighbourhoods](#) and a 10-minute journey time (one-way from home to destination) is considered optimal. For the CCWNP, the emphasis is on connectivity and ensuring that new major development (as defined in the NPPF, see Glossary) improves the strategic links within the Neighbourhood Area. Further detail is provided in Policy CCW25.

Figure 2: Settlement boundaries and other statutory environmental designations



5 HOUSING

Policy CCW2: Meeting local housing needs

What are we trying to achieve?

- 5.1. This policy seeks to ensure that housing delivered in the Neighbourhood Area meets identified local housing needs in terms of size, tenure, affordability and to accommodate people at different stages of their lives. Definitions of the different types of affordable housing are provided in the Glossary.

POLICY CCW2: MEETING LOCAL HOUSING NEEDS

- A. Other than in development designed to meet an identified specialist housing need, the mix of housing sizes, types, tenures, in proposed development should, in so far as is reasonably practicable and subject to viability, assist in meeting needs identified in the most recently available Caterham, Chaldon and Whyteleafe Housing Needs Assessment. As appropriate to their scale, nature, and location, development proposals for residential use should respond positively to the following principles:**
- i. rebalancing the current dwelling mix by size, with the provision of mid-sized family dwellings (3- and 4-bedroom), delivered as terraced, semi-detached and family town houses as opposed to flats and apartments and big detached homes, alongside smaller 1- and 2-bedroom units, with an indicative mix as follows:**
 - 35% 1-2 bed with a focus on 2-bed dwellings
 - 35% 3-bed dwellings
 - 30% 4 / 4+ bed dwellings
 - ii. the full quota of affordable housing per site, to meet with the requirements of the adopted Development Plan or its successor. Affordable homes should be tenure-blind and well-integrated with market housing. The tenure of affordable units should meet the specific needs of the Neighbourhood Area.**
 - iii. proposals that enable greater affordability uplifts and prioritise local residents (see Glossary) when it comes to allocating housing (such as the use of First Homes).**
- B. Development proposals for specialist accommodation (Use Class C2) within the Neighbourhood Area will be supported where they otherwise comply with Development Plan policies.**
- C. Residential development that could reasonably be expected to meet the needs of older people (by virtue of its size and location) should demonstrate how it has reflected the [Housing our Ageing Population Panel for Innovation \(HAPPI\) principles](#) and the guidance contained in the Royal Town Planning Institute's "[Dementia and town planning: Creating better environments for people living with dementia](#)".**
- D. Development proposals for self- and custom build housing will be supported where they otherwise comply with Development Plan policies.**

Conformity reference: CCWNP Objective: 1; Tandridge District Core Strategy (2008): CSP 2 to CSP 8; Part 2 Detailed Policies 2014: DP13; NPPF (Dec 2024): 61-68, 71, 153-160

Justification

- 5.2. It is important that any new residential development within the Neighbourhood Area addresses local housing needs, whilst also contributing to the wider strategic needs of the District. Policy CSP 7 (Housing Balance) of the adopted Core Strategy states that *“The Council will require all housing developments of 5 units and above to contain an appropriate mix of dwelling sizes in accordance with current identified needs for particular areas of the District, as set out in future Housing Need Surveys and Strategic Housing Market Assessments.”*
- 5.3. To inform the housing mix at the neighbourhood level, a [Housing Needs Assessment \(HNA\)](#), available in the Evidence Base, was prepared by AECOM consultants for the Neighbourhood Area and published in August 2023. It follows the government-endorsed methodology building on local and national datasets, including population forecasts, local incomes and census data. It explored issues of tenure, affordability, type and size in the Neighbourhood Area, with the following conclusions:

Size of homes

- 5.4. Population growth in the Neighbourhood Area can be expected to be driven by the oldest households, with households with someone aged 65 and over projected to increase by 63%. This would mean that households with a person aged 65 and over could account for 34% of households in 2040 compared to 24% in 2011. There are also projected to be slight increases in the proportion of households with a person aged 55 to 64 and aged 24 and under.
- 5.5. To accommodate this changing demographic, the HNA suggests that by the end of the plan period there should be a decrease in the proportion of smaller dwellings and an increase in the proportion of larger dwellings in the Neighbourhood Area, likely in part due to the area containing a number of the District’s largest (and most urban) settlements. To reach an optimum housing mix by size, the HNA recommends that development should focus on mid-sized (3-bedroom) and larger dwellings (*Table 2*). It should be noted, however, that increasing the proportion of smaller and mid-sized dwellings in the area may be beneficial to help to balance the District mix overall as well as the Neighbourhood Area mix. Larger developments may also deliver a more balanced mix of housing sizes.

Table 2: Suggested dwelling mix for the Neighbourhood Area

Number of bedrooms	Current mix (2011 – most recent data available when HNA written)	Suggested mix to promote
1	12.2%	10.3%
2	30.1%	26.3%
3	34.6%	35.3%
4+	22.8%	28%

- 5.6. Within this size mix, it is likely that affordable homes, particularly affordable and social rent, are smaller than the size mix of market housing. This is because there tend to be higher proportions of single people and couples in need of affordable rented housing, and they are likely to be

eligible only for 1- or 2-bedroom properties. In contrast, people buying their own homes tend to want more space than they technically 'need', such as spare rooms for guests, home working or other uses. Family-homes should be delivered as terraced, semi-detached and family town houses, as opposed to flats and apartments and big detached homes. This will help to optimise use of land without compromising local character.

Affordable housing

- 5.7. The HNA suggests that the Neighbourhood Area requires around 199.3 units of affordable rented housing and 827.3 units of affordable home ownership over the Plan period. Both affordable housing to rent and to buy appear to be valuable in meeting the needs of people on various incomes. For First Homes, the data suggests that supporting the highest discounts of up to 50% would be helpful for all income groups. In light of the fact that the CCWNP is not allocating sites (see para 4.4), this will happen via the emerging Local Plan. It is noted that the Local Planning Authority advise: "The inclusion of First Homes and Rent to Buy schemes only erodes that affordable housing provision. If sites are to include First Homes or Rent to Buy then they should be in addition to a policy compliant tenure mix."

Housing for older people

- 5.8. In addition, the ["Housing our Ageing Population Panel for Innovation \(HAPPI\)"](#) has, since 2009, developed a series of principles for good design of housing generally. Many of the principles are recognisable from good design generally - good light, ventilation, room to move around and good storage - but they have particular relevance to the spectrum of older persons' housing which needs to both offer an attractive alternative to the family home and be able to adapt over time to meet changing needs. The ten principles are:
- Space and flexibility
 - Daylight in the home and in shared spaces
 - Balconies and outdoor space
 - Adaptability and 'care ready' design
 - Positive use of circulation space
 - Shared facilities and 'hubs'
 - Plants, trees, and the natural environment
 - Energy efficiency and sustainable design
 - Storage for belongings and bicycles
 - External shared surfaces and 'home zones'
- 5.9. Good design to deliver these criteria is particularly important for smaller dwellings, including smaller homes (in terms of bedroom numbers), apartments and bungalows. Such developments must ensure that it is aimed at meeting the needs of older people as well as the younger working population.
- 5.10. Housing should be designed to support the needs of those living with disabilities. The Royal Town Planning Institute's guidance ["Dementia and town planning: Creating better environments for people living with dementia"](#) should inform planning applications.

Policy CCW3: Sub-division of buildings to provide smaller dwellings

What are we trying to achieve?

- 5.11. Whilst there is a focus on delivering family-sized home, there is a need for smaller homes (1-2 bedrooms). There have been examples of larger properties in the area being knocked down and redeveloped into flats. This has led to, on occasion, the loss of characterful buildings.
- 5.12. This policy seeks to enable the sub-division of existing properties, but only where it can be achieved without negatively impacting on the character and amenity of buildings. This means that the outer characterful shell of a building should be retained where possible, even if the inside is restructured.

POLICY CCW3: SUB-DIVISION OF BUILDINGS TO PROVIDE SMALLER DWELLINGS

Development proposals for the sub-division of larger characterful residential properties to create a mix of one-, two- and three-bedroom dwellings to ensure the efficient use of land, subject to conforming to the other policies in the Neighbourhood Plan will be supported. Any such proposals should protect and, where practicable, enhance the character of the existing building. They should also ensure that associated drainage and sewerage can be adequately accommodated without compromising either the property or its immediate locality.

Conformity reference: CCWNP Objective: 1; Tandridge District Core Strategy (2008): CSP 2; Part 2 Detailed Policies 2014: DP11; NPPF (Dec 2024): 61, 73, 74, 124, 125, 129, 131-135

Justification

- 5.13. Whilst the HNA suggests a focus on family-sized homes, local evidence (the Housing Survey and Community Questionnaire, 2019, HNA, 2023, and the findings from the Community Feedback survey 2024) indicate a continued need that smaller residential dwellings and lower cost houses for starter homes and next generation families.
- 5.14. Many dwellings within the area are of Victorian and Edwardian heritage and tend to be larger family homes. There are also examples of new build larger homes. There are examples of such buildings been redeveloped into flats. Where the subdivision of such properties happens, it can impact on issues such as the appearance, character and structure of the building, as well as economic considerations. Policy CCW3 seeks to preserve the outer appearance of buildings so that their contribution to local character is not eroded.
- 5.15. Additionally, residential amenity in terms of sunlight, daylight and acceptable configuration of living space are important, as well as the impact on adjoining property. Planning Practice Guidance advises on these matters, as well as on such matters as taking into account historic character, building typologies and infrastructure issues such as flooding, and these issues should be considered at an early stage in developing proposals. Policy CCW4 (Character and Design of Development) and notably the [Caterham, Chaldon and Whyteleafe Design Guidance and Codes](#), which underpins that policy, should also be considered at this early stage.

- 5.16. The subdivision of buildings into two or more dwellings will inevitably impact drainage arrangements. It is imperative that adequate drainage (including wastewater infrastructure) is provided as part of any subdivisions, in accordance with CCWNP Policies 7 and 8.
- 5.17. Certain situations might arise in the Neighbourhood Area where the opportunity could be taken to restore buildings back to their original size and configuration and to increase the number of residential units in the process. This opportunity would include lateral conversions and the reversion of double-fronted properties into two adjacent houses. Such conversions would meet housing need while retaining the character of the area; whilst many of these buildings individually do not warrant listed status, they are important components of the street scene and should be safeguarded.

6 DESIGN AND HERITAGE

Policy CCW4: Character and design of development

What are we trying to achieve?

- 6.1. This policy sets out character and design expectations and is underpinned by the [Caterham, Chaldon and Whyteleafe Design Guidance and Codes](#), which is a formal part of the CCWNP.
- 6.2. Good quality design can improve social wellbeing and the quality of life by improving the built environment, reducing crime, improving public health, easing transport problems and providing supportive neighbourhoods. This policy seeks to encourage development proposals within the Neighbourhood Area to comply with the highest design standards, adhering to the locally specific Design Guidance and Codes prepared for the area. The policy and its supporting text add greater detail to the Local Plan policies.

POLICY CCW4: CHARACTER AND DESIGN OF DEVELOPMENT

- A. As appropriate to their scale, nature and location, development proposals should have a landscape- and heritage-led approach and demonstrate a high-quality of design which:**
- i. responds and integrates well with its context and surroundings;
 - ii. meets the changing needs of residents; and
 - iii. avoids or minimises any adverse impacts on the Surrey Hills National Landscape and its setting.
- B. Development proposals should reflect the architectural variety found locally, using materials that are in keeping with those used in existing buildings in the immediate locality. Innovation in design will be supported where this demonstrably enhances the built form of development and the way in which it functions.**
- C. As appropriate to their scale, nature and location, development proposals should demonstrate how they have sought to address the following matters:**
- i. the guidance contained in the [Caterham, Chaldon and Whyteleafe Design Guidance and Codes](#), which draws on the [Building Design into the Surrey Hills](#) guidance, the [Harestone Valley Design Guidance](#), and the relevant Conservation Area Appraisal and Management Plan; and
 - ii. where proposals increase built form or density over the existing, they should be in keeping with the neighbourhood street scene, conserving and enhancing existing character zones, as set out in the Caterham, Chaldon and Whyteleafe Design Guidance and Codes. The scale and layout of development should integrate well with its surroundings without being over-dominant or crowding the plot in terms of frontage width, depth, height, roofscape or creating overshadowing or other loss of amenity for neighbours. Positive design opportunities should be sought to soften bulk and massing such as variety of heights and rooflines, planting and landscaping, and the use of local vernacular materials, finishes and detailing to add visual appeal.

- iii. where achievable, make a positive contribution to the visual appearance of the main highway approaches into the settlements (A22, Godstone Road, Croydon Road, Stanstead Road, the B2031, Coulsdon Road, Whyteleafe Hill and Buxton Lane), including through consideration of the building line and provision of native landscaping; and
- iv. incorporate soft landscaping, including appropriately sized native trees with sufficient root protection areas to ensure growth to maturity, and other natural boundary treatments; and
- v. promote the use of sustainable transport and active travel through adopting a Healthy Streets Approach to street design; and
- vi. in accordance with the adopted Tandridge Parking Standards Supplementary Planning Document 2012, or its successor; and
- vii. ensure there is no unacceptable loss of amenity for neighbouring areas through the loss of privacy, loss of light or visual intrusion; and
- viii. ensure traffic generation and parking does not adversely affect vehicular and pedestrian safety and does not dominate the frontage of residential development.
- ix. avoid development on prominent ridge lines in the landscape.

D. Where development sites abut open countryside, development on the rural boundary edge should mitigate any detrimental visual impacts on the countryside. This should be achieved through:

- i. the siting of lower density development at the rural boundary of the site in order to provide an obvious transition between the built up and rural context with an obvious tapering down of built form towards the open countryside;
- ii. the inclusion of meaningful and characteristic landscape buffers, comprising native species, to help ensure an appropriate transition from built development to open countryside; and
- iii. a layout that clearly minimises the visual impact of any larger buildings on both the open countryside and existing village-scape.

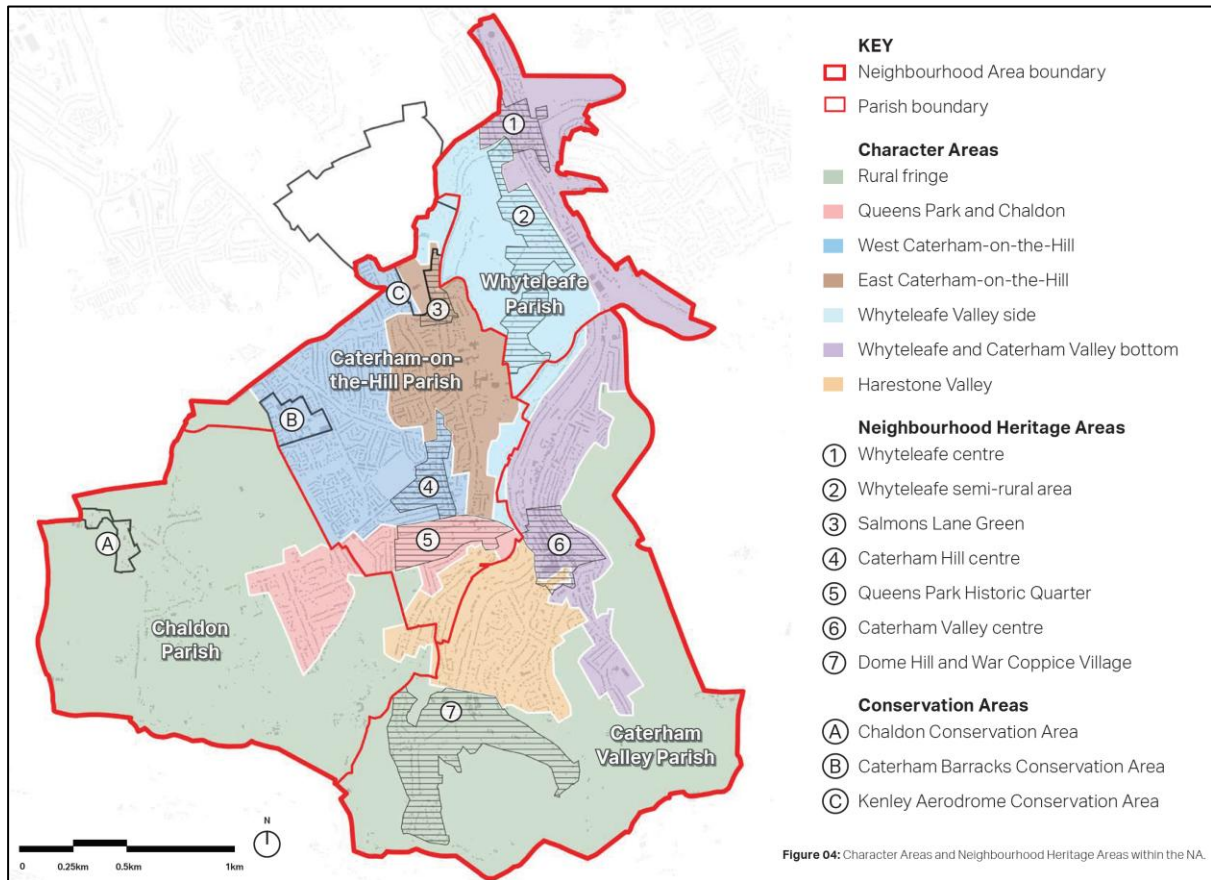
Conformity reference: CCWNP Objective: 1; Tandridge District Core Strategy (2008): CSP 15, CSP 18; Part 2 Detailed Policies 2014: DP7 to DP9; NPPF (Dec 2024): 96, 109, 125, 129, 130, 131-140, 187, 203

Justification

- 6.3. Past generations of people and development, combined with the underlying geology of the area, have created the features that give the individual settlements of the area their identity today. Despite growth, each settlement has been able to maintain its distinctive identity and sense of place, which is valued by residents.

- 6.4. There is a range of guidance at various levels setting out principles relating to character and design.
- 6.5. National Design Guidance: In October 2019 the [National Design Guide](#) was launched, setting out ten characteristics necessary for creating well-designed places where development contributes to physical character, the sense of community while addressing environmental issues affecting climate. The guide [Building for a Healthy Life 2020](#) is the industry standard for the design of new housing developments. The criteria within it signposts to other standards for example the [Secured by Design](#) Initiative. Each should be used to inform the overarching principles of design within development proposals.
- 6.6. The report [Distinctively Local](#) aims to show in detail 'what good looks like'. From a nature perspective, the [Building with Nature 12 guiding principles](#) provide a useful tool.
- 6.7. Local Design Guidance: Part of the Neighbourhood Area sits within the Surrey Hills National Landscape – those parts located outside nevertheless contribute to the landscape's setting. The National Landscape Unit has published [Building Design into the Surrey Hills](#) and this provides guidance that should be carefully considered by applicants to help ensure that new development is based on a thorough and caring understanding of place and surroundings. In addition, there is a Supplementary Planning Document, published in 2011, the [Harestone Valley Design Guidance](#) which is also relevant in parts of the Neighbourhood Area.
- 6.8. Neighbourhood Area Guidance: The NPPF encourages Neighbourhood Planning groups to take an active role in identifying the special qualities of their area's defining characteristics. For the CCWNP Review, the [Caterham, Chaldon & Whyteleafe Design Guidance and Codes](#) have been refreshed to consolidate national and local design guidance and apply this to the very local area.
- 6.9. The Design Guidance and Codes are not simply guidance. They form an integral part of the CCWNP and must be used to inform development proposals in the Neighbourhood Area. Applicants are directed to consult the [Caterham, Chaldon and Whyteleafe Design Guidance and Codes](#) for further detail and practical examples of how they might be applied.
- 6.10. New development needs to strike a balance between the scale, bulk, density, and height of the built form and that of open green spaces and, where relevant, the open countryside. All development should be designed to a high quality to reinforce and enhance local character, heritage assets and the rural setting of the area. The density of development should create a character that is appropriate to the site's context and lower density housing should be located towards the outer edges of the settlement where it abuts open countryside, to maintain views from and into the individual settlements.
- 6.11. To support this approach, the Design Guidance and Codes divides the Neighbourhood Area into seven Character Areas (*Figure 3*). Within these, there are seven Neighbourhood Heritage Areas and three Conservation Areas. Each is defined in terms of its core characteristics and specific guidance is set out as to how proposals can optimise their design to be in-keeping.

Figure 3: Character Areas in the Neighbourhood Area



- 6.12. The built character across each area ranges in style, age, size and housing densities. For each area to maintain its character, a balance needs to be struck between the scale, bulk, density and height of the built form and that of open green spaces and, where relevant, the countryside.
- 6.13. All development should be designed to a high quality and reinforce and enhance local character, heritage assets and the rural setting of the area. The density of development should create a character that is appropriate to the site's context, including the landscape in which it is set, whilst making best use of the land available. Lower density housing should be located towards the outer edges of the settlement where it abuts open countryside, to maintain views from and into the individual settlements.
- 6.14. Developer contributions from major development proposals should explore opportunities to provide native tree planting, enhance roadside green spaces (for instance through planting and street trees), reduce/consolidate road signs and other street furniture and wider green infrastructure improvements that are identified as being necessary.
- 6.15. Policy CCW4 has a close relationship with Policy CCW5 (Climate Change and Design) of this CCWNP and developments need to take account of both policies.

Policy CCW5: Climate change and design

What are we trying to achieve?

- 6.16. Noting that energy use in UK housing accounts for 27% of total carbon emissions ([ONS](#), 2022), this policy seeks to ensure that development meets the highest environmental standards in terms of its construction, materials and energy use. This will help to mitigate against climate change and contribute to achieving the national target of zero net carbon by 2050.

POLICY CCW5: CLIMATE CHANGE AND DESIGN

- A. Proposals which incorporate measures and standards to adapt to, and mitigate, the impacts of predicted climate change will be supported, subject to compliance with other policies in this Plan and the Development Plan as a whole.**
- B. All new residential development (either new build or conversion) and commercial development with a floor area of 500m² or greater will be required to reach a minimum percentage saving in CO₂ emissions through the incorporation of on-site renewable energy (as set out below). The requirement varies according to the type of development and in the case of dwellings, the size of development:**
- Residential 10%
 - Commercial (all non-residential) (500m²+): 10%
- C. As appropriate to their scale, nature and location, development proposals should seek to incorporate the following sustainable design features, whilst ensuring that they respond positively to the character and appearance of the immediate locality (including local features, and its setting, landscape, and views):**
- i. siting and orientation to optimise passive solar gain.
 - ii. the use of high quality, thermally efficient building materials.
 - iii. installation of energy efficiency measures such as loft and wall insulation and double glazing.
 - iv. incorporating on-site energy generation from renewable sources such as solar panels, ground and air source heating and wind generation etc.
 - v. reducing water consumption using water re-use measures including rainwater harvesting, surface water harvesting and/or grey water recycling systems.
 - vi. providing low carbon sustainable design and avoid or mitigate all regulated emissions using a combination of on-site energy efficiency measures (such as insulation and low energy heating systems), on-site zero carbon technologies (such as solar panels) and, only where necessary, off-site measures to deal with any remaining emissions.
 - vii. designing development in a way that will help to reduce overheating in warmer months.
- D. Proposals for the retrofitting of existing buildings, including designated and non-designated heritage assets, to reduce energy demand and to generate renewable energy will be supported where they safeguard the character, appearance, features, interest, and setting of the building concerned.**

- E. Proposals for individual and community scale energy schemes, for instance the installation of solar panels on community and public sector buildings, will be supported subject to the following criteria:**
- i. the siting and scale of the proposed development is appropriate to its setting and position in the wider landscape; and**
 - ii. the proposed development does not create an unacceptable impact on the amenities of neighbouring residents; and**
 - iii. the proposed development does not have an unacceptable impact on a feature of natural or biodiversity importance.**

Conformity reference: CCWNP Objective: 1; Tandridge District Core Strategy (2008): CSP 14; Part 2 Detailed Policies 2014: DP7, DP20, DP21; NPPF (Dec 2024): 131-140, 161-167

Justification

- 6.17. The Climate Change Act 2008, as amended, introduces a new UK target for at least a 100% reduction of greenhouse gas emissions (from 1990 levels) by 2050. This will require everyone to be engaged, from households and communities to businesses and local and national government. There is a national interim target to cut the country's greenhouse gas emissions by 78% by 2035 against 1990 levels.
- 6.18. The Future Homes Standard, set to come into force in 2025, will require CO₂ emissions produced by new homes to be 75-80% lower than those built to current standards. Homes will need to be 'zero carbon ready'. Fossil fuel heating (such as gas boilers) will be banned in new homes from 2025, with an expected shift to reliance on other methods such as heat pumps and heat networks.
- 6.19. Until these requirements are brought in, Neighbourhood Plans are somewhat restricted in that their policies must conform to the minimum requirements as set out by national policy and building regulations. The CCWNP can, however, strongly encourage the design and layout of new development to maximise energy efficiency and to encourage renewable energy. This will be aided by the Future Homes Standard, to be introduced in 2025.
- 6.20. On 9 July 2019 the Surrey County Council (SCC) declared a 'climate emergency' with the ambition that Surrey residents live in clean, safe and green communities, where people and organisations embrace their environmental responsibilities. SCC has published a range of documents to support this including [Surrey's Climate Change Strategy](#), the [Climate Change Delivery Plan](#) and [New Tree Strategy](#).
- 6.21. TDC declared a climate emergency in February 2020, recognising the need to take urgent action to reduce or halt climate change, to avoid potentially irreversible environmental damage. This Climate Change Action Plan explains how TDC will cut its environmental impact to become a carbon neutral Council by 2030.

6.22. Whilst much is happening at a national level, there is an opportunity to improve and promote sustainability and measures to mitigate the negative impacts of climate change at the neighbourhood level by:

- following basic passive environmental design in a fabric first approach (maximising the performance of the components and materials that make up the building fabric itself, before using mechanical or electrical building services systems);
- integrating renewable energy systems into new development, including existing and new public buildings;
- reducing water consumption including through grey water systems; and
- promoting sustainable forms of transport through priority systems for pedestrians and cyclists; and
- promoting community energy schemes.

6.23. Ultimately the objective of the Neighbourhood Plan is to encourage the most energy efficient development possible. Even small improvements on small developments can have a cumulative effect.

Policy CCW6: Conserving heritage assets

What are we trying to achieve?

- 6.24. This policy recognises the important contribution that heritage assets make to the local character and distinctiveness of the Neighbourhood Area and its individual settlements, both individually and collectively. Where possible, they should be conserved, well-maintained, enhanced and celebrated.
- 6.25. Heritage assets are afforded a high level of protection through the NPPF. This policy identifies a number of non-designated heritage assets that are considered valuable from a heritage perspective at the local level.

POLICY CCW6: CONSERVING HERITAGE ASSETS

Designated Heritage Assets:

- A. Development proposals affecting designated heritage assets (*Figure 4*), either directly or indirectly, should conserve or enhance the significance of the asset and those elements of the setting that contribute to the significance. This could include, where appropriate, the delivery of development that will make a positive contribution to, or better reveal the significance of, the heritage asset, or reflect and enhance local character and distinctiveness with specific focus on the prevailing styles of design and use of materials in a local area. These details should be explained in a Heritage Statement and the Historic Environment record should be consulted to inform this.
- B. In addition, development proposals should demonstrate that they have considered the potential impact on above and below ground archaeological deposits. Where a scheme has a potential impact on archaeological remains (below or above ground) a Heritage Statement Desk Based Assessment or similar should be prepared to address how archaeological deposits will be safeguarded.

Non-designated Heritage Assets:

- C. Particular attention should be paid to the non-designated assets as shown on *Figure 5* and detailed in [Appendix B](#), especially where they have a collective value, such as a group of heritage buildings that support the character and appeal of the street scene. Cumulative, piecemeal losses of assets and settings may otherwise undermine that value. The effect of an application on the significance of the identified non-designated heritage assets listed in Appendix B should be taken into account in determining development proposals affecting the identified assets. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Where a scheme has a potential impact on an identified non-designated asset, a Heritage Statement or similar should be prepared to address the scale of the harm or loss and the significance of the heritage asset.

Conservation Areas:

- D. Development proposals in the Chaldon Conservation Area, Caterham Barracks Conservation Area and Kenley Aerodrome Conservation Area should ensure that alterations and new developments contribute to the enhancement of the historic environment. Development within these areas and their settings must:

- i. be guided by the relevant Conservation Area Management Plan; and
- ii. be designed to a high quality and preserve and enhance the character of the areas and their settings; and
- iii. retain those buildings and other features, including trees and hedges, which make a significant contribution to the character of the areas; and
- iv. protect open spaces and vistas important to the character and setting of the areas; and
- v. where appropriate, make provision for the enhancement measures, as set out in the Conservation Area Appraisals.

Where a scheme has a potential impact on these assets, a Heritage Statement or similar should be prepared to address how they will be safeguarded.

E. Rural and Sunken Lanes and Routeways:

Development proposals should respect the character and appearance of rural and sunken lanes and routeways within the Neighbourhood Area. Development proposals should demonstrate how impacts have been mitigated using the guidance contained in and the [Surrey Hills Environmental Design Guidance](#). Where a scheme has a potential impact on these assets, a Heritage Statement or similar should be prepared to address how these assets will be safeguarded.

Conformity reference: CCWNP Objective: 1; Tandridge District Core Strategy (2008): CSP 18; Part 2 Detailed Policies 2014: DP20; NPPF (Dec 2024): 135, 202, 203, 205-221

Justification

- 6.26. Heritage assets may be above or below ground (or both). They may be designated nationally (statutorily protected listed buildings or Scheduled Monuments) or locally (e.g. Conservation Areas). There are also non-designated assets (identified locally but not statutorily protected) or potential remains not yet fully identified (e.g. because they are presently buried or otherwise concealed). In all cases the procedure is the same. First, establish the significance of the asset and the nature of any development effect upon it, by means of a desk-based assessment (heritage statement). If assets are uncertain or concealed, an element of site-based assessment may sometimes be required to clarify significance. Then consider how any identified impacts might be mitigated and designed out to safeguard the asset, commensurate with its level of significance.
- 6.27. Development may affect an asset directly, or indirectly via its setting (the spatial surroundings within which the significance of the asset may be better understood and appreciated).
- 6.28. Safeguarding protection for listed buildings and Scheduled Monuments is set out in NPPF and statutory consent is needed (via SCC/Unitary for listed buildings and Historic England for Scheduled Monuments). For Conservation Areas and non-designated assets, the Local Planning Authority makes a balanced judgement comparing the scale of any harm or loss with asset significance, taking account of any supporting documentation such as heritage statements or Conservation Area management plans.

- 6.29. The Neighbourhood Area has a rich heritage although surprisingly, for such a large area, only parts of it are protected through planning policy (*Figure 4*):
- Two Scheduled Monuments: Large multivallate hillfort at War Coppice Camp; Fosterdown (also known as Pilgrim Fort), which is a London mobilisation centre
 - Three Conservation Areas: Chaldon Conservation Area, Caterham Barracks Conservation Area and Kenley Aerodrome Conservation Area
 - 35 Listed buildings: including Grade I Church of St Lawrence and Grade I Church of St Peter and St Paul
 - Areas of High Archaeological Importance and potential – see [Surrey Interactive Map](#)
- 6.30. There are many other so-called non-designated heritage assets, however, that contribute to the historic local context and story of the Neighbourhood Area, but which do not meet the selection criteria for national designation and inclusion on the statutory List of Buildings of Special Architectural or Historic Interest compiled by the Government. Generally, a non-designated heritage asset will demonstrate significant architectural, artistic and/or historic interest.
- 6.31. National Planning Practice Guidance supports the identification of non-designated heritage assets through the Neighbourhood Planning process (Paragraph 018-039).
- 6.32. In 2021, SCC invited residents to nominate local buildings and other assets that they felt were important to their local communities. The list of assets nominated in the CCW Neighbourhood Area was carefully reviewed by SCC and provided to the CCWNP Implementation Group for inclusion in the Neighbourhood Plan as non-designated heritage assets. The assets are listed in the policy itself and mapped on *Figure 5*, with additional detail about their significance provided in Appendix B.
- 6.33. Furthermore, there are numerous recorded areas of archaeological importance in the Local Council areas and there may be further as yet undiscovered assets. Major development proposals and those outside the settlement policy boundary should prepare a Heritage Statement.
- 6.34. In parallel with this policy, it is proposed that the non-designated heritage assets are considered by the Local Planning Authority for inclusion on their [Buildings of Character](#) list for the District. However, the inclusion of any building or structure on such a register is not necessary for the application of this policy.
- 6.35. **Local Heritage at Risk:** Historic England produces an annual Register of Heritage at Risk. Outside of London it does not include Grade II listings, apart from churches. Whilst no assets within the Neighbourhood Area have been identified at this time, opportunities to restore assets should be taken when they arise, in partnership with the owner, Historic England, the Local Planning Authority and the Local Councils. There may be grants available to support such works.

Figure 4: Designated heritage assets in the Neighbourhood Area

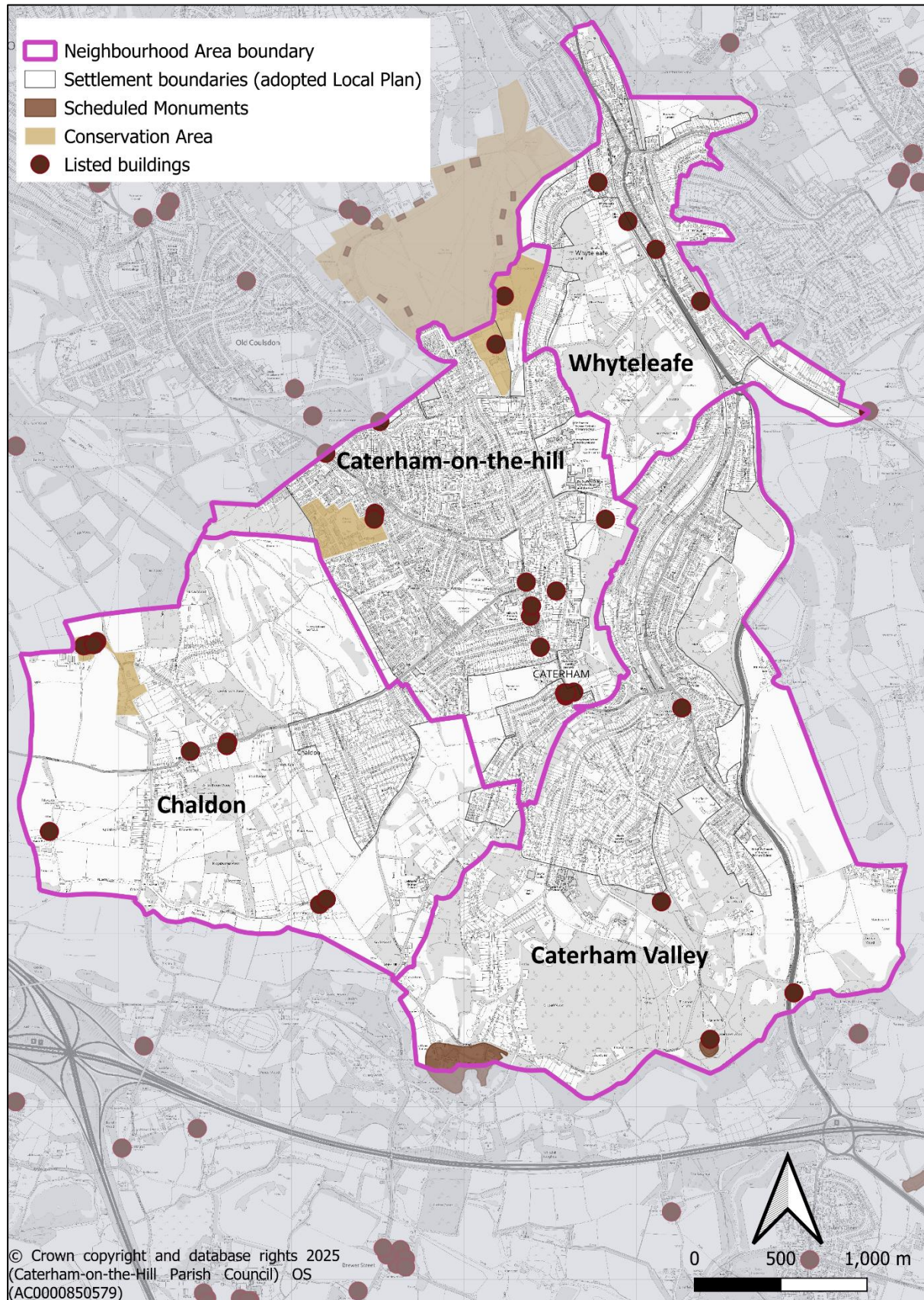
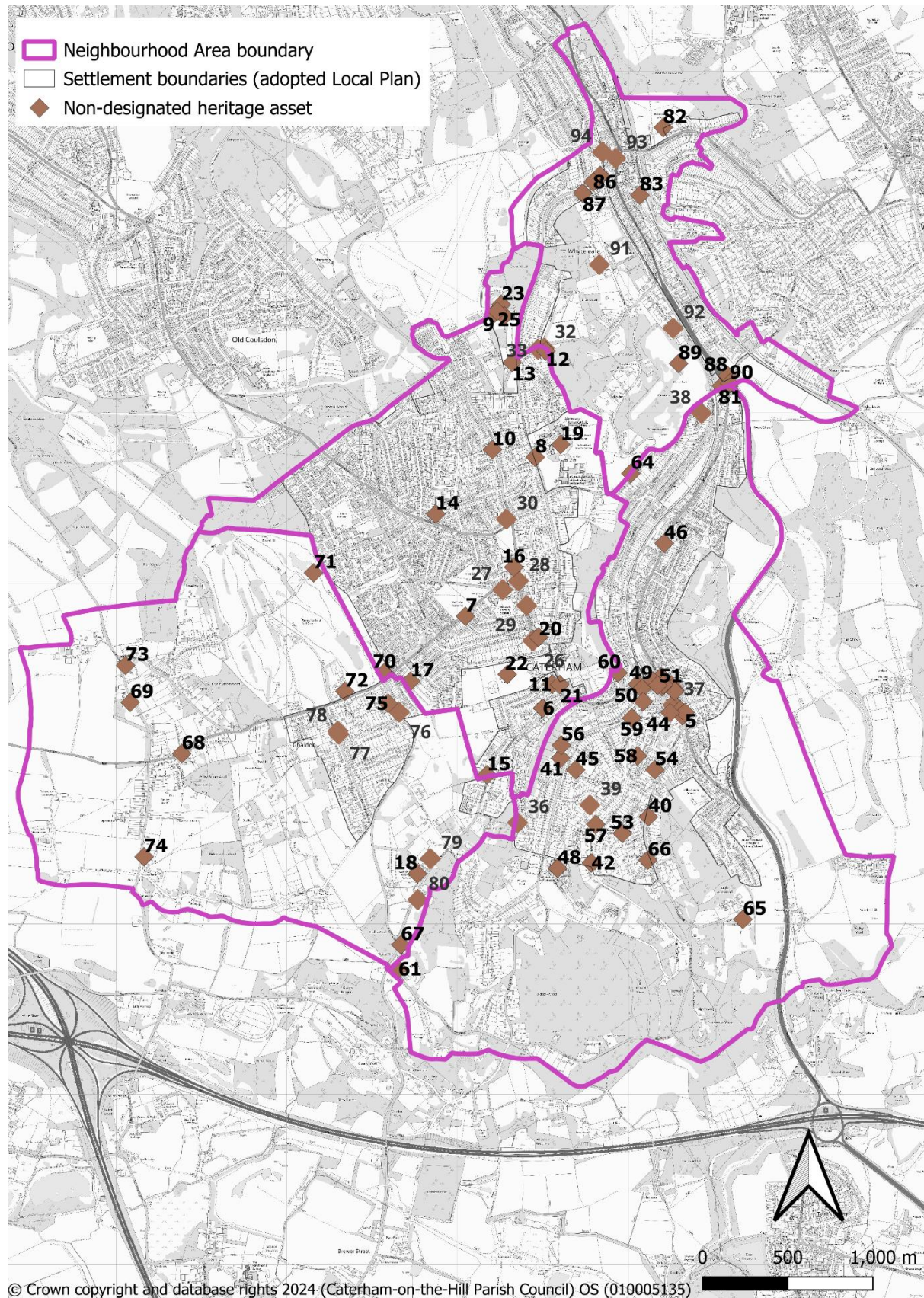


Figure 5: Non-designated heritage assets (numbering as per the assets in Appendix B)



7 FLOODING, DRAINAGE, SEWERAGE AND WASTEWATER

Policy CCW7: Flooding and drainage

What are we trying to achieve?

- 7.1. Parts of the Neighbourhood Area suffer from significant flooding. This policy seeks to ensure that flood risk is fully taken into account in all development proposals and that adequate drainage solutions are put in place. It adds additional local detail to Policy DP21.

POLICY CCW7: FLOODING AND DRAINAGE

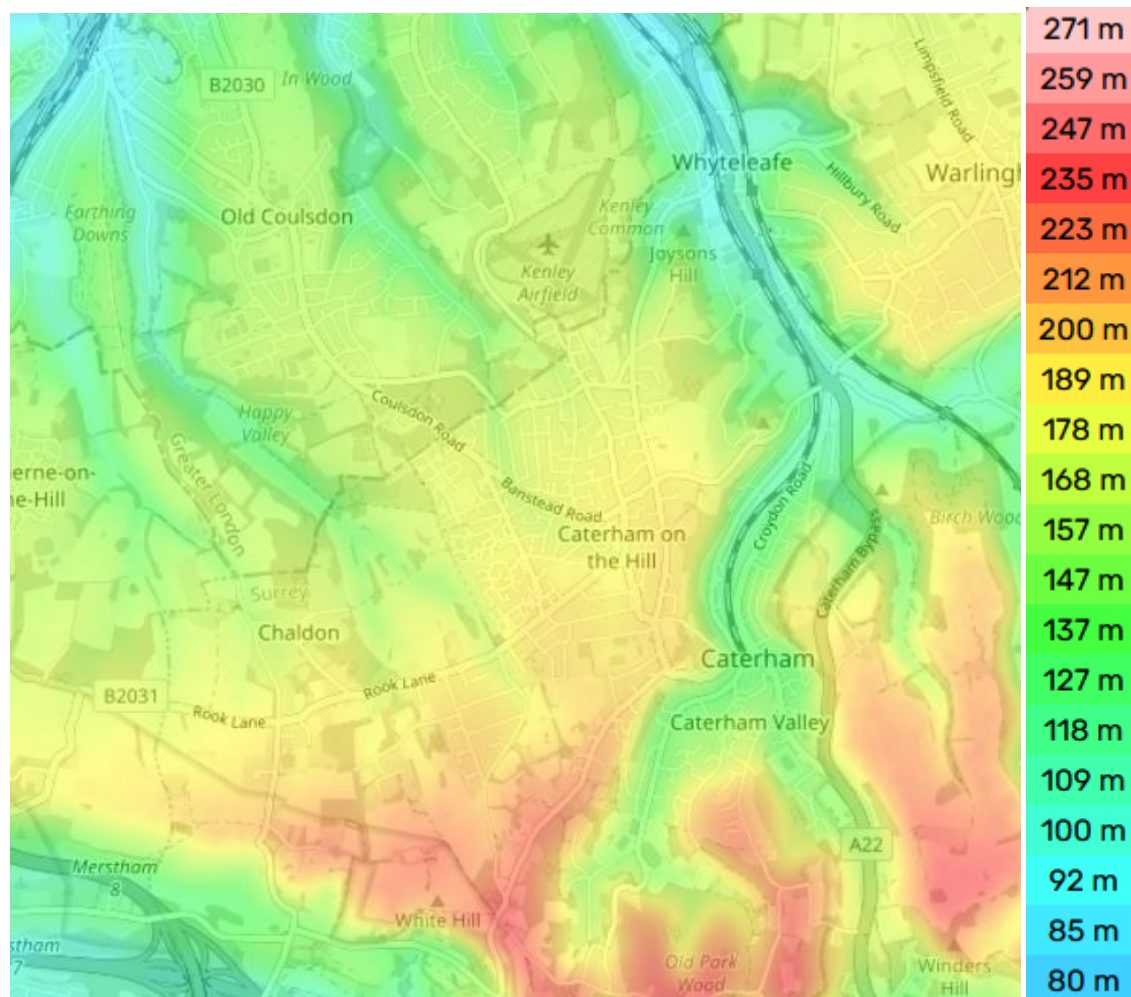
- A. As appropriate to their scale, nature and location, development proposals should be designed to ensure that flood resilience is integral to the design from inception, demonstrating how any potential risk to the site (or from it to properties elsewhere) may be mitigated successfully. This includes any associated risk of overload of the public sewerage and wastewater infrastructure (see Policy CCW8).**
- B. Commensurate sustainable drainage measures (SuDS) should accompany all planning applications involving new build elements, especially in areas most at risk or in the sloping catchments that shed surface water into them (*Figures 6, 7, 8 and 9*). The SuDS design should be informed by a site-specific assessment of flood risk. Where appropriate to the scale of development, the assessment should include soakage tests to ensure that the SuDS measures are suitable for the site ground conditions, water table and geology.**
- C. SuDS designs should demonstrate how any potential off-site flows of storm water and consequent overload of local drains and sewers may be prevented. They should make due allowance for climate change and the cumulative effect of other local development. SuDS designs should also specify arrangements for future maintenance of the relevant system once the development is completed.**
- D. As appropriate to their scale, nature and location, development proposals should include a range of creative SuDS solutions. Hard standing such as parking areas should use permeable materials, with underlying drainage and soakaways if required. Absorbent natural attenuation such as landscaping and planting, green roofs, swales, rain gardens and water butts for garden use should be incorporated wherever practicable.**
- E. Development proposals should be designed to ensure that existing watercourses (including ditches, bournes, seasonally dry watercourses, historic ponds and land drains) remain open. This approach should also be applied to any land which is safeguarded for the management of existing flood risk.**

Conformity reference: CCWNP Objective: 1, 2 Tandridge District Core Strategy (2008): CSP 18; Part 2 Detailed Policies 2014: DP20, DP21; NPPF (Dec 2024): 161-164, 170-182

Justification

- 7.2. Due largely to an impermeable clay surface geology and steep-sided valleys (Figure 6), the Neighbourhood Area has a history of periodic pluvial, fluvial or groundwater flooding to homes and businesses. This normally follows sudden storm events or longer periods of sustained rainfall. It includes localised overflow of drains and sewers. Therefore, development proposals must be designed from inception to be flood resilient, demonstrating how any potential risk to the site (or from it to properties elsewhere) may be successfully mitigated.

Figure 6: Map showing the topography of the area (Map data from OpenStreetMap 2025-06-17 18:25, www.openstreetmap.org/copyright)

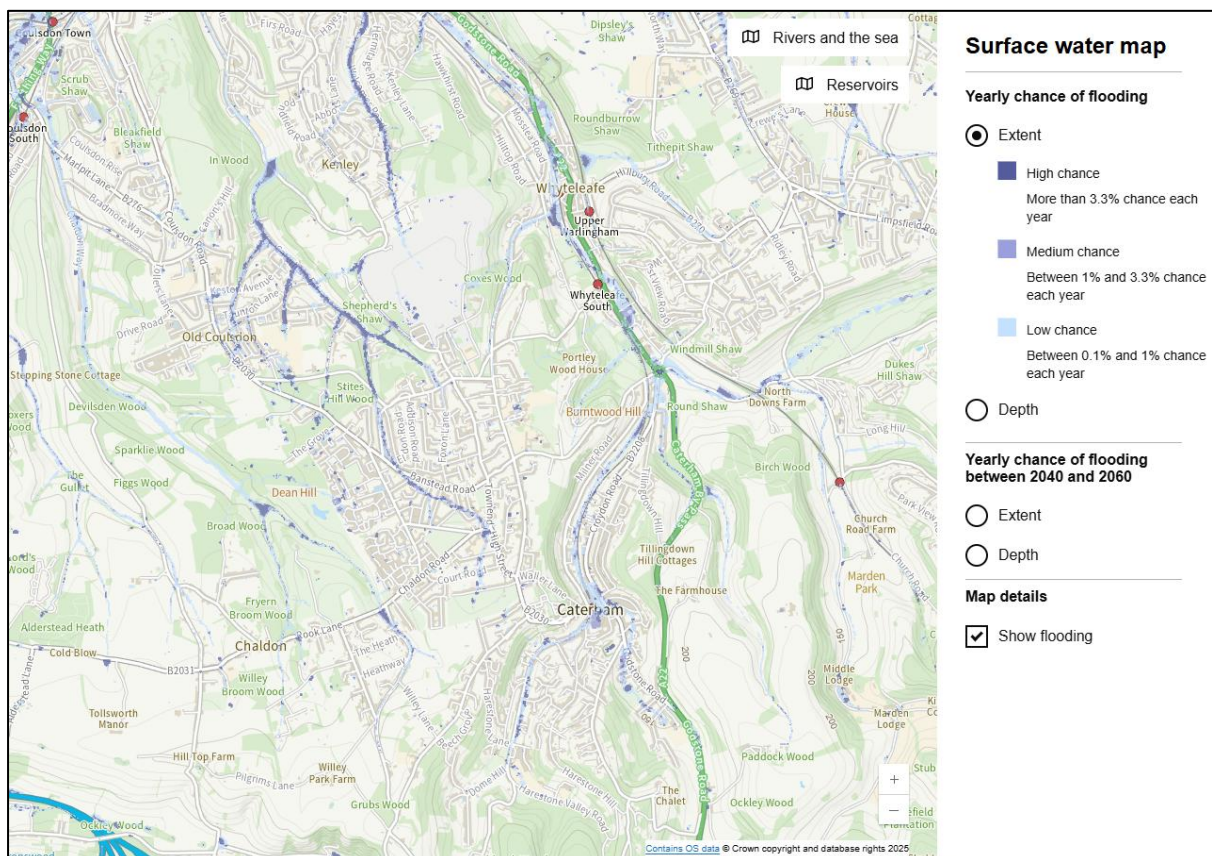


- 7.3. Responsibility for managing the risk of flooding depends upon the source of the flooding:
- Main rivers and reservoirs - Environment Agency
 - Surface water, groundwater and ordinary watercourses –Lead Local Flood Authority
 - Water, foul or combined sewers – water or sewerage company
- Nevertheless, as flooding becomes an increasing issue for many areas, there are many examples of Neighbourhood Plans including flooding and drainage policies to add greater local detail. This is especially important in areas where there is no up-to-date Local Plan.

7.4. It is considered therefore that all new development across the Neighbourhood Area should be very carefully planned due to the high risks of flooding which will worsen considerably over the next 50 to 80 years due to the impacts of climate change. The Caterham and Coulsdon Flood Action Group (FLAG) records flooding incidents and these are set out in the [NP Flood history](#)). In essence (and evidenced by [the Local Flood Authority Section 19 Flood investigations](#)) the area is vulnerable to flooding as a result of the following (note sewage flooding considered in Policy CCW8). Advice should be sought from the Lead Local Flood Authority and utility companies as appropriate. If deep borehole soakaways are included, the Environment Agency should be consulted regarding any potential effect on the aquifer within Ground Source Protection Zones.

7.5. **Surface Water (pluvial) flooding** – Surface water flooding occurs in the Neighbourhood Area (*Figure 7*) when an extreme rainfall event creates a flood independent of an overflowing water body. Water can run quickly off land and is not soaked into the ground, resulting in localised flooding. An increase in surface water runoff from existing and new development sites can contribute to flooding elsewhere in the catchment. Heavy or continued rainfall can overwhelm foul sewers. This is known as hydraulic flooding and occurs in the Neighbourhood Area.

Figure 7: Surface Water map for the Neighbourhood Area (source: Environment Agency)

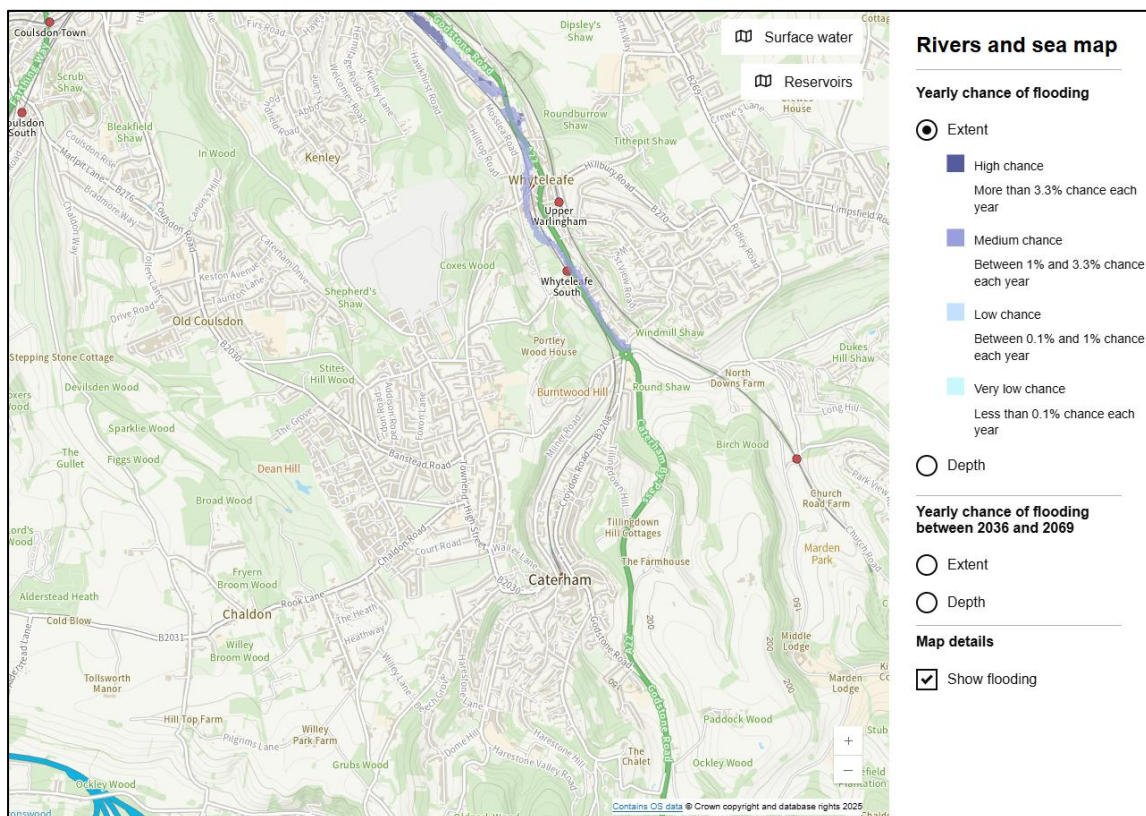


7.6. In urban areas, particularly those with few watercourses within their boundary, there can be significant surface water flow paths following the natural topography creating flood risk

primarily from surface water. Redevelopments or infill sites smaller in size, taken collectively could significantly increase the volume of surface water runoff within the catchment area, increasing flood risk to existing properties. Developments at higher levels in the topography contribute to an increased risk of flooding in lower lying areas if surface water is not managed appropriately, existing watercourses can overflow; underground watercourses can come to the surface; sewage overflow or other overflow from drainage systems.

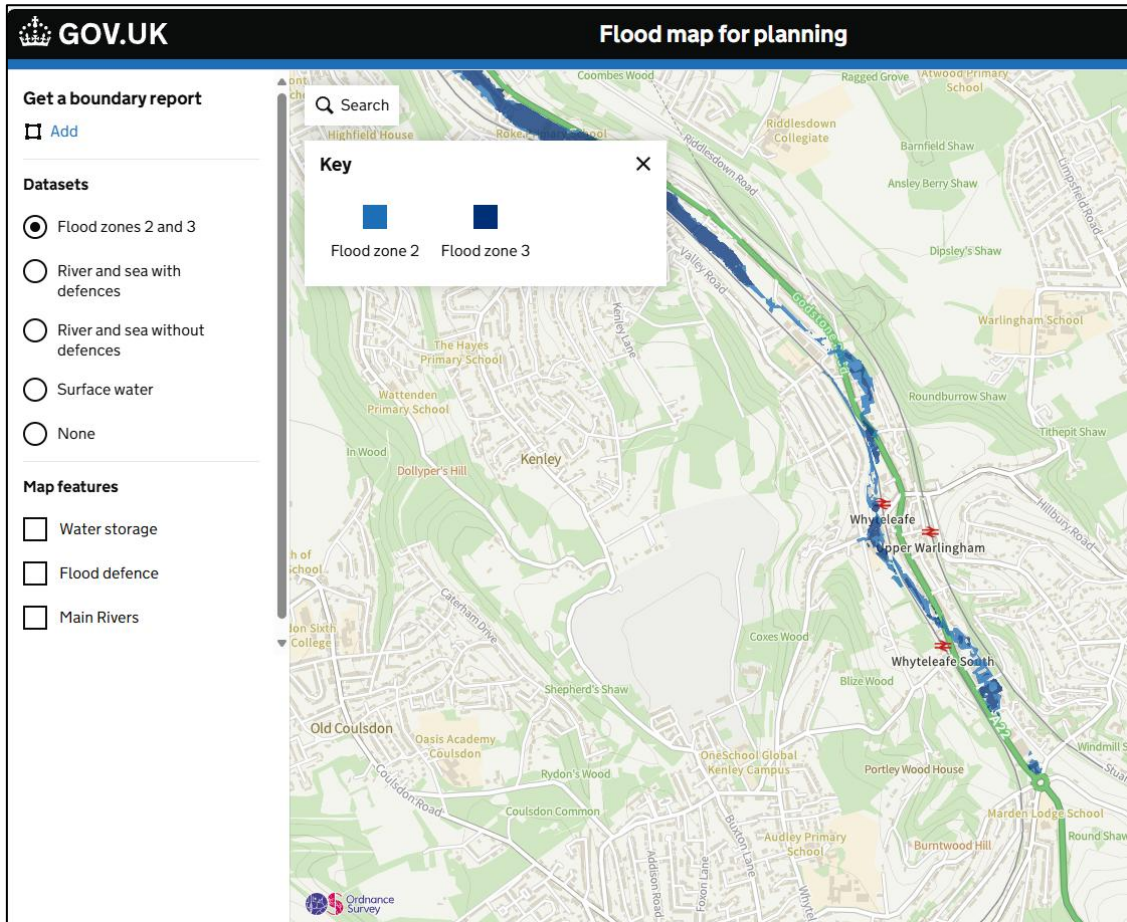
- 7.7. **Ground Water Flooding** – Groundwater flooding usually occurs in low lying areas underlain by permeable rock and aquifers that allow groundwater to rise to the surface through permeable subsoil following long periods of wet weather. Development, particularly subsurface development e.g., basements, in these areas may affect groundwater flows. Even though the displaced water may find another course this may have implications for the surrounding area.
- 7.8. **Fluvial (River) Flooding from the Caterham Bourne, a tributary to the River Thames** – *Figure 8* shows the extent of flood risk caused by main-river flooding, noting that the flooding related maps are periodically updated by the Environment Agency. The most up-to date mapping should be consulted.

Figure 8: Map showing chance of river flooding in the area (source: Environment Agency)



- 7.9. Importantly, it should be noted that Whyteleafe is a flood zone 2/3 (*Figure 9*).

Figure 9: Whyteleafe falls within Flood Zones 2 and 3 (source: Environment Agency)



- 7.10. It should be noted that there is limited mapping available at the national level from watercourses in Flood zones 2/3 because watercourses with a catchment area of <3ha are not included in Environment Agency mapping. Given that there are lots of smaller watercourses not officially mapped in the Neighbourhood Area, developers should consider the risk of flooding from these non-mapped watercourses, to ensure this risk is appropriately considered. To inform this, FLAG has prepared a background document setting out lost bournes (i.e. lost rivers) in the area. This is contained in the Evidence Base for the CCWNP 2025-2040 (see [NP Lost bournes](#)).

Policy CCW8: Sewerage and wastewater

What are we trying to achieve?

- 7.11. The capacity of the sewage network in the Neighbourhood Area is significantly pressured. Sewage spillage is frequently witnessed, especially during flood events/ heavy rain. The policy seeks to ensure that development is only supported where all of the policy criteria have been satisfied.

POLICY CCW8: SEWERAGE AND WASTEWATER

- A. As appropriate to their scale, nature and location, development proposals should be designed to ensure that its foul and wastewater flows can be accommodated within the capacity of the local sewer network and treatment works, either in its existing form or through improvements that will be delivered in advance of occupation of the development. The evidence should include calculations of flow volumes from the scheme when occupied and the capacity of the local network to take them, in relation to the cumulative effect of other developments. It should preferably be included as part of the site-specific flood risk assessment (Policy CCW7).**
- B. Where capacity issues are identified, proposals should include innovative on-site solutions appropriate to the scale of development, in order to reduce pressure on the public network such as grey water recycling or holding foul water in an attenuation tank.**

Conformity reference: CCWNP Objective: 1, 2; Tandridge District Core Strategy (2008): CSP 18; Part 2 Detailed Policies 2014: DP20; NPPF (Dec 2024): 161-164, 170-182

Justification

- 7.12. Over many years, the capacity of the public surface water, sewerage and wastewater drainage infrastructure in the Plan area has not kept pace with the level of development and the effects of climate change. As a result, the increased foul and wastewater output from development, plus the volume of storm water entering the highway drains, causes diluted sewage to overflow into streets, homes and gardens during extreme weather events. This is a public health hazard. This is known as hydraulic flooding and has been acute in parts of the Neighbourhood Area. The FLAG has detailed evidence about these occurrences, for instance in 2016. (see Evidence Base: NP Flood History).
- 7.13. Because the highway surface water drainage is designed to overflow into the sewers during extreme weather events, the main emphasis is on preventing off-site surface water flows by good development design (Policy CCW7). However, for development to be considered sustainable, the capacity of local sewers and treatment works to take the increased foul and wastewater flows should also be taken into consideration by decision makers.

- 7.14. The use of Grampian-style pre-commencement planning conditions is considered to be vital in the Neighbourhood Area, given the limited capacity of the foul and wastewater drainage infrastructure and treatment works. In order to inform the justification and application of such conditions, the NPIG will continue to work with the Waste utility company and the Local Planning Authority to review the capacity of the Water Treatment Works and assess whether applications, on an individual basis, require such a condition. The Lead Local Flood Authority and relevant waste utility company should be consulted on the proposed design and its flood risk assessment, including any need for capacity improvements to the public sewer and drainage network resulting from the proposal.

8 LOCAL ECONOMY

Policy CCW9: Incubator/flexible start-up business space

What are we trying to achieve?

- 8.1. This policy supports the provision of incubator space for start-up businesses as well as potential for an enterprise park.

POLICY CCW9: INCUBATOR/FLEXIBLE START-UP BUSINESS SPACE

A. Proposals to provide incubator/start-up business space will be supported, subject to specific site and traffic assessments, through:

- i. conversion of existing non-residential (Use Class C3) buildings across the Plan area; or**
- ii. provision of new buildings or conversion of existing buildings within the settlement boundaries.**

Conformity reference: CCWNP Objective: 5; Tandridge District Core Strategy (2008): CSP22; Part 2 Detailed Policies 2014: DP3; NPPF (Dec 2024): 85, 88

Justification

- 8.2. In order to grow medium- and larger-sized businesses, it is necessary to nurture business start-ups. A large percentage of residents are working from home (Census 2021), particularly as a result of improvements in broadband speeds, and this can help to reduce the level of commuting necessary.
- 8.3. Support for small and start-up businesses fits well into the existing local economy and social fabric and can provide the best strategy for increasing local employment within an existing and growing skills base. In order to provide flexible start-up space, it is necessary to find appropriate buildings which can be rented out at sufficiently low rents to attract their use by business start-ups and existing home workers. A potential source of such space is vacant units within the local centres, which could either be converted on a permanent basis if they are no longer viable for retail use or on a temporary basis; similarly, the refurbishment of E(g) class space.

Policy CCW10: Retaining and enhancing the vitality and viability of town and local centres

Policy CCW11: A welcoming public realm

What are we trying to achieve?

- 8.4. These two policies should be read collectively. The town and local centres within the Neighbourhood Area represent focal points for the local communities, providing not only retail opportunities, but also valued social, leisure and recreational facilities. As spending habits evolve and competition from the internet and nearby centres intensifies, it will become increasingly important to make sure that the levers are in place to sustain these areas as vibrant and viable spaces that meet the needs of the resident population, surrounding communities and visitors to the area. Policies CCW10 and CCW11 support vibrant centres with an attractive public realm.

POLICY CCW10: RETAINING AND ENHANCING THE VITALITY AND VIABILITY OF TOWN AND LOCAL CENTRES

Caterham Valley and Caterham-on-the-Hill:

- A. Mixed use development proposals for main town centre uses - including employment, office, retail, community, cultural, tourism and residential uses - will be supported, subject to other policies in this Neighbourhood Plan. As appropriate, proposals should demonstrate how they contribute to the following aspirations:**
- i. they help to maintain a strong and vibrant retail presence within the town centre area, including the presence of a varied range of small independent shops (where government's definition of small is <280 sq m); and**
 - ii. they are of a size that is not disproportionately large when compared to other similar uses; and**
 - iii. they enhance the provision of leisure activities for both residents and visitors. This could include cultural, arts and community venues, overnight accommodation and food or drink establishments; and**
 - iv. they provide safe, easy, and inclusive access for all people regardless of disability, age or gender. This should include access to, into and within the building and its facilities, as well as appropriate car parking and access to public transport provision; and**
 - v. they encourage footfall into the evening, where this does not compromise local amenity; and**
 - vi. they provide opportunities for office-based and shared-space employment, which complement and support the town centre's vitality and viability; and**
 - vii. they offer opportunities for housing on otherwise underused upper floors, in particular, and both where separate access can be achieved and where these are shown to be no longer suitable for commercial use; and**
 - viii. they retain ground floor active frontages; and**
 - ix. the temporary change of use of vacant premises to enable pop-up shops, community advertising displays and activities will be supported, where they contribute positively to the area.**

Local and neighbourhood centres:

- B. Insofar as planning permission is required, , development proposals which result in the loss of existing local and neighbourhood convenience shops within Local Centres will be resisted unless the applicant has demonstrated that there is no reasonable prospect of the site or premises being used for other retail or community uses due to lack of viability.**
- C. In such circumstances, applicants will be expected to demonstrate that the existing use is no longer viable evidenced by a viability report and market assessment that demonstrates that the site has been marketed for not less than 18 months and freely exposed to the market for alternative retail or community uses (see Appendix C). The report should indicate the marketing undertaken and evidence all expressions of interest and the steps taken to evaluate these.**
- D. The costs associated to assess such marketing and viability reports are to be met by the applicant including the costs incurred by the Local Planning Authority associated with undertaking a peer review of the viability assessment to assess its veracity.**
- E. Proposals for small-scale commercial uses (<280 sqm) outside town and local centres will be supported where they comply with other Development Plan policies.**

Conformity reference: CCWNP Objective: 5; Tandridge District Core Strategy (2008): CSP 13, CSP 22, CSP23; Part 2 Detailed Policies 2014: DP2, DP3; NPPF (Dec 2024): 85, 88, 89, 90, 96, 98, 101, 111a, 125, 131-136, 141

POLICY CCW11: A WELCOMING PUBLIC REALM

- A. As appropriate to their scale, nature and location development proposals should incorporate public realm improvements where it is practicable to do so. In particular, development proposals should look to incorporate opportunities to:**
 - i. reinforce the distinctive character of the area, as set out in Policy CCW4 (Character and design of development) including through the use of planting, seating, and installation of public art, celebrating the heritage and history of the area;**
 - ii. provide for pedestrian and cycle movement as a priority, including making provision for those with mobility requirements, making appropriate connections to existing footpaths, cycle paths and rights of way, in accordance with the movement routes identified in Policy CCW24 (Improving walking/ wheeling, cycling and equestrian opportunities);**
 - iii. improve connectivity and movement within the town centre;**
 - iv. improve and provide new safe, open (in terms of availability of space) public spaces that are accessible, including to those with physical or mental disabilities, and which are suitable for a range of civic, cultural, recreational and leisure activities;**
 - v. provide adequate off-street car and cycle parking, in accordance with the Local Planning Authority Parking Standards where required for workers, residents and visitors, which responds appropriately to the local context;**

vi. contribute to improved wayfinding and signage for the town centre, provided that they can be satisfactorily integrated within their surroundings.

Conformity reference: CCWNP Objective: 5; Tandridge District Core Strategy (2008): CSP 13, CSP 22, CSP23; Part 2 Detailed Policies 2014: DP2, DP3; NPPF (Dec 2024): 96, 98, 101, 111a, 125, 131-136, 141

Justification

Caterham Valley and Caterham-on-the-Hill

8.5. The Caterham Town Centre Masterplan was developed by TDC. It seeks to regenerate the retail centres at Caterham Valley and Caterham-on-the-Hill, was adopted as a Supplementary Planning Document (SPD) in March 2018 and sets out a vision for these areas. The SPD provides protective measures relating to maintaining primary and secondary retail frontages, and through the application of viability testing (see Appendix C) where changes of use are proposed for non-retail uses, in Caterham Valley and Caterham on the Hill Town Centres respectively. It was developed with the local Councils, local businesses and the community, building on the Caterham Valley and Hill Design Statement of 2017. The principal objectives remain valid and are:

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

8.6. Some of the work outlined in the Masterplan has taken place.

8.7. The vision for a mix of uses, which will encourage footfall throughout the day and into the evening, is generally supported by the Neighbourhood Plan.

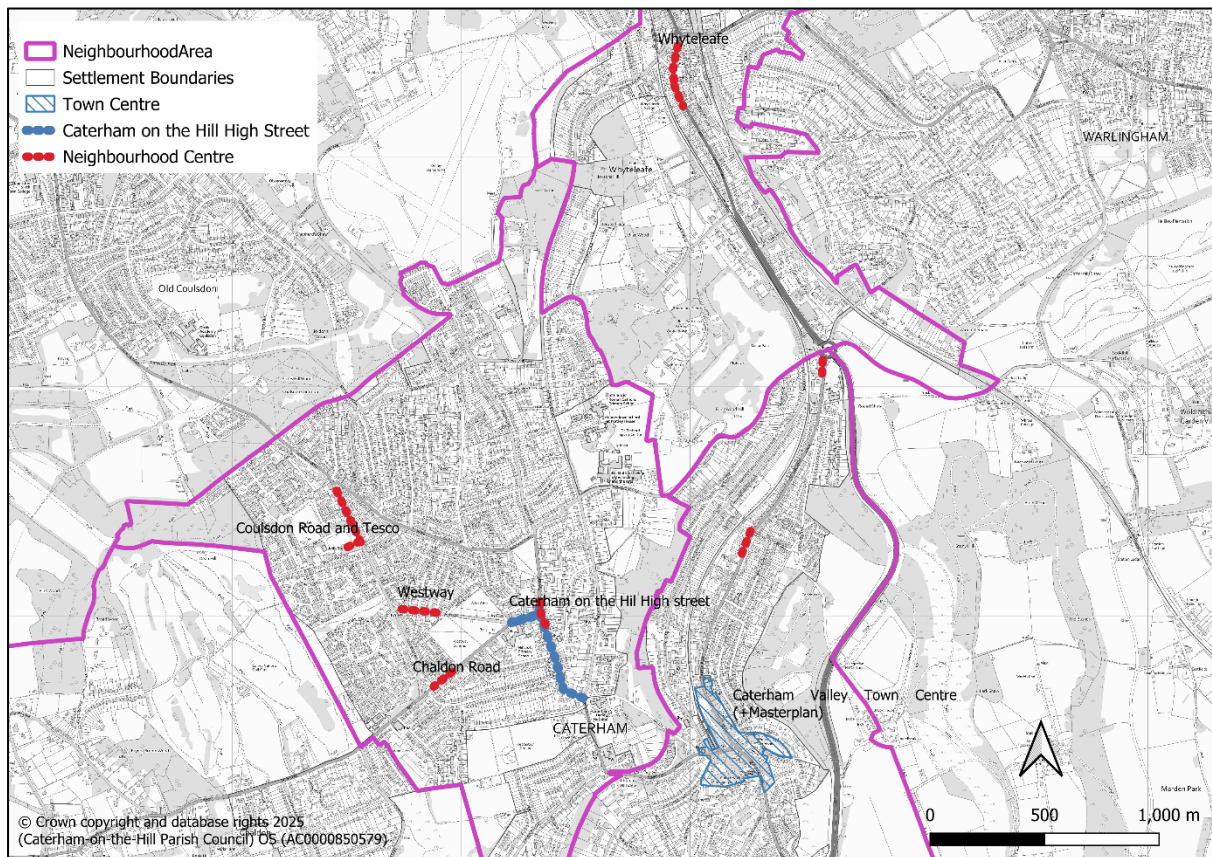
Other local and neighbourhood centres

8.8. Within the smaller local/neighbourhood centres, such as in Whyteleafe, the Neighbourhood Plan supports the continued provision of retail but also welcomes diversification of use. As well as their commercial role, the contribution that these neighbourhood centres make to the quality and character of the Neighbourhood Area is valued. Therefore, any new or redevelopment is expected to demonstrate a high quality of design and should make a positive contribution. Other changes, including the improvement of shopfronts, will normally be supported.

8.9. The town and local/neighbourhoods centres are shown on *Figure 10*. Policy CCW10 seeks to provide a broad context within which an economically vibrant, mixed-use high street

destinations can be achieved, Section B of the policy recognises that the Use Classes Order now provides a significant degree of flexibility for retail and commercial uses/changes of use to take place using permitted development rights. Plainly this may limit the Plan's broader ambition to safeguard existing retail facilities within the Plan period. The policy approach is underpinned by Appendix C.

Figure 10: Town and Local Centres



Policy CCW12: Supporting sustainable tourism

What are we trying to achieve?

- 8.10. This policy seeks to ensure that the Neighbourhood Area can capitalise on the benefits of the sector by encouraging developments that promote sustainable tourism.

POLICY CCW12: SUPPORTING SUSTAINABLE TOURISM

- A. Development proposals that support new or expanded sustainable rural tourism-related facilities, recreational enterprises, visitor accommodation, attractions, and activities, including support for a Visitor Centre as part of a wider civic project, to encourage day and staying visitors will be welcomed and supported.**
- B. As appropriate to their scale, nature and location, development proposals for tourism development should meet the following criteria:**
- i. there are demonstrable economic and social benefits of the proposals; and**
 - ii. there is no significant detrimental impact on the existing community; and**
 - iii. adequate provision for parking is included, particularly for proposals within or adjacent to the local centres and where any new development would exacerbate parking issues; and**
 - iv. the siting, scale and design reflects local character, conserves historic and natural assets of the surrounding area and the design and materials are in keeping with the local style and reinforce local distinctiveness and provide a strong sense of place; and**
 - v. the proposal provides links to sustainable forms of transport and is accessible by foot, bicycle and mobility transport to the primary movement routes in accordance with Policy CCW24.**
- C. Proposals that would result in the loss of all or part of tourism related facilities will not be supported unless it can be demonstrated that it is:**
- i. not viable, or unlikely to become commercially viable; and**
 - ii. it has been the subject of appropriate marketing for a period of at least 12 months and consideration has been given to other alternative commercial uses.**

Conformity reference: CCWNP Objective: 5; Tandridge District Core Strategy (2008): CSP 22; Part 2 Detailed Policies 2014: DP2, DP3; NPPF (Dec 2024): 85, 88

Justification

- 8.11. The report [Economic Value of Tourism in the United Kingdom](#) shows tourism is worth £147 billion annually to the UK, about 5 percent of the national economy, when including both direct and supply chain impacts. It supports nearly one in every 15 jobs across the UK, about 3.4 million jobs. 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 (Tandridge DMP Extract Report 2018 for East Surrey Rural Tourism Co-operation Project 2018).

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

9 NATURAL ENVIRONMENT

Policy CCW13: Wildlife corridors and supporting biodiversity

What are we trying to achieve?

- 9.1. This is a new policy that seeks to ensure that the multiple benefits of green space (woodlands, gardens, fields etc.) and blue spaces (streams, ponds etc.) – including their importance in combating pressure on wildlife, habitats, biodiversity and geodiversity - are recognised and enhanced. This applies particularly where individual spaces have a greater collective value as part of wider chains of green infrastructure. This supports the requirement to conserve and provide a net gain in biodiversity through planning policy whilst accommodating sustainable development.

POLICY CCW13: WILDLIFE CORRIDORS AND SUPPORTING BIODIVERSITY

- A. Development proposals should, as a minimum, deliver a biodiversity net gain of at least 10% in accordance with national legislation. Wherever practicable proposals should seek to deliver a measurable biodiversity net gain of 20%. Where biodiversity net gain units cannot be delivered on the development site, they should be prioritised for use within the Neighbourhood Area, focusing on maintaining and improving identified biodiversity opportunity areas.**
- B. Proposals that seek to improve the connectivity between wildlife areas and green spaces will be supported. Proposals that support the enhancement and management of the identified Biodiversity Opportunity Areas (*Figure 11*) will be supported, including linking these to the indicative wildlife corridors. Proposals which cause unacceptable harm to such connectivity will not be supported.**
- C. Insofar as planning permission is required, proposals for the planting of additional native, climate resilient trees and/or continuous hedgerows along streets and public rights of way to provide wildlife corridors and to offset the effects of air pollution and to provide cooling and shelter for people as well as habitat for wildlife will be supported.**
- D. Areas and chains of woodland, wooded hillside form a major part of the green infrastructure network and should be retained and, where practicable, enhanced and better connected.**
- E. Subject to their scale, nature and location, proposals that respond positively to the [Building with Nature](#) 12 Standards will be supported.**

Conformity reference: CCWNP Objective: 2; Tandridge District Core Strategy (2008): CSP 17; Part 2 Detailed Policies 2014: DP19; NPPF (Dec 2024): 103, 136, 187-190, 192, 193

Justification

- 9.2. The natural landscape that underlies the Neighbourhood Area contributes critically to the character, history and sense of place.
- 9.3. The NPPF states that plans should seek to protect and enhance biodiversity and geodiversity including by identifying and mapping habitats and networks. The Environment Act 2021

includes provision for a mandatory requirement for new developments to provide a minimum 10% biodiversity net gain (see [DEFRA biodiversity metric](#) in the glossary). It also recognises the need to protect existing biodiversity and what it describes as “Nature Recovery Networks”, joined-up systems of places important for wildlife on land and at sea. Key elements of the Environment Act are now in place. As such Policy CCW13 does not repeat the national requirements for biodiversity net gain. Its approach is to identify a complementary policy approach which advises about the ways in which biodiversity net gain can be delivered in the Neighbourhood Area, and the identification of Biodiversity Opportunity Areas.

- 9.4. The green and blue infrastructure assets of the Neighbourhood Area are shown on *Figure 11*. These comprise designated areas and non-designated areas recorded by the Surrey Nature Partnership (SNP) as well as broad areas that have been identified by the NPIG as green infrastructure that contributes to joining up the designated network. The network also extends to private gardens, verges and rights of way. As the Surrey Wildlife Trust says:

“We need to create a Nature Recovery Network that extends into every part of our towns, villages and countryside, bringing the benefits of a healthy natural world into every part of life. Letting flowers bloom along road verges, installing green roofs across towns, wildlife friendly planting on new housing estates and encouraging whole communities to garden for wild plants and animals. A network that brings wildlife into every neighbourhood would also provide fairer access to nature for people and the benefits it brings.”

- 9.5. *Figure 11* also identifies the indicative wildlife corridors, as a demonstration as to how wildlife might permeate the network, which helps them to reach spaces outside the Neighbourhood Area, such as the Surrey Hills National Landscape to the south and east, and the South London Downs National Nature Reserve to the north. The overall network should be safeguarded, better connected, improved and made accessible where possible and where this can be achieved with minimal negative impact. Development proposals are encouraged to facilitate improved connectivity between wildlife areas and green spaces that are used by the community.
- 9.6. Proposals will not be supported if significant environmental harm cannot be avoided, suitably mitigated, or, as a last resort, compensated for.
- 9.7. Support will also be withheld from proposals which result in the loss or deterioration of irreplaceable habitats such as veteran trees and trees of a high conservation value (having national, regional or global significance), unless there is no satisfactory alternative and the public need and benefits of the development in that location clearly outweigh the loss. Losses and deterioration of irreplaceable habitats cannot be accounted for through the Defra Biodiversity Metric and would have to be considered separately.

Biodiversity opportunity areas within the Neighbourhood Area

- 9.8. With some minor exceptions, the Environment Act 2021 includes provision for a mandatory requirement for new developments to provide a minimum 10% biodiversity net gain. It is noted that the Surrey Nature Partnership (SNP) is promoting the adoption of a 20% biodiversity net gain requirement across the County, and Local Councils, through Policy CCW14, supports this

where feasible. To assist this, the SNP has undertaken a strategic level viability assessment for 15% and 20% requirements. The assessment has found that a shift from 10% to 15% and 20% biodiversity net gain will not materially affect viability in the majority of instances when delivered onsite or offsite. Further detail can be found in its report, [Recommendation for adoption of 20% minimum biodiversity net gain across Surrey's planning sector: a Surrey Nature Partnership Position Statement](#). The emerging Surrey Local Nature Recovery Strategy will be adopted in 2026. It will formally identify Areas of Particular Importance for Biodiversity as well as Areas that could become of Particular Importance to Biodiversity. This approach will assist in identifying where wildlife corridors can be most helpful.

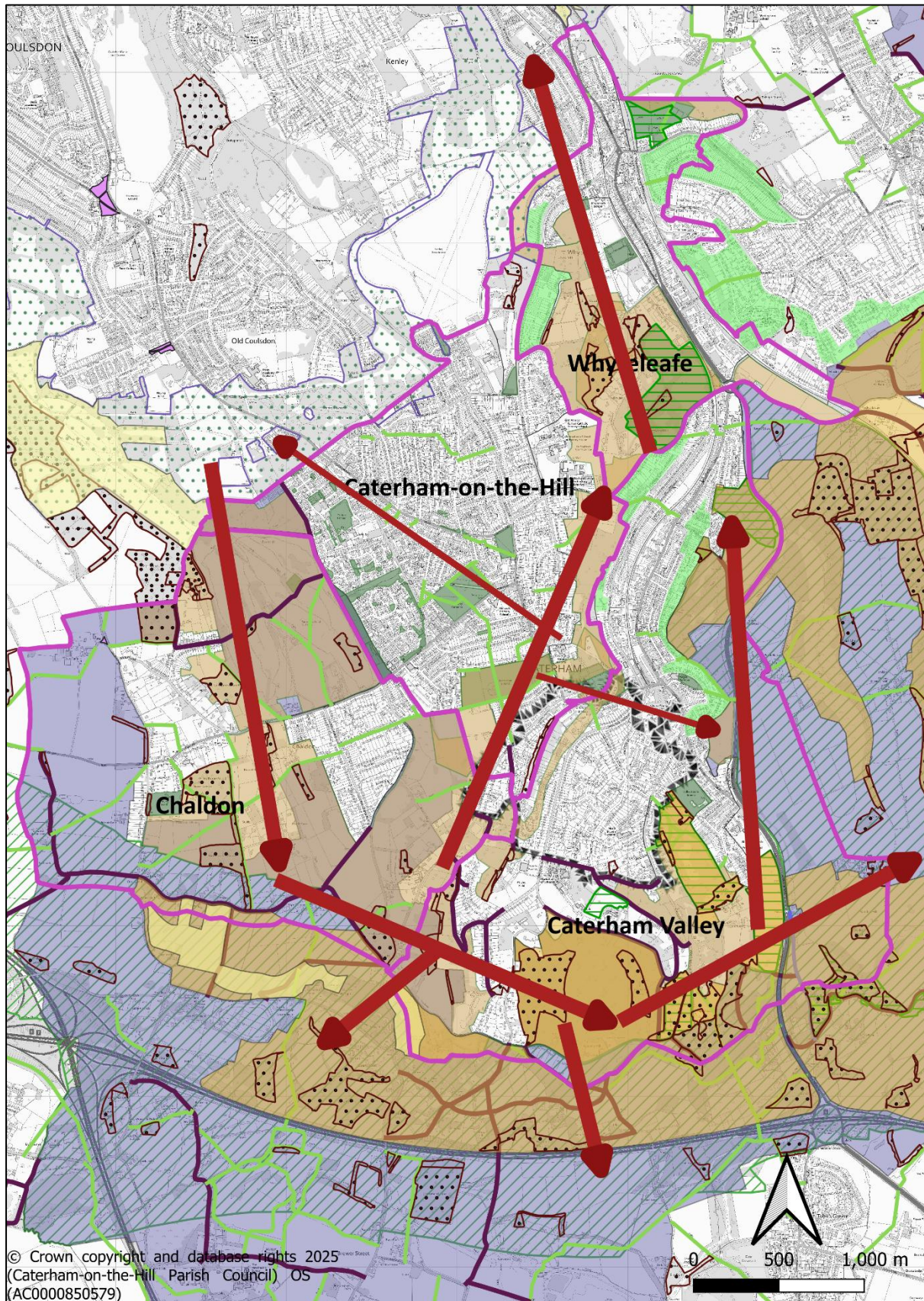
- 9.9. Development is encouraged to deliver biodiversity net gain on site; however, this is not always possible. Where off site delivery is pursued, opportunities to enhance other parts of the Neighbourhood Area should be explored in the first instance. It is expected that land used for off-site biodiversity net gain delivery will be secured for the length of the net gain agreement, either via Section 106 agreements, or a conservation covenant.
- 9.10. Currently there are a number of Biodiversity Opportunity Areas in the Neighbourhood Area (*Figure 11*): NDO6: (North Downs Scarp; Quarry Hangers to A22) and NDO7 (North Downs Scarp; Woldingham). Further information can be found on the [SNP website](#). The Local Councils will work with the Local Planning Authority, SCC and the SNP to explore additional spaces. This work will contribute to the Nature Recovery Network being defined at a more strategic level. Guidance should be sought from the SNP when considering the type and nature of enhancements that should be prioritised. General enhancements could involve the planting of new trees and hedgerows of native species in gardens, communal areas and on roadsides, where practical, which will provide the added benefit of screening against road noise and traffic fumes.

Key to Figure 11



Note that the Surrey Hills National Landscape boundaries are being reviewed. Further information can be found on the [Consultation Website](#).

Figure 11: Green and blue assets and indicative wildlife corridors



- 9.11. Development proposals should also be guided by the [Building with Nature Standards](#) to ensure that high-quality green infrastructure is integral to placemaking, putting nature at the heart of development in a way that is good for people and for wildlife. The 12 Standards are shown in *Figure 12* and developers are encouraged to seek the Building with Nature Award accreditation.

Figure 12: Building with Nature standards

CORE Standards	
Standard 1	Optimises Multifunctionality and Connectivity
Standard 2	Positively Responds to the Climate Emergency
Standard 3	Maximises Environmental Net Gains
Standard 4	Champions a Context Driven Approach
Standard 5	Creates Distinctive Places
Standard 6	Secures Effective Place-keeping
WELLBEING Standards	
Standard 7	Brings Nature Closer to People
Standard 8	Supports Equitable and Inclusive Places
WATER Standards	
Standard 9	Delivers Climate Resilient Water Management
Standard 10	Brings Water Closer to People
WILDLIFE Standards	
Standard 11	Delivers Wildlife Enhancement
Standard 12	Underpins Nature's Recovery

Policy CCW14: Landscape and environment

What are we trying to achieve?

- 9.12. Whilst much of the area is protected either through Green Belt designation, National Landscape status or other statutory designations, there are many other environmental features that are significant for local people and wildlife, but which are not afforded protection. This policy seeks to ensure that the key features that contribute to the natural character of the area are not adversely impacted by development, rather they are, where possible, enhanced by it.

POLICY CCW14: LANDSCAPE AND ENVIRONMENT

A. Development proposals should conserve or enhance the natural environment, landscape character, and setting of the Neighbourhood Area. Development proposals should be informed by, and where practicable should seek to deliver the aims of, the Surrey Landscape Character Assessment and, incorporating natural features typical of the area, for instance ponds, hedgerows, grass verges, trees, woodland and wooded hillsides.

B. As appropriate to their scale, nature and location, development proposals should demonstrate that they have addressed the following matters:

Trees and woodland:

- i. contribute to the provision of an area-wide minimum 20% tree canopy.
- ii. include additional native woodland planting with a specific focus in areas with public access.
- iii. there should be no loss of, or damage to, existing trees or woodlands during or as a result of development. If notable trees need to be removed, they should be replaced with trees of a similar potential size and native species elsewhere on the site, unless this is clearly not practicable.
- iv. where trees and/or shrubs are replaced with new plantings, native or locally appropriate varieties attractive to insects, birds and other wildlife should be used.
- v. all priority habitats and mature trees should have a minimum buffer of complimentary habitat of 10m, and more if required (for instance ancient woodland or veteran trees require a minimum buffer of 15m).
- vi. appropriate management measures will be required to be implemented to protect newly planted and existing trees, woodlands and/or hedgerows.
- vii. where arboricultural work is required to a veteran/mature/notable tree (as defined by the Woodland Trust), the tree should be safeguarded and maintained in a way which responds positively to the condition of the trees and its location within the overall development.
- viii. Wooded slopes are retained as a key feature of the landscape.

Hedgerows:

- ix. natural boundaries (i.e. hedgerows in preference to fencing) should be incorporated within the development.
- x. where trees and/or shrubs are replaced with new plantings, native or locally appropriate varieties attractive to insects, birds and other wildlife should be used. Where possible, at least two trees should be planted for every tree removed.

Wildlife-friendly features:

- xi. **provide suitable wildlife-friendly features (such as hedgehog holes in new residential fencing and bird and bat nesting boxes).**

Conformity reference: CCWNP Objective: 2; Tandridge District Core Strategy (2008): CSP 17; Part 2 Detailed Policies 2014: DP19; NPPF (Dec 2024): 136, 187 to 190, 192, 193

Justification

- 9.13. The NPPF stresses that planning policies and decisions should contribute to and enhance the natural environment including requiring net gain in biodiversity.
- 9.14. The Surrey Character Assessment (2015) identifies the following underlying landscape character areas in the Neighbourhood Area: and factors which should be considered as part of any development proposals:
- **Chaldon Chalk Down with Woodland:** Much of Chaldon is within this area, extending into the very west of Caterham-on-the-Hill:
 - **Open Chalk Farmland:** The western part of Chaldon falls within this area.
 - **Chalk Ridge:** The very southern part of Chaldon falls within this area
- 9.15. Guidance relating to their management principles can be found in the [Surrey Landscape Character Assessment Tandridge Report \(2015\)](#) and developers should consult this.



Bluebell woods, Tupwood Scrubs



Cowslip Meadow, behind Caterham Prep School



Commemorative hawthorns and view



Open farmland in Chaldon with hedging

- 9.16. In addition, much of Chaldon and parts of Caterham Valley and Caterham-on-the-Hill fall within the Surrey Area of Great Landscape Value.
- 9.17. Designated natural assets in the Neighbourhood Area are shown in *Table 4*. These have been identified by the Surrey Biodiversity Information Centre (SBIC) in a report prepared for the area in 2024. The [SBIC](#) should be contacted for the most up-to-date data and boundaries for the area.

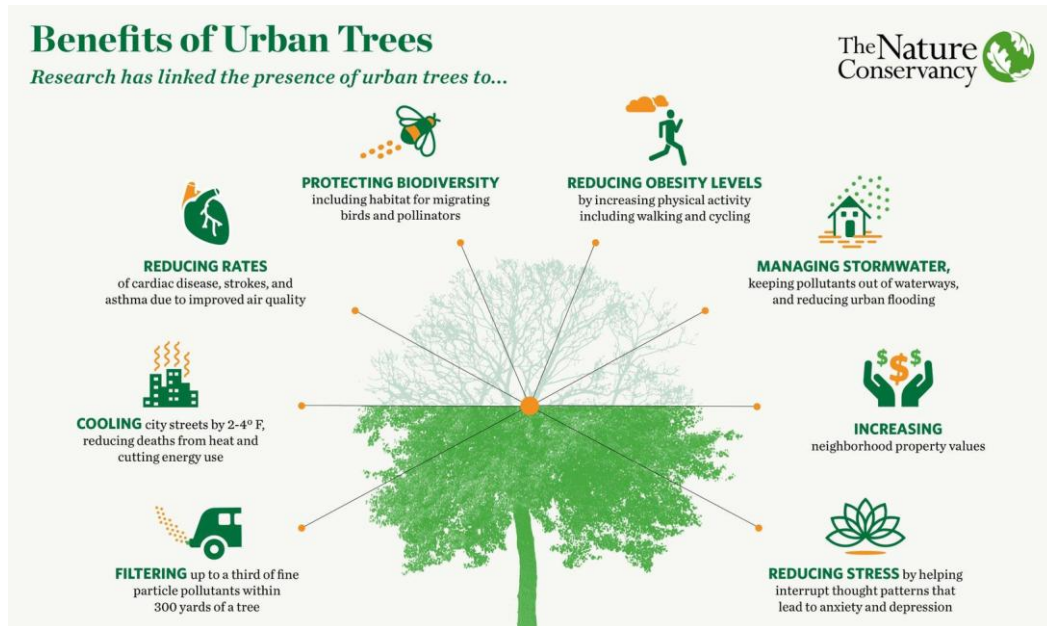
Table 3: Designated natural features

Designation	Local Examples
National Landscape	Surrey Hills
Area of Great Landscape Value	Surrey Hills (covers much of Chaldon, extending into Caterham-on-the-Hill and Caterham Valley.
Common Land	The Green, near Chaldon Church
Ancient Woodland	52 areas of ancient woodland across the Neighbourhood Area
Site of Special Scientific Interest	Quarry Hangers SSSI. This site encompasses an area of chalk downland on the scarp slope of the North Downs near Caterham. It includes a mixture of species-rich chalk grassland, scrub and woodland, and supports a number of plants which are rare or local in Surrey, as well as local invertebrates.
Sites of Nature Conservation Importance (also known as Local Wildlife Sites)	Manor Park SNCI, Whyteleafe Recreation Ground SCNI, Fosterdown and Tupwood Scrub SNCI, Foxburrow Fields SNCI, Chalet Field SNCI, Eight Acre Wood SNCI, The Valley SNCI, Stoney Hill West SNCI, Winders Hill and Godstone Mines SNCI. There are an additional 15 Sites of Potential Nature Conservation Importance.
Biodiversity Opportunity Areas	ND06: North Downs Scarp; Quarry Hangars to A22 ND07: North Downs Scarp; Woldingham
Local Green Spaces	See CCW Policy 17
Tree Preservation Orders	See the Local Planning Authority for information.

9.18. Features which form habitats and vital corridors for many animals and birds, especially those migrating, need to be protected through the planning process. The SBIC report identified 54 protected species within the area, 99 notable species, 34 priority species in the area. There are also a number of features, typical of the area, that are not necessarily protected through a statutory designation, but nevertheless contribute to local character and biodiversity:

- 9.19. **Trees and ancient woodland:** The area is home to a significant number of trees and woodland – including veteran trees and ancient woodland. As noted in the NPPF, trees play a vital part in dealing with the effects of climate change and managing pollution. They provide shade, reduce flood risk, enable carbon capture, improve air quality and contribute to the purification of water. They also contribute to local character. *Figure 13* sets out the various benefits of trees.

Figure 13: Benefits of Urban Trees



- 9.20. Ancient woodland and veteran trees are irreplaceable habitats, which have both heritage and cultural value. Natural England advises that development which would result in the loss of, or damage to, ancient woodland and ancient or notable trees will not be permitted except in wholly exceptional circumstances, as set out in the NPPF. They, along with the Woodland Trust, also advise that it is preferable to link up fragmented areas of woodland, which might be divided by development, with green bridges or tunnels. Also, to buffer ancient woodland and notable/veteran trees by leaving an appropriate zone (minimum 15m) of semi-natural habitat between the development and the woodland, providing wildlife corridors, and balancing new developments and residential areas with green infrastructure and allowing space for trees.
- 9.21. Planning permission should be refused for any development resulting in the loss or deterioration of irreplaceable habitats such as veteran trees and trees of a high conservation value, unless the need for and benefits of the development in that location clearly outweigh the loss. In this instance, substantial compensation as quantified by the Defra Biodiversity Metric will be considered.



Tree line in Manor Park



Tree clusters in open landscape



Tree-lined footpaths



Prominent local tree (Elm)

- 9.22. The policy promotes the urban forest concept, optimising opportunities to increase tree canopy coverage. [Forest Research](#) provides further information on the benefits of this approach.
- 9.23. **Hedgerows:** Not only do these provide habitats for a range of fauna, but they also link up habitat patches and have a conservation value in their own right. Hedgerows should be retained and extended wherever possible. The use of hedgerows to define the street scene should be integral to major developments. Species rich hedgerows should be adequately buffered by a minimum of 5 metres to minimise indirect impacts and allow space for suitable management. Such hedgerows will be expected to be managed.



Hedgerows are often fragmented and could be filled in, to improve connectivity

- 9.24. **Ponds and bournes:** These provide a valuable habitat for species, including those identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP). Sightings locally (maintained in records by the SNP) include the Common Toad, dragonflies and various water plants. The great ponds in the area provide connectivity as part of the wider freshwater 'patchwork'.
- 9.25. Developments should include an appropriate landscape and ecological management plan including a list of trees and shrubs to be planted to ensure the rural and green character of the Neighbourhood Area is enhanced and which should involve the planting of new trees and hedgerows of native species in gardens, communal areas or roadside verges where practical.
- 9.26. Provision for wildlife needs on-site includes, for example, bird and bat nesting-boxes, hedgehog holes in fencing, ponds (a distinctive feature locally) and wildlife friendly communal green spaces. An associated action to this policy is to install information boards at key wildlife sites.

Policy CCW15: Amenity space within residential development

What are we trying to achieve?

9.27. This policy seeks to ensure that adequate accessible green space is provided as part of all residential developments, accessible to the residents.

POLICY CCW15: AMENITY SPACE WITHIN RESIDENTIAL DEVELOPMENT

Commensurate to their scale, nature and location residential development proposals should seek to incorporate both residential amenity space and also communal multifunctional open space, amenity space, play areas or other accessible green space to meet the needs of residents and/or to contribute to the enhancement of such facilities in the area. Any communal space incorporated into development proposals should be provided in accordance with the following criteria:

- i. it is delivered on-site or, where this is demonstrated to be not possible and as a last resort, provision of a financial contribution is acceptable to provide a new space or enhance an existing space that is easily accessible on foot from the development site;
- ii. it is in usable parcels of land and not fragmented;
- iii. it is safe and easily accessible;
- iv. it is accessible to the users of the development;
- v. it creates a safe environment considering lighting in accordance with the guidance from the [Institution of Lighting Professionals](#) and layout; and
- vi. it is complemented by high quality landscaping.

Such standards should comply to the local authority open space requirements as set out in the [Tandridge Open Space Study \(October 2017\)](#) or its successor.

Conformity reference: CCWNP Objective: 1, 2; Tandridge District Core Strategy (2008): CSP 18; Part 2 Detailed Policies 2014: DP7; NPPF (Dec 2024): 96, 98, 103, 131, 132, 135 (e and f)

Justification

9.28. Policy DP7 of the Local Plan Part 2 Detailed Policies requires proposals to provide appropriate facilities for individual and communal use including bicycle storage, amenity areas and garden areas (proportionate to the size of the residential units and appropriate for the intended occupiers).

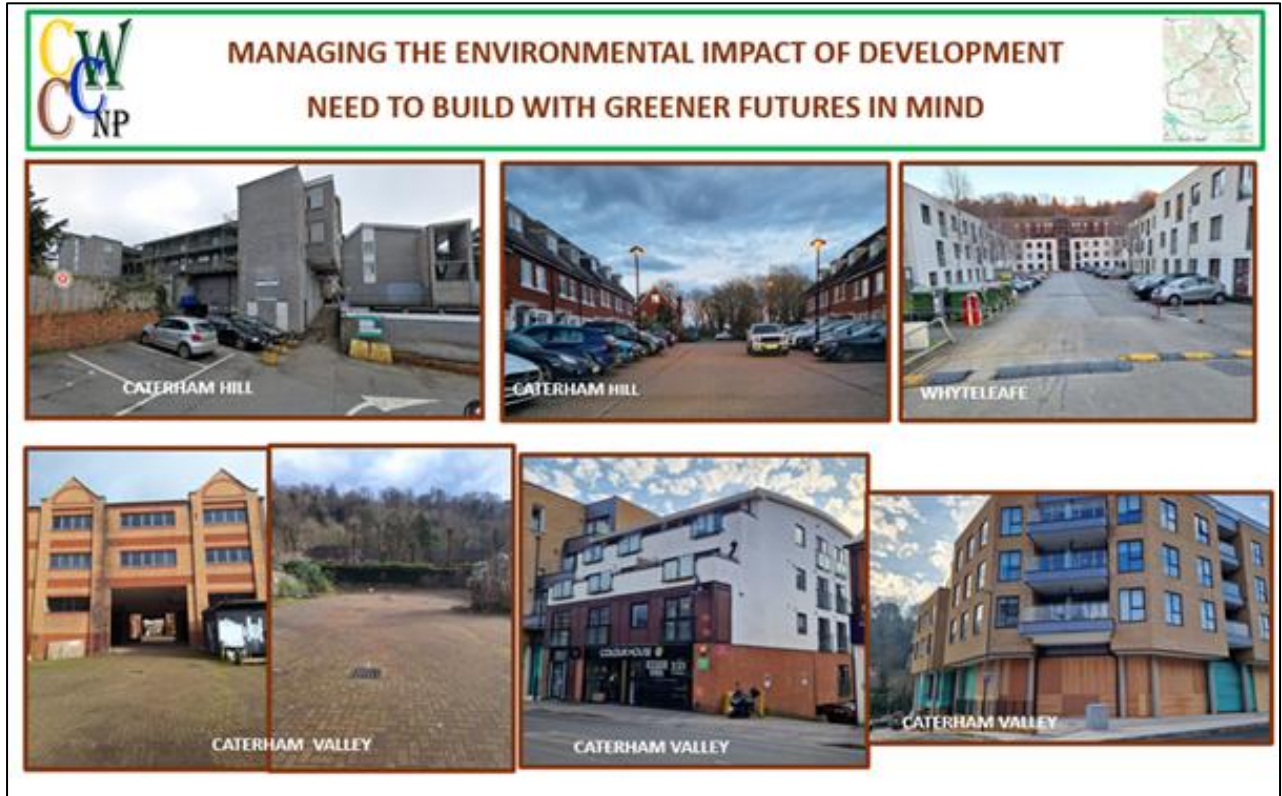
9.29. Despite this policy, there have been numerous examples of developments in the Neighbourhood Area taking place with little to no landscaping or provision of amenity space. The provision of such space is vital for the mental and physical health and well-being of residents. Examples are recent developments lacking provision are shown in *Figure 14*.

9.30. Notably, it is not considered adequate to provide an inaccessible balcony within flats and apartments as this provides insufficient access to the outside. Additionally, where larger balconies are provided, they should be carefully designed so as not to impact the amenity of

other properties. Further guidance on space standards can be found on the [Urbanist Architecture website](#).

- 9.31. The policy is supported by the Caterham, Chaldon and Whyteleafe Design Guidance and Codes which recommends provision of such space, for instance in Section 01.LS.3 (Open space).

Figure 14: Examples of recent developments with little or no amenity space provided



Policy CCW16: Protection of locally significant views

What are we trying to achieve?

- 9.32. This policy seeks to ensure that adequate weight is given to conservation and enhancement of views significant for local people and visitors. The views have been reviewed and all are considered to continue to be locally significant.

POLICY CCW16: PROTECTION OF LOCALLY SIGNIFICANT VIEWS

A. Development proposals are required to ensure that they have been informed by, and do not have a significantly detrimental impact on the following views:

- the 38 views set out in *Table 4* and described in Appendix D
- the views relevant to the Neighbourhood Area contained in the [Harestone Valley Design Guide](#) SPD.

B. As appropriate to their scale and nature development proposals within the view corridors of the views as shown on the maps in Appendix D should be designed in a way that safeguards the locally significant view or views concerned. Proposals for major development should be supported by a landscape/visual impact assessment which clearly demonstrates the potential impacts that such a proposal would have on significant views where relevant and how these impacts will be mitigated.

Conformity reference: CCWNP Objective: 2; Tandridge District Core Strategy (2008): CSP 18, CSP 21, CSP 21; Part 2 Detailed Policies 2014: DP19; NPPF (Dec 2024): 131 to 135, 187

Justification

- 9.33. Prominent views created by the natural topography are a defining characteristic of the area. With a well-established population, views are important for tradition, memory and sense of place. They are equally important for visitors.
- 9.34. There are elevated panoramic vistas across London and to the South Downs, from the Surrey Hills and the North Downs Way National Trail. There are also important panoramas into and across the Plan area from viewpoints outside it. Equally there are intermediate views across and along the wooded valleys. Within the constrained urban centres more local glimpses over and between buildings to countryside beyond are important, especially for less mobile residents. Views are important both from outside and within a development site and proposals should seek to retain or improve these.
- 9.35. *Table 4* lists the views that are considered to be important, listed by Local Council area. Full details of the views, including maps, photographs and text explaining why they are special, are included in Appendix D.

Table 4: List of locally significant views

Area:	Photo No.	Description	OS Grid Ref
CHALDON			
	CH1	Looking towards Chaldon from Farthing Downs, Ditches Lane Car Park south east towards Happy Valley.	3057
	CH2	Two views (looking east and west towards Tollsworth from the footpath linking Chaldon with the ancient North Downs Way	3054
	CH3	View from Chaldon Church across Rook Lane towards Tollsworth.	3055
	CH4	From the North Downs Way by Willey Farm towards Chaldon Common Road and Roffes Lane.	3254
	CH5	View of character land to the west of Queen's Park, on the Caterham-Chaldon border.	3255
	CH6	View from Surrey National Golf Course East towards Caterham Hill, to illustrate the continuing separation of Caterham and Chaldon.	3255
	CH(A)	Looking NNW from Willey Farm Lane towards the wooded area bordering Birchwood Lane, behind Chaldon Common Road on the right of the picture.	3254
	CH(B)	Looking North towards London in the far distance close to the Junction of Willey Farm Lane with the North Downs Way. The Woods bordering Birch Lane in the Middle Distance and the Woods bordering Farthing Down in the Far Distance.	3254
	CH(C)	Looking North towards London from the North Downs Way, close to Willey Farm. As above, extensive woodlands in evidence in Mid and Far Distance.	3254
CATERHAM VALLEY	CAV7	From War Coppice Road by "The Mound" looking North East across Harestone Valley.	3354
	CAV8	360 view of the Viewpoint with Old Park Woods on one side and the hill falling away to the M25 motorway on the other.	3453
	CAV9	View from Upper Tupwood Lane by "The Chalet" looking over the A22 towards Tillingdown.	3454

Area:	Photo No.	Description	OS Grid Ref
	CAV10	View from Public Footpath (Harestone Hill) looking South West over the end of Harestone Valley towards Old Park Woods and the North Downs.	3354
	CAV11	Caterham School with Old Park Woods beyond, at the end of Harestone Valley. View from Public Footpath at Beech Hanger.	3354
	CAV12	View from Tillingdown across A22 to Markfield and Stanstead beyond.	3554
	CAV13	Tillingdown above Beechwood, looking East to Woldingham.	3456
	CAV14	Waller Lane, looking up to Caterham Hill and also looking down to Caterham Valley.	3355
	CAV15	White Knobs Park looking East, with Tillingdown in the background.	3354
	CAV16	Caterham Valley Town Centre from Commonwealth and Mount Pleasant Roads looking South.	3455
	CAV17	Roundabout at the Junction of Station Avenue, Godstone Road and Croydon Road. Looking North.	3455
	CAV18	View of United Reform Church Tower, photo taken from Morrison's Car Park, looking West over Harestone Valley.	3455
	CAV19	St John's Church looking East towards Tillingdown. Photograph taken from Church Hill.	3355
	CAV20	Timberhill Park from Crescent Road, looking West out into Harestone Valley.	3455
WHYTELEAFE	WHYT21	Manor Park looking North East from Burntwood Lane towards Whyteleafe.	3457
	WHYT22	Manor Park looking East towards Woldingham.	3457
	WHYT23	Portley Wood Road, east end, close to the Junction with Salmon's Lane and adjacent to A22 and Whyteleafe South Station.	3457
	WHYT24	View looking up from Upper Warlingham Railway Station towards the rare chalk grassland of Riddlesdown	3458
CATERHAM HILL	CATH28	Looking North West from Woldingham, with De Stafford school in the distance.	3456
	CATH25	Salmons Green- two perspectives looking North towards Whyteleafe Hill. Right Photograph shows Coombe House, dating from 17 th Century.	3357
	CATH27	View of the Chapel on the former Guards Barracks Site. Grade 2 listed.	3256
	CATH28	Grade 2 Listed Bofors Gun Tower from WW11, adjacent to Burntwood Lane on public path leading to Whyteleafe Road. Looking East towards Woldingham.	3356

Area:	Photo No.	Description	OS Grid Ref
	CATH29	View from footpath connecting Burntwood Lane and Whyteleafe Road.	3356
	CATH30	Westway Common looking North towards Hill Library and Westway, with Chaldon Road to the Right.	3355
	CATH31	Cedar Tree with view towards historic houses marking the entrance to the High Street.	3355
	CATH32	The Dene Field looking West towards St Mary's Church.	3355
	CATH33	360 view of Queen's Park, established 1900.	3355
	CATH34	360 degree view of the old flint lodge to former Caterham Court, now Manor Avenue; and the alignment of St Lawrence's and St Mary's Churches seen from same. St Lawrence's is Grade 1 listed and dates from 11th Century - the oldest building in the CR3 area. The flint lodge dates from the 18th Century.	3355
	CATH35	View from Oakgrove over Green Lane towards Happy Valley. OS Grid Ref: 3255	3255

9.36. In addition to these 38 views, the [Harestone Valley Design Guide SPD](#) contains a number of views that are relevant to the Neighbourhood Area. Policy CCW 16 applied to these views.

Policy CCW17: Local Green Space

What are we trying to achieve?

- 9.37. Protecting green spaces was consistently a top priority for residents in the engagement process for the Neighbourhood Plan. This policy seeks to designate a series of Local Green Spaces that are valued by the community, so that they can be safeguarded for future generations.
- 9.38. The 22 areas (including groups of areas) previously identified have been reviewed and are considered to still meet the Local Green Space requirements. The details of the reassessment of the local green spaces are provided in Appendix E.

POLICY CCW17: LOCAL GREEN SPACE

The 22 areas (including three groups of areas) listed and mapped in *Figure 15* and detailed in Appendix E and defined on the Policies Map are designated as Local Green Spaces. Policies and decisions for managing development within a Local Green Space should be consistent with national policy for Green Belts as set out in the NPPF.

Conformity reference: CCWNP Objective: 2, 3; Tandridge District Core Strategy (2008): CSP 13, CSP 17, CSP 21; Part 2 Detailed Policies 2014: DP19; NPPF (Dec 2024): 106 to 108, 153 to 160

Justification

- 9.39. Under the NPPF, Neighbourhood Plans have the opportunity to designate Local Green Spaces which are of particular importance to the local community. This will afford protection from development other than in very special circumstances. The NPPF says that Local Green Spaces should only be designated:
- “where the green space is in reasonably close proximity to the community it serves;
 - where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
 - where the green area concerned is local in character and is not an extensive tract of land.”
- 9.40. When designating Local Green Spaces, it is important to consider what protection is already afforded to an area and whether or not the designation will provide any further safeguard. The following areas have been identified by the community as being of value to them and in need of protection. A map illustrating the areas is shown at *Figure 15*. Full descriptions with photographs can be found in [Appendix E](#).

Caterham on the Hill

1. Civic Burial Ground and access strip from Church Road
2. Queen’s Park
3. Hill Grove (formerly known as Salmons Lane Green)
4. Town End Recreation Ground
5. Westway Common

6. Le Personne and Banstead Roads
7. York Gate estate:
 - i. Fairbourne Lane/Darby Close
 - ii. Seymour /Green Lane
 - iii. Fairbourne Lane/Green Lane
 - iv. Dark Avenue south to Fairbourne Lane
 - v. Howe Drive
8. Hambledon Park estate:
 - i. Hambledon Linear Park
 - ii. Soper Drive
 - iii. Hambledon Road/Christie Walk
 - iv. St Lawrence Way/Marcuse Road
 - v. St Lawrence Way/Pye Close
 - vi. Coulsdon Road to Chaldon Road
9. Oak Grove estate
 - i. Oakgrove/Blackthorn Road
 - ii. Gibson Way/Driscoll Way
 - iii. Oakgrove, opposite Woodview Way
 - iv. Holland Park
10. Fenemore Road Linear Park
11. Caterham Barracks development:
 - i. Sergeants Place
 - ii. Cricket Field, Coldstream Road
 - iii. Brigade Place
 - iv. Grenadier Place
 - v. Weston Drive/Coldstream Road
 - vi. Alexander Crescent
 - vii. Anzio Gardens
 - viii. Adair Gardens

ix. The Grove/Stirling Drive

Caterham Valley

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

Chaldon

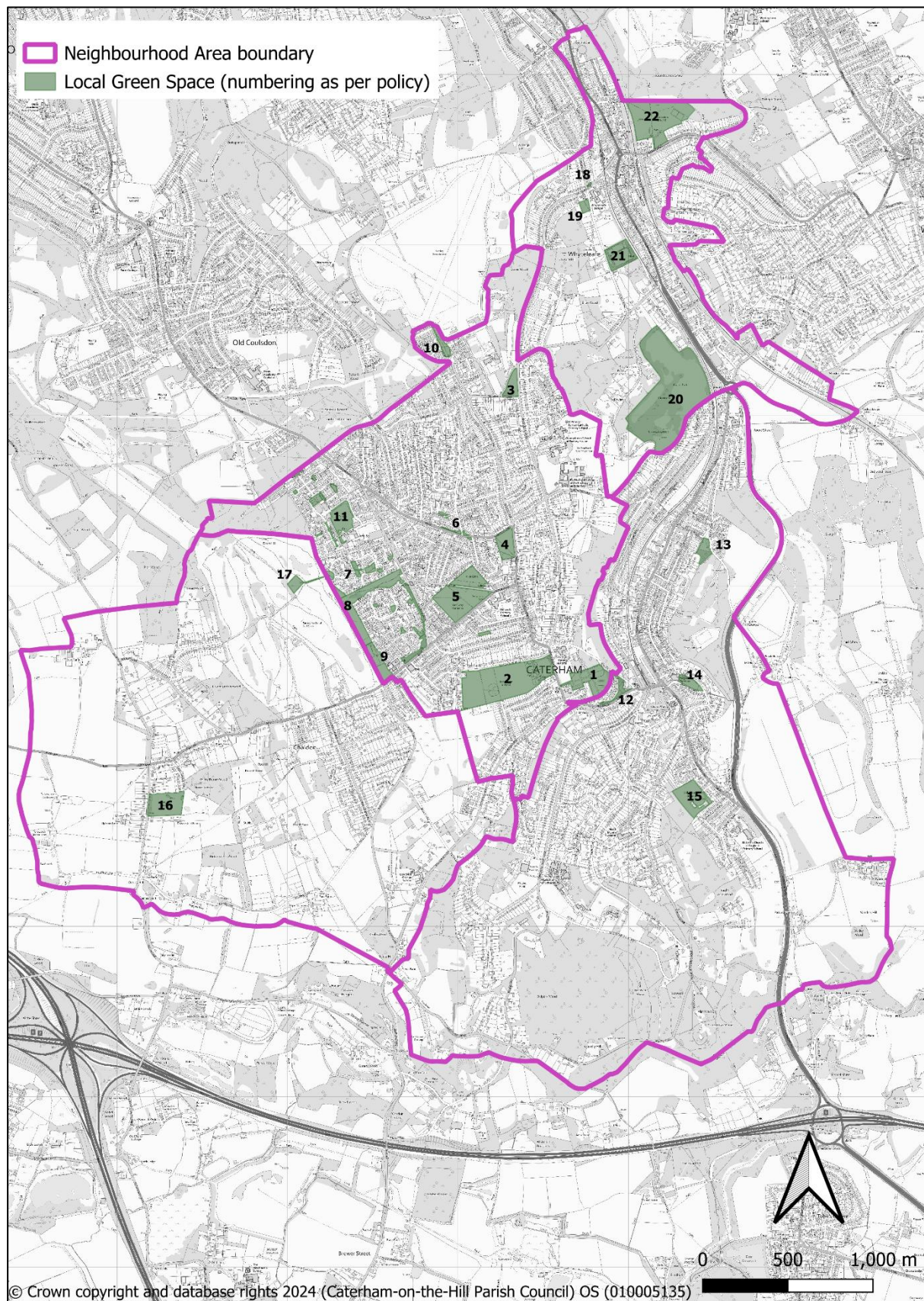
- 16. Six Brothers Field
- 17. St Lawrence Hospital former burial ground

Whyteleafe

- 18. Community Garden
- 19. St Luke's Churchyard- middle section
- 20. Manor Park
- 21. Whyteleafe Football Ground
- 22. Whyteleafe Recreation Ground

- 9.41. The spaces were reviewed by the NPIG and all are considered to continue to meet the Local Green Space requirements.
- 9.42. Owners of local green spaces are encouraged to consider incorporating natural measures to help combat excess surface water and flooding. A recent example is at Queen's Park, where tree planting and flood alleviation measures are planned. More on this is contained in Chapter 7 of this CCWNP.

Figure 15: Local Green Space



10 LEISURE AND COMMUNITY

10.1. Local engagement identified the following priorities when considering leisure and community provision in the Neighbourhood Area:

- Ease of access to facilities including the availability of public transport.
- The need for good quality design and for community buildings to have a 'civic presence' and a sense of place.
- Sustainability, having a regard to maintenance and economic viability of facilities.
- The need to protect and improve our open spaces, increasing the biodiversity of the area where possible.
- The need to protect existing cultural and community facilities for future generations.
- The range of leisure facilities must be diverse, catering for all ages and abilities in order to increase and broaden participation and to encourage and maintain a healthy population.
- The desire to protect and enhance our environment features very strongly. The Neighbourhood Area has a substantial green network and several of our policies are concerned with improving public access and increasing enjoyment, and in the case of allotments, productivity, of the open spaces.

Policy CCW18: Allotments and community growing spaces

What are we trying to achieve?

- 10.2. This policy seeks to provide support for the retention of existing allotments in the Neighbourhood Area and to support the provision of new allotments when proposed.

POLICY CCW18: ALLOTMENTS AND COMMUNITY GROWING SPACES

- A. Development proposals for the provision of allotment facilities and/or community growing spaces will be supported where accessible by pedestrians and cyclists and within or adjacent to the defined settlement areas, as shown on the Policies Map and particularly in Caterham Valley and Whyteleafe.**
- B. Proposals that would result in the loss of all or part of existing allotment spaces will not be supported unless alternative and equivalent allotment space having regard to soil quality, size and accessibility is provided.**

Conformity reference: CCWNP Objective: 3; Tandridge District Core Strategy (2008): CSP 35; Part 2 Detailed Policies 2014: DP18; NPPF (Dec 2024): 103, 104, 96, 98

Justification

- 10.3. Many people wish to grow their own food. This provides exercise, social contact and reduces food miles but local allotments have waiting lists. There is a marked shortage of the pocket gardens and seating that would make our town centres more attractive and successful. Development should create shared outdoor amenity space wherever possible. Proposals for allotment development are not inappropriate in the Green Belt.
- 10.4. In the Neighbourhood Area there are four areas of allotments; three are in Caterham on the Hill and one in Whyteleafe. All have constant waiting lists. There is no provision of allotments in Caterham Valley or Chaldon and there is demand for increased provision in Whyteleafe and Caterham-on-the-Hill. There is a predicted increase in the population and consequently in the number of flats to be built in both Whyteleafe and Caterham Valley.
- 10.5. Whilst allotments are an important source of space for growing – which increases self-sufficiency, thereby reducing reliance on importing food and the associated higher energy costs of doing so – they are often not in the most convenient location for all users and plots are often too large for users' needs. An alternative solution is community growing spaces which can be designed into new developments, meaning they are close to residents' homes and involve collective growing by residents that helps to ensure that what is grown is of the right quantity for those residents.
- 10.6. The safeguarding of existing and provision of new allotments and community growing spaces will therefore be encouraged. While this Plan contains a policy to support this, some allotments are protected by additional mechanisms outside the planning system. Where allotment land is owned by a County, District or Local Council, and was bought for that purpose, it is known as "statutory allotments" and cannot be disposed of without the consent of the Secretary of State. While the Secretary of State may give consent, he must be satisfied that adequate provision will

be made for displaced allotment holders, or that alternative provision is unnecessary. The Council which is requesting disposal must provide evidence including occupation and waiting lists, evidence that they have consulted on disposal and also that they have actively promoted occupation of the site. Statutory allotments are therefore given considerable protection.

- 10.7. In addition, it may be possible for the community to have an allotment declared an “Asset of Community Value” under the Localism Act 2011, which would give a 6-month moratorium on any sale to enable the community to purchase the site if they wish.

Policy CCW19: Protecting Cultural Venues

What are we trying to achieve?

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

POLICY CCW19: PROTECTING CULTURAL VENUES

- A. Proposals that would result in the loss of all or part of existing library sites, the museum and the theatre sites will not be supported unless alternative facilities of equivalent standard and convenience have been agreed incorporating adequate safeguards for delivery.**
- B. Proposals that enable the diversification and flexible use of cultural venues through extension of and shared use of such buildings to provide community facilities will be supported.**

Conformity reference: CCWNP Objective: 3; Tandridge District Core Strategy (2008): CSP 35; Part 2 Detailed Policies 2014: DP18; NPPF (Dec 2024): 96, 98

Justification

- 10.9. There are two libraries in the Neighbourhood Area, one in Caterham Valley and a smaller one in Caterham on the Hill. The area is also home to The Miller Centre Theatre and the East Surrey Museum.
- 10.10. Museum, Libraries and Archives (MLA) recommends a standard of 30 sq.m. library space per 1000 population. On this basis it has been agreed that Caterham-on-the-Hill library needs to be extended to meet the current and future needs of the population. Libraries throughout the UK have been under threat of closure in recent times. This is less likely to happen when they are also used for educational and social activities.
- 10.11. Both the museum and theatre continually involve the local community in various cultural and educational ways and therefore they should also be protected.

Policy CCW20: Community hubs

What are we trying to achieve?

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

POLICY CCW20: COMMUNITY HUBS

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

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

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

- i. the replacement will be of at least an equivalent scale, specification and located in an accessible location to the community to be served;**
- ii. re-provision of these facilities will incorporate adequate safeguards for delivery;**
- iii. there is no longer a demand for the facility, rendering it financially unviable. This should be demonstrated through an active 12-month marketing exercise, 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.**

Conformity reference: CCWNP Objective: 3; Tandridge District Core Strategy (2008): CSP 35; Part 2 Detailed Policies 2014: DP18; NPPF (Dec 2024): 96, 98

Justification

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

10.14. In particular, whilst there are various churches which offer facilities to the community, for instance St. John's, Whyteleafe has no community hub and support for identifying a suitable site for such provision is strongly supported.

Policy CCW21: Public Houses

What are we trying to achieve?

10.15. This policy seeks to increase the viability of all public houses within the Neighbourhood Area by encouraging them to improve and expand suitable community facilities.

POLICY CCW21: PROTECTION OF PUBLIC HOUSES

- A. Proposals for the expansion of existing public houses in the Neighbourhood Area to develop appropriate community-based activities, such as a restaurant will be supported, subject to complying with other policies within the Plan and provided the scale, design and materials are in keeping with the local character and reinforce the local distinctiveness of the surroundings.**
- B. Development proposals to change the use of public houses will only be supported if such a use is demonstrably unviable. Development proposals should be accompanied by a marketing report demonstrating that the existing public house has been actively marketed as a Use Class sui generis for a period of not less than 12 months at market value for the existing use. The report should account for all expressions of interest and offers received and how these were assessed in terms of viability (see Appendix C). Applicants will be expected to meet the costs of undertaking an independent peer review of their marketing and viability assessment if requested by the Local Planning Authority prior to determination of the application.**

Conformity reference: CCWNP Objective: 3; Tandridge District Core Strategy (2008): CSP 35; Part 2 Detailed Policies 2014: DP18; NPPF (Dec 2024): 96, 98

Justification

10.16. Over recent years, the Neighbourhood Area has lost a number of its public houses: the Hill Parish has lost The Clifton Arms, Tally Ho. The Golden Lion has recently applied to convert to residential; and the Valley Parish has lost The Commonwealth, The Fountain and the Valley (Hotel) to residential. Whyteleafe Village has yet to lose a public house and Chaldon Village has just one remaining.

10.17. It is important that the community continues to be served by public houses or similar licensed premises. These public houses also have social or cultural value for particular groups in the community and provide employment opportunities.

10.18. Section 15 of the Neighbourhood Planning Act 2017 directs the removal of permitted development rights for the change of use of public houses to other types of use. This means that a planning application will be required in all cases where an owner wishes to change an existing public house to another use. The policy approach is underpinned by Appendix C.

10.19. An additional mechanism which can be used to protect pubs is for the community to have them declared an "Asset of Community Value" under the Localism Act 2011. As explained in relation to policy CCW21 above, in the event of the landowner wishing to sell the pub this would allow a moratorium of six months during which the community would have the opportunity to buy the pub.

Policy CCW22: Burial Grounds

What are we trying to achieve?

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

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

POLICY CCW22: BURIAL GROUNDS

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

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

Conformity reference: CCWNP Objective: 3; Tandridge District Core Strategy (2008): CSP 35; Part 2 Detailed Policies 2014: DP18; NPPF (Dec 2024): 98, 154

Justification

10.21. There is limited burial space available to the general public in the Neighbourhood Area and the wider Tandridge area. Suitable additional burial sites are required.

11 HEALTHCARE AND EDUCATION

Policy CCW23: Health services

What are we trying to achieve?

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

POLICY CCW23: HEALTH SERVICES

A. Proposals which facilitate or enhance and facilitate the delivery of health facilities on the following sites, as shown on the Policies Map, will be supported:

- i. Caterham Valley general practice surgery
- ii. Chaldon Road general practice surgery
- iii. Whyteleafe general practice surgery
- iv. Townhill general practice surgery
- v. Caterham Dene Hospital
- vi. North Downs Hospital

B. Proposals for the relocation or expansion of health services will be supported subject to the following criteria:

- i. where relevant, it conforms to Green Belt policy; and
- ii. the proposal would not have significant harmful impacts on the amenities of surrounding residents and the local environment; and
- iii. the proposal would not have unacceptable impacts caused by traffic on the local road network; and
- iv. the proposal is located within or immediately adjacent to the settlement boundary as defined on the Policies Maps.

Conformity reference: CCWNP Objective: 3; Tandridge District Core Strategy (2008): CSP 35; Part 2 Detailed Policies 2014: DP18; NPPF (Dec 2024): 96, 98, 101

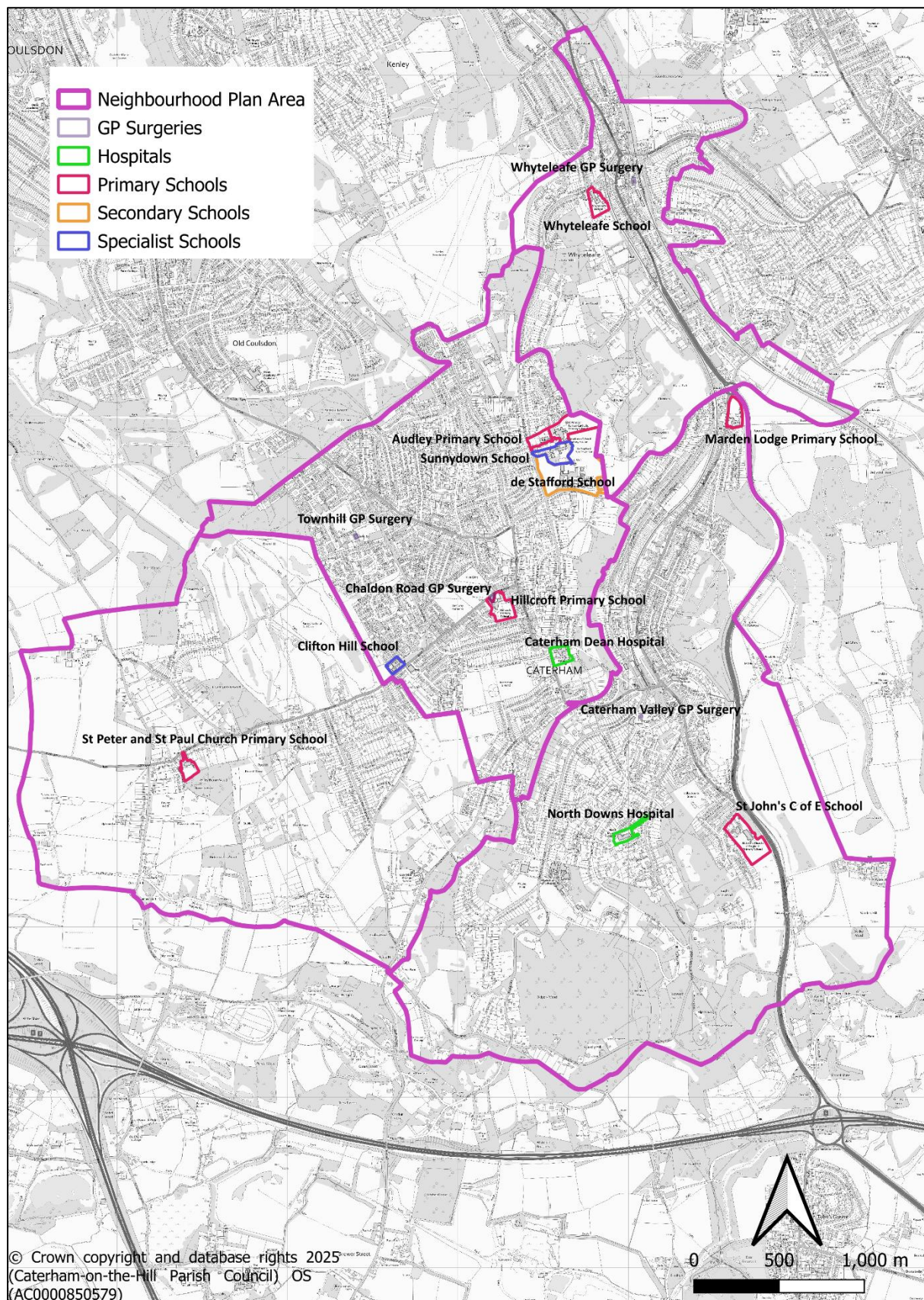
Justification

- 11.3. General Practice facilities: At 2021, the total number of patients registered in the Neighbourhood Plan area is high at 31,864, which represents 38% of all Tandridge District patients. Four of the nine general practices in Tandridge are within the Neighbourhood Plan area – Caterham Valley Practice, Chaldon Road Practice, Townhill Practice and Whyteleafe Practice - and the collective average patient list is 7,966, a figure that is 75% more than the

national average patient list. The number of patients registered in the Neighbourhood Area exceeds the population of 26,725 by approximately 5,100 people from other areas.

- 11.4. The Practice Managers consider that the increase in population – compounded by the increasing percentage of elderly patients and patients with dementia – will inevitably lead to pressure on their premises and services. In particular both Chaldon Road and Whyteleafe practices considered that this future growth could make their existing provision unsustainable; the Whyteleafe practice, for instance, already believe that they need to increase their premises by 100% as soon as possible to cope with their current patient load.
- 11.5. Not only should the existing provision be safeguarded, but there is an urgent need for expansion of facilities or their relocation. It is important that any new location is not too far from the existing location to minimise disruption to patients and that it provides adequate parking facilities.
- 11.6. Caterham Dene Community Hospital: The Dene Hospital, run by First Community Health & Care, is a small community hospital with 28 beds, situated at the top of Church Hill close to the boundary between Caterham-on-the-Hill and Caterham Valley on a site owned by NHS Property Services. It offers a range of services including in-patient beds, minor injuries unit and a rapid assessment service – many of which are run by a not-for-profit social enterprise. The hospital is also a source of local employment. In addition to the Hospital there is a Surrey and Borders Partnership Mental Health Trust Hub at the site.
- 11.7. The hospital is greatly valued by the local community, which has led to requests for it to expand, particularly as it serves a wide geographic area extending as far as Merstham and South Croydon. The age range of patients served is from children over the age of 5 years.
- 11.8. The Neighbourhood Plan seeks to safeguard this vital community asset and supports its expansion. Part of this could include the relocation of the Chaldon Road general practice to the site, an initiative that would need to be led by the Clinical Commissioning Group but which would be supported by the Neighbourhood Plan. This is a community ambition rather than land use policy. Any proposals which would involve the loss of the facility would be determined against national and local planning policies.
- 11.9. The North Downs Hospital: This privately run hospital, part of Ramsay Health Care, houses 16 in-patient beds and two operating theatres. It has seen a 30% rise in patient numbers over the last decade and current admissions are approximately 3,600 per annum. Notably 45% of admissions stem from the Neighbourhood Area, confirming the important role the hospital plays in the local community as well as for those living further afield.
- 11.10. As with the Caterham Dene Hospital, many local people are employed.
- 11.11. The Neighbourhood Plan seeks to safeguard the hospital site. This approach is a community ambition rather than land use policy. Any proposals which would involve the loss of the facility would be determined against national and local planning policies. Proposals for its expansion or for its relocation would be determined against the policies in the wider development plan, including the relevant part of Policy CCW23 of this Plan. Facilities are shown on *Figure 16*.

Figure 16: Education and health facilities



Policy CCW24: Education provision

What are we trying to achieve?

- 11.12. This is a retained policy updated to ensure conformity with strategic policy.
- 11.13. Provision of adequate education provision – including their sports fields for education and community purposes - was also a key issue for the local community, again bearing in mind the growing community across the Neighbourhood Area.
- 11.14. This policy seeks to ensure the provision of adequate state education – nursery, primary and secondary - in the Neighbourhood Area over the next Plan period, safeguarding what already exists and supporting expansion or relocation locally where needed.

POLICY CCW24: EDUCATION PROVISION

A. Development proposals which would enhance existing schools and their associated playing fields, as defined on *Figure 16*, will be supported subject to the following criteria:

- i. where relevant, it conforms to Green Belt policy;
- ii. acceptable mitigation measures are offered to overcome access and any unacceptable highway impacts caused by the development;
- iii. they provide safe access to pedestrians and cyclists and is conveniently related to bus routes;
- iv. they provide appropriate vehicular access and parking (drop off/collection areas and parking/school bus parking), which would not adversely impact upon local traffic;
- v. the development would not result in an unacceptable loss of amenity to residential properties in the immediate locality; and

the development otherwise confirms with development plan policies

B. Development proposals for a new school will be supported where they meet the criteria as set out in Part A of the policy.

Conformity reference: CCWNP Objective: 3; Tandridge District Core Strategy (2008): CSP 35; Part 2 Detailed Policies 2014: DP18; NPPF (Dec 2024): 96, 98, 100, 101, 104

Justification

- 11.15. The NPPF supports the provision of sufficient school places to serve the community and also protects school playing fields unless they are surplus to requirements, or they can be relocated to an alternative location, or they would be redeveloped into an alternative leisure or sports provision that would outweigh the benefits of the previous provision.
- 11.16. SCC, as the Local Education Authority, is responsible for planning to deliver sufficient education places across the County. In addition, Sport England has a statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in their [Playing Fields Policy and Guidance document](#).

Nursery provision

- 11.17. It is important to ensure that the Neighbourhood Area is well-served for nursery and pre-school places, to enable families to have the choice to both work and give their children the best start in life.

Primary Schools

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

Secondary schools

- 11.21. There is one state secondary school in the Neighbourhood Area, De Stafford, which serves children aged 11 to 16. There is no longer sixth form provision here, however, which means that any pupil wishing to continue their studies past age 16 has to seek an alternative. The Neighbourhood Plan supports the reintroduction of sixth form provision.
- 11.22. Interestingly, the District as a whole is a net importer of students from outside of the County. This means that there are more children from outside of Surrey attending Tandridge secondary schools than there are Tandridge children attending out of County secondary schools.

Special Schools

- 11.23. There are two special schools - Clifton Hill School and Sunnydown School - serving children from a broader area with special needs.
- 11.24. The schools within the Neighbourhood Area are surrounded by existing built development, so there is very limited scope to extend the existing special school sites. The anticipated population growth expected means it is important to retain the existing educational sites for education use.
- 11.25. There are several private schools operating in the Neighbourhood Area.
- 11.26. Facilities are shown on *Figure 16*.

12 TRANSPORT AND MOVEMENT

Policy CCW25: Improving walking/ wheeling, cycling and equestrian opportunities

What are we trying to achieve?

- 12.1 This is a new policy, which seeks to enhance opportunities for active modes of transport, notably walking, wheeling and cycling, but also equestrian, along routes which are most likely to encourage a shift away from the private car for short journeys in and around the Neighbourhood Area. It supports the aims of SCC's Local Transport Plan (LTP4), which seeks to significantly transform the County's transport networks to achieve net zero emissions by 2050, in line with the national target.

POLICY CCW25: IMPROVING WALKING/ WHEELING, CYCLING AND EQUESTRIAN OPPORTUNITIES

- A. As appropriate to their scale, nature and location, development proposals should ensure safe pedestrian, and where possible cycle, access to link up with the existing footpath and cycleway network, and public transport network, as defined in Appendix F.**
- B. The provision of new, or the enhancement of existing, cycle and pedestrian routes that are, where feasible, physically separated from vehicular traffic and from one another will be strongly supported. Such routes should be of permeable material and ensure that access by disabled users and users of mobility scooters is secured.**
- C. Insofar as planning permission is required, the design and layout of works related to the widening of footways, or the provision of traffic-calming measures should enhance the rural character of the settlements and retain and/or provide hedgerows, trees and soft verges wherever practicable. The materials used in such works should be sympathetic to local character, in accordance with Policy CCW4.**
- D. Proposals for new bridleways will be supported. Development proposals should retain existing bridleways. Wherever practicable development proposals should provide new or amended bridleway links provided together with safe road crossing points that enable connectivity between the settlements and the wider countryside.**
- E. The provision of covered and secure cycle racks and buggy parking will be supported.**

Conformity reference: CCWNP Objective: 4; Tandridge District Core Strategy (2008): CSP 12; Part 2 Detailed Policies 2014: DP5; NPPF (Dec 2024): 96, 109, 110, 111, 115, 116, 117, 135

Justification

- 12.2 The area has high levels of car ownership and suffers significant road congestion especially at peak times of day. It is not just local traffic causing issues, but also traffic from further afield, for instance accessing the railway stations, town centre and heading through the area towards London and vice versa. Problems on the M25 can add to local congestion.

- 12.3 Feedback from the community has identified a high level of concern about the extra traffic that will be generated by the new housing developments using roads that are already considered by people to be congested, particularly at peak times of the day.
- 12.4 Many people rely on their car for a variety of reasons - they may be travelling to work, have limited mobility, they may be transporting young children, carrying larger loads or simply be short of time. The topography of the area too is challenging. Whilst such journeys may be unavoidable, encouraging active travel (i.e. walking, wheeling, cycling and, horse riding), particularly for practical journeys within the Neighbourhood Area, to nearby settlements and facilities and for recreational journeys, might help in reducing the number of vehicles on the road. Such activity brings health benefits, both physical and mental, and can assist in reducing congestion and air pollution whilst freeing the roads for those who are less able to give up their cars for the reasons stated above.
- 12.5 The area is fortunate in having a great number of public rights of way, however, few of these are bridleways. This means that cyclists and horse riders are forced onto the roads. Few roads have dedicated, segregated cycle lanes and many are without pavements on one or both sides.
- 12.6 This legacy is not easy to retrofit, however, there is a national ambition to encourage active travel, and this is supported at the local level by SCC and their Local Cycling and Walking Infrastructure Plan (LCWIP) although a plan for this area has not yet been created. It will be useful to tie into it as a way of setting out priorities for future investment.

Figure 17: Principles of the '20 minute' neighbourhood (i.e. 10 minutes each way) (source: TCPA)



- 12.7 To contribute to this strategic ambition, an aspiration of the CCWNP is to promote the idea of 'walkable neighbourhoods' (Figure 17), a concept promoted by the Town and Country Planning

Association (TCPA) whereby developments are encouraged to be no more than a 10-minute walk (each way) from key facilities.

- 12.8 The idea is not intended to stifle development, rather to emphasise the importance of enabling and improving connectivity by foot and by bike.
- 12.9 New major development proposals in the Neighbourhood Area, which may be allocated in a future Local Plan for instance, should take account of the walkable town concept and provide the infrastructure to link new homes to existing facilities to encourage active travel.
- 12.10 This will help to support [SCC's LCWIP](#) (emerging for Tandridge) and the [Rights of Way Improvement Plan](#). *Figure 18* shows the key principles underpinning the emerging LCWIPs:

Figure 18: Principles as set out in the SCC LCWIP

- **Safety.** Not only must cycle infrastructure be safe, but it should also feel safe so that people of all ages, abilities and confidence levels feel able to cycle.
- **Directness.** Directness is measured in both distance and time, so walking and cycling routes should provide the shortest and fastest ways of travelling from place to place, making walking and cycling easy and avoiding unnecessary delays.
- **Comfort.** To make walking and cycling comfortable ways of travelling, routes must have good quality, well-maintained, smooth surfaces, adequate width for the number of users, minimal stopping and starting, and must avoid steep gradients, excessive or uneven slopes and sharp bends. The need to interact with high speed or high volumes of motor traffic also decreases comfort by increasing the level of stress and mental effort required to walk and cycle. Walking and cycling should be as easy as possible for people of all ages, abilities and confidence levels.
- **Coherence.** Walking and cycling networks should be planned and designed so that people of all ages, abilities and confidence levels can reach their day-to-day destinations easily, along routes that connect, are simple to follow and are of a consistently high quality. If sections of routes are of low-quality, otherwise adequate routes can become unusable by many potential users. Sections of a route that do not meet accessibility standards, such as having steps over a bridge on a cycle route, can also make a whole journey inaccessible for some people, and does not represent a coherent route.
- **Attractiveness.** When we walk and cycle, we are more exposed to the environment that we are moving through than when we travel by car. People often value attractive walking and cycling routes with well-designed streets and public spaces, such as parks. Equally, people will avoid routes that cause concerns for their personal safety, such as routes with poor lighting or fast and dangerous traffic. The attractiveness of a route can therefore affect whether people choose to make a journey by walking and cycling.
- **Adaptability.** Walking and cycling improvements should be developed to accommodate all types of users and the potential increases in the number of people walking and cycling. They should be designed to be used by as many people as possible, regardless of age, gender and disability. The design should keep the diversity and uniqueness of each individual in mind. For example, when designing cycle routes, all bicycle dimensions and sizes should be considered, including trikes, handcycles and cargo bikes.

- 12.11 To support this, a number of further principles for the improving the movement network were identified locally:
- Ensuring that all new development is well connected to the existing movement route network.
 - Identifying specific areas where the movement network can be improved or better connected and encouraging development proposals to enable this.

- Ensuring that all new major development is designed in a way that is accessible to walkers and ideally those on bike. There are examples of developments in the area (e.g. off Coulsdon Road), where there is limited to no permeability. This makes it harder for those on foot/bike to access other areas without having to use the busy main roads.
- Signposting key routes to encourage their use.
- Maintenance of routes, which could include sympathetic resurfacing to facilitate those less mobile. It could also include appropriate planting, which could help screen road noise and extend the wildlife corridors through the more urban areas of the neighbourhood.
- Upgrading footpaths to bridleways (segregated) where possible. Equally, exploring where roads could be improved to enable better access by foot and by bike.
- Exploring options with landowners to open up new paths where it would aid connectivity between residential areas and local facilities.

12.12 Finally, there are a number of principles embedded in section 1.LS.2 (Connectivity and wayfinding) of the Caterham, Chaldon and Whyteleafe Design Guidance and Codes.

12.13 Workshops and walkabouts with residents have identified specific areas where the route network could be improved in order to improve opportunities for active travel. Comments from local people are also being recorded on SCC's [LCWIP Common Place feedback tool](#). These improvements should form the basis for priorities for any developer contributions and should be considered in partnership with SCC. These are set out in Appendix F.

13 IMPLEMENTATION, MONITORING AND PLAN REVIEW

- 13.1. Caterham-on-the-Hill is the official qualifying body responsible for the Neighbourhood Plan, on behalf of the four areas. The NPIG exists as a committee of the four Local Councils.
- 13.2. Once the Plan has been ‘made’, there will be a series of actions that need to be undertaken by the NPIG (and Local Councils) to ensure that the policies within the CCWNP are being interpreted and used in the way intended. It will also be necessary to maintain a watching brief on changes to the planning policy landscape, both at the national and Local Planning Authority levels, which may have an impact on the Plan’s policies. Finally, any non-planning-related projects and activities that were identified will need to come forward in partnership with other organisations, separate to the Neighbourhood Plan.
- 13.3. Specific actions to be undertaken are as follows:
- Commenting on planning applications or consultations relating to the Neighbourhood Plan area – the NPIG has a role in ensuring that the CCWNP policies are being adequately considered, where relevant, in decisions to determine the outcome of planning applications in the Neighbourhood Area. Where considered appropriate (for instance for controversial or major applications), a meeting between local Councillors, planning committee members and the supporting planning officers at the Local Planning Authority would be a useful step in ensuring that the purpose and application of the policies is fully understood by all parties. This will assist in ensuring that policies are interpreted and applied in the way intended.
 - Monitoring the application of the Neighbourhood Plan policies to ensure they have been applied consistently and interpreted correctly in response to planning applications – there is scope to identify indicators to measure the effect that each policy is having and the extent to which this is delivering against the associated objective. As a minimum, the NPIG would wish to maintain a log of planning applications relating to the Neighbourhood Area, detailing which Neighbourhood Plan policies have informed any response and the outcome of the decision. This will assist in understanding whether the policies have been used in the manner intended or whether changes may be required, for instance in any future review of the Neighbourhood Plan.
 - Maintaining a dialogue with the Local Planning Authority regarding the timing and content of the emerging Local Plan – it will be important to consider the policies in any emerging document and how these may impact the CCWNP policies. The adoption of a new Local Plan may trigger a light-touch review of the CCWNP.
 - Maintaining a dialogue with the promoters/developers of any proposed major development in the Neighbourhood Area.
 - Maintaining a watching brief on the national policy landscape – changes at the national level may impact on the policies contained in the Local Plan and also the Neighbourhood Plan. It is therefore important to keep abreast of this, as this could also provide a trigger to undertake a light-touch review of the Neighbourhood Plan.

- Maintaining a dialogue with neighbouring authorities on cross-boundary projects.
- Maintaining a dialogue with the local community on the plan implementation – ensuring that all records of how the plan has been used should be made public. It is also recommended that a regular update is provided, to feed back to the community on progress about both the effectiveness of the policies and the pursing of the projects.
- Considering gaps in the Neighbourhood Plan – local issues, concerns or opportunities may arise during the lifespan of the Plan that trigger the need for the inclusion of a new policy. Such issues can be most effectively understood by maintaining open dialogue with the community and other partners.

13.4. Whilst it is not a legislative requirement to review a Neighbourhood Plan, it is good practice to do so periodically. This may be because of any of the points noted above. A light-touch review will enable the Neighbourhood Plan to be kept up to date in general terms, and to ensure that it remains in general conformity with the wider Development Plan. Any review should be undertaken in partnership with and ensuring the engagement of the wider community. It is anticipated that a Review of the CCWNP 2025 to 2040 would be undertaken following adoption of the new Local Plan.

13.5. The NPIG will consider how best to progress these actions.

14 INFRASTRUCTURE IMPROVEMENTS AND PROVISION

- 14.1. The Parish and Village Councils are keen to influence the way in which developer contributions are spent in the Neighbourhood Area to the full extent of their powers under national legislation and planning guidance.
- 14.2. There are different types of contributions arising from section 106 agreements, section 278 agreements and the Community Infrastructure Levy (CIL):
- A section 106 agreement (based on that section of The 1990 Town & Country Planning Act) or planning obligation is a private agreement made between local authorities and developers and can be attached to a planning permission to make acceptable development which would otherwise be unacceptable in planning terms.
 - A section 278 agreement refers to a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the Local Planning Authority to make alterations or improvements to a public highway as part of a planning application.
 - The Community Infrastructure Levy (CIL) is a non-negotiable charge on development based on a fixed rate per square metre of net additional development on a site and levied by the Local Planning Authority. Different charge rates would apply for different types of uses and in different areas. The levy is intended to fund the provision, improvement, replacement or maintenance of infrastructure required to support development in an area as set out in its Local Plan. With a 'made' (adopted) Neighbourhood Plan, the local community benefits from an uplift in the level of CIL received, from 15% (capped at £100 per existing property) to an uncapped 25% of CIL receipts from the Neighbourhood Area.

15 POLICIES MAPS

Key to Policies Maps (*Figures 19 to 23*):

	Neighbourhood Area Boundary
	Surrey Hills National Landscape
	Sites of Special Scientific Interest
	Green Belt
	Ancient Woodland
	Site of Nature Conservation Importance
	Potential Site of Nature Conservation Importance
	Harestone Valley SRCI
	South London Downs National Nature Reserve
	Settlement Boundary (Policy CCW1)
	Designated heritage assets (listed buildings)
	Scheduled Monument
	Conservation Area
	Non-designated heritage asset (Policy CCW6)
	Town Centre (Policy CCW10)
	Caterham on the Hill High Street (Policy CCW10)
	Neighbourhood Centre (Policy CCW10)
	Biodiversity Opportunity Area (Policy CCW13)
	Broad areas of green infrastructure (CCW13)
	Local Green Space (Policy CCW17)
Local Facility (Policies CCW18 to CCW24):	
	Church
	Community use
	Health
	Allotment
	Education
	Recreation
	Railway Station
	Burial Ground (Policy CCW22)
Public Rights of Way:	
	Bridleway
	Byway
	Footpath

Figure 19: Policies map - Neighbourhood Area

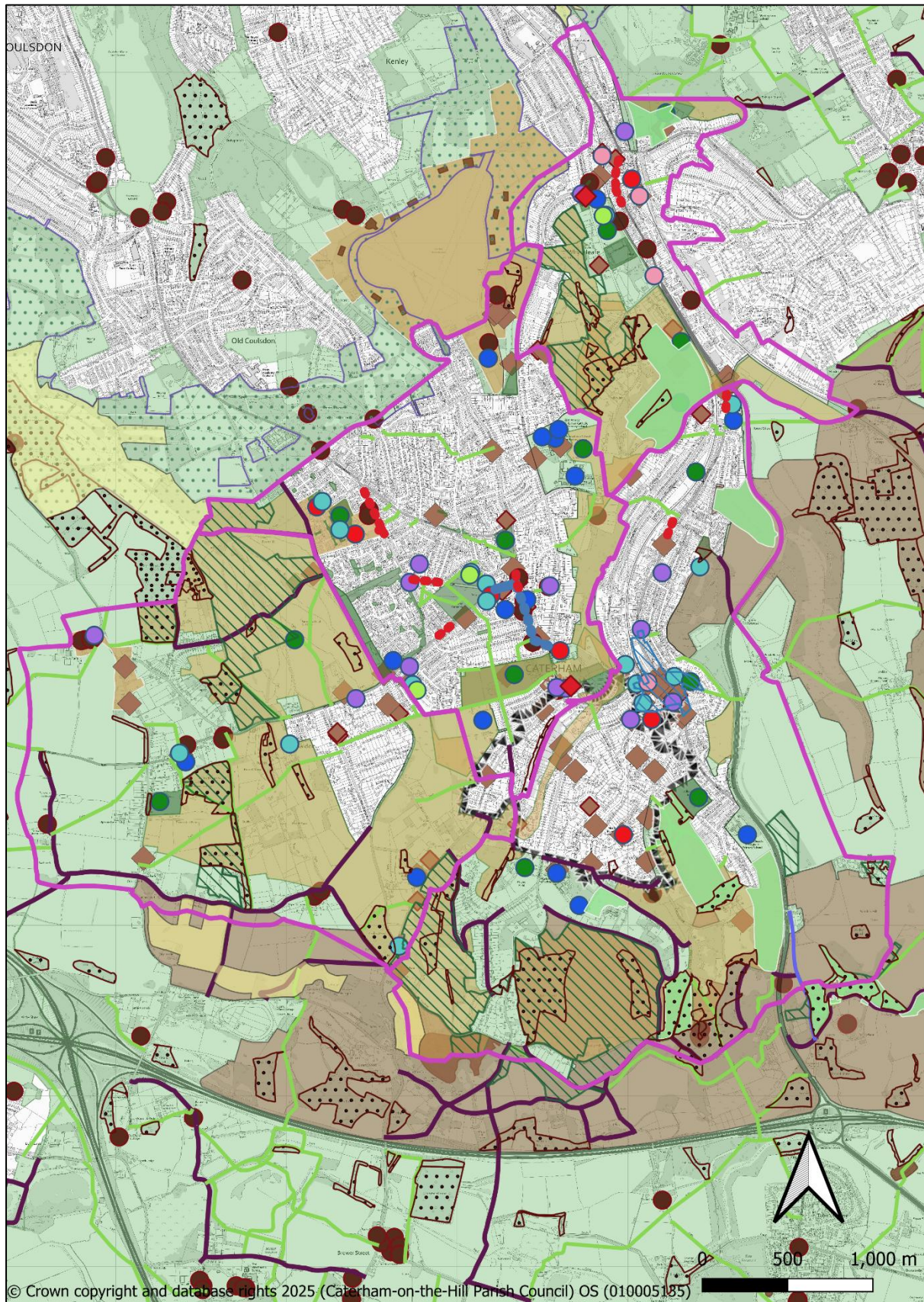


Figure 20: Policies Map - Caterham-on-the-Hill

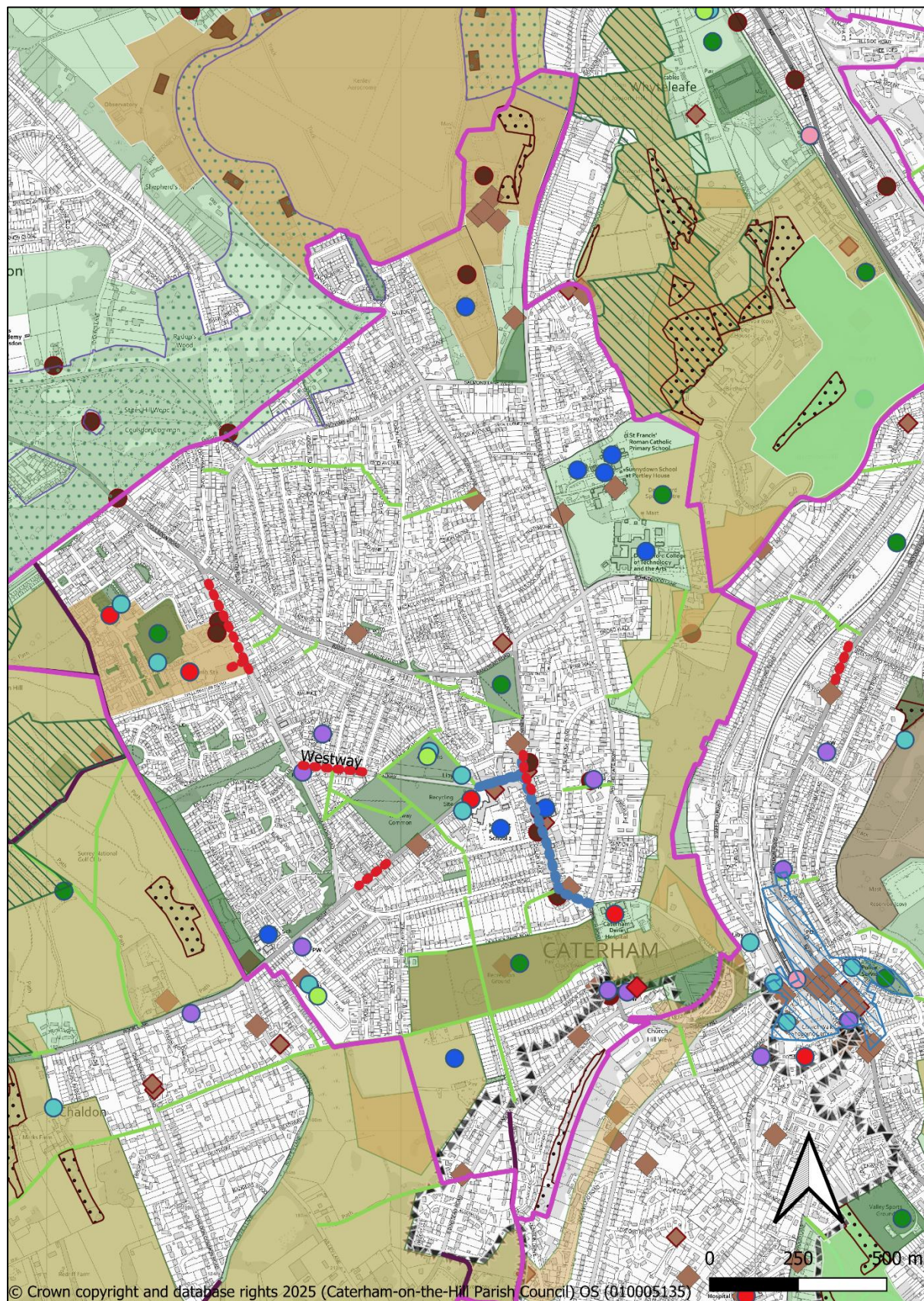


Figure 21: Policies Map - Caterham Valley

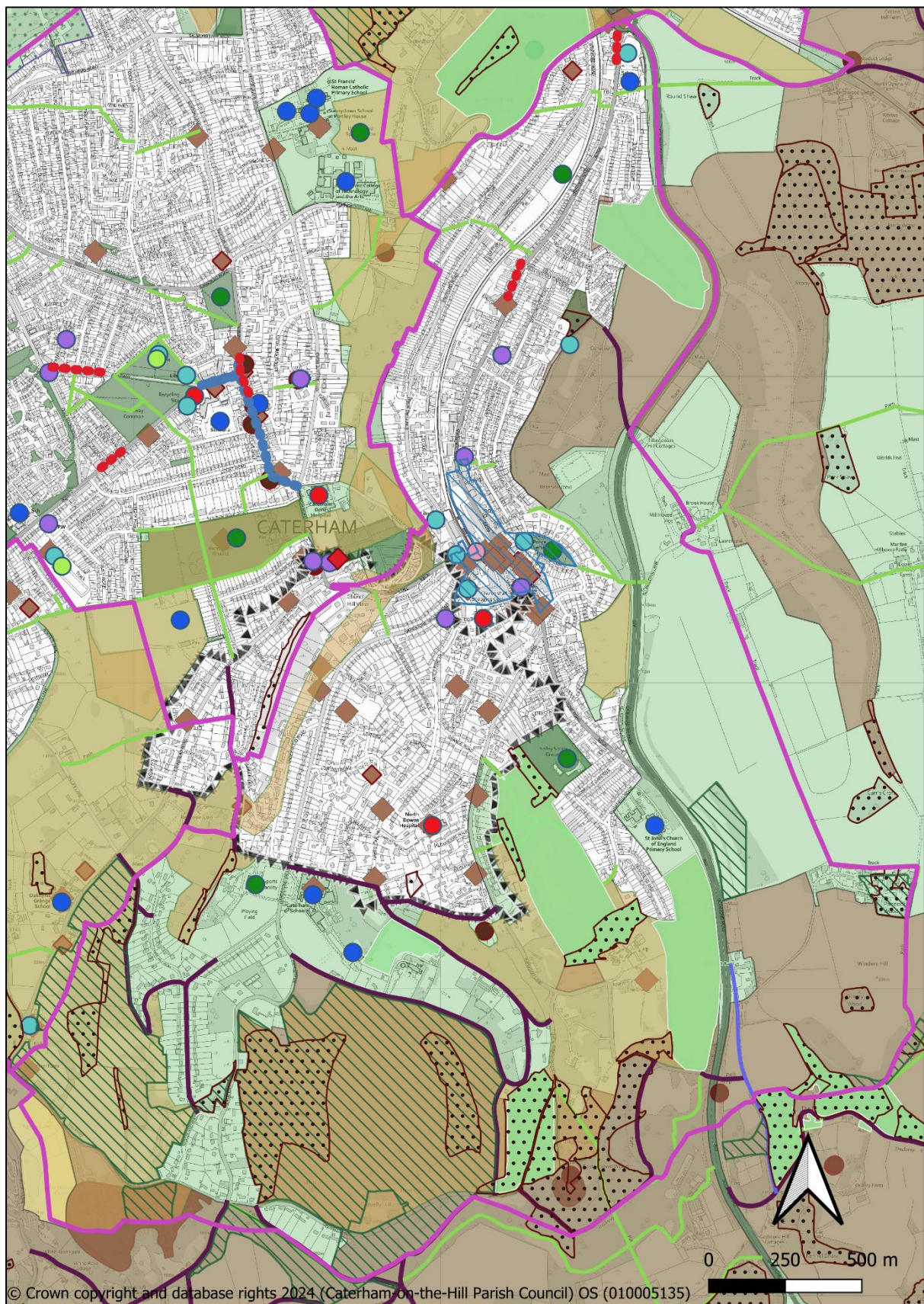


Figure 22: Policies Map - Chaldon

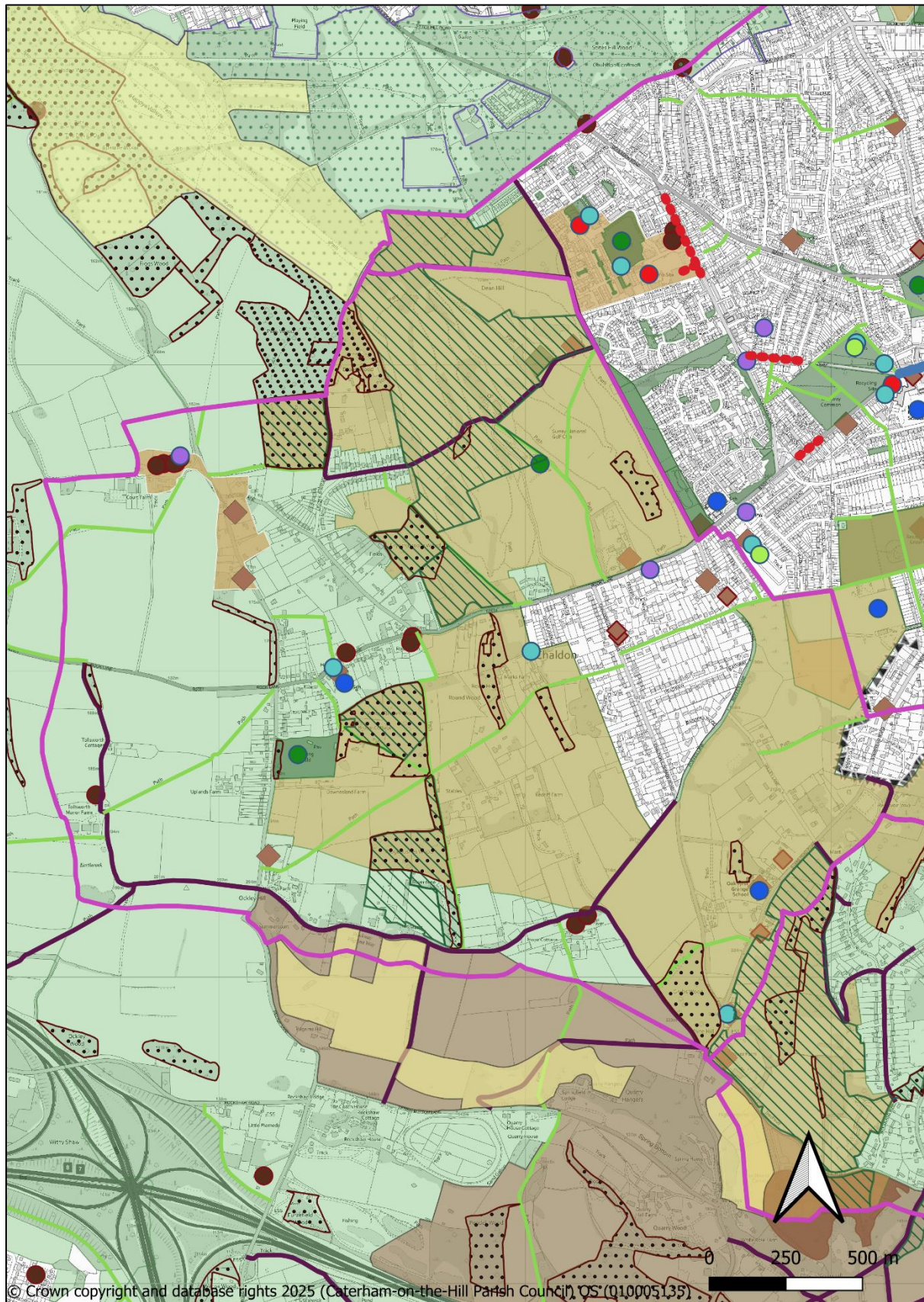
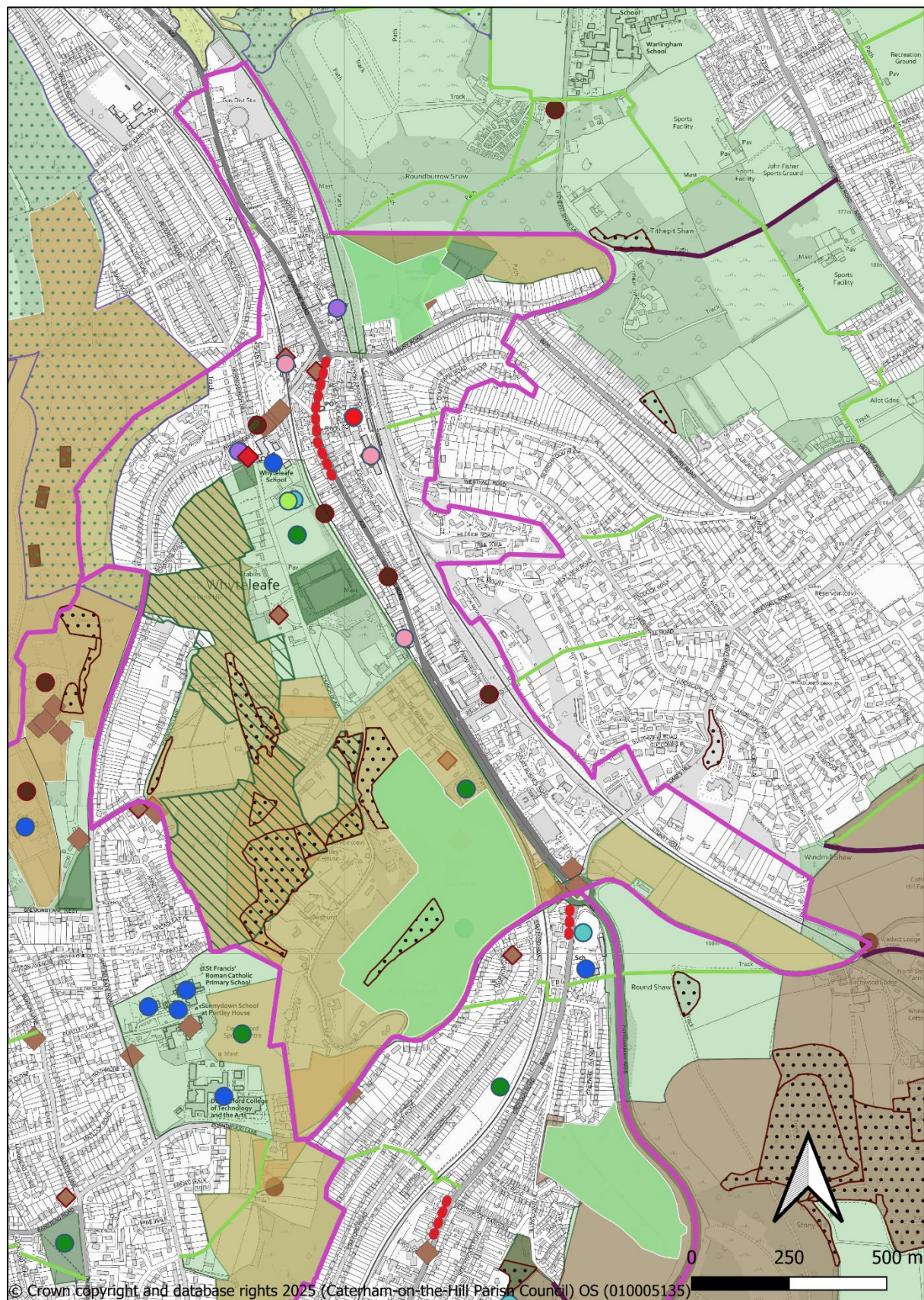


Figure 23: Policies map - Whyteleafe



16 GLOSSARY

- **Active frontage:** the street-facing sides of buildings that engage with the public realm. This engagement is typically created through features like frequent doors and windows, minimal blank walls, and uses that promote activity within and around the building.
- **Active travel:** Active travel means walking or cycling as a means of transport in order to get to a particular destination such as work, the shops or to visit friends. It does not cover walking and cycling done purely for pleasure, for health reasons, or simply walking the dog. Active travel can be for complete journeys or parts of a journey.
- **Affordable housing:** housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:
 - a) **Social Rent:** meets all of the following conditions: (i) the rent is set in accordance with the Government's rent policy for Social Rent; (ii) the landlord is a registered provider; and (iii) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.
 - b) **Other affordable housing for rent:** meets all of the following conditions: (i) the rent is set in accordance with the Government's rent policy for Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (ii) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (iii) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
 - c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
 - d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.
- **Ancient or veteran tree/tree of arboricultural value:** A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

- **Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Area of Great Landscape Value (AGLV):** An area designated by the County Council as being of high visual quality worthy of conservation.
- **Biodiversity net gain:** A concept where new developments are required to enhance the natural environment, leaving it in a measurably better state than before the development occurred. This approach aims to ensure that development projects have a positive impact on biodiversity, going beyond simply minimising harm.
- **Biodiversity net gain metric:** A tool developed by Natural England for measuring the biodiversity value of habitat for biodiversity net gain.
- **Brownfield land:** (also called Previously developed land) Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
- **Businesses incubator:** Spaces that, as well as a physical location where to work and develop their business, offer newly created companies a whole ecosystem of support. In them, the youngest SMEs and startups have facilities and services at a price much lower than the market value. They can be public or private.
- **Change of Use:** A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary to change a "use class".
- **Common Land:** Land that usually is subject to the right to roam but which has additional restrictions applied.
- **Community Infrastructure Levy (CIL):** a fixed, non-negotiable contribution that must be made by new development. It is chargeable on each net additional square metre of development built.
- **Community-scale energy scheme:** a way of getting renewable energy projects built at scale within a local area. The local community invest as shareholders in the project and then benefit from the income generated.
- **Conservation area:** an area of notable environmental or historical interest or importance which is protected by law against undesirable changes.
- **Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation
- **Disability:** There is no single definition for 'disability'. Under the Equality Act 2010, a person is defined as disabled if they have a physical or mental impairment that has a 'substantial' and 'long-term' negative effect on their ability to do normal daily activities.
- **Green Belt:** Green Belt is defined in [Chapter 13 of the NPPF](#).

- **Greenfield sites:** On land without any development (known as Greenfield land) rainwater largely soaks into the ground and in very heavy rain will slowly flow across the land into ditches or streams. Some water is also absorbed by plants, and some lost via evaporation.
- **Green infrastructure:** A network of multi-functional green space, urban and rural, which can deliver a wide range of environmental and quality of life benefits for locals.
- **Grey belt:** For the purposes of plan-making and decision-making, 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.
- **Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the Local Planning Authority (including local listing).
- **Local Connection:** For the purposes of allocating affordable homes, housing shall be occupied in accordance with the local authority's [standard allocation procedures](#) with priority given to applicants who can demonstrate that they have a local connection to the Parish of Pembury at the time of occupation.
- **Local Green Space:** Space designated due to it being demonstrably special, as per the NPPF.
- **Local housing need:** The number of homes identified as being needed through the application of the standard method set out in national planning guidance.
- **Local Nature Reserve:** Places with wildlife or geological features that are of special interest locally.
- **Local Plan** - Local Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for safeguarding the environment, adapting to climate change and securing good design for the area they cover. They are a critical tool in guiding decisions about individual development proposals, as Local Plans (together with any Neighbourhood Development Plans that have been made) are the starting-point for considering whether applications can be approved. It is important for all areas to put an up-to-date Local Plan in place to positively guide development decisions.
- **Local Planning Authority:** The public authority whose duty it is to carry out specific planning functions for a particular area. All references to Local Planning authority include the district Council, London borough Council, county Council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities.
- **Local Wildlife Site:** Sites with 'substantive nature conservation value'. They are defined areas, identified and selected for their nature conservation value, based on important, distinctive and threatened habitats and species with a national, region.
- **National Planning Policy Framework (NPPF):** the national planning policy document which sets out the Government's planning policies for England and how these are expected to be applied.

- **National Landscape:** An area designated as an exceptional landscape whose distinctive character and natural beauty are precious enough to be safeguarded in the national interest.
- **Nature Recovery Network:** An expanding, increasingly connected, network of wildlife-rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.
- **Non-strategic policies:** Policies contained in a Neighbourhood Plan, or those policies in a Local Plan that are not strategic policies.
- **Older people:** People over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.
- **Permitted development:** Permitted development rights are an automatic grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Most houses have permitted development rights, but flats and maisonettes do not, so planning permission is required. A further example is the conversion of many offices, for instance to flats, without the need for planning permission.
- **Previously developed land/ brownfield land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.
- **Priority Habitat:** Habitats which have been deemed to be of principal importance for the purpose of conserving biodiversity, being listed in the UK Biodiversity Action Plan, and with maintenance and restoration of these habitats being promoted through agri-environment schemes.
- **Public realm:** Public realm comprises spaces and places that are open and freely accessible to everyone, regardless of their economic or social conditions.
- **Section 106 agreement:** A mechanism under Section 106 of the Town and Country Planning Act 1990 which makes a development proposal acceptable in planning terms that would not otherwise be acceptable.
- **Settlement Boundaries:** These identify the areas of primarily built form, rather than countryside.
- **Sites of Nature Conservation Interest (SNCI):** A designation for sites of substantive local nature conservation and geological value.
- **Sites of Special Scientific Interest (SSSI):** Describes an area that's of particular interest to science due to the rare species of fauna or flora it contains - or even important geological or physiological features that may lie in its boundaries.
- **Supplementary Planning Documents (SPD):** Supplementary Planning Documents may cover a range of issues, both topic and site specific, which may expand policy or provide further detail to policies contained in a Development Plan Document, where they can help applicants make successful applications or aid infrastructure delivery.
- **Surrey County Council:** The county-wide authority has responsibility for strategic matters including waste and minerals planning, public rights of way/roads, education, and libraries.

- **Sustainable drainage systems (SuDS):** Sustainable drainage systems (SuDS) are designed to manage stormwater locally, as close to its source as possible, to mimic natural drainage and encourage infiltration, attenuation and passive treatment. In addition to managing flood risk, SuDS can be used to both manage pollution risk and contribute wherever possible to environmental enhancement and place making in local communities.
- **Tandridge District Council:** The current public authority whose duty it is to carry out specific planning functions for a particular area.
- **Tree Preservation Order (TPO):** An order made by a Local Planning Authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the: cutting down, topping, lopping, uprooting, wilful damage, wilful destruction, of trees without the Local Planning Authority's written consent. If consent is given, it can be subject to conditions which have to be followed. In the Secretary of State's view, cutting roots is also a prohibited activity and requires the authority's consent.
- **Use Classes Order:** The Town and Country Planning (Use Classes) Order 1987 (As amended in 1995, 2005, 2013 and 2020) puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.
- **Windfall development:** A site not specifically allocated for development plan, but unexpectedly becomes available for development during the lifetime of a plan.

17 LIST OF EVIDENCE DOCUMENTS

Document/ Evidence	Author	Year
20-Minute Neighbourhood	Town and Country Planning Association	2024
Ancient tree guide 4: What are ancient, veteran and other trees of special interest?	Woodland Trust	2008
Buildings of Character 2013 list	Tandridge District Council	2013
The Aggregates Recycling Joint Development Plan Document for the Minerals and Waste Plans 2013	Surrey County Council	2013
Biodiversity metric	Defra	2021
Building for a Healthy Life 2020	Design for Homes	2020
Building Design into the Surrey Hills	Surrey Hills Board	No date
Building with Nature	Building with Nature Partnership	ongoing
Buildings of Character	Tandridge District Council	2013
Caterham, Chaldon and Whyteleafe Design Guidance and Codes	AECOM	2024
Caterham, Chaldon and Whyteleafe Local Housing Needs Assessment	AECOM	2023
Census	Office for National Statistics	2021
Climate Change Act 2008	HM Government	2008
Dementia and town planning: Creating better environments for people living with dementia	Royal Town Planning Institute	2020
Distinctively Local	HTA Design, Pollard Thomas Edwards (PTE), PRP and Proctor & Matthews Architects	2024
England's Urban Forests – Using tree canopy cover data to secure the benefits of the urban forest	Keiron Doick	2022
Environment Act 2021	HM Government	2021
Greener futures climate change delivery plan 2021 to 2025	Surrey County Council	2021
Guidance Note GN01: The Reduction of Obtrusive Light	Institute of Lighting Professionals	2021
Guidance Note 08/18 Bats and artificial lighting in the UK	Institute of Lighting Professionals	2018
Harestone Valley Design Guidance	Tandridge District Council	2011

Document/ Evidence	Author	Year
Healthy Streets	Healthy Streets	ongoing
Heritage at Risk Register	Historic England	ongoing
Historic Environment Record	Historic England in partnership with ALGAO and IHBC	ongoing
Housing our Ageing Population Panel for Innovation (HAPPI)	Housing LIN	2012
Housing Standards Review	HM Government	2012 (and amended)
Levelling-up and Regeneration Bill: reforms to national planning policy (Consultation)	Department for Levelling Up, Housing & Communities	Published December 2022
Localism Act 2011	HM Government	2011
National Design Guide	Department for Levelling Up, Housing & Communities and Ministry for Housing, Communities and Local Government	2021
National Heritage List for England (NHLE)	Historic England	ongoing
National Model Design Code	Department for Levelling Up, Housing & Communities and Ministry for Housing, Communities and Local Government	2021
National Planning Policy Framework (amended Dec 2024, with minor amendments in February 2025)	HM Government	Amended 2024
Neighbourhood Area Flood History	FLAG	2025
Neighbourhood Area: Lost Bournes	FLAG	2025
Neighbourhood Development Planning Regulations 2012 (as amended)	HM Government	2012
Part 2 Detailed Policies 2014 (dated July 2014)	Tandridge District Council	2014
Planning and Compulsory Purchase Act 2004	HM Government	2004
Planning Practice Guidance	HM Government	ongoing
Playing Fields Policy and Guidance document	Sport England	2021
Recommendation for adoption of 20% minimum biodiversity net gain across Surrey's planning sector: a Surrey Nature Partnership Position Statement	Surrey Nature Partnership	2020
Rights of Way Improvement Plan	Surrey County Council	2025 to 2035

Document/ Evidence	Author	Year
Secured by Design	UK Police Service	various
Surrey Climate Change Strategy	Surrey County Council	2024
Surrey Design Guide	Surrey County Council	2002
Surrey Hills Boundary Variation Project Consultation Analysis Report	Surrey Hills Board	2024
Surrey Hills Environmental Design Guidance	Surrey Hills Board	2022
Surrey Landscape Character Assessment for Tandridge District	Tandridge District Council	2015
Surrey Hills Boundary Variation Project Consultation Analysis Report	Surrey Hills Board	2024
Surrey Hills Management Plan 2020-2025	Surrey Hills Board	2020
Surrey Hills Management Plan 2025-2030 (in draft)	Surrey Hills Board	2025
The Surrey Minerals Plan (2011)	Surrey County Council	2011
Surrey S19 Flood Investigations	Surrey County Council	ongoing
Surrey Tree Strategy	Surrey County Council	2020
The Surrey Waste Local Plan 2019-2033	Surrey County Council	2019-2033
Tandridge District Core Strategy (dated 2008)	Tandridge District Council	2008
Tandridge District Local Plan Part 2 Detailed Policies 2014-2029 (dated July 2014)	Tandridge District Council	2-14
Tandridge Open Space, Sport and Recreation Facilities Assessment: Open Space Study	Tandridge District Council	2017
Tandridge Parking Standards SPD	Tandridge District Council	2012
Ten Dark Sky Policies for the Government	All Party Parliamentary group for Dark Skies	2021
Town and Country Planning Act 1990	HM Government	1990
Urban Air Quality	Woodland Trust	2012
Use Classes	Planning Portal	2021

APPENDIX A - CATERHAM, CHALDON AND WHYTELEAFE DESIGN GUIDANCE AND CODES

This document forms an integral part of the CCWNP. It can be found here:

<https://ccwnp.org.uk/design-guidelines-2/>

Designing for flood resilience – to be read in conjunction with the Caterham, Chaldon and Whyteleafe Design Guidance and Codes.

According to the Met Office, compared to our climate in 1990, by 2070 the climate change impacts in the UK are expected to comprise:

- warmer winters (between 1 and 4.5° C warmer)
- wetter winters (up to 30%)
- hotter summers (between 1 and 6° C warmer)
- more frequent and intense weather extremes

Hourly rainfall exceeding 30mm per hour is a threshold used by the Met Office and the Environment Agency Flood Forecasting Centre to issue flash flood alerts. By 2070, this threshold is likely to be encountered twice as often as it was in 1990. The intensity of rainfall is expected to increase by up to 20% in the summer and by up to 25% in the winter, increasing the extent of flooding suffered due to surface run-off.

Mechanisms to address flooding

7.15. At a national level, the NPPF states that planning policies should *“be informed by a strategic flood risk assessment, and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards”*.

7.16. It also says that in determining planning applications, planning authorities should:

“...ensure flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that: within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; the development is appropriately flood resistant and resilient; it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate; any residual risk can be safely managed; and safe access and escape routes are included where appropriate, as part of an agreed emergency plan.”

7.17. At the District level, TDC has prepared a high-level appraisal of all potential sources of flooding in the District ([Level 1 Strategic Flood Risk Assessment \(SFRA\), 2017](#)). Consultants are currently producing an SFRA Level 1 to support the emerging Local Plan. Policy CCW7 supports TDC policies CSP 15 and DP 21 with the following overarching principles:

- ✓ Areas at risk of surface water flooding, and cumulative development in catchments leading to such areas, should have the same level of scrutiny as areas in Flood Zone 3.
- ✓ Site-specific assessments of flood risk and the capacity of local drainage systems to handle it should be used to inform the design process where appropriate. They should make allowance for changing weather patterns and the cumulative effect of development, incorporating advice from bodies such as the Local Lead Flood Authority and utility companies where necessary.
- ✓ If a site is indicated to have either a risk of groundwater flooding to occur at the surface or where properties will be situated below ground level, detailed ground investigation and hydrology reports should be prepared as part of a flood risk assessment.
- ✓ New development within Flood Zones 2 and 3 or affected by surface water or groundwater flooding should not impact on the flow of floodwater routing, e.g. give rise to backwater affects or divert water towards other properties.
- ✓ Potential overland and sub-surface flow paths should be determined, and appropriate solutions proposed to minimise the impact of the development, for example by configuring road and building layouts to preserve existing flow paths and improve flood routing, whilst ensuring that flows are not diverted towards existing properties. Opportunities should be sought to make space for water. For example:
 - i. Removing boundary walls or replacing them with other boundary treatments such as hedges, fences (with gaps).
 - ii. On uneven or sloping sites, consider lowering ground levels to extend the floodplain without creating ponds. The area of lowered ground must remain connected to the floodplain to allow water to flow back to river when levels recede.
 - iii. Where proposals entail floodable garages or outbuildings, consider designing a proportion of the external walls to be committed to the free flow of floodwater.
 - iv. Install perimeter drainage to ensure that existing sub-surface flows are not disrupted.
 - v. Consider leaving a 5-metre-wide undeveloped buffer strip alongside Ordinary Watercourses.

7.18. The Caterham, Chaldon and Whyteleafe Design Guidance and Codes provides further guidance on these matters.

7.19. Furthermore, the existing homes and businesses in the Neighbourhood Area will come under increasing threat of flooding due to the impacts of climate change and a mitigation strategy should be developed.

- 7.20. Decision makers should consider applying planning conditions to ensure that no buildings are occupied until the drainage schemes have been implemented in accordance with the approved details.

Sustainable drainage systems (SuDS)

- 7.21. The Flood Authority (SCC) provides advice on [Sustainable drainage systems](#). It is imperative that any development / redevelopment – including within the settlement boundaries – properly addresses the threat of flood risk and ensures, through good design, that it is capable of contributing towards the reduction of overall flood risk and can adapt to the challenges posed by climate change. This can be done in a variety of ways, including the use of SuDs but also measures to retain water on site (both rain and grey water) to allow its reuse. Good design should incorporate such systems into new development.
- 7.22. The appropriate application of a SuDS scheme to a specific development is heavily dependent upon the topography and geology of the site (and its surrounds). Careful consideration of the site characteristics must therefore be given to ensure the future sustainability of the adopted drainage system/drainage assets.
- 7.23. It is the responsibility of a developer to make proper provision for surface water drainage in accordance with the discharge hierarchy to groundwater courses or surface water sewers. Surface water must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding.
- 7.24. In addition, it is important that the success of individual measures is monitored in order that optimum solutions can be incorporated into existing and future developments. Appropriate mitigation strategies and robust design is imperative to ensure that all new development uses all techniques available to minimise wastewater that flows into the system.
- 7.25. Incorporating biodiverse SuDS into new developments would assist in reducing the amount of rainwater running off into the combined sewage system. *Table 5* identifies some natural solutions that should be considered. The document “[Simple SuDS for Local People: A Guide to Sustainable Drainage in Developments](#)” provides further information.

Table 5: Natural drainage solutions

 Tree planting and flood alleviation measures are planned for Queen's Park.	Planting additional trees and hedgerows, e.g. within developments, at public and local green spaces and along verges. Soakaway crates can be installed beneath trees, which serve to capture excess water, slowing its movement until it soaks naturally into the earth or taken in by the tree. This chimes with the aspiration for a minimum 20% tree canopy across the area (see Policy CCW13).
	Small rain gardens along streets can be created to capture surface water before it enters the drain. The use of larger stone and cobbles can assist in removing sediment from the water.
 The Westway Flood Water Planter Caterham on the Hill has long had a problem with flash flooding. An idea to help is to hold rainwater at the top of the hill for around 15 minutes to avoid overwhelming the drains further down. The Westway have some trial planters. Cross-section of a rain garden planter: - plants chosen for drought-tolerance, to cope with drought and drought, and to include in various at the cells - pipe with gravel and rubber mulch - subsurface geotextile medium - landfill filter layer - geomembrane drainage layer 'Super MD' planter, sealed at joints and lined with additional waterproofing layer - existing downpipe shortened, above planter to flow slowly through planter, rather than rush to water - exit pipe to dissipate flow from downpipe - dark mulch to prevent weeds and retain soil moisture - overflow connects to existing drain - heavy pipe collects lateral water slowly The main guttering downpipe comes into the top of the planter bringing in rainwater off the roof. The rain is slowed down by the gravel in the base of the planter and is released back into the mains drainage over a period of time.	Flood water planters can be used to hold water back in areas of higher ground to prevent drains being overwhelmed. Trial planters have been installed at the Westway Centre to hold water for around 15 minutes to slow down water flow into the lower valley areas.



Diverting water courses in the higher land/hills to reduce water flow speed and incorporating materials to naturally filter the water from materials that might otherwise enter the drainage network.

This could include the installation of leaky dams/ barriers to slow flow within the watercourses; development of wetland scrapes and similar features that can hold water during storm events and allow water to slowly seep out; reconnection of flood plain areas to rivers to allow an increased area of land for temporary water storage; creation of woodland to increase absorption of rainfall; and development of a green finance model for nature based solutions to water resource management.



The use of ponds as attenuation areas to capture surface water. These also double as biodiversity features.

	Parking spaces and driveways associated with new development should incorporate permeable surfaces. Existing residents will also be discouraged from contributing to increasing community flood risk by creating new hard or impermeable surfaces within their own properties. This concept can also inform developments such as playgrounds and other outdoor features.
	Supporting different ways of farming can encourage richer soils. This helps to preserve organic matter in the soil, which will help improve soil structure, water-holding capacity, and overall soil health. Soils with higher organic matter content can absorb and store more water, reducing the volume of water that runs off and contributes to flooding.

APPENDICES - B, D AND E

Appendix B – Non-designated heritage assets

The Appendix can be viewed here: <https://ccwnp.org.uk/uncategorized/heritage-assets/>

Appendix D – Locally significant views

The 38 views identified in Policy CCW16 can be viewed here: <https://ccwnp.org.uk/views/>

Appendix E – Local Green Spaces

Full detail on the 22 designated Local Green Spaces can be viewed here:
<https://ccwnp.org.uk/green-spaces/>

APPENDIX C - DEMONSTRATING VIABILITY

This appendix applies to Policies CCW10 and CCW21 of the Plan.

Retail / public houses premises: Evidencing non-viability

It is important that the potential for all employment uses are considered on the site before planning applications are made for non-employment uses. Where a business is coming to the end of its economic life or has ceased trading altogether, applicants will be expected to submit a Viability Statement as part of the planning application. The Viability Statement should provide proof of marketing and demonstrate that there is no realistic prospect of retaining or re-using the site in its current use. The viability case will be considered along with other policy considerations. Proof of marketing should include all of the following criteria:

- i. The land/premises has/have been widely marketed through an agent or surveyor at a price that reflects its current market or rental value for employment purposes, and no reasonable offer has been refused. The period of marketing should be 18 months for retail.
- ii. The land/premises has been regularly advertised in the local press and regional press, property press, specialist trade papers and any free papers covering relevant areas. This should initially be weekly advertising for the first month, followed by monthly advertising for the remainder of the marketing period. Advertisements should be targeted at the appropriate target audience.
- iii. The land/premises has been continuously included on the agent's website, the agent's own papers and lists of commercial/business premises for the marketing period.
- iv. There has been an agent's advertisement board on each site frontage to the highway throughout the marketing period.
- v. Evidence that local property agents, specialist commercial agents and local businesses have been contacted and sent mail shots or hard copies of particulars to explore whether they can make use of the premises.

The Viability Statement should also detail the following information:

- i. Details of current occupation of the buildings and where this function would be relocated;
- ii. Details as to why the site location makes it unsuitable for existing uses.
- iii. Any physical constraints making the site difficult to accommodate existing uses;
- iv. Environmental considerations/amenity issues; and
- v. Consideration, firstly, for a mixed-use scheme involving the existing use and other compatible uses, secondly, for other employment generating uses such as those relating to tourism, leisure, retail and residential institutions and, thirdly, of the viability of providing affordable housing on the site, which could meet a specific local need, before consideration of market housing.

In certain cases, for example, where a significant departure from policy is proposed, the local authority may seek to independently verify the Viability Statement, and the applicant will be required to bear the cost of independent verification.

Community facilities

The release of any community facilities to other uses must be fully justified in terms of their contribution and viability. Any application involving the loss of a facility should be supported by written evidence that the facility is no longer needed and/or no longer viable.

The level of evidence required to be submitted will vary according to the level of access to alternative facilities in the area and the extent to which the facility contributes towards sustainable communities, but would be expected to include such evidence as:

- The current and projected patterns of community use;
- The nature and condition of the building and the cost of repairs, renovations or improvements needed to allow the facility to continue in operation;
- The extent of the local catchment including the location of the premises in relation to the local settlement pattern and accessibility;
- The nature and location of comparable facilities;
- The potential to relocate the use into other premises in the community;
- Evidence of the marketing of a site should include sales literature, details of approaches and details of offers and show that it has been offered as a whole and that parts have not been identified for separate sale;
- Evidence that the local community has been notified of the intention to close the facility and has not, within a period of one year come forward with a realistic proposal to assume operation of the facility, including proposals to finance and operate the facility.

The importance of particular facilities will vary, and it is essential that the community is involved in considering the merits of any facility and the suitability of any proposals for alternative forms of community use should their continued viability of operation be in doubt. Applicants proposing to redevelop or convert facilities valued by the community will be expected to consult local communities about the relative importance of the facilities which could be lost.

Not all facilities satisfactorily meet the needs of local communities, and it may be that combining or rationalising facilities might be more appropriate.

Support will be given to the provision of new facilities where these will enhance the sustainability of community life and will meet the needs of an existing or growing and changing population.

APPENDIX F - PRIORITIES FOR ENCOURAGING AND ENABLING WALKING AND CYCLING

This Appendix details the improvements identified by the community, detailed by Local Council area.

Caterham-on-the-Hill

There is good permeability throughout the area for pedestrians, with numerous footpaths linking facilities by weaving through housing, negating the need to always be walking on the main road. There are no dedicated cycle paths in this part of the Neighbourhood Area and options should be explored to introduce segregated lanes along the main roads.

Comments recorded in the LCWIP feedback include:

- A general lack of cycling infrastructure
- Cars parked in cycle lanes and on pavements, obstructing access for other road users
- A need for cycle parking (covered and secure)
- Pollution from cars is problematic
- Keeping paths clear of debris

Specific issues raised by the community as part of the CCWNP process include the following, with locations mapped on *Figures 24-27*:

1. Footpath 61 crosses a privately-owned horse field. Despite not being a bridleway, it is frequently used by cyclists, which often travel at speed. This is not only impacting the horses in this field, but cyclists exit onto Burntwood Lane at speed, at a location where there is significant traffic and school children (there are a cluster of schools just north of Burntwood Road). A member of the community has felt the need to erect signs to dissuade cyclists from using this route.

It would be helpful if a pedestrian crossing point could be installed here, which would not only allow safe access across this busy road for to the schools/college, but also for those wishing to reach Manor Park further to the east. This is particularly important as there is no pavement to the west of Footpath 61 along that side of Burntwood Lane.



Image showing the makeshift signage and area where a crossing point would be helpful

2. Footpath 72 is a helpful route connecting Queen's Park Road to Church Road, notably for those accessing the Recreation Ground. It is often slippery as is it overgrown with shrubs. Residents have suggested that it could be made more attractive and safer, and better signposted, which would encourage greater usage avoiding the main roads.
3. Footpath 67 is a strategic route linking the south of this part of the Neighbourhood Area to Westway Common, through Queen's Park. At the southern end, there is a bridleway (PROW 158), but the remainder is footpath only. There is scope to widen the route, particularly through Westway Common, to provide for segregated cycling. Note that Footpath 67, where it passes through Queen's Park, forms the busy accessway to the children's playground which it immediately abuts. It may be challenging to form a segregated cycle route at this point although it may be possible to do so along the section of Footpath 17a that runs along the southern boundary of the park between the Park Avenue entrance and the Council's Service area vehicular way, which then leads north across the park and is currently used by cyclists.



Upgrading FP67 to a bridleway would, particularly through Westway Common, would encourage cycling. The route is used informally in this way.

4. Waller Lane is a vital pedestrian route linking the Caterham Town Centre to the northern part of Church Road. It is very well used for those accessing the railway station and shops and also Queen's Park to the north. The route is fairly steep in parts and provision of metal handrails would be helpful for those less mobile. The benches situated along this route could usefully look out over the wider landscape as opposed to inwards. Finally, the route is fairly dark and remote, particularly in the winter months. There may be merit in introducing some low-level lighting. Note that the steps leading from Waller Lane to the cemetery have recently had handrails installed, which has made this particular route more accessible.



Waller Lane is a critical movement route but is remote and steep in parts.

5. The northern exit from Waller Lane, one of the most well-used routes in this part of the area, leads directly onto the junction of two main roads (Church Road, and Whyteleafe Road). Whilst there is an island here, it lacks adequate space for those with wheelchairs, pushchairs etc. Further work is required here to enable safer pedestrian flow. SCC is now investing in improving this route, at the junction of Waller Lane with Whyteleafe Road and Church Road.



The north end of Waller Lane leads into a road junction of two major routes.

Caterham Valley

6. The lack of pedestrian crossing along Church Hill to access PROW 82 makes this a treacherous place for those on foot. This has been commented on frequently by local walking groups.



Church Hill is a fast road and consequently very challenging to cross.

7. The railway station is very well used. There is a call to improve the co-ordination of train times with local bus routes and times.
8. PROW60 is a well-used footpath, notably by those living in Caterham Valley accessing the schools to the north-west. As with point 2, there is only a very narrow pavement here heading towards the schools and no pedestrian crossing point.



This road is challenging for children to cross when accessing the schools

Chaldon – numerous rights of way criss-cross this part of the Neighbourhood Area, including some which are bridleways. Green Lane in particular provides an important connection between the

residential parts of Chaldon and facilities in Caterham-on-the-Hill to the north and east. There is a general all for better maintenance of paths and gates, improved siCCWNPosting and the upgrading of rural paths to accommodate cyclists and horse riders where feasible.

9. A marked crossing point on the road for pedestrians is suggested to connect Roffes Lane to Green Lane. Green Lane itself is a bridleway that connects to the main Tesco store and other facilities in Caterham-on-the-Hill. This route could be signposted to encourage walking and cycling between the residential part of Chaldon and these facilities.
10. Green Lane itself is rather muddy and unkempt in parts. Whilst parts have been resurfaced, this does not stretch the whole way. To support point 9, the entire stretch could be surfaced to enable access for all users.
11. Those emerging from PROW8 abruptly reach the main Rook Lane. Signage would be helpful here to alert road users to pedestrians accessing PROW8 from PROW621. This is a well-used route for walkers and cyclists, giving access further south to the North Downs Way.
12. Parts of the rural Public Rights of Way network has been upgraded with stiles, largely to prevent cyclists from entering farmland. There has been a call locally to look to replace stiles with modern facilities, or kissing gates, to negate the need to climb for those less able. There may be grants available to assist this.
13. Bridleway 77 across the golf course is an ancient route that has historically been used by the community to reach the church. Parts of it are fairly steep and can get very muddy. There may be merit in improving the surfacing and drainage to assist users.
14. FP3 is not well signed and is very overgrown. It could provide an important link to access the church from the south via Bridleway 77.



The footpath here is hidden and overgrown

15. Footpath 112 and FP 13 and potentially FP 17 could usefully be upgraded to a bridleway to enable cycling. It is a key route for local children accessing the school. Chaldon Village Council is in the process of reviewing this.

Whyteleafe: Connectivity generally both within this area and to the other parts of the Neighbourhood Area could be improved. There is scope to identify additional routes for horse riders too.

16. The footpath connectivity into the neighbouring Parishes north of the area is vital to retain, as it enables routes towards London and offers access to a series of much-valued views. Work with neighbouring Parishes will need to continue to ensure that they are not diminished.
17. The private road here is not a formal Public Right of Way, however it would provide a connection north-south, linking Caterham Valley and its facilities to Whyteleafe and the three Railway Stations. Options to explore a route, possibly through Manor Park, could be considered, along the existing path abutting the railway line where the terrain is flat.
18. There is a lack of safe connection east-west between Whyteleafe and Caterham-on-the-Hill. There are no footpaths and pedestrian access along Salmons Lane which is challenging as the road is narrow with no pavements.

Figure 24: The movement network – Caterham-on-the-Hill

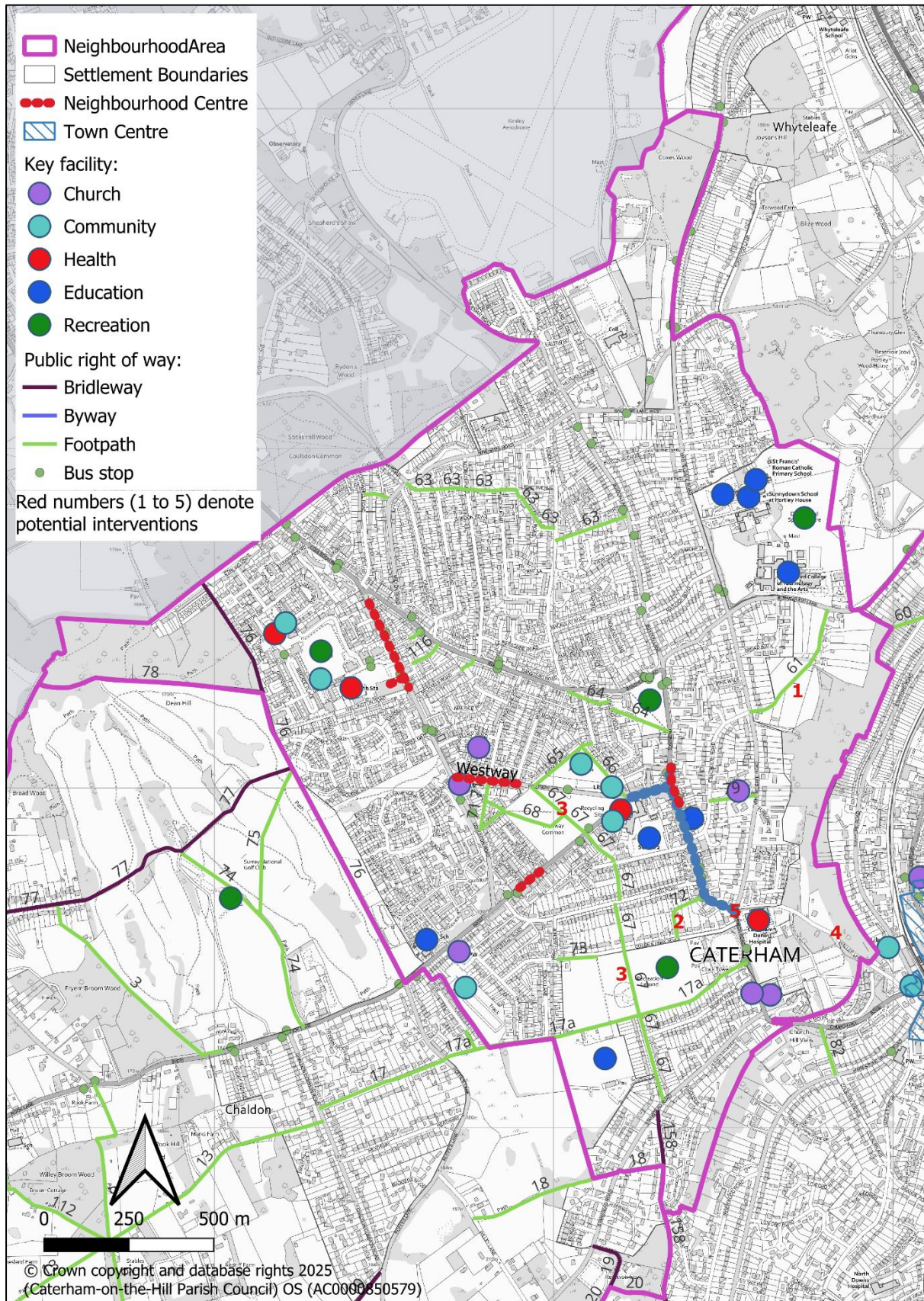


Figure 25: The movement network – Caterham Valley

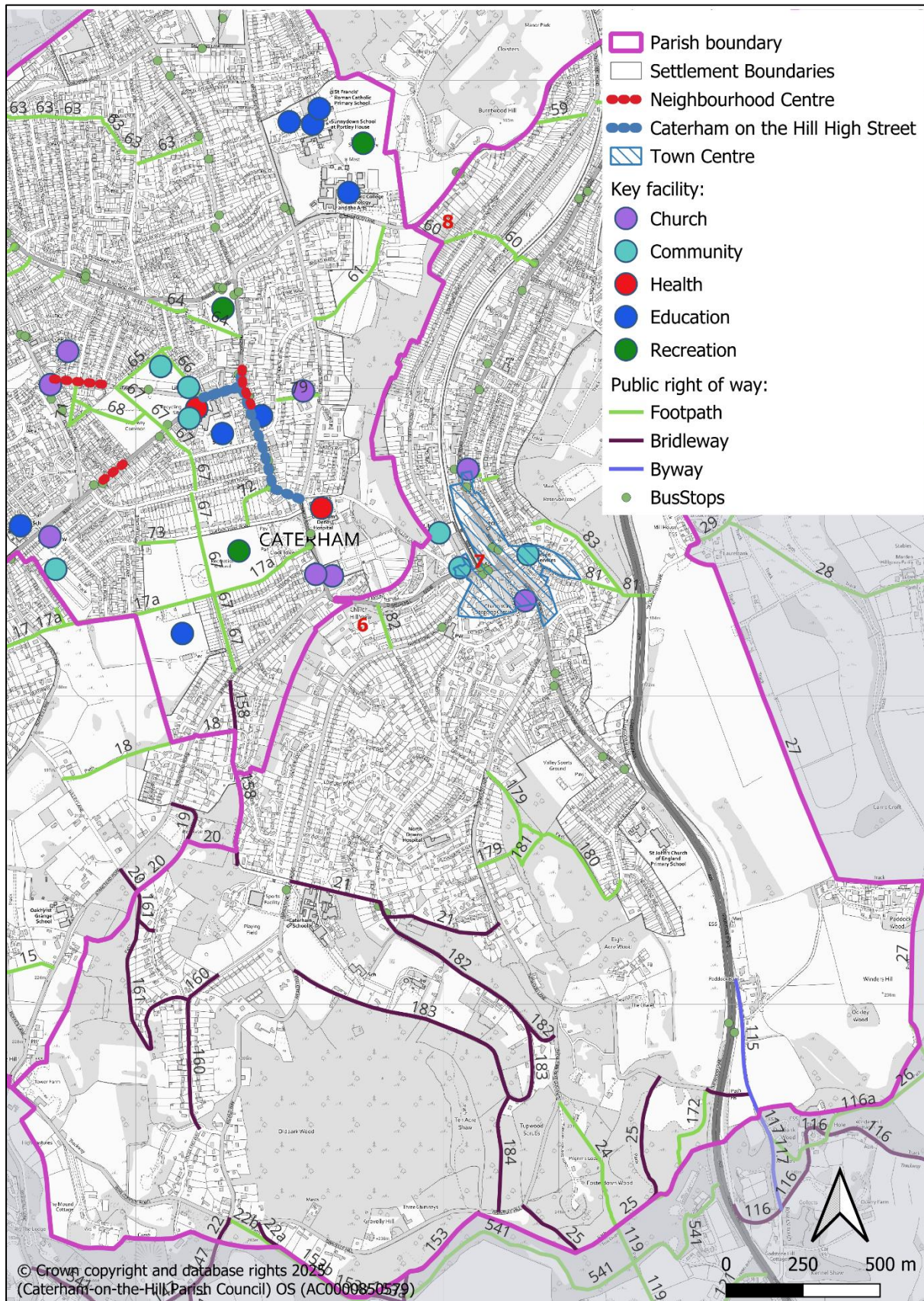


Figure 26: The movement network – Chaldon

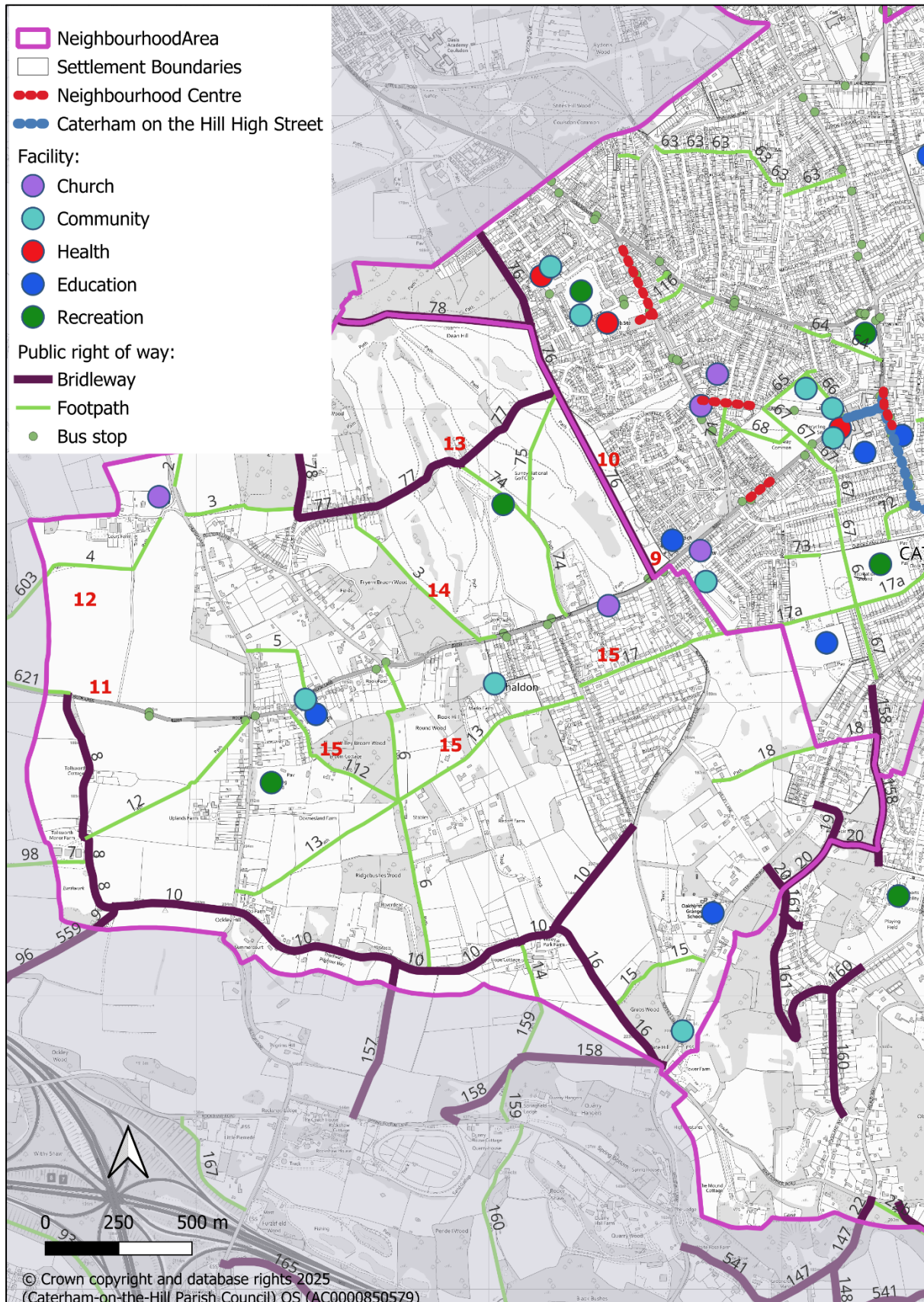


Figure 27: The movement network Whyteleafe

