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HERITAGE & URBAN DESIGN

General Design

6.1. It is recognised as vital to the economic and social vitality of the CR3 area that substantial new development will take place over the next twenty and more years. This will be in all areas of community life, but particularly within the residential and business areas.

6.2. This development needs to take place subject to the principles of good Urban Design. Here we adopt the description or Urban Design set down in the publication 'By Design' published by the DETR and CABE:

> *'Urban design is the art of making places for people. It includes the way places work and matters such as community safety, as well as how they look. It concerns the connections between people and places, movement and urban form, nature and the built fabric, and the processes for ensuring successful villages, towns and cities.*
>
> *Urban design is a key to creating sustainable developments and the conditions for a flourishing economic life, for the prudent use of natural*

resources and for social progress. Good design can help create lively places with distinctive character; streets and public spaces that are safe, accessible, pleasant to use and human in scale; and places that inspire because of the imagination and sensitivity of their designers.'

6.3. 'By Design' also touches on the role of the planning system in urban design:

'The planning system provides the means to encourage good design, not just in conservation areas and other attractive places, but everywhere. Securing good design is central to good planning.

The development control process is vital. The way it is used determines whether and how the design policies in development plans and supplementary guidance are reflected and applied. The most thoroughly developed design policies will achieve little if they are ignored in the development control process.'

6.4. The Plan sets out the quality standards for sustainable design and construction required in the CR3 Neighbourhood Plan area in the document in Appendix 1 'Detailed Design Guidelines', in so far as they effect the built environment, including external areas and streetscape as well as the quality of the internal spaces that people are expected to use. The policies are not intended to frustrate new and contemporary design but are intended to be prescriptive about the quality of the end products.

6.5. The standard of much of the development in the Neighbourhood Plan area has been of a poor quality and carried out without any attempt to meet the interests of the wider community in terms of the appearance of the public realm or the quality of life offered to local people and occupants of the new developments. This is particularly felt to be the case in Whyteleafe, parts of Caterham Hill and parts of Caterham Valley. Examples are included in Appendix 1 in the document 'List of CR3 Sites for Improvement'.

6.6. If we wish to raise the quality of the environment, it behoves the legislators to set minimum standards that are high enough to protect the community at large.

6.7. It is important that the quality of the building stock and the quality of the public realm must be such that, in twenty years, the public will not regret the development that is permitted and the work that is carried out in altering the built environment. This is a principle aim of the Neighbourhood Plan.

6.8. In researching and drafting this policy, the CR3 Forum examined the character of the differing parts of the Neighbourhood Plan area, drew up character appraisals, assessed densities, identified buildings, features and areas of importance to the Plan area, areas of weakness, examined where design standards were weak or

non-existent and considered how these matters were dealt with in other authorities and areas, as well as considering the published guidance. We have established a framework against which designs can be prepared and against which development can be judged.

6.9. The design of new development must be appropriate for its location.The attached character appraisals, character zones and map (included in the Appendix) identify the strong characteristics of the Plan area which should not be undermined by design which is not in accordance with the policies in this Plan or where the use of standardised housing, office or other design is considered inappropriate. Design which is considered to improve the character of the area will be looked upon favourably.

6.10. Good quality contemporary design that works with the 'grain' of the character of the locality is welcomed as a means of improving the appearance of the locality, contributing to the area's richness and variety. It is important that all periods of a place's history are reflected in its built form.

6.11. This policy recognises that the richness in character of a place depends on the variety of design and material and especially on the high quality of design in terms of proportion, balance and interest. There is no intent to dictate the manner or style of design or to avoid contemporary design – indeed it is encouraged. New developments should not be lacking in character and there is an intent to avoid 'pastiche' design.

Figure 1 - Whyteleafe Business Village

Figure 2 - New Flats, Godstone Road, Caterham

6.12. Both sites above show better design in operation, one for a block of flats where the lines have been broken up to give a more interesting frontage and the second, a set of offices which endeavour not to dominate their surroundings.

6.13. There is very clear evidence from the census that there is an increasing ageing population, for whom especially provision with regards to room sizes, circulation and door widths needs to be made. In the absence of overriding standards and/or

guidelines from central or local government or relevant standards authorities, all developments must meet the minimum standards set down in the Detailed Design Guidelines. Applicants for ~~town~~ planning permission should make reference to Lifetime Homes Criterion.

6.14. In addition to the maximum residential density guidelines laid down in the Tandridge DC Local Plan (October 2014), residential developments will be judged based on a subjective measure of how the quality of the design of the development avoids a crowded more urban experience for its proposed residents and how the development fits in with the neighbouring properties within its character zone.

POLICY URD01 - GENERAL DESIGN

Intent: To ensure that all development is of a high standard through adherence to the design guidance.
To ensure that there is a satisfactory minimum standard of accommodation provided for people living within the CR3 Neighbourhood Plan area.
To ensure that residents and businesses are safe and secure and that they feel safe and secure.
To minimise disruption to neighbours and users of the area local to development.
To show that the design guidance has been considered through the submission of Design Statements for all developments.

Justification: Residents have indicated that much development in the CR3 area is sub-standard.
Residents have a perception that crime is worsening in the area. Therefore to seek to ensure that crime levels in the area remain low.
Standards are being introduced in many areas, including London, led by many bodies including English Partnerships and Housing Associations, the Joseph Rowntree Foundation and the Royal Institute of British Architects, as well as the Government consultation on Housing Standards.
The National Policy Planning Framework (NPPF) is emphatic about achieving good quality design.
Many design statements are vague and insufficient to demonstrate compliance with design guidance.
The Design and Access Statement does not currently mandate the inclusion of information on civic amenity during construction. This is needed to enable informed comment on applications and their later enforcement.

POLICY URD01 - GENERAL DESIGN

DESIGN STATEMENTS

Design Statements are required for all planning applications, irrespective of size and type. They will consider all the design issues, including details of the impact the development will have on the local infrastructure and on the amenities available in the local area. Each Design Statement will vary, depending on the nature of the development, but they must include a full explanation of the design approach supported by examples of rejected designs (if any) and illustrations demonstrating the validity and relevance of the adopted design and the manner in which it has been arrived at.

The Design Statement must address the policies and concerns raised throughout the Neighbourhood Plan. It is important to assess the urban (or rural) context in which the development is set and how the proposal adapts to this context.

POLICY URD01 – GENERAL DESIGN

The Design Statement should deal with:

- Visual appearance in terms of form, mass, building line, roof lines, site orientation, materials, relations to the public realm and vistas created within the street scene
- The type of development, mix, accessibility, benefits to future users, benefits to the public realm and compliance with the standards set down in the Neighbourhood Plan.
- Issues of safety and security in the detailed design and layout of buildings and the spaces around them.

Failure to provide a full and acceptable Design Statement shall be a reason for refusal of an application for planning permission.

DETAILED DESIGN GUIDELINES

In addition to the guidelines laid down in the Tandridge DC Local Plan (October 2014), the CR3 Neighbourhood Plan document 'Detailed Design Guidelines' shall be used to assess a planning application.

In the absence of overriding standards and/or guidelines from central or local government or relevant standards authorities, all developments must meet the minimum space standards set down in the Detailed Design Guidelines. These minimum standards should not be taken as maximum standards. The standards should not be taken as mere areas, but require that furniture and activity space required for the intended number of occupants be provided. Additional rooms, such as utility rooms, studies and en-suite bathrooms are encouraged but these require additional space above the minimum Gross Internal Area (GIA) to avoid compromising the space and functionality of the other parts of the home.

DESIGN AND ACCESS STATEMENTS

Where a Design and Access Statement is required to accompany an application for a major development (reference the DCLG Planning Portal), the statement should include a Construction Method Statement describing the manner in which the work will be carried out during construction, dealing with demolition, vehicle movements, skip storage, material storage, staff parking, noise control, hours of operation and any other issues that may impact on the amenities of adjoining properties and users.

6.15. The best developments are those designed with a sensitive understanding of their urban context, valuing the characteristics of the place and community. To assist in understanding the urban context of the CR3 Forum Neighbourhood plan area, character appraisals for the different parts of the Plan area have been produced and are included in the Appendix.

6.16. It matters how new development looks. Each building plays a part in the town and its architecture should contribute to the character of that part of the Plan area.

6.17. 'By Design' says '*Landmarks, gateways and focal points help people find their way. Vistas create visual links between places. Planting can emphasise pedestrian routes*'.

6.18. Woven throughout the area is an intricate network of public spaces made up of streets, paths, lanes, bridleways, parks, recreation grounds, commons and woodlands. This is the framework of the area, allowing people to get to where they want to go and allowing them to enjoy the area in which they live. New development should respect, connect into and improve this network.

6.19. Public spaces are most successful when they make clear who is meant to use them. It is important that outdoor spaces are inviting, accessible and engender a sense of ownership amongst the people who are intended to use them. There should always be clear distinctions between spaces that are for public use and private use.

Figure 3 - Former Caterham Barracks

Figure 4 - Former Caterham Barracks

Figure 5 - Raglan Precinct, Caterham

6.20. The first two pictures above show how public space can enhance an area when the standards of a Conservation Area are applied, as at Caterham Barracks. The third picture illustrates how a poorly accessed and uninviting play-area can detract from the buildings around.

6.21. The design, location and function of buildings can reinforce the identity and character of the routes and spaces they serve. Concentrating the most active uses on main routes and around focal points will contribute to the vitality of a place. Civic and community buildings, located around public spaces, provide symbols of community identity and a focus for civic life.

6.22. The relationship between buildings and between buildings and the street are vital to a successful environment. Buildings which follow a continuous building line can help to reinforce the street scene and to create an unambiguous distinction between public and private spaces. Respecting the historic or traditional building line helps to integrate new development into the street scene. Projections and set-backs from the building line, such as bays and entrances, add valuable emphasis without undermining the principle of continuity. Where buildings are set back from the common building line, they should create usable, attractive spaces for pedestrians. There are examples of areas where a more varied building line could improve the street scene, for instance along the Croydon Road in Caterham Valley.

6.23. Well-designed corners enhance legibility by creating visual interest and contributing to a distinctive identity. Corner buildings provide identity and points of orientation. Making them higher than the surrounding buildings will emphasise their importance. Locating public uses such as shops on street corners enhances activity and local identity.

6.24. Placing entrances and windows on street frontages and around public spaces brings activity which in turn increases neighbourliness and security by passive surveillance. Public spaces that are flanked by windowless elevations can be a

catalyst for anti-social behaviour. Narrow plot widths have been found to promote more active frontages.

6.25. With regard to the town centres in the Neighbourhood Plan area, an attractive environment is crucial to enhancing the commercial prospects and the retail vitality. New or altered shop fronts should respect and enhance the building of which they form a part and should not conceal or destroy any features of merit. A badly-sited or poorly-designed sign, fascia, blind or security shutter can have a detrimental effect on the character of the area and collectively result in visual clutter. If sensitively designed, they can make a positive contribution.

6.26. The space between a building and the street needs to be carefully managed. This space marks the transition from public to private and is a significant part of the street scene. Front gardens tend to be of lower value to householders and are frequently converted into parking areas, which is not the most desirable outcome in visual terms. It may be better that these parking area are designed in from the start rather than leaving it to future occupants to manage in an ad-hoc manner. These spaces also need to consider the problems of refuse storage.

6.27. The scale, massing and height of proposed development should be considered in relation to that of adjoining buildings; the topography; the general pattern of heights in the area; views, vistas and landmarks. Building heights can increase by progressive development but radical intrusion is not necessarily desirable. Large monolithic slab development, unrelated to the topography which is a key feature of the area, is to be avoided. The massing of development contributes to creating distinctive skylines in towns and villages. The character of a skyline is composed of the massing of blocks and the shape of roofs, as well as by the height of the buildings and the depth provided by the inter-relationship of foreground buildings and background, protecting key features. A building that stands out from the background must contribute positively to views and vistas as a landmark.

6.28. Richness of detail is particularly important at ground level.where people see it at close hand. The choice of materials can add interest and aid legibility. Careful use of materials for external flooring can bind areas together into a harmonious whole. The infinite variations in any natural material have their own intrinsic qualities and uniqueness. The quality of signage is important in establishing character and can enhance identity and legibility. Works of art and lighting schemes can help to create identity, telling stories and creating points of orientation.

6.29. A sense of place often depends on the design of the public realm and its contribution to an area's character and identity. Bespoke design can help, not least of street furniture. Street furniture, signs, guardrails, bins, bollards, utilities boxes, lighting and other items tend to accumulate on a footway and can clutter

the streetscape, which is visually intrusive and can be a difficulty for disabled persons. Agencies responsible for installing these should consider the need for these installations and if necessary, they should actively seek methods of reducing the clutter, such as locating streetlights on buildings, traffic signals on lamp standards, providing adequate bin storage, etc.

6.30. Space for planting should be integrated into new developments. The planting adds value, softening the impact of the buildings, creating visual and sensory interest and improving the air quality and micro-climate. It can provide habitat for wildlife, as well as shade, shelter, privacy, spatial containment and separation. They can be used to establish landmarks, visual barriers or gateways. Planting of indigenous species that offer seasonal variety are to be preferred.

6.31. Wherever possible, development should be arranged around existing trees. Removal of trees to permit development should be permitted only in exceptional circumstances and under very strict conditions *. This is particularly important in the CR3 area where much of the character of areas such as Harestone derives from the tree cover. If there are too many trees to allow development, then one has to judge the site as undevelopable. Clearly trees can be of different types and condition.

6.32. Views and landmarks within the CR3 Neighbourhood Plan area contribute to the sense of place, creating vistas and interest, giving local identity to different parts of the Plan area. Inappropriately designed or sited buildings or structures (whether in front, behind or to the side of a local landmark or view) within the sightlines of panoramas or the viewing corridors of local views can have a detrimental effect on both the quality of the view and thereby on the wider area.

6.33. Where new development is likely to have an impact on a designated view or landmark, accurate visual representation of changes will be required. Careful consideration will need to be paid to materials, finishes, skylines and silhouettes.

6.34. One of the significant features of the CR3 Neighbourhood Plan area is its topography, with narrow steep-sided valleys with wooded hillsides. This creates a number of striking views of hillsides and ridges. This wooded backdrop makes a significant contribution to the character of the area. Development on these hillsides will inevitably involve felling of trees and heavily exposed development. This is already evident in some parts of the area and has been demonstrably harmful to the character, amenity and appearance of the area. Just two examples are Commonwealth Road in Caterham and Court Bushes Road in Whyteleafe. In addition to the harm caused to the general character of the area, there is also a loss of valuable habitat and foraging areas for wildlife, as well as potential impact

on drainage and soil erosion. Accordingly, wooded hillsides and ridges are to be strenuously protected.

POLICY URD02 – BUILT ENVIRONMENT & PUBLIC REALM

Intent: To identify essential issues regarding the built environment and the public realm that must be addressed in the Design Statement.
To minimise the visual dominance of parked vehicles and to help improve road safety and minimise road congestion.

Justification: The standard of Design Statements is very variable and they can be silent on context and how a development relates to the local environment and contributes to the public realm;
Residents' comments about the quality of the present public realm and on-street parking in residential areas;
To promote town centre regeneration;
To promote social well-being, healthy lifestyles and civic pride;
To attract inward investment.

POLICY URD02 - BUILT ENVIRONMENT & PUBLIC REALM

Public space should be designed with a clear purpose and use and should not be simply land left over by a development. Uses that add vitality and interest to the street scene are encouraged. The public realm must be clearly and deliberately designed to be attractive, uncluttered and accessible to all, improving the pedestrian experience.

In addition to the normal requirements for Design Statements set down by Central Government and the local planning authority, the Neighbourhood Plan would expect the following issues to be specifically addressed in the development design. More detail on each is included in the Detailed Design Guidelines.

CONTEXT AND CHARACTER

Development proposals should demonstrate how the design responds to its physical context and the local character.

NETWORK OF PUBLIC SPACES

Development proposals should demonstrate how a scheme complements the local network of public spaces.

USES

Development proposals must demonstrate how the proposed uses are appropriate to the locality within which the development is located and how those uses meet the intentions of the Neighbourhood Plan.

GENERAL BUILDING DESIGN ISSUES

Development proposals should respect the height, proportion, character and materials of surrounding buildings.

POLICY URD02 – BUILT ENVIRONMENT & PUBLIC REALM

(cont.)

LANDSCAPE, PLANTING AND TREES

All landscape associated with new development should be considered as an intrinsic part of the overall design concept and should be considered in detail from the outset, being given the same weight and importance as the materials chosen for the building and as the floor plans and elevations.

GATEWAY SITES, VIEWS AND LANDMARKS

New development and proposed alterations to existing buildings and structures must not have an adverse impact on designated landmarks, panoramas and views. Where the possibility arises, the opportunity should be taken to create new landmarks and views.

WOODED HILLSIDES AND RIDGES

The special character of the CR3 Plan area is defined by its wooded hillsides and ridges which are to be protected from development that would adversely affect the character of the area or lead to loss of key areas of tree cover, either as a result of construction or through everyday use of a development and any such development having an adverse impact will be unacceptable.

PARKING DESIGN AND LAYOUT

Car and cycle parking must be designed as an integral part of a scheme and must not be allowed to dominate or determine the urban form. It should be safe, secure, efficient and well-designed. All parking and service arrangements should be designed to minimise their visual impact.

Amenity Space

6.35. Open space, particularly open green space, is particularly valuable in built-up areas. In addition to benefits to health and well-being, green space adds amenity and can soak up rainwater. New proposals for open space should respond to scale and setting, complement what exists and address deficiencies. Even small housing developments offer the opportunity to add to the quality of the public realm through tree planting, street furniture and the use of high quality materials,

details and workmanship. Sustainable urban drainage should be provided for hard landscape areas, using permeable surfaces.

6.36. Play is vital to child development. It is the means by which children explore ideas, learn social skills and make discoveries. The appropriate size or type of play space will depend on the existing provision within the area, the size and make-up of the child population (including any additional need created by the new housing) and the nature of the development in its context. Where dedicated playgrounds are provided, they should be integrated with surrounding social spaces and buildings. Ensuring that play spaces are overlooked and secure is vital. Consideration should also be given to the access needs of disabled children and carers.

Figure 6 - Hillside Road, Whyteleafe

6.37. Above is a local example of where ample play and amenity space has been given for local residents of a development.

POLICY URD03 - AMENITY SPACE

Intent: To ensure that the residents' needs for amenity space (play areas and communal open space) are properly met.

Justification: To encourage happy and healthy communities.
To encourage sustainability.
To create places where people want to live.

POLICY URD03 - AMENITY SPACE

For developments with five or more family dwellings (a family dwelling defined as a residential unit with two or more bedrooms, not specifically designed for people of retirement age), development proposals shall make appropriate play provision, in accordance with the guidelines set out in the Detailed Design Guidelines.**

For all developments of five or more dwellings, communal open space must be provided and development proposals should demonstrate that the space is:

- overlooked by the surrounding development,
- has seating,
- is accessible to wheelchair users and other disabled people,
- designed to take advantage of direct sunlight and
- has suitable management in place.

Noise

6.38. New developments have a responsibility to not increase substantially the ambient noise for neighbouring properties. In addition the noise experienced by the occupants of the new development, generated both by other occupants of the development and by the surrounding neighbourhood, should be acceptable for the use of the property (residential, business or commercial).

POLICY URD04 - NOISE

Intent: To protect and safeguard amenity
To safeguard new and neighbouring properties from nuisance noise.

Justification: The Noise policy Statement for England (NPSE) by Defra March 2010
BS4142: The standard states that if the noise at the point of assessment is 10 dBA LAeq,T above the background noise level LA90,T then “complaints are likely”. A difference of around 5 dB(A) is of “marginal significance”. If the rating level is 10dB(A) below background then this is a positive indication that complaints from residents are “unlikely”.

WHO Guidelines for Community Noise
BS 8233 Sound Insulation and Noise Reductions for Buildings
Code of Practice

PLANNING POLICY URD04 - NOISE

All developments should show that they comply with the above noise criteria and codes of practice and current legislation ensuring that no part of the development will cause a 5dB(A) increase above existing ambient background noise levels either within the development or on its boundaries.

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Lighting

6.39. Lighting can contribute to:

a. Reducing risks of night-time accidents;
b. Assisting in the protection of property;
c. Discouraging crime and vandalism;
d. Making residents and street users feel safer;
e. Enhancing the appearance of a place after dark.

6.40. Having noted the benefits of lighting, it is also true that it can cause disturbance through light pollution and can use a considerable amount of energy.

6.41. Lighting can be located in positions where its detrimental impact is minimised.

6.42. The choice of light fitting, particularly those which direct light downwards, can minimise the effect of lighting on the locality.

6.43. The use of sensors and timers can also minimise the impact of lighting and, can reduce energy consumption, extending the life of the lamp fitting.

POLICY URD05 - LIGHTING

Intent: To ensure that the health and safety of residents, businesses and road users and to ensure that they feel safe and secure;
To improve the appearance of the area;
To help improve economic activity.

Justification: Public concern over safety and the shabbiness of the public realm;
To seek to ensure that crime levels in the area remain low;
To implement the principles of 'Secured-by-Design';
To avoid inappropriate selection of light fittings.

POLICY URD05 – LIGHTING

Lighting should be sensitively installed to achieve the benefits described above, minimising light pollution through careful selection of location of fitting and type of fitting. The use of sensors and timers can avoid the need for continuous lighting. The size, design and luminosity of street lights should vary according to the character of the local built environment so that it is in keeping and appropriate to the streetscape.

Provision for Disability

6.44. Access for all to the built environment is right at the heart of inclusive design and environments. The Disability Discrimination (1995, 2005) and Equality (2010) Acts mandate more accessible environments.

6.45. In terms of this Plan, there are three key areas to be addressed:

a. Use of the public realm, particularly for the visually impaired and wheelchair users;

b. Access into buildings, including parking provision;

c. Usability of the internal spaces of buildings.

6.46. Housing and facilities needs to be provided for persons with disabilities. Generally, buildings, particularly homes, need to be easily adaptable without the need for structural alterations to make it suitable. The most difficult disabled use to accommodate is wheelchair-accessible spaces. With an ageing population, we can anticipate that disabled needs must be provided for, enabling disabled people to enjoy a reasonable quality of life. In housing terms, disabled homes, including wheelchair-user dwellings, need to be spread across all types of development, allowing choice of aspect, floor level and tenure. The principles included in 'Lifetime Homes, Lifetime Neighbours' should be adopted.

POLICY URD06 - PROVISION FOR DISABILITY

Intent: To promote inclusiveness.
To respond to the changing demographics.

Justification: Disability Discrimination Act and Government policy.
Census and other data.

POLICY URD06 - PROVISION FOR DISABILITY

The provisions of the Disability Discrimination Act need to be met in all planning applications.

For developments of five or more dwellings, 10% of new housing (with a minimum of one dwelling) should be designed to be wheelchair-accessible or easily adaptable for residents who are wheelchair users in accordance with published Best Practice.

Derelict Sites

6.47. The CR3 Forum Neighbourhood Plan area has suffered for many years from a ~~large~~ number of blighted sites, which have been allowed to decay and which have not been re-developed. Examples are the former Ann Summers building alongside the A22 adjacent to the boundary with the London Borough of Croydon; the former offices of the Rank organisation now known as Whyteleafe House near Whyteleafe South station and the former Rose and Young garage/car showroom site in Caterham town centre. A full list of these is included in the Appendices and a couple of well-known examples are shown below. These sites have had a detrimental effect on the appearance and vitality of the Plan area.

Figure 7 - Former Rank Organisation Offices, Whyteleafe

Figure 8 - Former GSP Offices, Whyteleafe

6.48. While it is recognised that there are a number of factors that influence a landowner in how land is managed, of which market condition is one it has also got to be appreciated that there is a community interest. Neglect of property over a long-term is unacceptable and there can be little excuse for neglect when sites lie vacant for five or more years.

6.49. After a certain length of time, landowners and developers cannot expect to be allowed to leave property to decay because they cannot develop land as they might wish or because they have overpaid for land. This is especially true in town centre or key-site locations.

6.50. The Parish Councils form part of the CR3 Forum responsible for this Plan and this policy is binding groups directly involved in the plan which will continue to exist into the future term of this Plan.

6.51. Where sites have remained derelict and unmaintained for a minimum period of 18 months, the local Parish Council, together with the CR3 Forum, shall assess the importance of the site and the consequences of any neglect. If they consider that the action should be taken, then they are to prepare proposals in line with the aspirations and policies set down in the Neighbourhood Plan for that land and shall seek to obtain a Neighbourhood Development Order through referendum as set down in the regulations. If the Neighbourhood Development Order is approved

at referendum, the Parish Council and CR3 Forum shall apply to the local planning department for a Compulsory Purchase Order to be implemented.

6.52. POLICY URD07 - DERELICT SITES

Intent: To avoid long-term dereliction of land within the NP area;
To make effective use of land within the context of the NP;
To avoid an unsightly public realm and impact on the well-being of the area.

Justification: The large number of long-term derelict sites within the CR3 Plan area;
The difficulty for the local planning authority to deal with the problem;
To improve the economic well-being of the area;
To ease a restriction on the availability of development land.

POLICY URD07 – DERELICT SITES

Where land and/or buildings have remained derelict and unmaintained for at least 18 months, the Parish Council together with the CR3 Forum (or its legacy body) shall:

a) Within one month, assess whether the site is having an adverse impact on the local area;

b) If it is deemed that the condition of site is causing environmental, economic or social damage on the local area, the Parish Council shall approach the owners of the property and establish the situation and shall seek to persuade the owners to take remedial measures;

c) If, after five months from the date at which the Parish Council initially approach the owners of the land, no actions to improve the situation are commenced, or if those measures do not lead to commencement of measures to meaningfully improve the land within one year of the date at which the Parish Council initially approached the owners, then the Parish Council and the CR3 Forum shall prepare proposals in line with the aspirations and policies set down in the Neighbourhood Plan for that land and shall seek to obtain a Neighbourhood Development Order through referendum as set down in the regulations.

d) If the Neighbourhood Development Order is approved at referendum, the Parish Council and CR3 Forum shall apply to the local planning department for a Compulsory Purchase Order to be implemented to enable the approved development to take place.

Development Mix

6.52. In order to achieve a balanced self-sustaining community, development in the CR3 Plan area needs to be balanced between the amount of housing development, the capacity of public services and the transport network to meet the additional demand and the ability of the area to provide local employment, recreation and community facilities for new residents.

6.53. It is considered desirable for a significant proportion of residents to work locally, as this was called for by a large number of residents responding to the residents' Questionnaire. In addition, if people live and work locally, they will have a greater commitment to the locality, which will foster a sense of community. It promotes a better lifestyle whereby people do not lose, say, three hours a day commuting to

London, putting strain on the individual, on families and on the transport network. Facilities for home-working need to have a higher profile when considering applications for housing development.

6.54. The character and mix of development in each of the area's town centres will shape the character of each part of the area, and will be essential in the creation of a sense of 'place' and in achieving the satisfaction of the local community.

6.55. The mix of uses can help determine how well-used a place is and what economic and social activities it will support.

6.56. A mix of uses may be appropriate at a variety of scales. In a town centre for example, housing can provide customers for shops, make use of empty space above retail units, provide natural surveillance of the centre and generate activity when the commercial elements are closed. In residential areas, workplaces, shops and other facilities can make the place more than a dormitory and can help to bind a community. The extensive prevalence of home-working and the opportunities for this without isolation need to be considered.

6.57. Mixed-use development can make the most of opportunities for higher densities and intensive activity at locations with good access to public transport.

Figure 9 - Eothen Close, Caterham

A good example of where residential and commercial premises have been blended together is shown above.

POLICY URD08 - DEVELOPMENT MIX

Intent: To achieve a self-sustaining community in terms of business and employment opportunities, retail availability and a mix of residential options.
To avoid the CR3 area becoming purely a 'dormitory' for London and Croydon.

Justification: Public opinion and the perception that a single form of development has taken place without compensating balancing development within the Plan area, to the detriment of the well-being of the area and a lack of choice for its residents.

POLICY URD08 – DEVELOPMENT MIX

Developments which contribute to a richer mix of residential, commercial and business properties in the CR3 area are to be encouraged.

Large residential developments (greater than 30 dwellings) in character zones which feature business and/or commercial sites must provide for balancing business or commercial premises to ensure that that character zone's mix of properties is not overly diluted.

Safeguarding the Natural and Historic Environment

6.58. Both the natural environment (landscapes, countryside and wildlife) and the historic environment (built and buried heritage) are the result of interaction between nature and human activity over thousands of years. They combine to form the character and heritage of our area. The Neighbourhood Plan therefore takes a unified approach.

The Natural Environment

6.59. CR3 benefits from a striking and distinctive natural environment. This makes it special and gives a strong sense of place. The hilly terrain affords many fine and far-reaching views. The dramatic southern escarpment of the North Downs, the chalk downland flora and fauna, steep valleys, wooded hillsides, parks, open spaces and countryside together form a resource of great richness and variety.

6.60. The open spaces and wooded areas provide refuges, stepping stones and corridors important for supporting ecosystems and biodiversity. Without them species that vary from Roman snails to deer and from orchids to Yew trees would become isolated and less viable. Actively designing threads of green space through new development has the potential (during the life of the Plan) to link these often fragmented habitats. They can then become stronger chains of green infrastructure that benefit people and wildlife.

6.61. The quality of its landscape, countryside and wildlife is a major factor in the appeal of the CR3 area to residents and recreational visitors alike. The natural environment is making a significant contribution to social, environmental and economic wellbeing and thus to sustainable communities.

6.62. Parts of our area are recognised as being of regional, national and international significance. The Surrey Hills Area of Outstanding Natural Beauty (AONB) and the Green Belt are the most important categories. They reflect the quality and visual appeal of the North Downs and the immediate surroundings that form its landscape setting. All the designations are shown on mapping that accompanies the Tandridge Local Plan.

6.63. The Neighbourhood Plan introduces two new categories that should be recognised, retained and conserved. They have no additional legal protection but are a material planning consideration.

6.64. Neighbourhood Strategic Green Spaces (shown in the Appendix) are the green spaces that contribute to sustainable neighbourhood communities.

6.65. The threads of open land and especially woodland act as a buffer, defining the visual boundaries of settlements and prevent them merging. Where a Neighbourhood Strategic Open Space is also Green Belt, it is emphasising the particular local criticality that certain pieces of Green Belt have.

6.66. Some local green spaces are safeguarding the integrity of formally designated areas such as the AONB. They all act as important wildlife refuges and corridors. They include amenity land like commons, greens and allotments, where these also create visual amenity and local character.

6.67. The aim is also to support existing Local Plan categories such as Wooded Slopes, Sites of Nature Conservation Importance and Biodiversity Opportunity Areas. These have the potential to make a more meaningful contribution to the amenity and biodiversity of the neighbourhood through collective green infrastructure.

6.68. Neighbourhood Views (shown in the Appendix) are those that make a particular contribution to neighbourhood character and visual amenity.

6.69. The elevated topography affords impressive vistas as far as London and the South Downs, especially to and from the AONB. There are many purely local views that may be equally important. For example, glimpses through or over urban buildings to wooded valley slopes or fields beyond afford welcome visual relief. Views that frame well-known historic landmarks such as church spires are also important to local communities.

6.70. Visual amenity is threatened in some areas. Blocks of flats of inappropriate height and bulk have the potential to intrude into both wide vistas and local views. The wooded valley slopes are a strong character feature that has screened the effect of increasing development. There is a desire to clear trees to create attractive views out. This has become self-defeating as increasingly the view is of similar new developments on the opposite slope.

6.71. The Appendix only gives examples. For each proposal the effect on locally-significant views must be identified and assessed in the light of public consultation.

Figure 10 - Open vista in Chaldon

Figure 11 - Wooded hillside from Caterham Valley centre

The Historic Environment

6.72. CR3 has a strong built and buried heritage; ranging from prehistoric monuments through medieval villages and churches, to grand Victorian mansions. There is also a strong military history including a fort, barracks and a well-preserved Battle of Britain airfield.

6.73. Our area is not a uniform suburb. It has been developed gradually over the 150 years since the arrival of the railway. This has created Victorian and Edwardian street scenes of architectural variety and interest including many fine examples of early 20th century domestic housing.

6.74. These heritage assets all form an irreplaceable part of local character, tradition and memory. They give a sense of continuity and place to both established and incoming populations. They can help improve the perception and viability of our urban centres. Better use of the historic environment can therefore bring social, cultural, environmental and economic benefits.

6.75. However many locally significant assets are not officially recognised or protected. This has resulted in a cumulative erosion of the separate character and distinctiveness of CR3 communities. Many Victorian and later buildings of distinctiveness and appeal have been needlessly demolished without recognising the potential contribution they can make to sustainable neighbourhoods.

6.76. The Plan aims to give a stronger place-shaping role to local communities. It introduces two new categories of locally significant assets that should be recognised, retained and conserved. They have been identified through character appraisals and a Heritage Survey (see Appendix). They have no additional legal protection but are a material planning consideration.

6.77. Neighbourhood Character Features are individual assets of merit and interest, mainly buildings that make a positive contribution to the street scene.

6.78. Neighbourhood Character Areas are areas of distinctive local character that contribute to viable, sustainable communities. Here individual Character Features will often have a wider group value.

The Character Areas include our somewhat run down urban centres where historic features have the potential to promote regeneration.

Figure 13 - Cedar tree, Caterham

Figure 12 – Caterham Court Lodge

The Safeguarding Process

6.79. The Neighbourhood Plan sets out a clear sequential process of consultation and assessment; conservation and enhancement; and mitigation of impacts. It is explained more fully in the Appendix.

Consultation and Assessment

6.80. The NPPF incorporates the principle of weighing any environmental harm caused by a development proposal against its benefits. The information provided to local people needs to be sufficient to allow that assessment to be made.

6.81. The Government has stated that early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential, so that local plans reflect a collective vision and a set of agreed priorities for the sustainable development of an area including those contained in any Neighbourhood Plans (*NPPF, 2012*).

6.82. The CR3 Forum believes that a joined-up, collaborative approach between all parties is essential for successful delivery of the Neighbourhood Plan.

6.83. The Local Authority and other statutory bodies should encourage communities and their representatives to participate in the consultation process. Adequate, timely information must be made widely available in easy-to-access formats. Increasingly that requires the use of well-designed websites, online polls and social media.

6.84. Proposers also need to engage proactively with local people. Consultation events should take place before proposals are finalised and be well-publicised. That allows local communities to have input into the design process so that their priorities are addressed. The aim is to reduce disagreements, making the planning process more credible and efficient for all concerned.

6.85. The information provided by proposers must include a description of the nature and significance of assets within the site and its locality, where these may be

affected by the scheme. Particular attention should be given to how assets may be perceived and valued by local people. Any effect that the proposal may have upon the asset (including its surroundings and views) should be described. Supporting drawings and photographs may help. Documentation may range from a brief explanatory statement to a specialist report.

6.86. This may not always be sufficient. The presence of wildlife species or habitats may be unclear. Historic features may be buried or concealed. If so, a site survey may also be needed (such as a wildlife audit, archaeological field evaluation or historic building appraisal).

Conservation and Enhancement

The natural environment

6.87. Wildlife conservation is important in combating the erosion of biodiversity that is largely a consequence of human action, from poorly thought-out development at local level up to climate change globally. Conservation in turn contributes to human wellbeing. Much of CR3 has stable communities where people have often lived for many years. There is a sense of community, place and belonging that should be supported.

6.88. The natural environment is quite possibly the most sensitive development issue in CR3. Public consultation for the current TDC Core Strategy gave retention of the Green Belt and protection of the countryside as the top priorities facing the District.

6.89. Although CR3 is a small part of Tandridge District it has seen by far the largest proportion of approved development. The building and population densities are now correspondingly higher than the rest of the District. The remaining green spaces around and within the built-up areas in CR3 are of great importance - for both wildlife conservation and public enjoyment.

6.90. The Neighbourhood Plan aims to address local values and concerns. Sustainable communities imply sustainable development that has been designed from inception to avoid environmental damage and deliver tangible benefits locally to wildlife and people. Great weight must be given to that priority in decision-making.

6.91. Some of the key local issues are considered in the Appendix. They are:

a. The Surrey Hills AONB and its surroundings
b. The Green Belt
c. Woodland, mature trees, hedgerows and planting
d. Protecting wildlife habitats and species

6.92. However, conserving the natural environment in its existing condition is not sufficient. The Government aims to move from a net loss of biodiversity to positive gains for nature, in part by establishing coherent ecological networks more resilient to future pressures (NPPF).

6.93. The Local Plan includes a presumption in favour of proposals that seek to protect, enhance or increase Green Infrastructure (GI) ; promote nature conservation and management; restore or create Priority Habitats or maximise opportunities for geological conservation.

6.94. The Neighbourhood Plan seeks to ensure that this stated principle is implemented. Developments should include adequate areas of GI creation that offer demonstrable biodiversity gains, over and above the original site condition and any losses resulting from the proposal.

6.95. Evidence that this kind of sustainability has been designed in from inception will be a key criterion in decision making. The Neighbourhood Plan seeks sustainable developers – those prepared to make more than a short-term commitment to the people and wildlife of CR3.

The historic environment

6.96. The historic character of neighbourhoods and the resulting sense of place are not static. Our area has changed greatly over the last 150 years. Some changes such as the coming of the railway and the Victorian mansions were dramatic in their day. The Plan policies are not intended to fossilise the area by impeding further change.

6.97. The Plan aims to combine the best of the old and the new by having good conservation practice and good design at its core. Giving a new lease of life to historic assets can add distinctiveness, appeal and hence economic value.

6.98. Because of that potential, the restoration, enhancement and re-use of historic assets must always be given priority, before the option of permanently removing them is considered. Great weight must be given to that objective in decision-making.

6.99. However, conservation needs to be proportionate to the significance of assets and the impact of proposals. The Neighbourhood Character Features and Character Areas are not intended to obstruct owners wishing to improve their properties. Much of this will in any case be permitted development. The aim is to allow the contribution that the existing character of a neighbourhood can make to its future success to be better recognised, so that historic features are used to best advantage.

6.100. New buildings should provide a sympathetic backdrop that allows the character, settings and views of historic assets to be better appreciated. This implies appropriateness in form, massing and height and a consistent quality in overall concept, detailing and materials.

6.101. It may well be possible to leave buried archaeological assets undisturbed by means of relatively modest changes to the layout and construction method for new works. The same applies to historic landscape features, planting and trees. However, conservation of the historic environment in its existing condition is not sufficient.

6.102. Each of our local centres appears somewhat tired and run down. Original Victorian and Edwardian buildings are still contributing to local character. Often they are replaced by mediocre poor quality buildings that harm neighbourhood appeal and viability.

6.103. The future of high streets and urban centres is uncertain in the internet age. Part of the answer has to be independent shops and businesses that are local, special and different – especially if they occupy buildings and street scenes that are equally varied and distinctive. The Neighbourhood Plan therefore lays great stress on improving the individuality, design standard and build quality of new construction.

6.104. A conservation-based approach does not prevent innovative re-use of older buildings or bold new landmark schemes. These can assist regeneration, provided that key historic elements are respected, within a scheme that is itself of sufficient design quality to become a character feature of the neighbourhood.

Mitigation of Impacts

6.105. The Neighbourhood Plan puts conservation and enhancement of the natural and historic environment first. If this is not achievable and development will result in impacts on locally-significant assets, then offsetting mitigation measures need to be agreed.

The natural environment

6.106. Whether wildlife thrives or declines is a result of human decisions. Decision-makers therefore need to think carefully about wildlife impacts when weighing the benefits of development against any environmental harm.

6.107. Some areas and species are formally protected. A designated site or habitat will have a surrounding biodiversity setting that also needs to be considered. Mitigation measures will vary with habitats, species and the nature of the impact. For these reasons the input of an ecologist and a wildlife survey may well be required.

6.108. The Neighbourhood Plan stresses the importance of retaining woodland, trees and mature planting. If removal is agreed it shall be the minimum required for the works. Clearing larger areas to create open views from new buildings is inappropriate, particularly on hill slopes. Mitigation must at least restore the original environmental state within the site and wherever possible enhance it. If restoration is not achievable at the original location then equivalent new habitat creation should take place nearby.

6.109. There may be extreme circumstances where it is not possible to restore habitats and species at or near the works location. In such cases Biodiversity Offsets may allow the developer to compensate for an unavoidable impact by contributing to a more general programme of environmental restoration elsewhere. This may deliver greater collective benefits including ongoing conservation and management. In line with the NPPF, this is considered a last resort.

The historic environment

6.110. In all our urban centres and elsewhere there are poorly-designed and -built eyesores, mostly from the 1960s-1980s, some in prominent locations. Sadly these mistakes by decision makers are not confined to the past and they undermine our future prospects for sustainable communities.

6.111. This is why the Neighbourhood Plan assumes that retention and re-use of locally-significant assets is always the first consideration. Mitigation for harm or loss is secondary and is not in itself a reason or justification for proposals.

6.112. If proposers do not consider that conservation is feasible, supporting evidence and justification must be presented. If this is accepted by the Local Planning Authority in public consultation, the proposer will need to provide mitigation for any negative impacts.

6.113. All mitigation must deliver tangible benefits, directly to the local communities affected. Although a general benefit may be considered to arise (for instance in

improving the supply of housing) site-specific mitigation is also required. It normally includes archaeological or built heritage investigation and recording commensurate with the impact on asset significance.

6.114. To achieve a community benefit the results of mitigation recording need to be made publicly available (for instance at a local museum and through press coverage).

POLICY URD09 – SAFEGUARDING THE NATURAL AND HISTORIC ENVIRONMENT

Intent: A clear and consistent process that focuses the application of existing legislation, designation, policy and guidance to what is considered important at neighbourhood level.

Justification: Proactive consultation and a conservation-based approach that supports sustainable communities are in line with government objectives, the localism agenda of neighbourhood planning and good environmental practice.

POLICY URD09 – SAFEGUARDING THE NATURAL AND HISTORIC ENVIRONMENT

A. Where proposals may affect the natural or historic environment the information provided to local communities must be sufficient to facilitate:

1. informed comment and active participation by all those who may be affected by the proposal.
2. advance comment and feedback so that local people may contribute to the design process before proposals are finalised.
3. an adequate assessment of the significance of assets as appreciated by local people and any effect that the proposal may have upon significance. A site-based assessment may be required. If so it shall be carried out to a specification to be approved by the Local Planning Authority prior to commencement.

POLICY URD09 - SAFEGUARDING THE NATURAL AND HISTORIC ENVIRONMENT (cont.)

B. There is a presumption in favour of proposals that seek to promote sustainable neighbourhoods by retaining, respecting, conserving and enhancing assets in a manner appropriate to their assessed significance. Those proposing works that may potentially affect the natural or historic environment shall therefore demonstrate how this is to be achieved. The information shall be set out in a specification to be approved by the Local Planning Authority prior to works commencing.

C. Where those proposing works believe that the presumption of conservation and enhancement should not apply the process is that:

i) supporting evidence and justification is required;
ii) if this is accepted by decision makers any resulting harm or loss to the significance of assets shall be offset by mitigation measures;
iii) any reduction in significance resulting from deliberate neglect of or damage to assets shall not be taken into account in decision making;
iv) the mitigation measures shall be proportionate to the significance of assets and the nature of the impact upon significance;
v) the mitigation measures shall be set out in a specification to be approved by the Local Planning Authority prior to works commencing.

Landscape and Countryside

6.115. Our local topography is integral to the character of our area with steep-sided valleys close to the escarpment of the North Downs and gentler slopes on the dip side. The resulting landform can be dramatic and rather atypical of chalk downland.

6.116. The dominant vegetation cover is of mature trees and woodland, except in the Chaldon area where there is a more open and farmed character. Belts of trees are a feature and may enclose open fields or built forms. The open space and wooded areas are significant for biodiversity, in particular providing wildlife corridors. The vegetation is important in maintaining the distinctive character of the Plan area.

6.117. Within the urban areas, there are some large open spaces which serve as amenity for the area and which are used for community activity.

Figure 14 -Bluebell wood, Chaldon

A large part of the CR3 Forum Neighbourhood Plan area comprises land designated as Green Belt, of which a substantial proportion is part of the Surrey Hills Area of Outstanding Natural Beauty (AONB) or is part of the Area of Great Landscape Value (AGLV) alongside.

6.118. It is widely recognised that the AONB constitutes a landscape of national importance and therefore must be accorded the highest level of protection.

6.119. As noted in Tandridge District Council's Core Strategy, a County-wide review of the AGLV concluded that the parts of the AGLV that abut the AONB within the CR3 Forum Neighbourhood Plan area share identical characteristics with the AONB in a number of places. In the Chris Burnett Associates' (CBA) report of 2007, the assessment identifies these AGLV areas as T2 and gives them a 'green' designation indicating that the areas are indistinguishable from the AONB alongside and should be protected. The Forum agrees with the Core Strategy that the AGLV acts as a buffer to protect the integrity of the AONB and should be protected for this reason as well as for its value in its own right.

6.120. With regard to 'ordinary' Green Belt, in policy terms, there is a general presumption against development within the Green Belt. This is included in the National Planning Policy Framework and within the Tandridge District Council Core Strategy which states:

> *In this part of Tandridge, the green belt is fractured and serves a very special purpose of great importance in preventing urban coalescence and sprawl. Parts of the green belt form part of the strategic open land separating the different built-up areas that make up the CR3 area and are regarded as of special importance and needing special protection over and above the normal green belt restrictions.*

The Habitat Regulations

6.121. The European Union seeks to protect important natural habitats. To protect such habitats, it created the 'Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora'. This directive is commonly known as the 'Habitats Directive'

6.122. The European Union also seeks to protect birds. To protect such species, it created the Directive '2009/147/EC on the conservation of wild birds'. This directive is commonly known as the 'Birds Directive'.

6.123. The above Directives have been carried into UK Law by 'The Conservation of Habitats and Species Regulations 2010'. These regulations are commonly known as the 'Habitats Regulations

6.124. The application of Habitats Regulations Assessment (HRA) to land use plans is a requirement of the Habitats Regulations

6.125. HRA must be applied to all Local Development Documents in England and Wales and aims to assess the potential effects of the plan against the conservation objectives of any sites designated for their nature conservation importance as part of the Natura 2000 network of European sites.

6.126. There is one Special Area of Conservation (SAC) near CR3 - The Mole Gap to Reigate Escarpment. Parts of CR3 lie within a 7Km buffer zone of this SAC (see maps in the Appendix).

POLICY URD10 – LANDSCAPE AND COUNTRYSIDE

Intent: To prevent urban coalescence,
To protect key landscapes.

Justification: The strength of public feeling about protection of green belt,
EU Habitats Directive,
Use of existing infrastructure,
Improved sustainability,
Poor public transport.

TDC will be assessing the value of the green belt against five criteria and 2/3 are the minimum for retention.

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

POLICY URD10 – LANDSCAPE AND COUNTRYSIDE

New development will be required to respect, conserve and enhance the landscape character.

The AONB and the associated AGLV are to be protected as areas of national importance. In the light of the Chris Burnett Associates appraisal, these areas of AGLV are to be given the same protection as the adjoining AONB. The special landscape character, heritage, distinctiveness and sense of place are to be conserved and protected, as well as important viewpoints into and out of the AONB. Prominent locations on the skylines and slopes are to be protected. Any development must take advantage of and conserve existing landscape features and tree screening and be of the highest design standards, sensitively responding to the distinctive landscape character. The highest environmental standards should be applied in these areas.

Within the Plan area, there are Valuable Habitats, Ancient Semi-Natural Woodland, Chalk Downland, Sites of Nature Conservation Importance and Sites of Special Scientific Interest (see Schedule in Appendix 1 document 'CR3 - VALUABLE HABITATS'). Applications for development or for land use change in these areas should not be permitted unless reasons for development clearly and beyond doubt outweigh the nature conservation or geological value of the site or feature. Qualified recognised bodies such as the Surrey Wildlife Trust should be consulted for their views before any approval is granted.

Any development within the 7km buffer zone around the Mole Valley to Reigate Escarpment SAC and SPA shall be assessed as set out under regulations 61 and 102 of the Habitats Regulations. Within the 7km buffer zone, all development leading to a net increase in dwellings will be required to contribute to the provision of Suitable Alternative Natural Green Space (SANGs) to the level of 8ha per 1,000 net increase in population (in the form of providing SANGs or in the form of financial contributions).

POLICY URD10 - LANDSCAPE AND COUNTRYSIDE (cont.)

No housing development should take place in the Green Belt if suitable brownfield sites are available. In addition, proposals for development including housing development within the AONB, the AGLVs and the Strategic Open Land will not normally be permitted. In order for development to be acceptable it would be required to demonstrate all of the following:

a. No alternative site is available.
b. Specific community benefit and that it meets a specific local need which strongly overcame any harm caused by the loss of green belt amenity.
c. It is not located in a visually-prominent location or would affect views into and from the site.
d. Complies with all other policies set out within the Neighbourhood plan and makes a positive contribution to character and amenity.

Green Infrastructure and Linear Parks

6.128. There is a world-wide movement to 'green' our urban spaces. These ideas are known by a variety of names, such as green infrastructure, green chains, green grid, linear parks, pocket parks, urban boulevards.

6.129. London has long applied this theme, with the sequence of landscaped urban squares and the big parks like St James, Green Park and Hyde Park which seem to run one into another. Examples from around the world are Le Projet Bonaventure in Montreal, High Line in New York, Promenade Plantee in Paris and Singel Park in Leiden. They occur as smaller interventions such as Invasion Verde in Lima. There are an enormous number of these projects.

6.130. The concept aims to link environmental assets and parts of the Plan area through the planting and landscaping of redundant or surplus urban land creating a connected and easily accessible open space network. This is indicated on the Character Zone map in Appendix 1. This land has been included in the Neighbourhood Strategic Open Spaces.

6.131. The reasons to encourage these networks are: that the trees and planting soften the urban landscape; they provide an amenity for residents and workers to enjoy; they create habitat and wildlife corridors, encouraging biodiversity; where they run alongside or form part of existing transport networks, they improve the appearance of the area and make for a more pleasant experience; while there is a need for hard landscaped meeting places (squares, piazzas), hard surfaced

spaces can contribute to the heat island effect and need drainage systems or designed drainage to manage storm water drainage. In some cases, it may be possible to create productive landscapes for community gardening, allotments and orchards, encouraging healthy eating. They can also encourage physical activity outdoors. Finally, these links can form a network that binds together the diverse parts of the Plan area.

6.132. Research carried out in America in 2008 and in Finland in 2012 has demonstrated that the opportunity to walk through an urban park can have a restorative effect on memory and attention span. They also found that ideally, when walking through an urban park, there should not be a view of the urban setting around you.

6.133. Clearly, no one development passing through the planning system can deliver this green infrastructure.

6.134. The Landscape Institute in their paper 'Green Infrastructure: an integrated approach to land use' published in March 2013, want '*local authorities to ensure that Green Infrastructure is a core requirement in their policy documents, such as development plans and development briefs.*' They go on to '*recommend that developers be aware of an area's strategic GI goals and appreciate how those goals contribute to mitigating the environmental impacts of new development and creating beautiful places.*'

6.135. This Neighbourhood Plan, in its attempt to look holistically at the whole realm of community life and need', proposes an integrated joined-up planning policy. It seeks to set planning policies for development but it also to give direction for development and change in the Plan area, not just for developers of individual sites but also for the Parish Councils, the District Council, the County Council and public sector deliverers of services, as well as community leaders and community groups.

6.136. This concept of Green Infrastructure can be delivered directly in local development by responsible developer. It can be delivered indirectly by developers through the use of Community Infrastructure Levy money, New Homes Bonus money and Allowable solutions money paid in response to development in the area. It can be delivered through the highways authority and other public bodies adopting and applying its principles wherever possible. Finally local people and local groups can seek to make this dream a reality through their own direct activities.

Figure 16 - Pocket park opposite Whyteleafe School

Figure 15 - Pocket park, Townend, Caterham

Insert Map here 11.3 CR3 with green infrastructure, Neighbourhood Strategic Open Spaces and Neighbourhood Character Areas

POLICY URD11 - GREEN INFRASTRUCTURE AND LINEAR PARKS

Intent: To provide and secure a network of green corridors throughout the neighbourhood as part of a Green Infrastructure Network.
To maintain and improve vegetation and woodland to help reduce air and noise pollution.

Justification: Green Infrastructure provides a variety of benefits such as stepping stones for flora and fauna by connecting habitats. In addition to providing gene pool protection for flora and fauna by allowing for cross fertilisation, securing habitat and allowing for safe movement between accommodation and feeding grounds, Green Infrastructure also allows for land stabilisation and the reduction in possible flash-flooding incidents (via vegetation roots).

Furthermore, the circulation of air through the green corridors can help to lessen the urban heat island affect which so plagues London as a major conurbation. It should be noted that the Neighbourhood Plan area immediately adjoins the London Borough of Croydon and the proposed green infrastructure networks which this Neighbourhood Plan proposes seeks to enhance and safeguard land which adjoins Corporation of London land which has SSSI designation (Riddlesdown Common) and Kenley Airfield (See map for fuller picture).

The presence of trees and vegetation contributes to the improvement of local air quality and helps reduce the impact of noise disturbance.

Much of the land that is proposed as part of the Green corridors consists of chalk grassland, of which only 2% of the original remains in England. These grasslands are important for a variety of orchids, wildflowers and grasses.

Furthermore the trees and Green Corridors reflect historical settlement patterns which became established due to topographical features. These topographical features form an important element in the character of the Neighbourhood Plan area and the wooded hillside slopes, in particular, are of local importance, as identified in the Tandridge Local Plan and the Harestone Valley Design Guide.

The NPPF places great importance on character and design, habitats and Green Infrastructure, as well as the principle of Sustainable Development. Sound science supports the latter themes in particular, to such an extent that the European Union places great importance through Environmental Directives on member states which are transposed into English law.

POLICY URD11 - GREEN INFRASTRUCTURE AND LINEAR PARKS

In developments of four dwellings or more or of commercial or other use class space with a floor area in excess of 230m^2 (2,500ft^2), the Applicant shall set aside and landscape land as a viable pocket park or as part of the larger green infrastructure scheme. Responsibility for maintenance of this space shall be the responsibility of the Applicant unless other measures (such as transfer of responsibility to the new owner of the land, to a Parish/Village Council, to the Highways authority, to a residents group) are put in place and notified to the local planning authority. The purpose of this requirement is to ensure that there is a maintenance responsibility in place for the new green infrastructure or pocket parks being created and that this is not overlooked in the process of development.

Development that results in the loss of green spaces that help shape the appearance of the public realm and street scene or that result in any harm to their character, setting, accessibility, appearance, general quality or amenity value would not normally be permitted. In order for development to be considered acceptable it would be required to demonstrate all of the following:

a. The community would gain equivalent benefit from the provision of suitable replacement green space or gain significant social, economic or environmental benefits from an alternative facility.
b. No alternative site is available.
c. In assessing development within this policy reference must be made to the policies and aims of the Neighbourhood Plan.
d. Make a positive contribution to character and amenity within its location.

Climate Change

6.137. The issue of climate change touches all aspects of the Neighbourhood Plan and needs to be considered in all proposed developments. The CR3 area is impacted more than most areas in the UK by the probable effects of climate change, most notably recently by the flooding of the River Bourne brought on by heavy rainfall in 2013/14 which affected large areas of Whyteleafe. Specifically in Urban and Rural Design, these effects can be mitigated, and the local contribution to climate change can be minimised, by good and thoughtful design.

POLICY URD12- CLIMATE CHANGE

Intent: To mitigate the effects of climate change on the CR3 area;
To maximise adaptation to the effects of climate change.

Justification: The CR3 area is particularly susceptible to climate change, as recently witnessed with the Whyteleafe flooding. The area has to shoulder its share of climate change mitigation and adapt, as far as possible, to its inevitable consequences.

POLICY URD12- CLIMATE CHANGE

All planning applications shall be expected to meet the standards set out in the Detailed Design Guidelines for Sustainable Homes, Heating, Water Management and Materials.

In addition, all non-residential developments are expected to meet 'BREEAM Very Good' as a minimum standard. Applications submitted after 31 December 2016 will be expected to be to 'BREEAM Excellent'.

The CR3 Forum supports the Government's requirement to move to zero carbon homes by 2016, through the adoption of Fabric Energy Efficiency, on-site Low Carbon Heat and Power and through the use of Allowable Solutions and expects the zero carbon development guidelines in the Detailed Design Guidelines to be followed.