



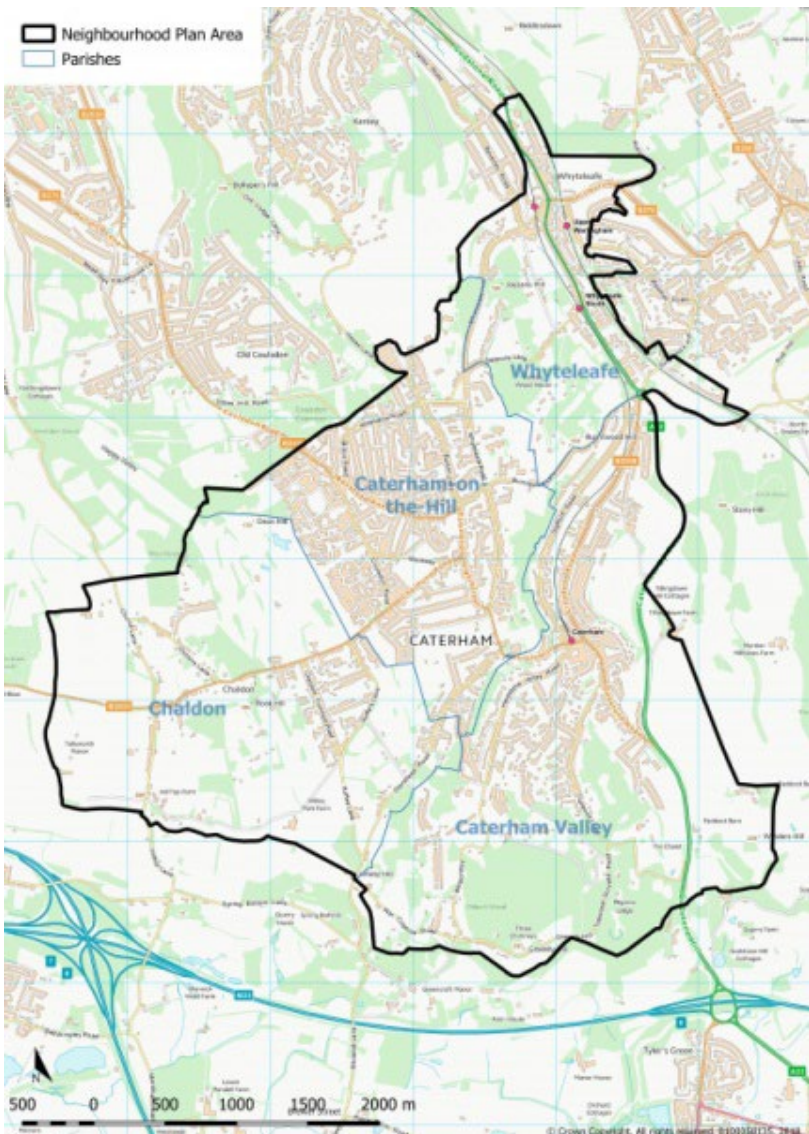
CATERHAM CHALDON AND WHYTELEAFE NEIGHBOURHOOD PLAN REVIEW

EXISTING POLICY CCW1

POLICY CCW1: HOUSING REQUIREMENT

During the period 2015 to 2026, proposals will be supported as identified in Figure 4.1 (see full plan document), Housing Site Availability in the Plan Area 2015 to 2026.

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





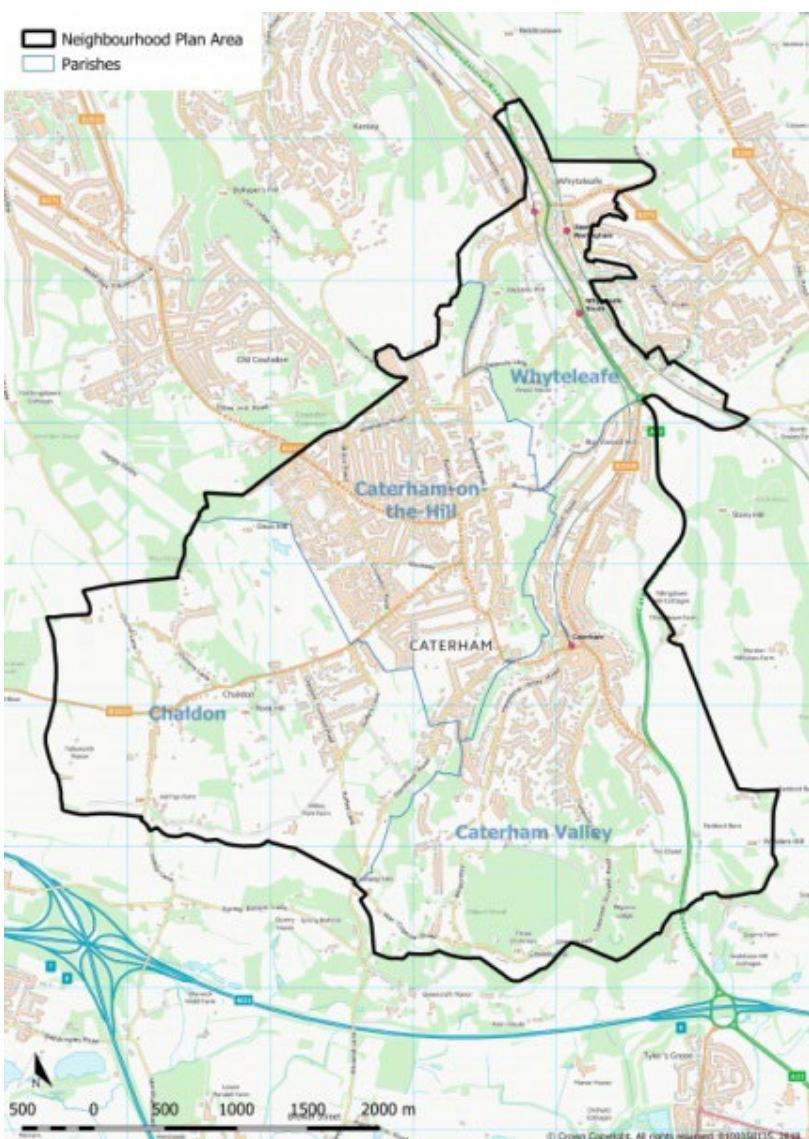
CATERHAM CHALDON AND WHYTELEAFE NEIGHBOURHOOD PLAN REVIEW

EXISTING POLICY CCW2

POLICY CCW2: MAXIMISING OPPORTUNITIES FOR HOUSING PROVISION

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

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





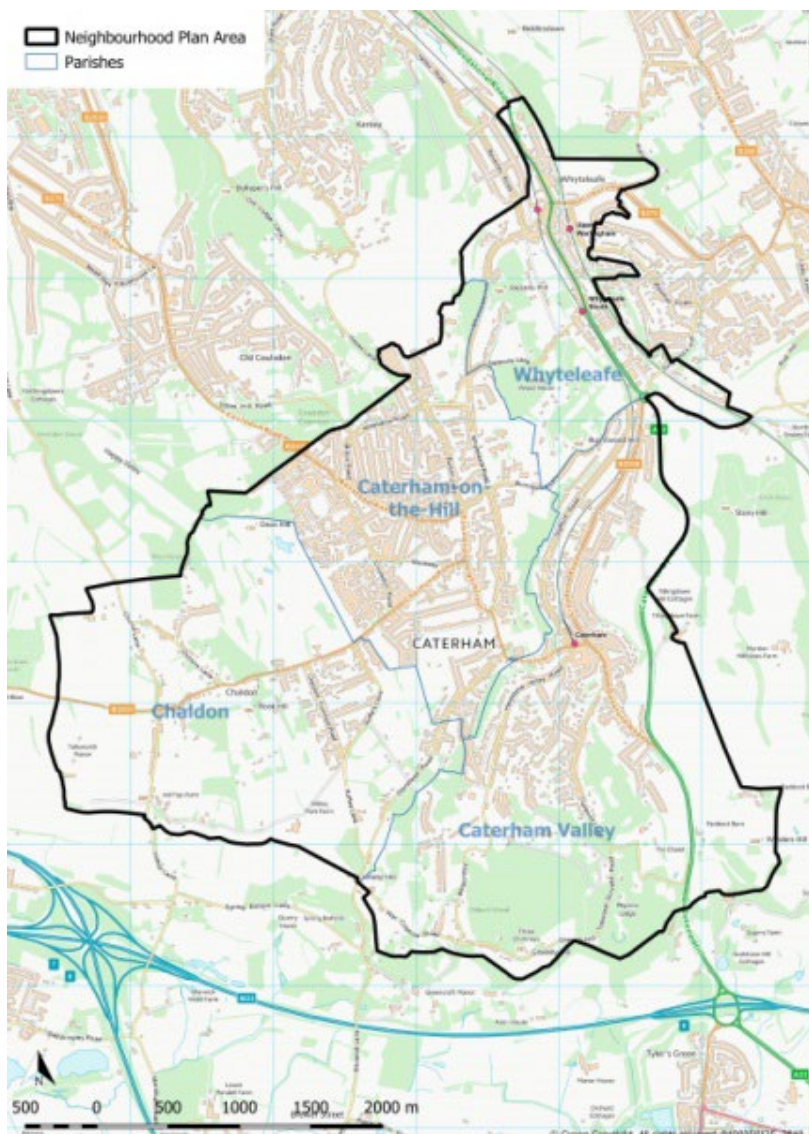
CATERHAM CHALDON AND WHYTELEAFE NEIGHBOURHOOD PLAN REVIEW

EXISTING POLICY CCW3

POLICY CCW3: HOUSING DENSITY OUTSIDE THE CATERHAM MASTERPLAN AREA

Development proposals for housing prepared to optimise housing delivery in accordance with the guidance in the Urban Capacity Study (2017) and in accordance with Policies CCW4 and CCW5 of this neighbourhood plan will be supported. Where development is proposed on land not covered by the Urban Capacity Report, housing densities in the range of 30 to 55 dwellings per hectare otherwise in accordance with the relevant policies in this neighbourhood plan will be supported.

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





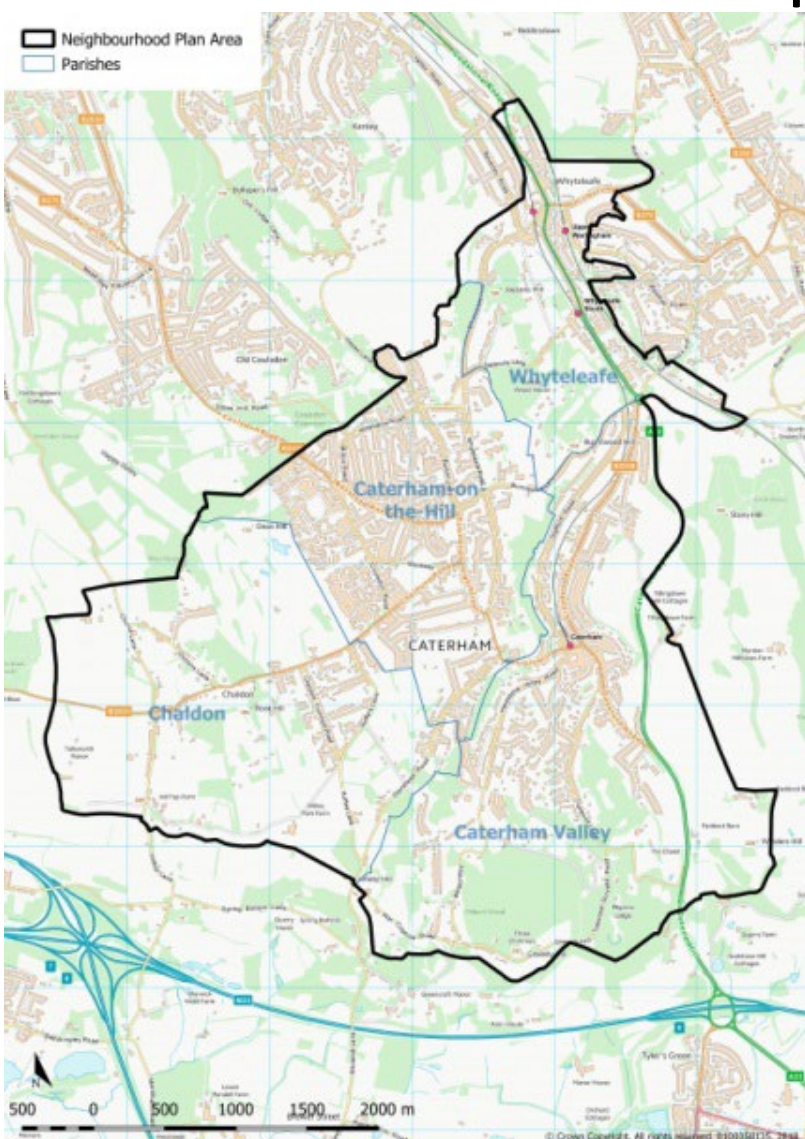
CATERHAM CHALDON AND WHYTELEAFE NEIGHBOURHOOD PLAN REVIEW

EXISTING POLICY CCW4

Development is expected to preserve and enhance the character area in which it is located (as shown in Figure 5.1). Development proposals in the defined character areas will be supported which:

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

POLICY CCW4: CHARACTER OF DEVELOPMENT



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



CATERHAM CHALDON AND WHYTELEAFE NEIGHBOURHOOD PLAN REVIEW

EXISTING POLICY CCW5

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

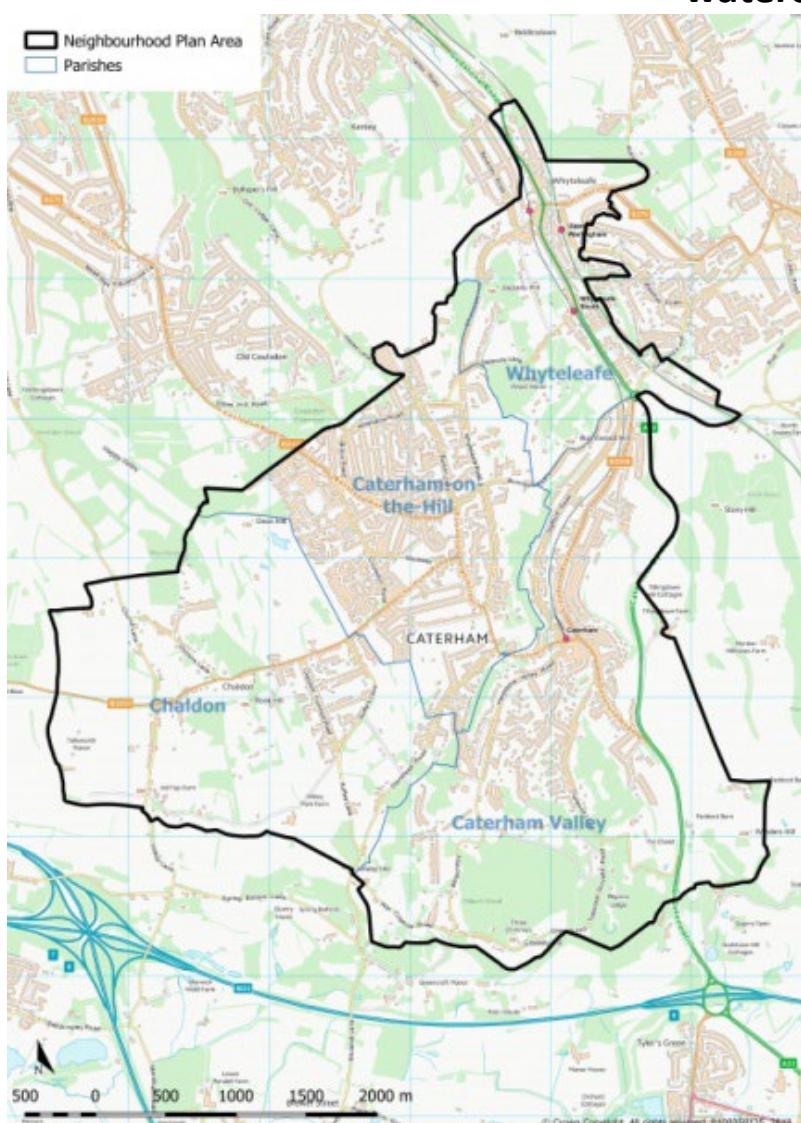
- a. Incorporating the principles of Building for Life (12), or successor design principles which would deliver a higher quality of design. Development proposals are encouraged to achieve the 'Built for Life' quality mark.
- b. Incorporating as appropriate, the guidance contained within the Caterham,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

POLICY CCW5: DESIGN OF DEVELOPMENT

It is important that new development reflects the character of the neighbourhood area as set out in policy CCW4 and described in the Caterham, Chaldon and Whyteleafe Neighbourhood Plan Design Guidelines, 2018. The design of residential properties should demonstrate that they look and feel like local properties.

The Neighbourhood Plan requires high-quality design standards that integrate with the Area and reflect and reinforce, without overwhelming, the rural character of the area situated at the foot of the Surrey Hills.

This policy seeks to expand on other design features to encourage high quality, locally responsive design that is in keeping with its landscape and townscape character and context. It should improve the amenity and functionality of the built environment.





CATERHAM CHALDON AND WHYTELEAFE NEIGHBOURHOOD PLAN REVIEW

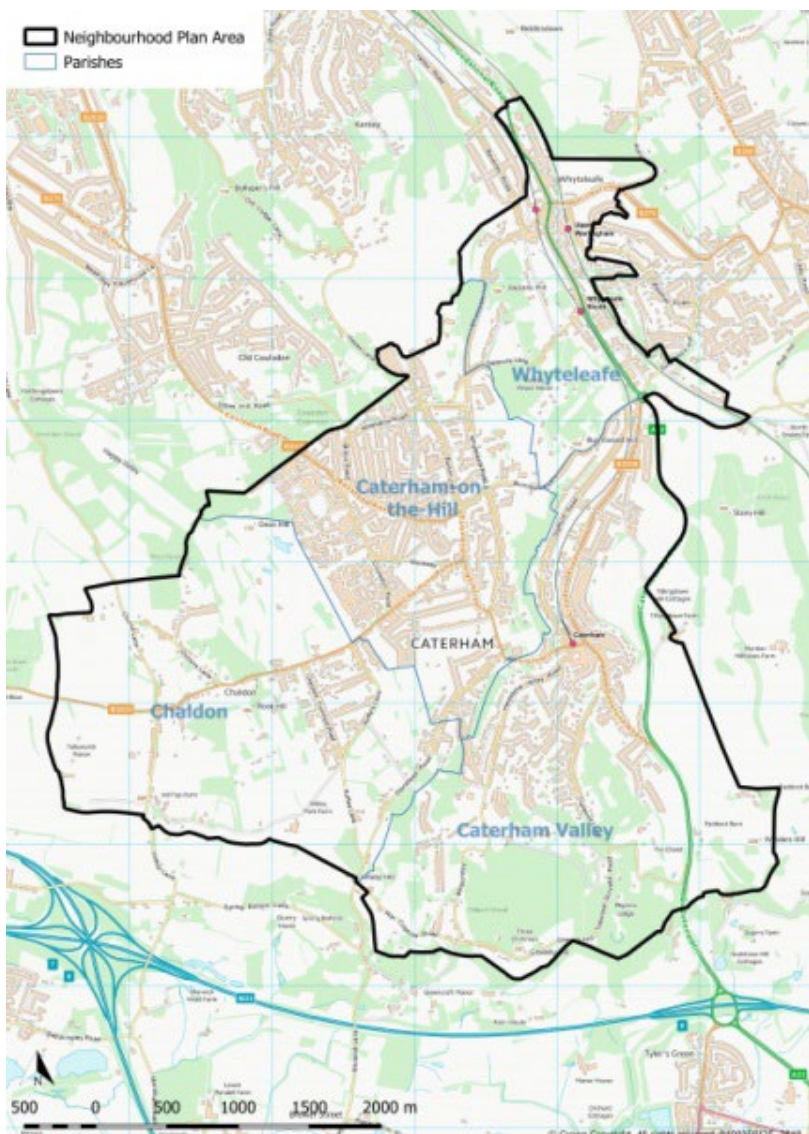
EXISTING POLICY CCW6

POLICY CCW6: ENVIRONMENTALLY SUSTAINABLE DESIGN

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

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

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



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



CATERHAM CHALDON AND WHYTELEAFE NEIGHBOURHOOD PLAN REVIEW

EXISTING POLICY CCW7

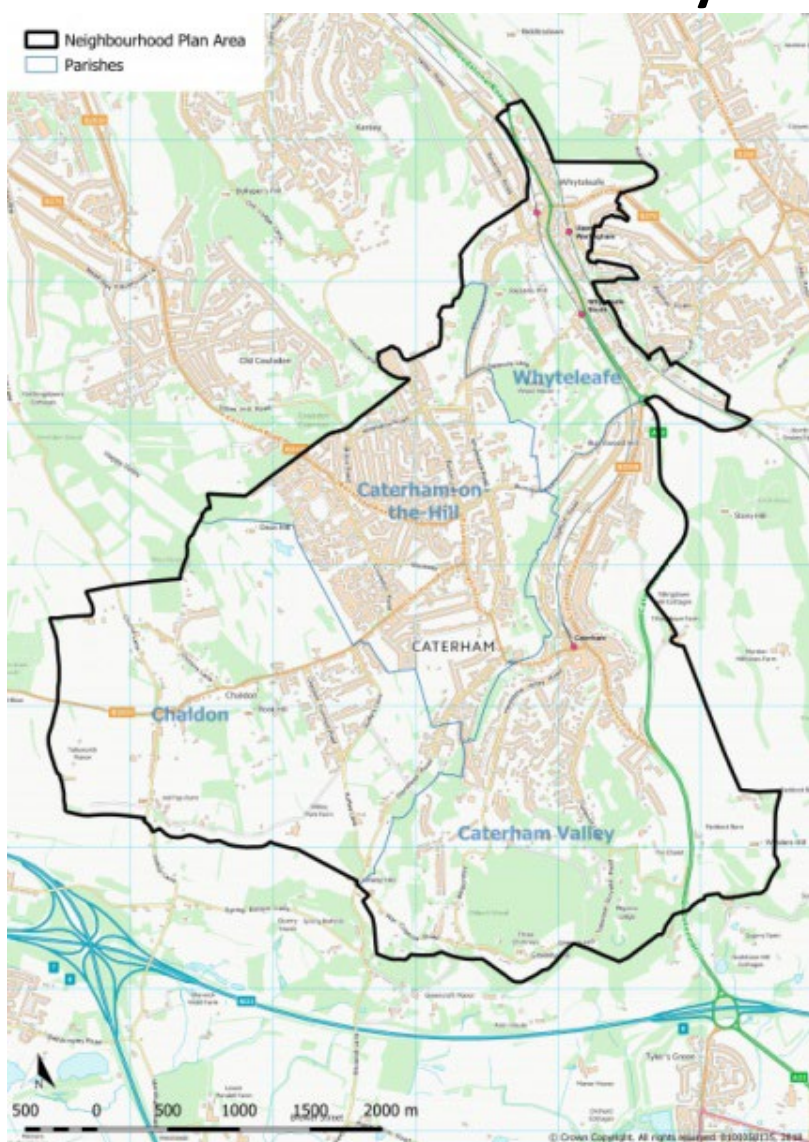
POLICY CCW7: INCUBATOR/ FLEXIBLE START-UP BUSINESS SPACE

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

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

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

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



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



CATERHAM CHALDON AND WHYTELEAFE NEIGHBOURHOOD PLAN REVIEW

EXISTING POLICY CCW8

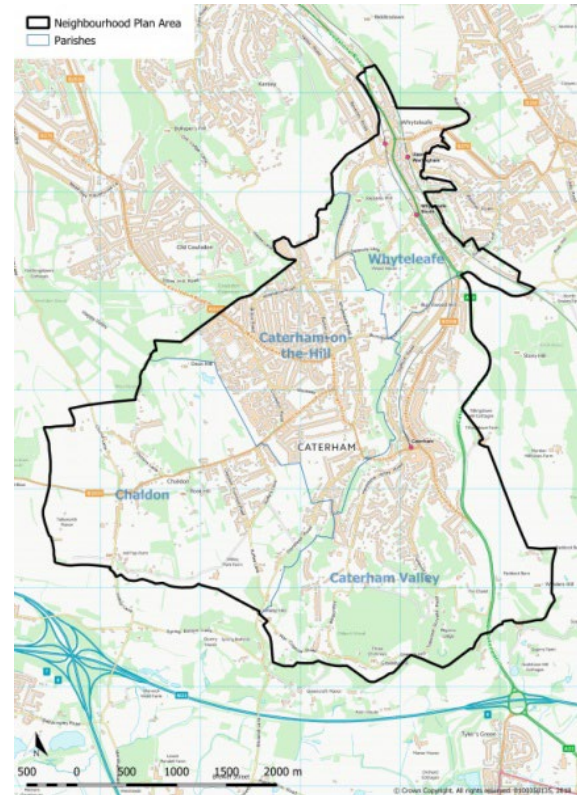
POLICY CCW8: RETAINING AND ENHANCING CONVENIENCE SHOPS OUTSIDE CATERHAM VALLEY AND CATERHAM HILL TOWN CENTRES

Proposals which result in the loss of existing local and neighbourhood convenience shops will be resisted unless the applicant has demonstrated that there is no reasonable prospect of the site or premises being used for other retail or community uses due to lack of viability.

In such circumstances, applicants will be expected to demonstrate that the existing use is no longer viable evidenced by a viability report and market assessment that demonstrates that the site has been marketed for not less than 12 months and freely exposed to the market for alternative retail or community uses. The report should indicate the marketing undertaken and evidence all expressions of interest and the steps taken to evaluate these. The costs associated to assess such marketing and viability reports are to be met by the applicant including the costs incurred by the local planning authority associated with undertaking a peer review of the viability assessment to assess its veracity.

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

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



out a vision for this area. The SPD provides protective measures relating to maintaining primary and secondary retail frontages and through the application of viability testing where changes of use are proposed for non- retail uses, in Caterham Valley and Caterham on the Hill Town Centres respectively. It has been developed with the Neighbourhood Plan group, local businesses and the community, building on the Caterham Valley and Hill Design Statement of 2017.

The principal objectives are:

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

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



CATERHAM CHALDON AND WHYTELEAFE NEIGHBOURHOOD PLAN REVIEW

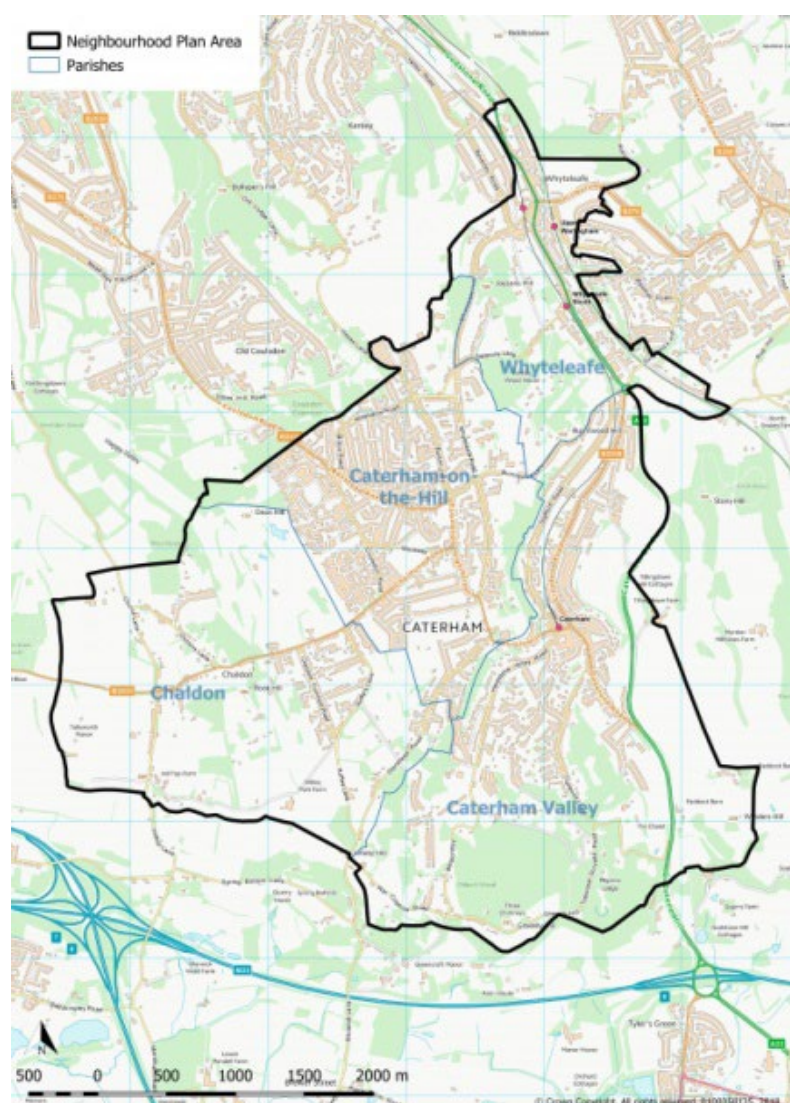
EXISTING POLICY CCW9

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

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

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

POLICY CCW9: SUPPORTING RECREATION AND SUSTAINABLE TOURISM



By 2025, VisitBritain estimates that the UK will have a tourism industry worth over £257 billion – just under 10% of UK GDP and supporting almost 3.8 million jobs, which is around 11% of the total UK number¹⁰. At the district level, the emerging Local Plan recognises the important contribution that the visitor economy makes, creating employment opportunities and assisting in investment. Over 1,500 jobs in the District are directly related to the visitor economy, and tourism-based businesses' total annual turnover is near to £90 million.

This policy seeks to ensure that the neighbourhood area can capitalise on the benefits of the sector by encouraging developments that promote sustainable tourism.

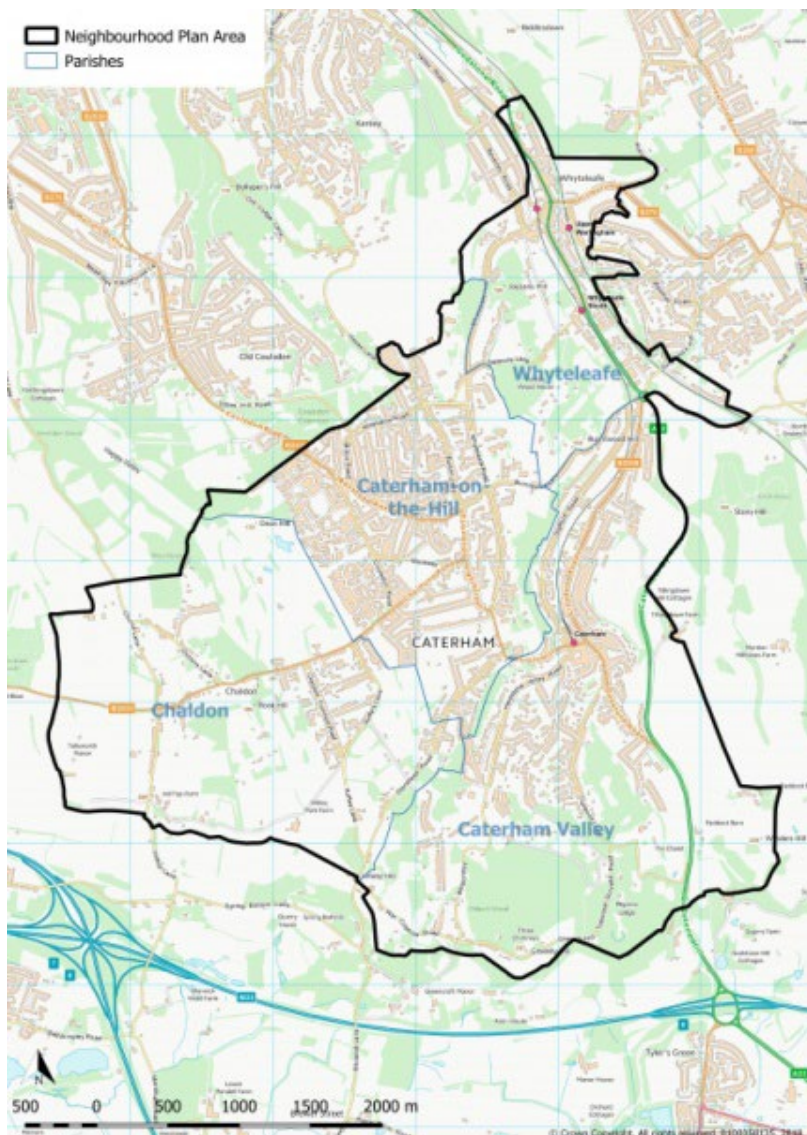


CATERHAM CHALDON AND WHYTELEAFE NEIGHBOURHOOD PLAN REVIEW

EXISTING POLICY CCW10

POLICY CCW10: LOCALLY SIGNIFICANT VIEWS

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



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



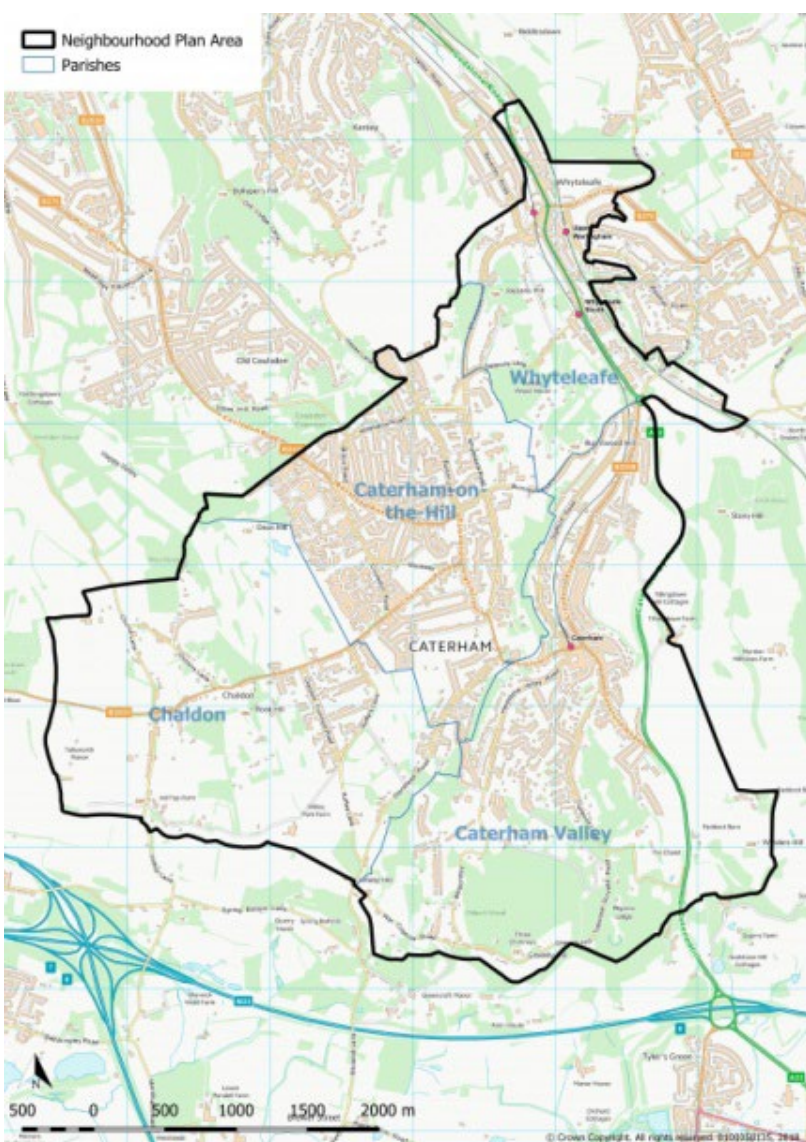
CATERHAM CHALDON AND WHYTELEAFE NEIGHBOURHOOD PLAN REVIEW

EXISTING POLICY CCW11

POLICY CCW11: LOCAL GREEN SPACES

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

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.



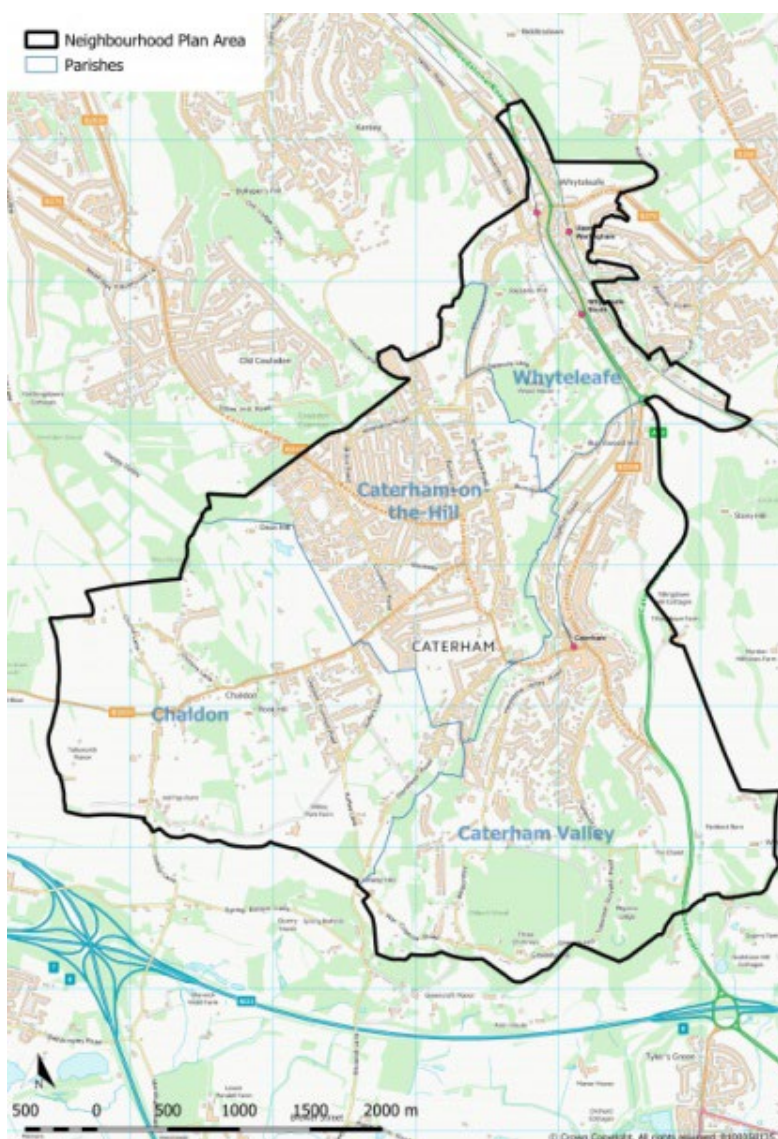


CATERHAM CHALDON AND WHYTELEAFE NEIGHBOURHOOD PLAN REVIEW

EXISTING POLICY CCW12

POLICY CCW12: ALLOTMENTS AND COMMUNITY GROWING SPACES

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



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



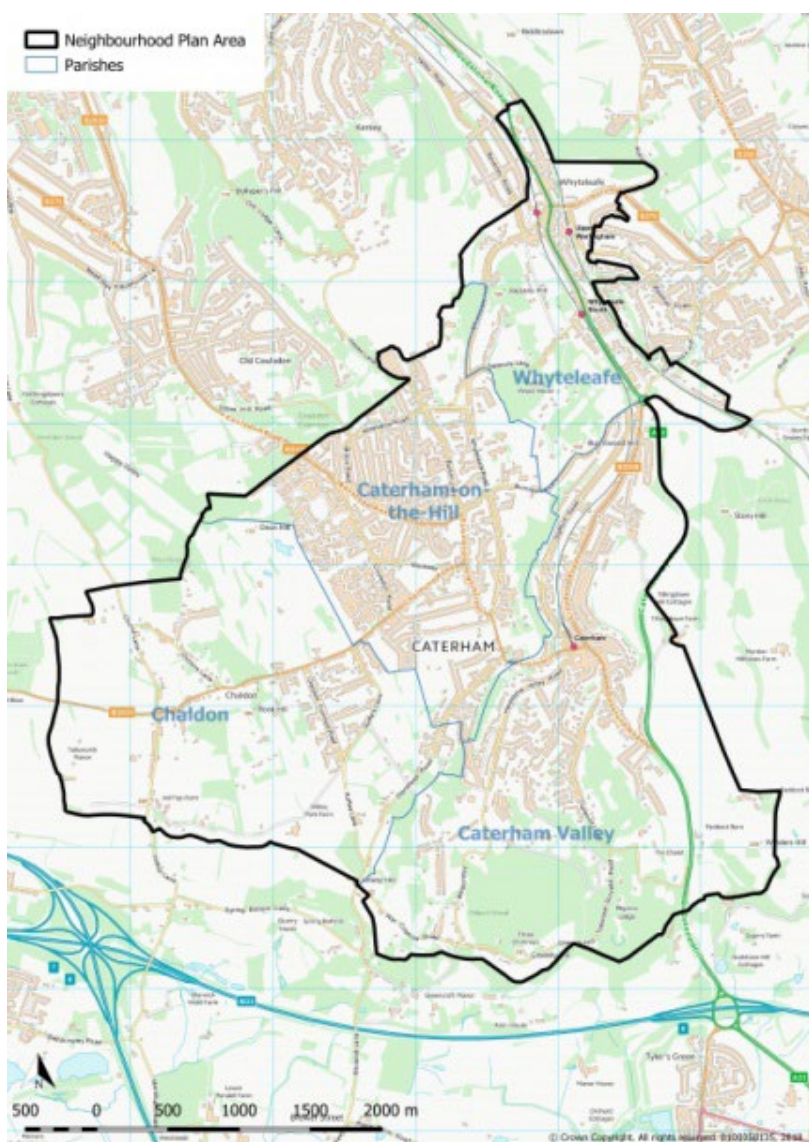
CATERHAM CHALDON AND WHYTELEAFE NEIGHBOURHOOD PLAN REVIEW

EXISTING POLICY CCW13

POLICY CCW13: LIBRARIES, MUSEUM AND THEATRE

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

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



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



CATERHAM CHALDON AND WHYTELEAFE NEIGHBOURHOOD PLAN REVIEW

EXISTING NEW POLICY CCW14

POLICY CCW14: COMMUNITY HUBS

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

a. the proposal would not have significant harmful impacts on the amenities of surrounding residents and the local environment; and

B. The proposal would not have significant adverse impacts upon the local road network.

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

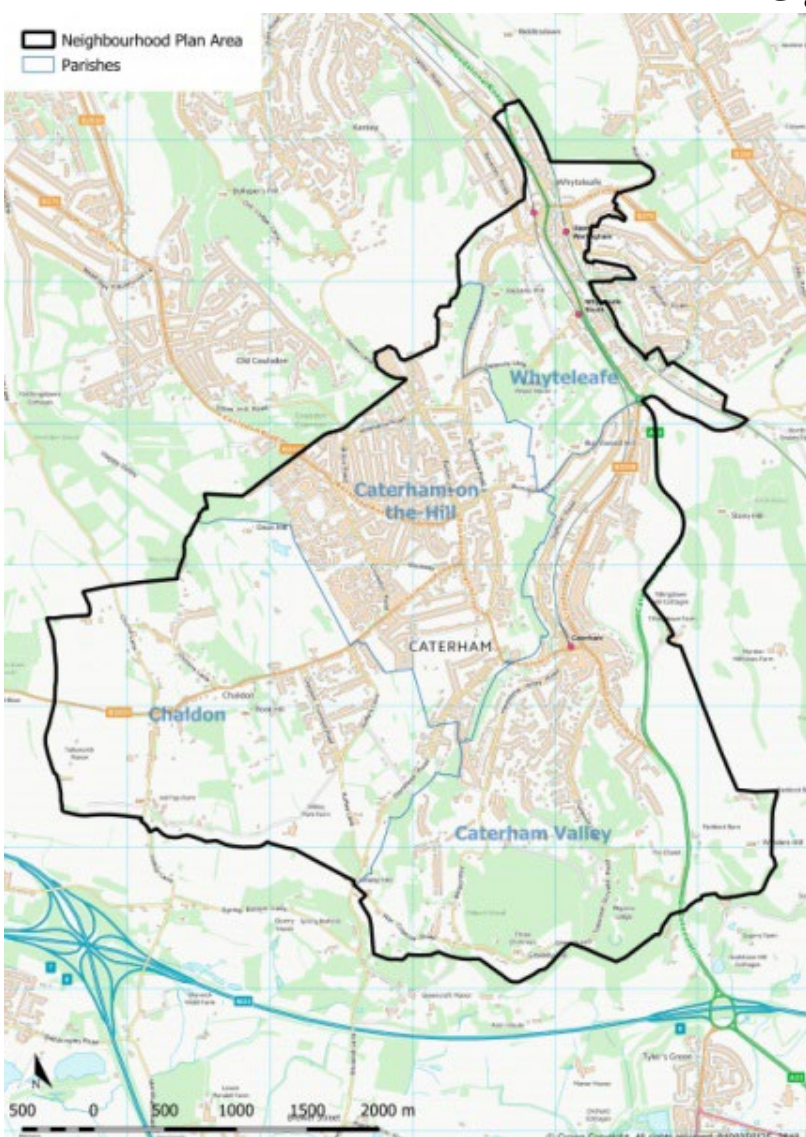
i) the replacement will be of at least an equivalent scale, specification and located in an accessible location to the community to be served;

ii) reprovision of these facilities will incorporate adequate safeguards for delivery; and

iii) satisfy all other relevant policy expectations of this Neighbourhood Plan.

Community Hubs provide a focal point and facilities to foster greater local community activity and bring residents, the local business community, and smaller organisations together to improve the quality of life in their areas. There are currently five active community hubs across the neighbourhood area, they are shown on Figure 8.1, however none fall within Whyteleaf Parish.

This policy seeks to safeguard the existing community hubs and provide an additional one to meet the needs of the growing community.





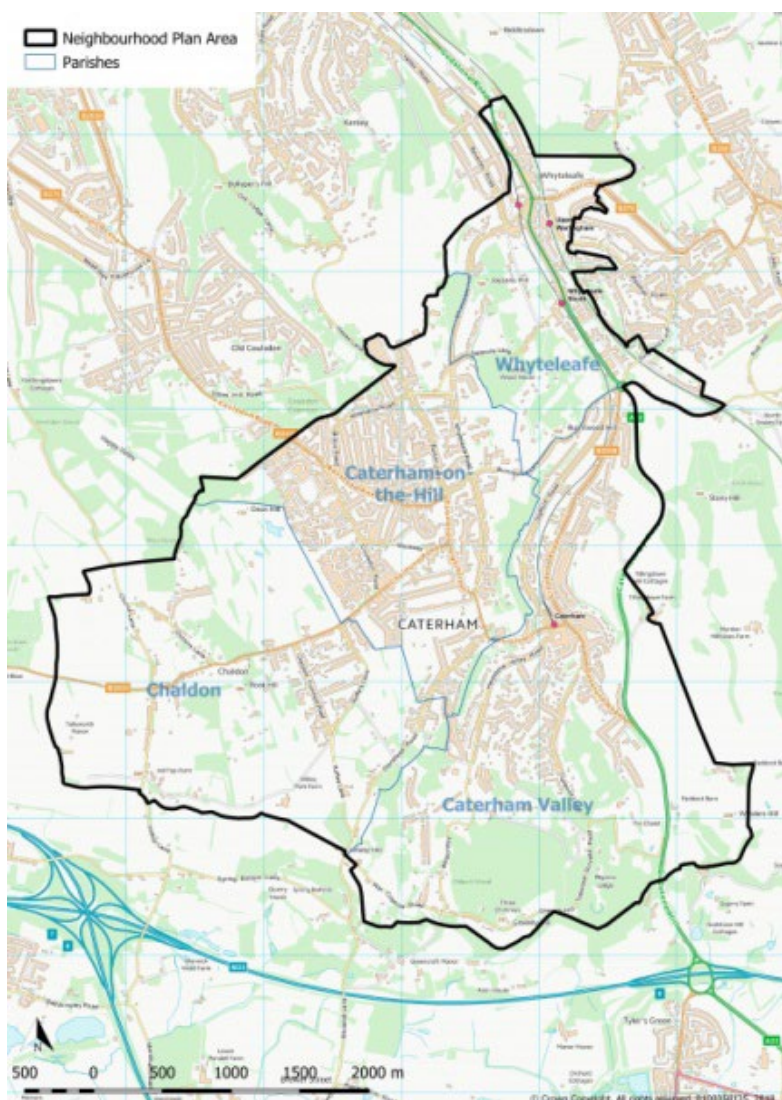
CATERHAM CHALDON AND WHYTELEAFE NEIGHBOURHOOD PLAN REVIEW

EXISTING NEW POLICY CCW15

POLICY CCW15: PUBLIC HOUSES

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

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



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



CATERHAM CHALDON AND WHYTELEAFE NEIGHBOURHOOD PLAN REVIEW

EXISTING NEW POLICY CCW16

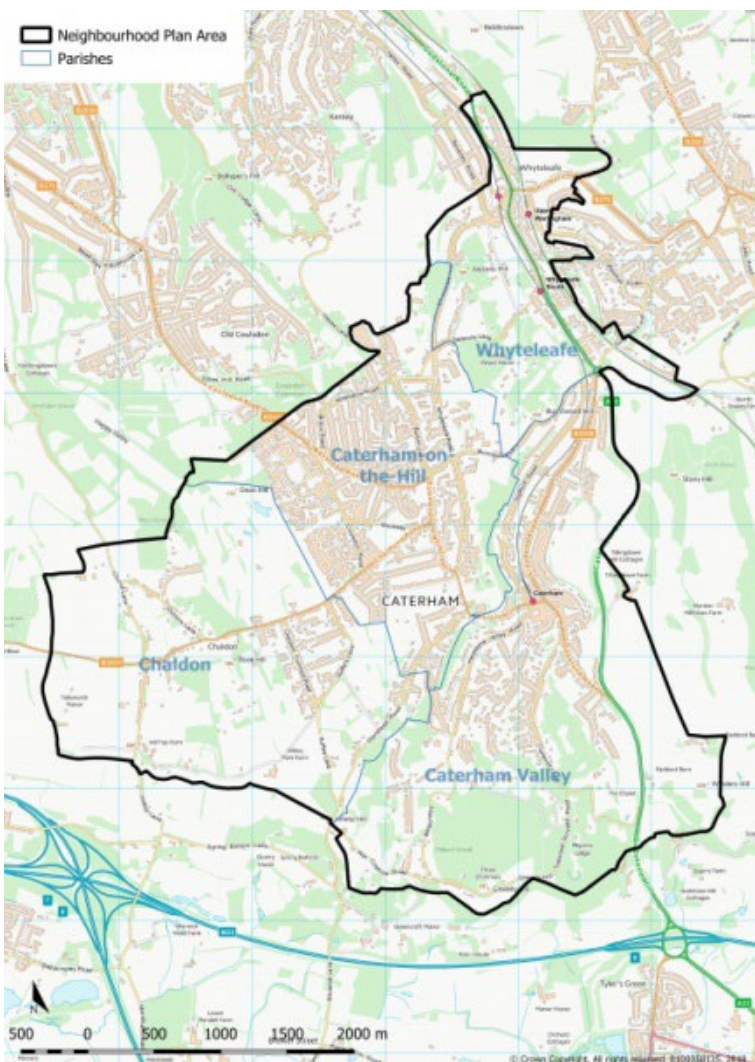
Proposals for the provision of both traditional consecrated and green/woodland burial sites by either the local authority or private providers will be supported, provided that:

- 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.

POLICY CCW16: BURIAL GROUNDS

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

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





CATERHAM CHALDON AND WHYTELEAFE NEIGHBOURHOOD PLAN REVIEW

EXISTING POLICY CCW17

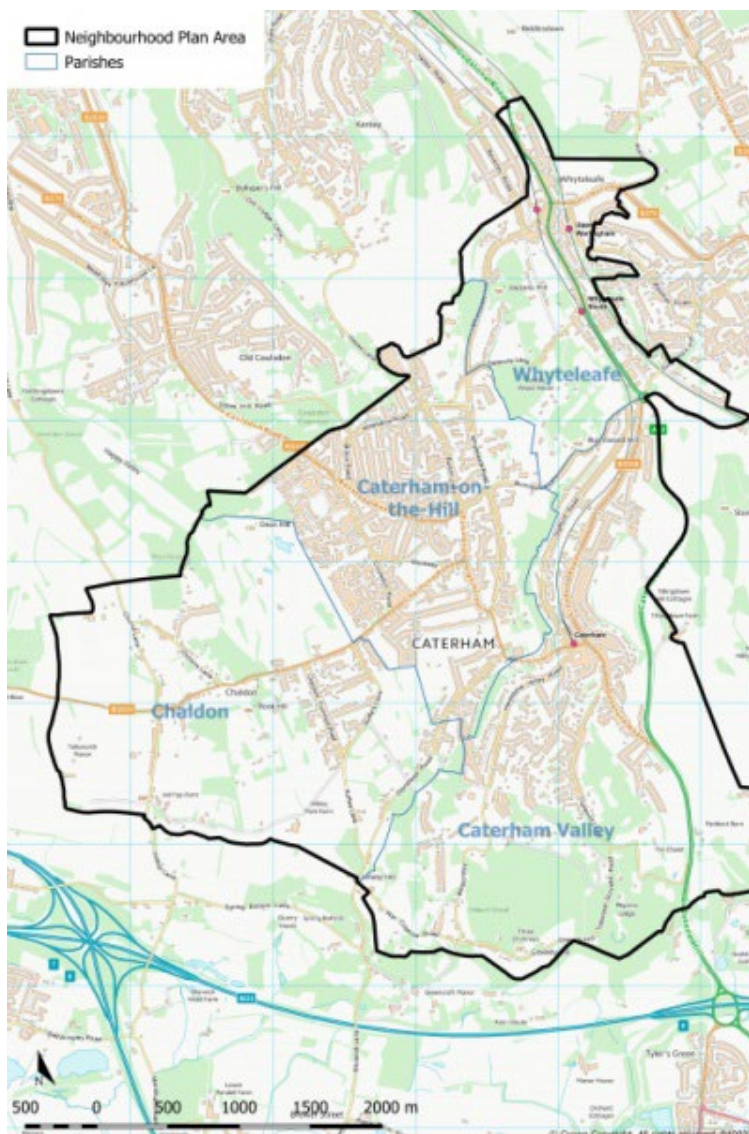
POLICY CCW17: HEALTH SERVICES

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

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

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

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



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.

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.



CATERHAM CHALDON AND WHYTELEAFE NEIGHBOURHOOD PLAN REVIEW

EXISTING POLICY CCW18

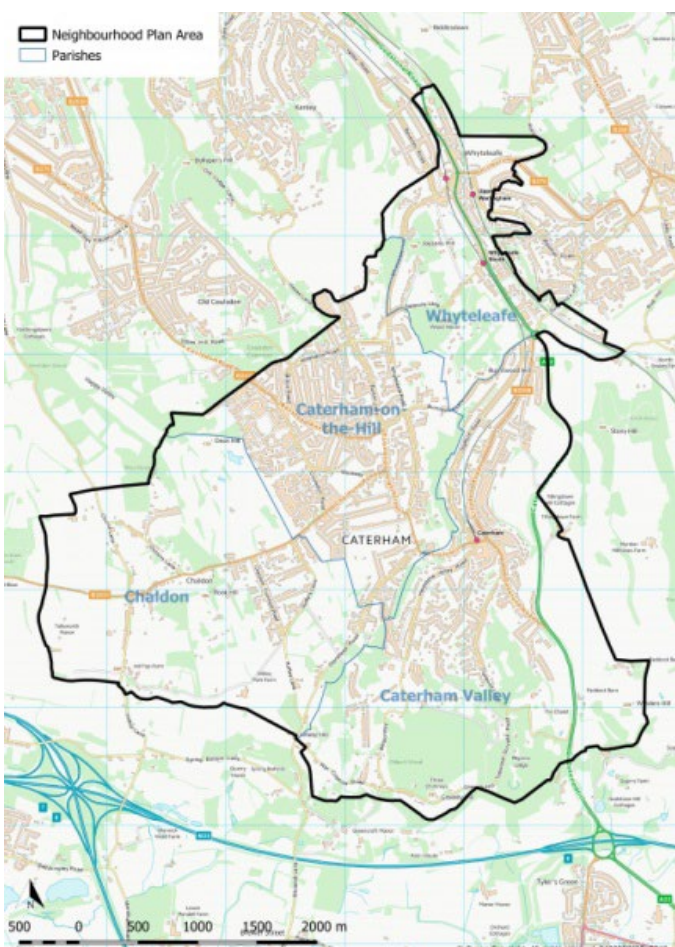
POLICY CCW18: EDUCATION PROVISION

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

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

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

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



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.

This policy seeks to ensure the provision of adequate education – nursery, primary and secondary, both state-supported and privately provided – in the neighbourhood area over the next plan period, safeguarding what already exists and supporting expansion or relocation locally where needed.



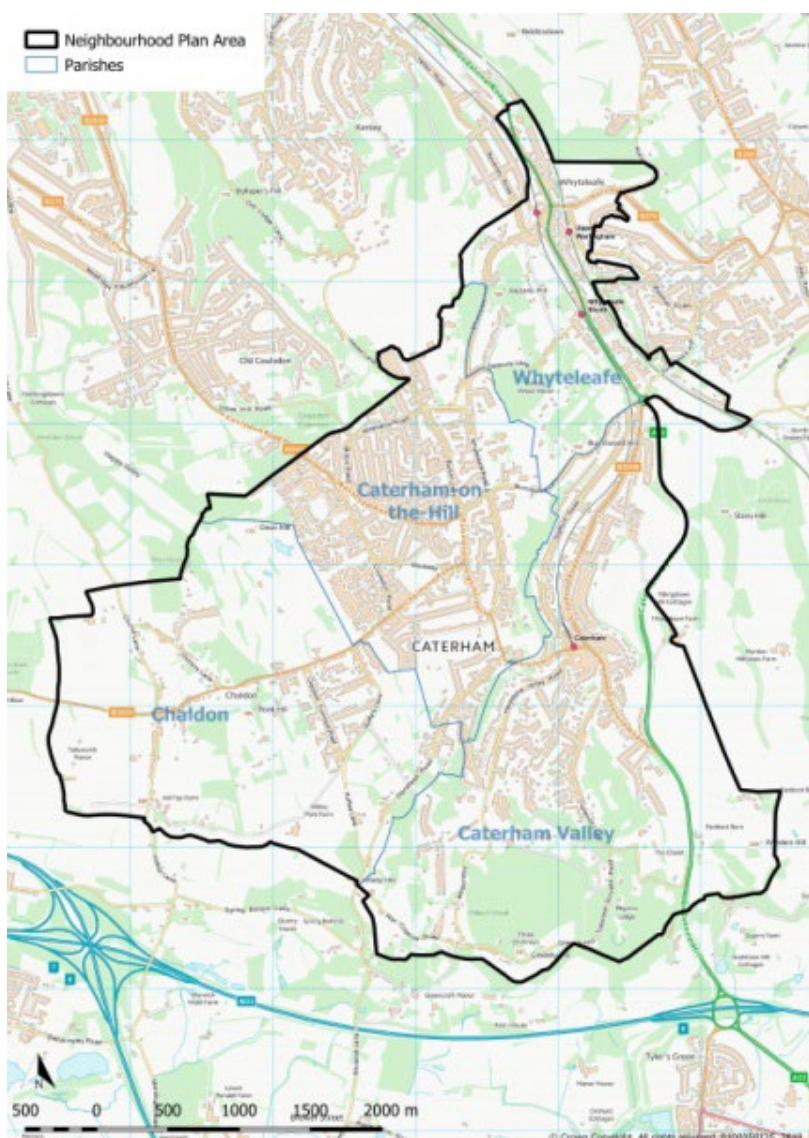
CATERHAM CHALDON AND WHYTELEAFE NEIGHBOURHOOD PLAN REVIEW

EXISTING NEW POLICY CCW19

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

POLICY CCW19: BROADBAND

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



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