



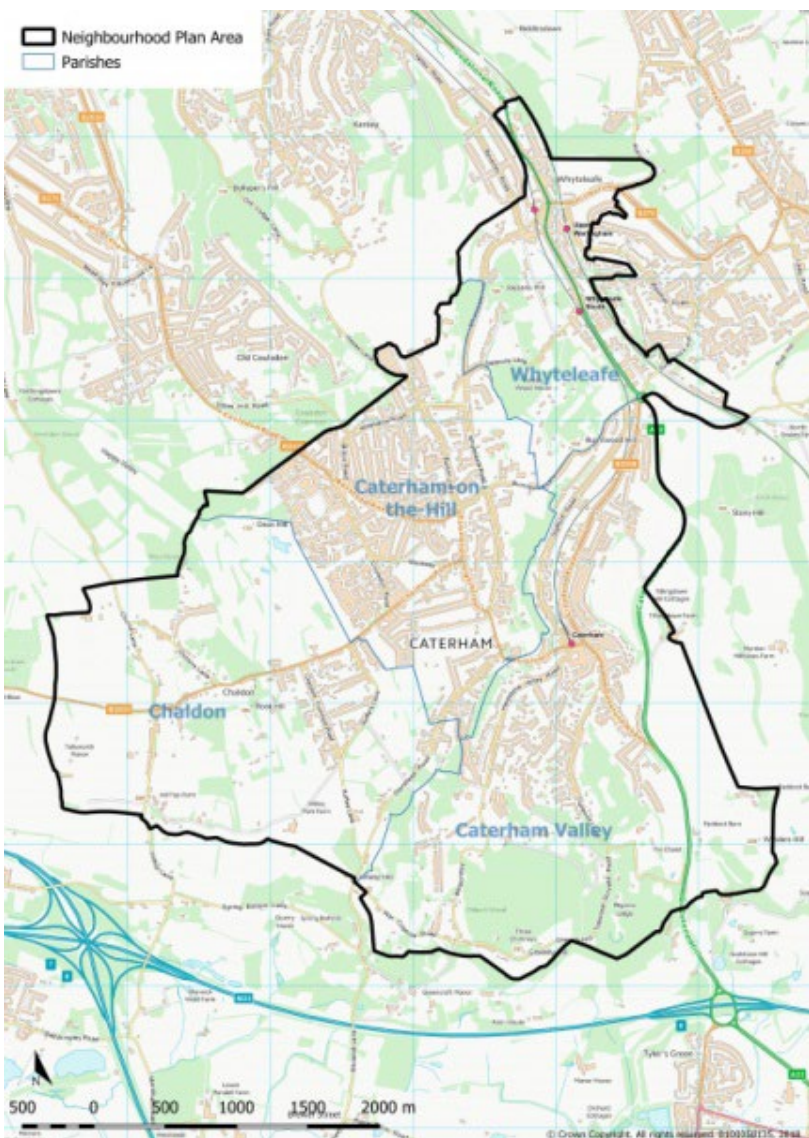
CATERHAM CHALDON AND WHYTELEAFE NEIGHBOURHOOD PLAN REVIEW

NEW POLICY 1

LOCATION OF DEVELOPMENT

KEY PRINCIPLES OF DEVELOPMENT AND A SPATIAL STRATEGY FOR THE FOUR PARISHES

- **DIRECT DEVELOPMENT TO THE MOST SUSTAINABLE LOCATION**
- **AVOID MERGING OF SETTLEMENTS SO THEY KEEP THEIR OWN IDENTITIES**
- **PRIORITISE THE USE OF BROWNFIELD LAND**
- **SET OUT THE KEY PRINCIPLES TO INFLUENCE MAJOR DEVELOPMENT**
- **LANDSCAPE LED**



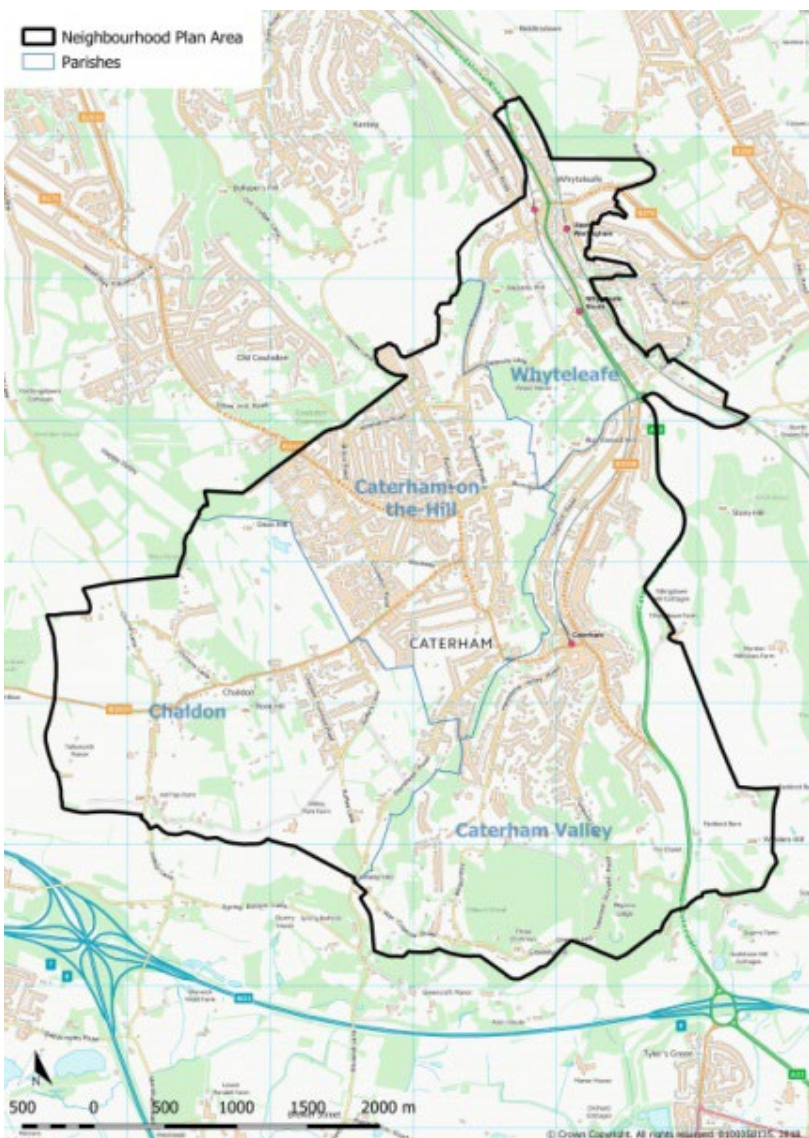


CATERHAM CHALDON AND WHYTELEAFE NEIGHBOURHOOD PLAN REVIEW

NEW POLICY 2

**HOUSING MIX
REQUIRED TO MEET
LOCAL NEED**

**TO SET OUT THE TYPE OF
HOUSING IN TERMS OF
SIZE/TENURE/AFFORDABILITY
FOR ANY HOUSING
DEVELOPMENT**



- **A POLICY FOR A MORE
NUANCED HOUSING MIX
WHICH SETS OUT SPECIFIC
HOUSING NEEDS FOR THE
NEIGHBOURHOOD AREA
WHEN COMPARED TO
TANDRIDGE AS A WHOLE**

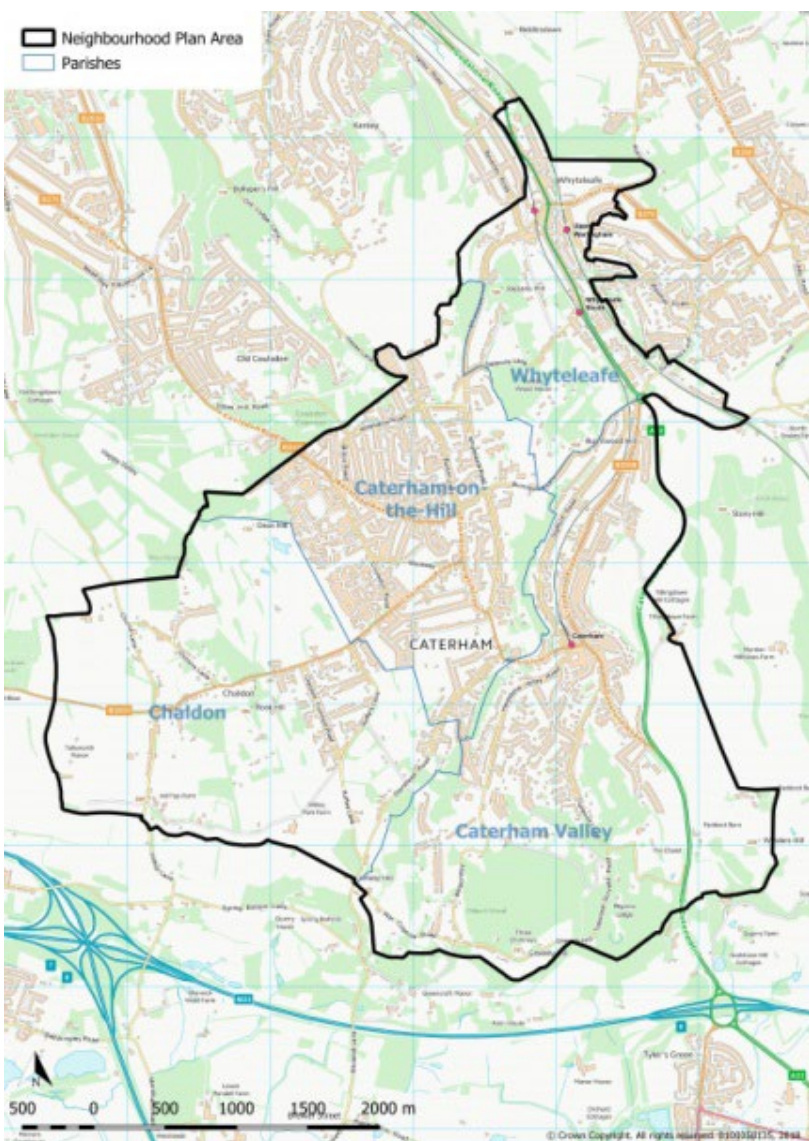
NEW POLICY 3



CATERHAM CHALDON AND WHYTELEAFE NEIGHBOURHOOD PLAN REVIEW

PROTECTING HERITAGE ASSETS

- **SURREY COUNTY COUNCIL REVIEWED THE LOCAL HERITAGE ASSET LIST IN 2021**
- **IDENTIFY HERITAGE ASSETS THAT ARE NOT NATIONALLY IMPORTANT ENOUGH TO BE LISTED BUT WHICH HAVE LOCAL SIGNIFICANCE AND HAVE BEEN NOMINATED BY LOCAL PEOPLE**
- **NP POLICY WILL DESIGNATE BUILDINGS AS NON-DESIGNATED HERITAGE ASSETS WHICH WOULD AFFORD THEM AN ENHANCED LEVEL OF PROTECTION**



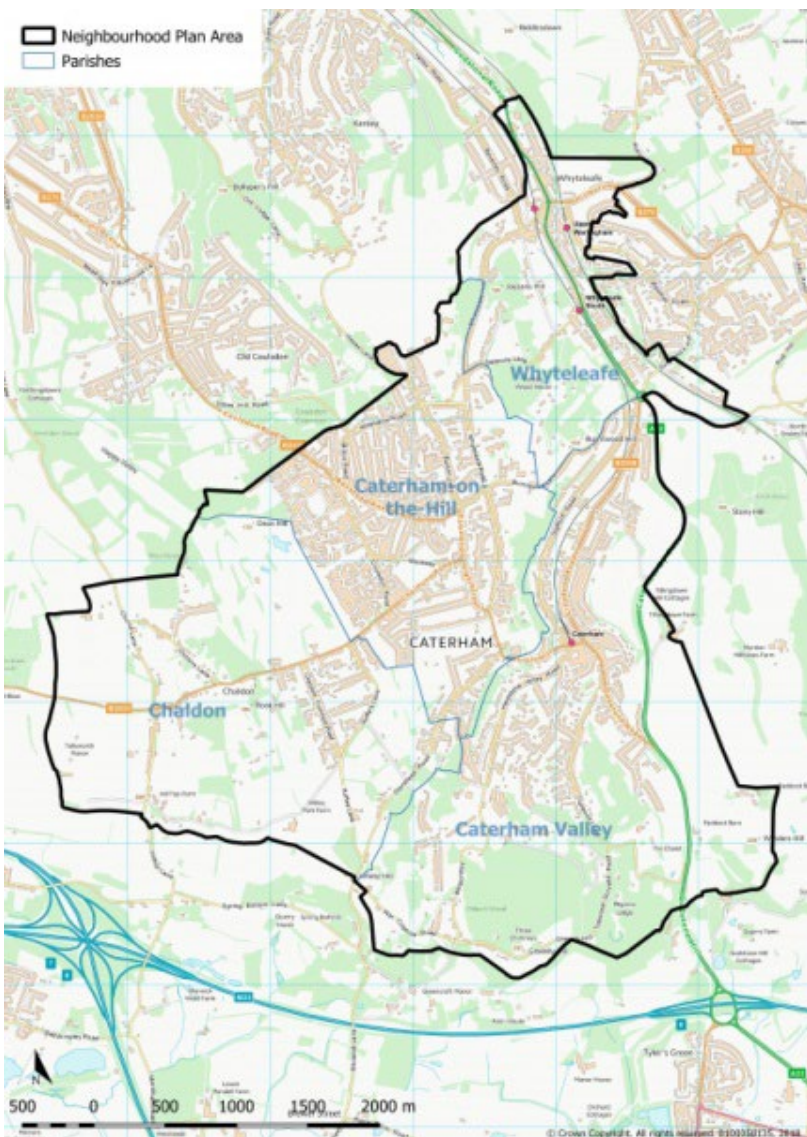
NEW POLICY 4



CATERHAM CHALDON AND WHYTELEAFE NEIGHBOURHOOD PLAN REVIEW

GREEN AND BLUE INFRASTRUCTURE

**TO MAP OUT GREEN SPACES
AND WATERCOURSES THAT
PROVIDE AND SUSTAIN
HABITATS/OFFSET AIR
POLLUTION/PROMOTE BIO
AND GEO- DIVERSITY**



- **THERE IS NOW A REQUIREMENT FOR DEVELOPERS TO PROVIDE BIODIVERSITY MEASURES WITH ALL DEVELOPMENT**
- **IDENTITY PONDS, HABITATS AND WILDLIFE CORRIDORS THAT ARE IMPORTANT AT A LOCAL LEVEL**

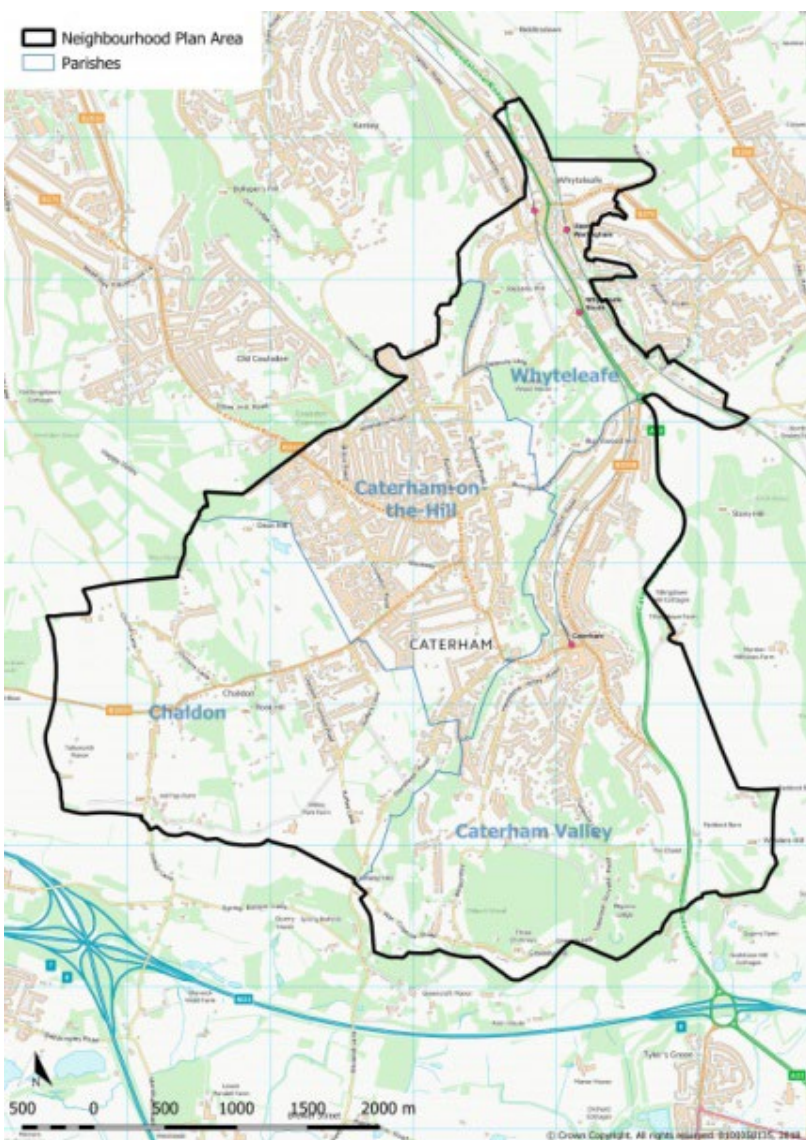
NEW POLICY 5



CATERHAM CHALDON AND WHYTELEAFE NEIGHBOURHOOD PLAN REVIEW

**MANAGING THE
ENVIRONMENTAL
IMPACT OF
DEVELOPMENT**

**TO ENCOURAGE
DEVELOPMENTS TO ENHANCE
THE NATURAL ENVIRONMENT
AND INCORPORATE NATURAL
ELEMENTS THAT ARE
DISTINCTIVE TO THE
PARISHES**



- **INCORPORATES FEATURES THAT WILL SUPPORT BIODIVERSITY IN THE LOCAL ENVIRONMENT TO INCLUDE WILDLIFE FRIENDLY FEATURES**

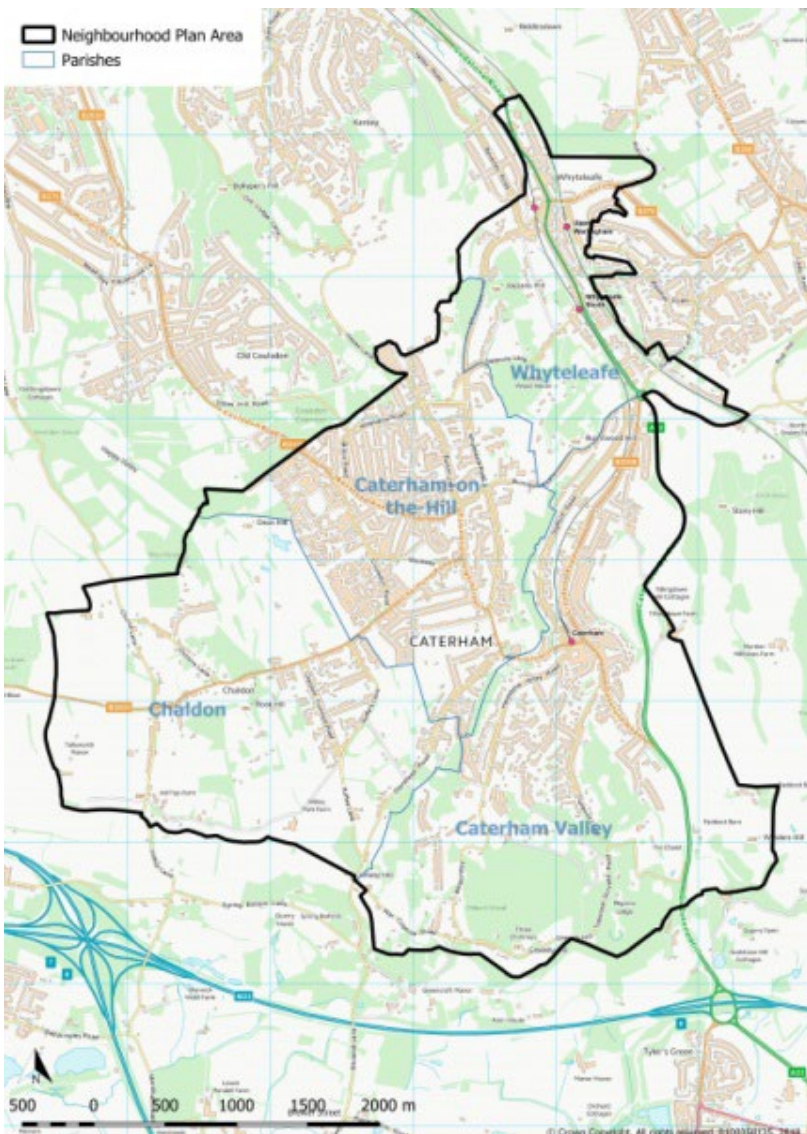


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NEW POLICY 6

MANAGING FLOOD RISK

FLOODING IS ADDRESSED AT STRATEGIC LEVEL BUT WE NEED A POLICY TO SUPPORT NATIONAL/TDC POLICIES, SO THAT MORE LOCAL DETAIL IS ADDED TO MAKE SURE THAT DEVELOPMENT PROPOSALS FULLY CONSIDER THE NATURAL ENVIRONMENT IN THE FOUR PARISHES TO ADEQUATELY MANAGE DRAINAGE AND SEWAGE



- **FLOODING ADDRESSED AT PREDOMINATELY STRATEGIC LEVEL BY SURREY COUNTY COUNCIL, ENVIRONMENTAL AGENCY AND WATER COMPANIES**
- **WE WILL BE INCLUDING A POLICY TO INCLUDE ADDITIONAL LOCAL DETAIL TO ENABLE ADEQUATE DRAINAGE AND SEWAGE**



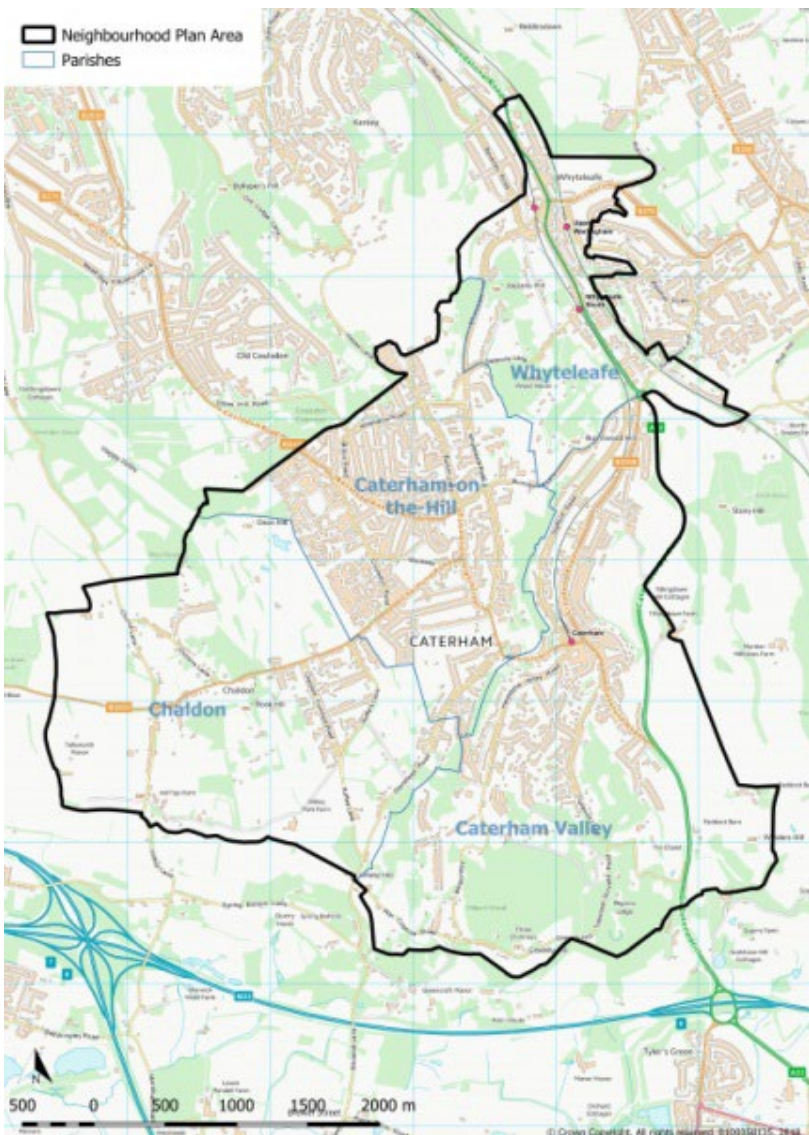
CATERHAM CHALDON AND WHYTELEAFE NEIGHBOURHOOD PLAN REVIEW

NEW POLICY 7

PROMOTING ACTIVE TRAVEL

TO ENCOURAGE SHORTER JOURNEYS BY FOOT OR BIKE

- ENCOURAGE PEOPLE, IF WILLING AND ABLE, TO FACILITATE JOURNEYS BY FOOT AND BIKE WITHIN THE NP AREA.
- WE WILL PRIORITISE MAIN CYCLING AND WALKING ROUTES
- IDENTIFY WHERE IMPROVEMENTS TO ROUTES ARE NEEDED BY BETTER SIGNPOSTING AND MAPPING
- ANY NEW DEVELOPMENT SHOULD CONNECT TO THESE ROUTES
- WE WILL LINK INTO SURREY COUNTY COUNCIL'S LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN
- AND ATTRACT FUNDING FOR IMPROVEMENTS





CATERHAM CHALDON AND WHYTELEAFE NEIGHBOURHOOD PLAN REVIEW

NEW POLICY 8

TOWN CENTRE, NEIGHBOURHOOD CENTRES AND PUBLIC REALM VIABILITY POLICY

**SUPPORT MIX USE DEVELOPMENT
OF LOCAL SHOPPING AREAS,
UNDERSTAND HOW THEY ARE
MADE UP AND SAFEGUARD
AGAINST CHANGE OF USE**

- **SUPPORT A SUSTAINABLE MIX OF USE FOR TOWN CENTRES AND ENCOURAGE SAFEGUARDING AGAINST CHANGE OF USE APPLICATIONS**
- **SAFEGUARD NEIGHBOURHOOD AREAS OF**
 - ❖ **CATERHAM ON THE HILL LOCAL CENTRE**
 - ❖ **WESTWAY NEIGHBOURHOOD CENTRE**
 - ❖ **WHYTELEAFE NEIGHBOURHOOD CENTRE**
 - ❖ **AND THE LOCAL CENTRES IN COULSDON ROAD, CHALDON ROAD, BEECHWOOD/ CROYDON ROAD AND OPPOSITE MARDEN LODGE SCHOOL**
- **LINK WITH WALKING POLICIES – KEY FACILITIES CLOSE TO WHERE PEOPLE LIVE**

