

Tandridge District Council

**ADOPTED SEA Screening Determination Report:
Caterham, Chaldon and Whyteleafe Neighbourhood
Plan**

27 AUGUST 2024



Glossary

Term	Definition
SEA	Strategic Environmental Assessment
SEA Regulations	The Environmental Assessment of Plans and Programmes Regulations 2004 (legislation.gov.uk)
Responsible Authority	The Authority responsible for adopting a Screening Determination
EIA	Environmental Impact Assessment
SPA	Special Protection Area – designated for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within EU countries
SAC	Special Area of Conservation – designated to provide increased protection to a variety of wild animals, plants and habitats
NPPF	National Planning Policy Framework sets out government's planning policies for England

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1. Summary and purpose of this document

- 1.1 This document sets out the draft Determination by Tandridge District Council with respect to whether the Caterham, Chaldon and Whyteleafe Neighbourhood Plan (CCWNP or 'the Plan') needs to be the subject of a formal Strategic Environmental Assessment (SEA).
- 1.2 Environmental Assessment is a way of ensuring that the environmental implications of proposals and policies are taken into account before decisions on the scope and detail of those proposals and policies are made; and that decisions provide for a high level of protection for environmental interests.
- 1.3 The Determination is made under the provisions of Regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004.

SCREENING DETERMINATION

Tandridge District Council considers that it is NOT likely that significant environmental effects will arise as a result of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan in its current form.

Note: if the issues addressed in the Neighbourhood Plan should change at a future point, a new screening process will need to be undertaken to determine whether SEA is required.

2. Background and legislation

Legislation

- 2.1 The need for environmental assessment of plans and programmes is established in the EU Directive 2001/42/EC: [European Directive 2001/42/EC](#), subsequently transposed into English law by the [Environmental Assessment of Plans and Programmes Regulations 2004](#).
- 2.2 The UK Government has produced guidance for the interpretation and implementation of the Regulations, [SEA Guidance](#).
- 2.3 SEA is a mandatory requirement established by Regulation 2 of the Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations) for:
- a) Plans prepared for Town and Country Planning or land use and which set the framework for future development consent of projects listed in the Environmental Impact Assessment (EIA) Directive; or
 - b) Plans which have been determined to require an assessment under the Habitats Directive.
- 2.4 Caterham, Chaldon and Whyteleafe Neighbourhood Plan is being prepared in accordance with the Neighbourhood Planning Regulations 2012, the Localism Act 2011 and the Planning & Compulsory Purchase Act 2004. Once made (adopted), it will form part of the Tandridge Development Plan. As such the Neighbourhood Plan is subject to the SEA legislation.

Habitats Directive

- 2.5 Schedule 2 of the [Neighbourhood Planning \(General\) Regulations 2012](#) makes provision in relation to the Habitats Directive. The Directive requires that any plan or project likely to have a significant effect on a European site must be subject to an Appropriate Assessment. Paragraphs 2 to 5 of the Schedule amend the Conservation of Habitats and Species Regulations 2010 so as to apply its provisions to neighbourhood plans.

Screening the need for SEA / Scope of SEA

- 2.6 Regulation 9 of the SEA Regulations requires that where SEA is not mandatory, Tandridge District Council is the Responsible Authority that determines whether a Neighbourhood Plan needs to be the subject of SEA. This judgement is dependent on the content of the Neighbourhood Plan; specifically, whether there are likely to be significant impacts on the environment resulting from policies in the Plan.

- 2.7 Where SEA is required, the Neighbourhood Plan Group is responsible for its production. The subsequent Environmental Report must form part of the material that is consulted on once the formal consultation stage is reached.
- 2.8 Where SEA is required, the Neighbourhood Plan Group may wish to consider voluntarily expanding the scope so that it covers wider economic and social issues. This is the approach taken by Tandridge District Council, whereby SEA is included within the broader Sustainability Appraisal of plans. The advantage of undertaking a Sustainability Appraisal is that it can demonstrate the impact of the Neighbourhood Plan on social, economic and environmental factors and demonstrate to an Examiner that the Plan that has been prepared is the most sustainable given all alternatives.

3 Screening Process

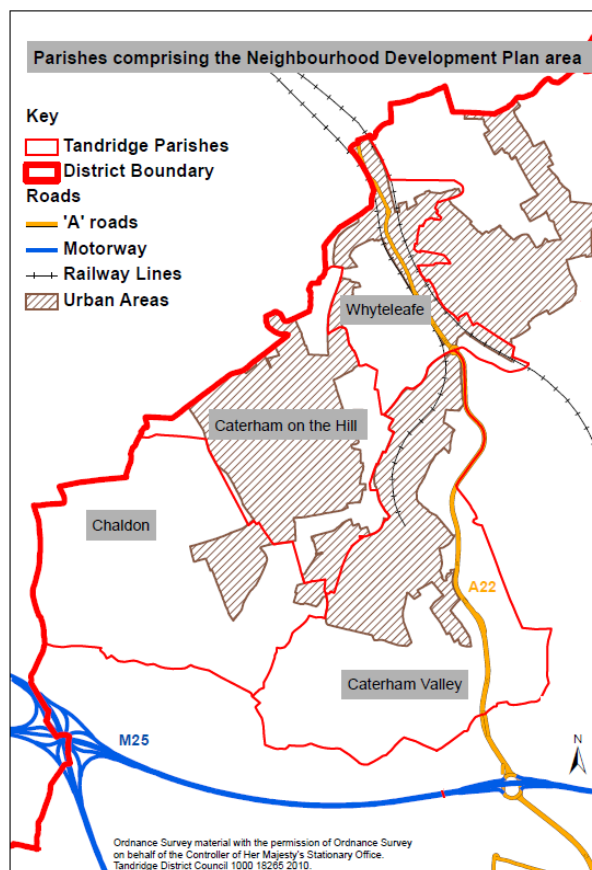
- 3.1 The Caterham, Chaldon and Whyteleafe Neighbourhood Planning Group has requested that Tandridge District Council provides a Screening Determination under Regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004.
- 3.2 In making the Determination, it is the responsibility of the Council to assess whether the policies and proposals in the Godstone Neighbourhood Plan are likely to have significant environmental effects.
- 3.3 The assessment is undertaken in two parts:
 - a. Part 1 – determine whether the requirement for SEA is mandatory for the Neighbourhood Plan (see paragraph 2.3 above); and
 - b. Part 2 – determine whether the Plan is likely to have a significant effect on the environment using criteria drawn from [Schedule 1 of the EU SEA Directive](#) and the UK Environmental Assessment of Plans and Programmes Regulations 2004.
- 3.4 The Council formally requested on July 15, 2024 the opinions of the Consultation Bodies (English Heritage, Environment Agency and Natural England). Comments received from the Consultation Bodies are provided in a summary table on page 7 of this Report.
- 3.5 In making this Determination the Council recognises that the Plan is currently in draft form. Should any significant changes be made to the Plan in subsequent stages it may be necessary to formally ‘rescreen’ the Plan before it can proceed to Examination.

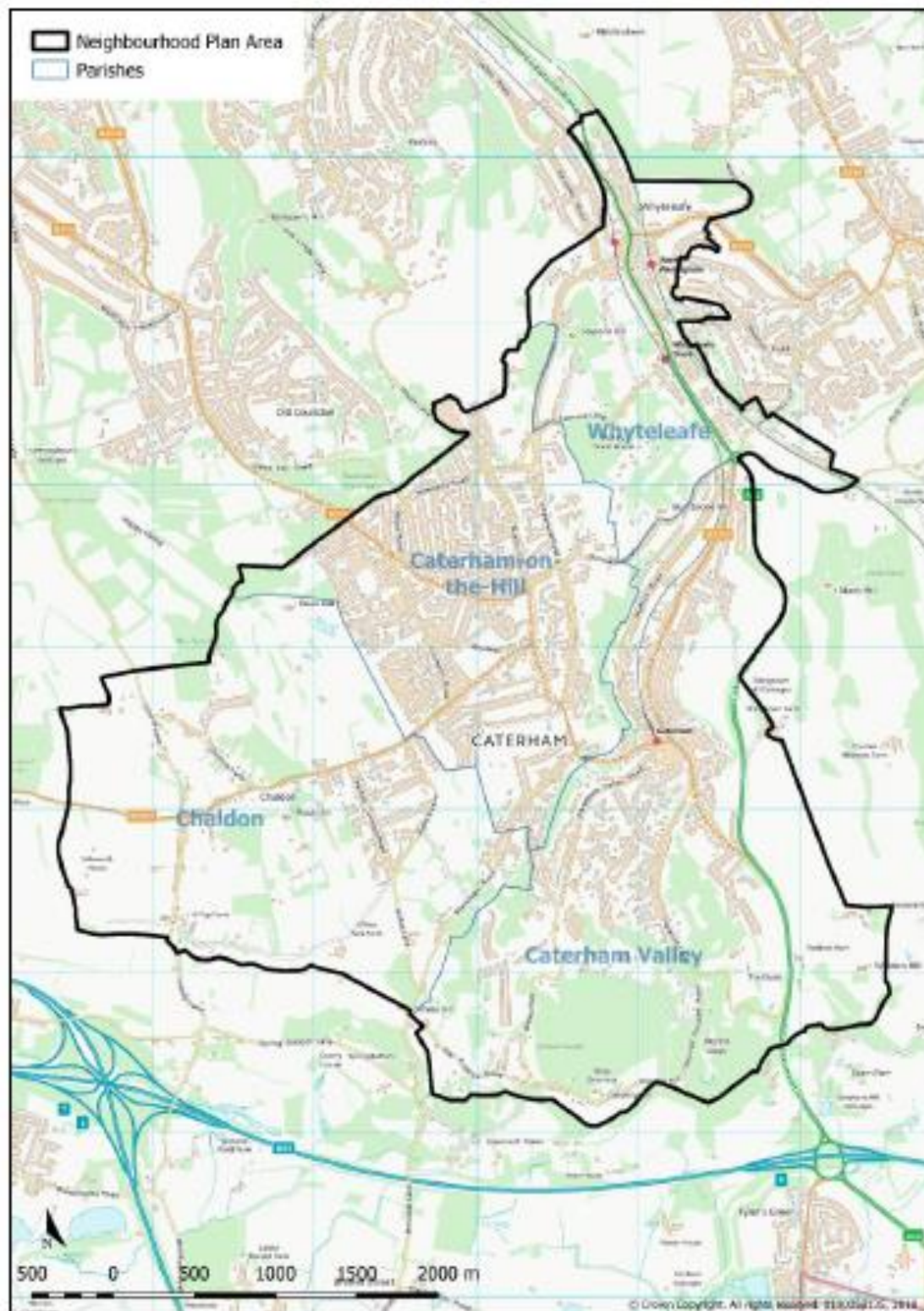
4 Screening Summary

Summary of the Neighbourhood Plan

Details of Neighbourhood Plan	
Name of Neighbourhood Plan	Caterham, Chaldon and Whyteleafe Neighbourhood Plan
Geographic Coverage of the Plan	Parishes of Caterham, Chaldon and Whyteleafe (see boundary Plan, Map 1a and Map 1b)
Key topics/scope of Plan	Spatial distribution of development, design, protecting the natural environment, heritage, climate change and provision of community and recreational facilities. See Appendix A for full details of draft Policies.
Key Issues	Sustainable development, protection of the environment and community and recreational facilities.

Map 1a and Map 1b: Neighbourhood Plan Area





Summary of Screening Opinion

Local Authority Details	
Name and job title of officer undertaking screening opinion	Thomas Jones, Consultant - Principal Planning Officer
Date of assessment	July 2024
Conclusion of assessment	SEA is NOT required
Reason for conclusion	There are no policies in the Plan that set a framework for future development consent of projects listed in the Environmental Impact Assessment (EIA) Directive; an Appropriate Assessment under the HRA Directive is not required for the Plan; there are no policies that would result in significant impacts on the environment.
Name and job title of officer approving the Screening Determination	Katya Fox Consultant - Interim Planning Policy Manager
Date of approval	27 August 2024

Summary of Consultations

Statutory Consultee	Summary of Comments
Historic England	Response dated 08 August 2024: 'The information supplied indicates that the plan will not have any significant effects on the historic environment.'
Environment Agency	No comments received.
Natural England	Response dated 07 August 2024: 'Natural England does not have any specific comments on this draft neighbourhood plan.'

5.1 This section considers whether the requirement for SEA is mandatory.

Stage	Y/N	Reason
<p>1. Is the Neighbourhood Plan subject to adoption by a local authority?</p> <p>OR</p> <p>Is the Plan required by legislative, regulatory or administrative provisions?</p> <p>Article 2[a] of the Directive</p>	<p>Y</p> <p>N</p>	<p>The Plan will be ‘made’ (adopted) by Tandridge District Council.</p> <p>The Plan is not a requirement, it is optional under the provisions of the Town and Country Planning Act as amended by the Localism Act 2011.</p> <p>IF YES TO EITHER GO TO STAGE 2 IF NO TO BOTH – SEA NOT REQUIRED</p>
<p>2. Is the Neighbourhood Plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, telecommunications, tourism, Town and Country Planning or land use?</p> <p>AND</p> <p>Does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive?</p> <p>Article 3.2[a] of the Directive</p>	<p>Y</p> <p>N</p>	<p>The Plan is being prepared for Town and Country Planning and land use as it proposes policies to guide development.</p> <p>The Neighbourhood Plan does not anticipate being the tool to manage development of the scale and nature envisaged by Annex I and Annex II of the EIA Directive.</p> <p>The Plan does not independently set a framework for future development consent of urban development projects listed as 10(b) in Annexes I and II of the EIA Directive.</p> <p>IF NO TO EITHER GO TO STAGE 3 IF YES TO BOTH – SEA IS REQUIRED</p>
<p>3. Will the Neighbourhood Plan, in view of its likely effect on sites, require an assessment for future development under</p>	<p>N</p>	<p>There are no proposals or policies in the Plan that would result in impacts on an SPA, SAC or RAMSAR such that Appropriate Assessment is necessary.</p>

Stage	Y/N	Reason
Article 6 or 7 of the Habitats Directive? Article 3.2[b] of the Directive		See Figure 2, above. Also, a separate Habitats Regulations Assessment will be adopted by the Council following consultation with Natural England. IF NO GO TO STAGE 4 IF YES – SEA IS REQUIRED
4. Does the Neighbourhood Plan determine the use of small areas at a local level? OR is it a minor modification of a plan or programme subject to Article 3.2? Article 3.3[b] of the Directive	Y Y	The Plan proposes no sites, but policies will inform the determination of proposals for the use of small sites at a local level. The Plan provides clarity to supplement the Tandridge Development Plan and the NPPF, specifically with respect to protecting the environment, including good design and support for the delivery of community and environmental assets. IF YES TO EITHER GO TO STAGE 5
5. Does the Neighbourhood Plan set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? Article 3.4 of the Directive	Y	The Neighbourhood Plan will form part of the statutory Development Plan and will be used by Tandridge District Council in the determination of planning applications. IF YES UNDERTAKE PART 2 ASSESSMENT

Part 2: Likely Significant Effects on the Environment

5.2 This section considers likely significant effects of the Plan. A detailed consideration of Neighbourhood Plan policies is provided as Appendix A.

Schedule 1 of Environmental Assessment of plans and programmes Regulations 2004	Tandridge District Council assessment	Likely significant environmental effect?
Characteristics of the Neighbourhood Plan, having regard to:		
The degree to which the Plan sets a framework for projects and other activities, either with regard to the location, nature,	The Plan would, if made, form part of the statutory Development Plan and as such contribute to the framework for future development consent of projects. At the	N

Schedule 1 of Environmental Assessment of plans and programmes Regulations 2004	Tandridge District Council assessment	Likely significant environmental effect?
size and operating conditions or by allocating resources.	outset, it is expected to determine character and design. However, the Plan sits within the wider framework of the National Planning Policy Framework, the Tandridge District Core Strategy DPD (2008) and the Tandridge District Detailed Policies DPD (2014). The degree to which the Plan sets a framework are localised in nature and have limited implications.	
The degree to which the Plan influences other plans and programmes including those in a hierarchy.	As above.	N
The relevance of the Plan for the integration of environmental considerations in particular with a view to promoting sustainable development.	The Plan supplements the existing Development Plan for a focussed geographic area, such that the impacts are not significant.	N
Environmental problems relevant to the Plan.	The Plan provides clarity with respect to protecting the environment, including good design and support for the delivery of community and environmental assets. The policies supplement the existing Development Plan for a focussed geographic area, such that the impacts are not significant.	N
The relevance of the Plan for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	The Plan supplements the existing Development Plan for a focussed geographic area, such that the impacts are not significant.	N
Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:		
The probability, duration, frequency and reversibility of the effects.	The Plan supplements the existing Development Plan for a focussed geographic area, such that the impacts are not likely to be significant.	N
The cumulative nature of the effects of the Plan.	The Plan supplements the existing Development Plan for a focussed geographic area, such that the impacts are not significant.	N
The trans-boundary nature of the effects of the Plan.	There are not expected to be any significant trans-boundary effects.	N

Schedule 1 of Environmental Assessment of plans and programmes Regulations 2004	Tandridge District Council assessment	Likely significant environmental effect?
The risks to human health or the environment (e.g. due to accidents).	The Plan supplements the existing Development Plan for a focussed geographic area. There are no policies that introduce a risk to human health.	N
The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected) by the Plan.	The Plan supplements the existing Development Plan for a focussed geographic area, such that the impacts are not significant.	N
<p>The value and vulnerability of the area likely to be affected by the Plan due to:</p> <p>Special natural characteristics or cultural heritage;</p> <p>Exceeded environmental quality standards or limit values; or</p> <p>Intensive land use</p>	<p>The Plan area contains assets and elements that are recognised as having special character. This includes the Surrey Hills AONB, ecological designations, and Listed Buildings.</p> <p>The Plan supplements existing environmental quality standards and values that are identified and protected in higher order plans.</p> <p>A separate Habitats Regulations Assessment is being carried by the Council in consultation with Natural England.</p>	N
The effects of the Plan on areas or landscapes which have recognised national, community or international protection status.	The Plan area includes part of the Surrey Hills AONB. Policies in the Plan consolidate the positive objectives of policies of the Tandridge Development Plan in this respect.	N
Conclusion	The CCW Neighbourhood Plan is NOT likely to have a significant effect on the environment.	

Appendix A - Consideration of Neighbourhood Plan draft policies

Policy in the draft CCW Neighbourhood Plan	Consideration of significant environmental effect
<p>CCW 1: Location of Development</p> <p>A. Development proposals outside the adopted settlement boundaries (Figure 2, but upon adoption of the Tandridge Local Plan, should align with any amended boundary) will not be supported unless:</p> <ul style="list-style-type: none"> i. it relates to necessary utilities infrastructure and where no reasonable alternative location is available; or ii. it relates to uses that are appropriate in the Green Belt; and iii. where situated in the Surrey Hills National Landscape and/or its setting, it will be strictly controlled in the interests of conserving the nationally important landscape and setting of the National Landscape. <p>B. Where appropriate, major development proposals within the neighbourhood area should demonstrate that all of the following criteria have been satisfied:</p> <ul style="list-style-type: none"> i. they are consistent with the objectives for this neighbourhood plan; and ii. a Framework Masterplan is prepared, in collaboration with the local community; and iii. they have considered the context of the overall development on the neighbourhood area and can demonstrate that they have not been considered in isolation; and iv. they have positively considered the existing main settlements (Chaldon, Caterham, Caterham Valley and Whyteleafe) with respect to their character, heritage, environment and landscape settings; and v. proposals incorporating community facilities, services and amenities should demonstrate how access to those facilities (notably by foot and bike) for residents from the wider neighbourhood area will be enhanced; and vi. proposals are landscape-led and a sensitive approach has been adopted in the transition between built development and the countryside setting of new and existing settlements. Corridors of green space should be created, integrated and, where possible, expanded in accordance with Policy CCWX: Green and blue infrastructure and delivering biodiversity net gain; and 	<p>Policy CCW1 supplements the Tandridge Development Plan but does not significantly amend the scope and interpretation for spatial distribution of development in the District; or the Core Objective of environmental protection and enhancement.</p> <p>The Policy emphasises the importance of align development with social and physical infrastructure, including access to greenspaces.</p> <p>Accessible green space within the Plan Area would help reduce demand for recreation in the Ashdown Forest SPA / SAC and Mole Valley to Reigate Escarpment SAC.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>

Policy in the draft CCW Neighbourhood Plan	Consideration of significant environmental effect
<p>vii. any urban extensions should retain existing landscaping in order to enable the visual and physical separation from other settlements (including from Warlingham, Woldingham and Godstone).</p> <p>viii. an integrated approach should be adopted to promote sustainable development, which considers:</p> <ul style="list-style-type: none"> a) the phased delivery (linked to rate of development) of necessary social and physical infrastructure to meet the comprehensive infrastructure needs of the area. b) retention of the countryside character of the landscape setting of the neighbourhood area and an integrated network of green spaces. c) protection and enhancement of areas of ecological, wildlife and landscape value. d) protection and, where possible, enhancement of heritage assets. e) the proactive engagement of local communities. f) how it supports the Walkable Neighbourhood concept. <p>C. Inappropriate development which is, by definition, harmful to the Green Belt will not be approved unless the applicant is able to demonstrate the existence of very special circumstances.</p> <p>D. In determining development proposals, substantial weight will be given to the value of using suitable brownfield land within the settlement policy boundaries for either homes or other identified needs.</p>	
<p>CCW2: Meeting Local Housing Needs</p> <p>A. Other than in development designed to meet an identified specialist housing need, the mix of housing sizes, types, tenures, and affordability in proposed development should, in so far as is reasonably practicable and subject to viability, assist in meeting needs identified in the most recently available Caterham, Chaldon and Whyteleafe Housing Needs Assessment. In particular, the following provision will be supported:</p> <ul style="list-style-type: none"> i. proposals that will deliver [insert from report]. ii. proposals that deliver an appropriate mix of affordable housing, reflecting the need for a [insert from report]; and iii. at least 25% of the affordable housing units must be delivered as First Homes (see Glossary definition of Affordable Housing). Proposals that enable an uplift of 40 to 	<p>Policy CCW2 is concerned with the type of housing provided in Tandridge District.</p> <p>The Policy supplements the Tandridge Development Plan but does not significantly amend the scope and interpretation.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>

Policy in the draft CCW Neighbourhood Plan	Consideration of significant environmental effect
<p>50% to the discounts provided on the First Homes element of the development to assist single occupants on median and lower quartile income, will be particularly supported. Where such an uplift is demonstrated to be unviable, proposals should provide at least a 30% discount. Such proposals should seek to prioritise those with local connections to the specific parish and key workers.</p> <p>B. Affordable homes should be well integrated with market housing.</p> <p>C. All affordable housing shall be first occupied by households with a local connection (see Glossary). In the event that there are no applicants satisfying this requirement, the housing shall be occupied in accordance with TDC's standard allocation procedures.</p> <p>D. Residential development that could reasonably be expected to meet the needs of older people (by virtue of its size and location) should demonstrate how it has reflected the Housing our Ageing Population Panel for Innovation (HAPPI) principles.</p> <p>E. Subject to the other policies of this plan, proposals for self- and custom build housing will be supported.</p>	
<p>CCW3: Sub-division of buildings and redundant community use buildings to provide smaller dwellings</p> <p>A. 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.</p>	<p>Policy CCW3 is concerned with the re-use of existing buildings in an area that would have no direct impact on the Ashdown Forest SPA / SAC or Mole Valley to Reigate Escarpment SAC.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>
<p>CCW4: Housing density</p>	

Policy in the draft CCW Neighbourhood Plan	Consideration of significant environmental effect
<p>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.</p> <p>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.</p>	<p>Policy CCW4 seeks to ensure appropriate development densities in accordance with the Tandridge Development Plan.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>
<p>CCW5: Character of development (labelled Policy CCW8 in the draft Plan)</p> <p>Development is expected to preserve and enhance the character area in which it is located (as shown in Figure x). Development proposals in the defined character areas will be supported which:</p> <ul style="list-style-type: none"> a. exhibit design reflecting local context, character and vernacular of the area; b. demonstrably enhance the quality of the built form through innovation in design; c. make a positive contribution to the character area when viewed from the main highway approaches into the settlements; and d. do not have a significantly detrimental impact on local views as set out in Policy CCW10; 	<p>Policy CCW5 seeks to ensure that new development is well-designed and contributes to, and where possible enhances, the distinctive character of the individual settlements within the Parish. The policy and its supporting text add greater detail to the Tandridge Development Plan, providing clarity with respect to what good design might be.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>
<p>CCW5: Design of development (note drafting error for policy number)</p> <p>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:</p> <ul style="list-style-type: none"> a. Incorporating the principles of Building for Life (12), or successor design principles which would deliver a higher 	<p>Policy CCW5 seeks to ensure that new development is well-designed and contributes to, and where possible enhances, the distinctive character of the individual settlements within the Plan Area. The policy and its supporting text add greater detail to the Tandridge</p>

Policy in the draft CCW Neighbourhood Plan	Consideration of significant environmental effect
<p>quality of design. Development proposals are encouraged to achieve the 'Built for Life' quality mark.</p> <p>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.</p> <p>c. Meeting the requirements of 'Secure by Design' and minimise the likelihood and fear of crime.</p> <p>d. Providing off-road parking in accordance with the adopted Tandridge Parking Standards (2012).</p> <p>e. Not adversely affecting vehicular and pedestrian safety due to traffic generation, access and parking design.</p> <p>f. Providing appropriate Sustainable Drainage Systems (SuDS) on site, unless there are clear reasons why this is not possible, or necessary.</p> <p>g. Ensuring that areas requiring service and maintenance including watercourses are accessible at all times.</p>	<p>Development Plan, providing clarity with respect to what good design might be.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p> <p>The Policy seeks to ensure that development meets the highest environmental standards in terms of its construction, materials and energy use. This will help to mitigate against climate change.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>
<p>CCW6: Environmentally sustainable design</p> <p>A. Proposals must seek to improve the sustainability of development. The design and standard of any development is encouraged to achieve the highest level of sustainable design, in order to reduce energy consumption and climate effects. This includes:</p> <p>a. Siting and orientation of buildings to optimise passive solar gain</p> <p>b. The use of high quality, thermally efficient building materials</p> <p>c. Installation of energy efficiency measures such as loft insulation and double glazing</p> <p>d. Reducing water consumption</p> <p>e. Non-residential developments should aim to meet the Buildings Research Establishments BREEAM building standard 'excellent'</p> <p>B. Alterations to existing buildings, including the sensitive retrofitting of historic buildings, should be designed with energy reduction in mind and comply with current sustainable design and construction standards.</p>	<p>Policy CCW6 seeks to ensure that development meets the highest environmental standards in terms of its construction, materials and energy use. This will help to mitigate against climate change, and likely to have a positive environmental impact.</p> <p>This Policy is likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>

Policy in the draft CCW Neighbourhood Plan	Consideration of significant environmental effect
C. Include something on water usage	
<p>CCW7: Conserving the heritage of the Parish</p> <p>A. Designated and non-designated heritage assets: The following buildings and structures as shown on Figure X and detailed in Appendix X are designated as non-designated heritage assets:</p> <p>1. Insert the list</p> <p>B. Development proposals affecting designated heritage assets, either directly or indirectly, should conserve or enhance the significance of the asset and those elements of the setting that contribute to the significance. This could include, where appropriate, the delivery of development that will make a positive contribution to, or better reveal the significance of, the heritage asset, or reflect and enhance local character and distinctiveness with particular regard given to the prevailing styles of design and use of materials in a local area.</p> <p>C. Development proposals should demonstrate that they have taken into account the potential impact on above and below ground archaeological deposits to ensure that evidence which could contribute to the understanding of human activity and past environments is not lost. Where a scheme has a potential impact on archaeological remains (below or above ground) a Heritage Statement or similar should be prepared in support of planning applications.</p> <p>D. Heritage at risk: A proactive stance will be taken to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back into optimum viable use.</p>	<p>Policy CCW7 and its supporting text add greater detail to the Tandridge Development Plan, providing clarity with respect to the process and judgements regarding heritage.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>
<p>CCW8: Flooding and drainage</p> <p>This policy shall apply to all built development for active use with the exception of residential extensions which do not propose additional bedrooms and/or bathrooms.</p> <p>A. New development should be designed to take full account of any existing flood risk, irrespective of the source of</p>	<p>Policy CCW8 seeks to ensure that new development is well-designed to not contribute to and, where possible reduces, flood risk. The policy and its supporting text add greater detail to the Tandridge</p>

Policy in the draft CCW Neighbourhood Plan	Consideration of significant environmental effect
<p>flooding. Where a site or its immediate surroundings have been identified to be at flood risk, all opportunities to reduce the identified risk should be investigated at the master planning stage of design and subsequently incorporated at the detailed design stage.</p> <p>B. It is essential that the drainage scheme proposed to support new development: i. protects people and property on the development site from flooding; and</p> <p>ii. does not create any additional flood risk outside of the development in any part of the catchment, either upstream or downstream;</p> <p>iii. the proposed scheme is future-proofed to take account of climate change projections.</p>	<p>Development Plan, providing clarity with respect to what good design might be.</p> <p>The Policy responds to previous severe flash flooding events and the high risk that exists, particularly at Caterham-on-the-Hill.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat or recreational impacts; and seeks to ensure a positive impact with respect to the water environment.</p>
<p>CCW9: SuDS design and management</p> <p>A. In accordance with NPPF paragraph 167, surface water drainage on any development must not add to the existing site run off or cause any adverse impact to neighbouring properties or the surrounding environment/wildlife habitat.</p> <p>B. Development proposals creating new drainage requirements must demonstrate that Sustainable Drainage Systems (SUDS) will be effective and incorporated in any proposed developments. This should allow for above surface water management on site taking account of the underlying geology and seasonally high ground water table affecting parts of the neighbourhood area.</p> <p>C. Any drainage scheme must manage all sources of surface water, including exceedance flows and surface flows from offsite, provide for emergency ingress and egress and ensure adequate connectivity. Development proposals should be supported by a drainage scheme maintenance plan which demonstrates a schedule of activities, access points, outfalls and any biodiversity considerations. The maintenance plan should also include an indication of the adopting or maintaining authority or organisation and may require inclusion within a register of drainage features.</p>	<p>Policy CCW9 seeks to ensure that new development is well-designed to not contribute to and, where possible reduces, flood risk. The policy and its supporting text add greater detail to the Tandridge Development Plan, providing clarity with respect to what good design might be.</p> <p>The Policy responds to previous severe flash flooding events and the high risk that exists, particularly at Caterham-on-the-Hill; and specifically seeks to ensure the effective long-term management of SuDS.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat or recreational impacts; and seeks to ensure a positive impact with respect to the water environment.</p>

Policy in the draft CCW Neighbourhood Plan	Consideration of significant environmental effect
<p>CCW10: Sewerage and wastewater</p> <p>A. Development will be supported if the sewer network can accommodate the additional demand for sewerage disposal, both from the development itself and from permitted developments in the area where this can be accommodated within the sewer network, either in its existing form or through planned improvements to the system, in advance of the construction or occupation of the development.</p> <p>B. Developers should be encouraged to engage with the appropriate water resources management organisation at the earliest opportunity, as indicated in paragraph 26 of the NPPF to evaluate:</p> <ul style="list-style-type: none"> i. whether the development's demand for sewage/waste water treatment and network infrastructure both on and off site can be met; ii. the surface water drainage requirements and flood risk of the development both on and off site; and iii. the development's demand for water supply and network infrastructure both on and off site. <p>C. Sewerage infrastructure necessary to support new development must be available when first needed and the delivery of development may need to be phased to enable this.</p> <p>D. If appropriate, the imposition of Grampian Conditions will be considered to secure the provision of infrastructure when it is needed. If timely provision of such infrastructure cannot be secured in line with this policy, the development proposal will not be supported.</p>	<p>Policy CCW10 seeks to ensure that new development does not exceed sewerage capacity. The policy and its supporting text add greater detail to the Tandridge Development Plan, providing clarity with respect to what good design might be.</p> <p>The Policy responds to previous severe flash flooding events and the high risk that exists, particularly at Caterham-on-the-Hill; and specifically seeks to ensure the effective long-term design and management of the sewerage system.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat or recreational impacts; and seeks to ensure a positive impact with respect to the water environment.</p>
<p>Policy CCW11: Incubator / flexible start-up business space</p> <p>A. Proposals to provide incubator / start-up business space will be supported, subject to specific site and traffic assessments, through:</p> <ul style="list-style-type: none"> a. conversion of existing buildings across the Plan area; or b. provision of new buildings or conversion of existing buildings within the settlement boundaries. 	<p>Policy CCW11 seeks to ensure space is available within urban areas to support business start-ups.</p> <p>This Policy is not likely to result in significant impacts with respect to</p>

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<p>B. Proposals for the establishment of an enterprise/business park will be supported where the site:</p> <ul style="list-style-type: none"> a. is well located in relation to the catchment area to be served; b. has safe and convenient access for pedestrians and cyclists; 	<p>loss of habitat or recreational impacts; and seeks to ensure a positive impact with respect to the water environment.</p>
<p>CCW12: Retaining and enhancing the vitality and viability of retail centres</p> <p>Caterham Valley and Caterham-on-the-Hill</p> <p>A. Development proposals within or immediately adjacent to the defined Caterham Valley town centre and Caterham on the Hill local centre must encompass the need for sustainable development. There is a need to maintain the economic health, vitality and viability of these areas in balance with residential development and infrastructure. Proposals should demonstrate how they contribute to the Neighbourhood Plan objectives and to the ambitions for the Town Centre as a whole, including all its local enterprises. Therefore mixed use development proposals, including employment, retail, community and residential uses, will be supported within the Town Centres.</p> <p>B. In particular, development proposals that have the potential to provide public realm improvements, improve vehicular, pedestrian and cycle movement within the Town Centre and help to tackle issues identified by the evidence and analysis in the Neighbourhood Plan supporting documents², should consider and address those opportunities as part of their scheme. Balanced development will be supported provided it does not conflict with other policies or proposals in this plan.</p> <p>Local and neighbourhood centres</p> <p>C. Proposals which result in the loss of existing local neighbourhood convenience shops will be resisted; they will only be supported where the applicant has demonstrated that there is no reasonable prospect of the site or premises being used for ongoing retail or community uses. Applicants will be expected to demonstrate that the existing use is no longer viable and that the site has been marketed for a reasonable period of time – 12 months - for alternative retail or community uses.</p>	<p>Policy CCW12 supports the continuing role of existing centres.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat or recreational impacts; and seeks to ensure a positive impact with respect to the water environment.</p>

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<p>D. Development proposals that provide a balance of uses – retail, leisure and community, commercial and residential – will be supported subject to compliance with all relevant development plan policies. Proposals that add to or sustain the distribution of local neighbourhood convenience shops in particular where they are designed to be accessible on foot or by bicycle, will be supported.</p> <p>E. Positive consideration will be given to applications that will improve the quality of shop fronts and signage in these areas.</p>	
<p>CCW13: Supporting recreation and sustainable tourism</p> <p>A. Development proposals for recreational and tourism activities, including a Visitor Centre, will be supported where the following criteria can be met:</p> <ul style="list-style-type: none"> 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. <p>B. Proposals for the improvement of signage for local facilities will be supported, provided that they can be satisfactorily integrated within their surroundings.</p>	<p>Policy CCW13 supplements the Tandridge Local Plan, supporting and emphasising the important role of recreation and tourism to the economy and communities.</p> <p>It makes no specific site allocation, but encourages provision of recreational / green space in this area outside the SACs / SPAs the buffer zones to the SACs / SPAs.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat or recreational impacts; and seeks to ensure a positive impact with respect to the water environment.</p>
<p>CCW14: Natural landscape and rural character</p> <p>Development proposals should maintain and enhance the natural environment, retain landscape features, such as chalk downland, and enhance the rural character and setting of the Neighbourhood area. Where reasonable and necessary, development proposals are expected to demonstrate that they have addressed the following matters:</p>	<p>Policy CCW14 supplements the Tandridge Local Plan, seeking to protect the natural environment and landscape in rural and urban areas.</p>

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<p>a. Respect the natural topography of a site wherever possible and preserve and sensitively incorporate existing natural features such as trees, hedgerows and ponds within the site.</p> <p>b. Be integrated into the landscape and include new landscape buffers between existing development and the countryside adjacent to development sites.</p> <p>c. Consider including street trees in their landscaping plans; if trees of arboreal significance must be removed, they should be replaced with trees of a similar potential size and native species elsewhere on the site, unless this is clearly not possible.</p> <p>d. Design open space that is:</p> <ul style="list-style-type: none"> i. in usable parcels of land and not fragmented ii. safe, easily accessible and not severed by any physical barrier iii. is accessible to the general public iv. creates a safe environment considering lighting and layout v. complemented by landscaping <p>e. The use of an appropriate legal agreement is encouraged to ensure proper management of the open space over the lifetime of the development.</p>	<p>It makes no specific site allocation, but encourages provision of recreational / green space in this area outside the SACs / SPAs the buffer zones to the SACs / SPAs.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat or recreational impacts; and seeks to ensure a positive impact with respect to the water environment.</p>
<p>CCW15: Green infrastructure and development</p> <p>Proposals should be designed from inception to create, conserve, enhance and manage green spaces and connective chains of green infrastructure, as shown in Figure X, with the aim of delivering a net environmental benefit for local people and wildlife. Proposals that seek to improve the connectivity between wildlife areas and green spaces will be encouraged in order to enhance the green infrastructure of the Neighbourhood area.</p>	<p>Policy CCW15 supplements the Tandridge Local Plan, seeking to protect the natural environment and landscape in rural and urban areas.</p> <p>It makes no specific site allocation, but encourages provision of recreational / green space in this area outside the SACs / SPAs the buffer zones to the SACs / SPAs.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat or recreational impacts; and seeks to ensure a</p>

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	positive impact with respect to the water environment.
<p>CCW16: Locally significant views</p> <p>Development proposals which do not have a significantly detrimental impact on the locally significant views listed in Figures 8.2 and mapped in Figures 8.3 to 8.6, with detailed descriptions in Appendix A, will be supported.</p>	<p>Policy CCW16 seeks to safeguard important views in and across the Parish from inappropriate development.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>
<p>CCW17: Local green spaces</p> <p>The 22 areas (including three groups of areas) listed and mapped in Figure 8.7 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.</p>	<p>Policy CCW17 designates a series of sites as Local Green Space to acknowledge their value to the community and to protect them from inappropriate development.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>
<p>CCW18: Allotments and community growing spaces</p> <p>Development proposals for the provision of allotment facilities and / or community growing spaces will be supported where accessible by pedestrians and cyclists and within or adjacent to the defined settlement areas, as shown on the Policies Map and particularly in Caterham Valley and Whyteleafe.</p> <p>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.</p>	<p>Policy CCW18 encourages provision of and seeks to space for allotments within and adjacent to the urban areas.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>

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<p>CCW19: Libraries, museums and theatre</p> <p>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.</p> <p>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.</p>	<p>Policy CCW19 seeks to protect and enhance cultural / community facilities. This would be within urban areas and predominantly involve existing buildings.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>
<p>CCW20: Community hubs</p> <p>A. Proposals for new/improved community facilities, including the provision of a Community Hub in Whyteleafe, will be encouraged subject to the following criteria:</p> <ul style="list-style-type: none"> 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. <p>B. Proposals that would result in the loss of community and leisure facilities will only be supported if alternative and equivalent facilities demonstrate by comparison to the existing facility that:</p> <ul style="list-style-type: none"> a. The replacement will be of at least an equivalent scale, specification and located in an accessible location to the community to be served; b. Reprovision of these facilities will incorporate adequate safeguards for delivery; and c. Satisfy all other relevant policy expectations of this neighbourhood plan. 	<p>Policy CCW20 supports the provision of community facilities. This would be within urban areas and likely to involve re-use of existing buildings.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>
<p>CCW21: Protection of public houses</p> <p>A. Proposals for the expansion of existing public houses (Class sui generis) in the neighbourhood area to develop appropriate community-based activities, such as a restaurant will be supported, subject to complying with other policies</p>	<p>Policy CCW21 supports the retention of public houses, including through diversification of use.</p>

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<p>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.</p> <p>B. Development proposals to change the use of public houses (Class sui generis) will only be supported if such a use is demonstrably unviable. Development proposals should be accompanied by a marketing report demonstrating that the existing public house has been actively marketed as a Use Class sui generis for a period of not less than 12 months at market value for the existing use. The report should account for all expressions of interest and offers received and how these were assessed in terms of viability. 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</p>	<p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>
<p>CCW22: Burial grounds</p> <p>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:</p> <ul style="list-style-type: none"> 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. 	<p>Policy CCW22 supports the provision of burial grounds / facilities.</p> <p>The Policy makes no specific site allocation and proposals would need to demonstrate compliance with policies in the Development Plan that protect the natural environment.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat or recreational impacts; and seeks to ensure a positive impact with respect to the water environment.</p>
<p>CCW23: Maintaining existing health services</p> <p>A. Except on land with the Green Belt, proposals which facilitate or enhance and facilitate the delivery of health</p>	<p>Policy CCW23 supports the retention of existing and provision of health services / facilities. This</p>

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<p>facilities on the following sites, as shown on the Policies Map, will be supported:</p> <ul style="list-style-type: none"> a. Caterham Valley general practice surgery b. Chaldon Road general practice surgery c. Whyteleafe general practice surgery d. Townhill general practice surgery e. Caterham Dene Hospital f. North Downs Hospital <p>B. Except on land with the Green Belt, proposals for the relocation or expansion of health services will be supported subject to the following criteria:</p> <ul style="list-style-type: none"> a. the proposal would not have significant harmful impacts 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 defined on Figure X the Policies Maps. 	<p>would be within urban areas and likely to involve re-use of existing buildings.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>
<p>CCW24: Education provision</p> <p>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:</p> <ul style="list-style-type: none"> 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. <p>B. Except on designated Green Belt land, where a proposals for a new school is brought forward, the proposal will be supported where it can be demonstrated that the development would:</p> <ul style="list-style-type: none"> 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; 	<p>Policy CCW24 supports the provision of education services / facilities. This would be within urban areas and likely to involve re-use of existing buildings.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>

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<p>b. provide appropriate vehicular access and would not adversely impact upon traffic capacity;</p> <p>c. not result in a significant loss of amenity to local residents or other nearby activities; and</p> <p>d. would not conflict with other Plan policies or proposals</p>	
<p>CCW25: Improving walking, cycling and equestrian opportunities (draft – to be completed)</p> <p>A. To ensure that residents can access social, community, public transport, the school, retail and other important facilities in the neighbourhood area in a sustainable and safe way, all new developments should ensure safe pedestrian, and where possible cycle, access to link up with the existing footpath and cycleway network, and public transport network, as defined in Figures X. Proposals should demonstrate that they are accessible to XX and the 10-minute walkable zone.</p> <p>B. The provision of new, or the enhancement of existing, cycle and pedestrian routes that are, where feasible, physically separated from vehicular traffic and from one another will be strongly supported. Such routes should be of permeable material and ensure that access by disabled users and users of mobility scooters is secured.</p> <p>C. The design and layout of works related to the widening of footways or the provision of traffic-calming measures should enhance the rural, village character, for example retaining and/or providing hedgerows, trees and soft verges where possible. Materials and layout must be sympathetic to local character, in accordance with Policy CCW3.</p> <p>D. Proposals for new bridleways will be supported wherever possible; in all new developments existing bridleways must be retained where they exist or, alternatively, new or amended bridleway links provided together with safe road crossing points that enable connectivity between the settlements and the wider countryside.</p> <p>The provision of covered and secure cycle racks and buggy parking will be supported.</p>	<p>Policy CCW25 seeks to encourage more sustainable modes of transport by supporting proposals that enable and promote active travel.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>
<p>CCW26: Broadband</p>	

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<p>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.</p> <p>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.</p>	<p>Policy CCW26 seeks to improve digital infrastructure in the Plan Area.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>