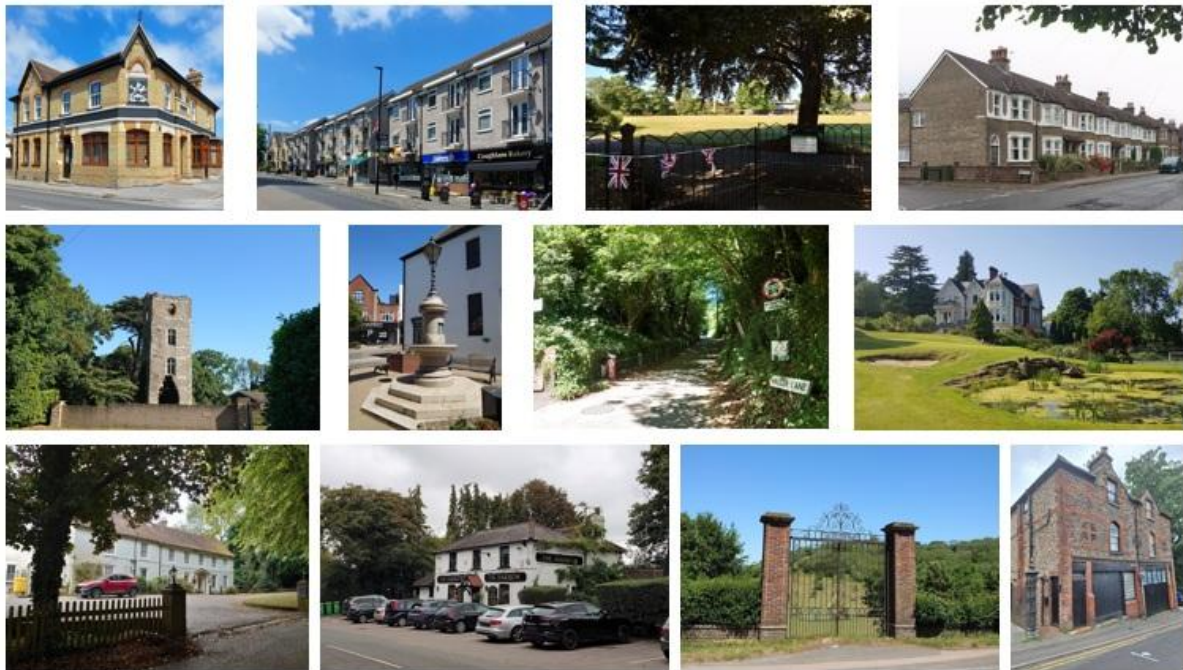


# **Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2025 to 2040**



## **Consultation Statement**

**To accompany the Submission Version Caterham,  
Chaldon and Whyteleafe Neighbourhood Plan**

**July 2025**

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## 1 INTRODUCTION

- 1.1. The policies contained in the Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2025 to 2040 (CCWNP) have been developed following consultation with the local community.
- 1.2. This Consultation Statement sets out how the CCWNP has been developed. It sets out, in accordance with Regulation 14 of Neighbourhood Development Planning (General) Regulations 2012 (as amended), the following:
  - details of the persons and bodies who were consulted about the proposed neighbourhood development Plan;
  - details as to how they were consulted;
  - a summary of the main issues and concerns raised by the persons consulted; and
  - how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

### About the Plan

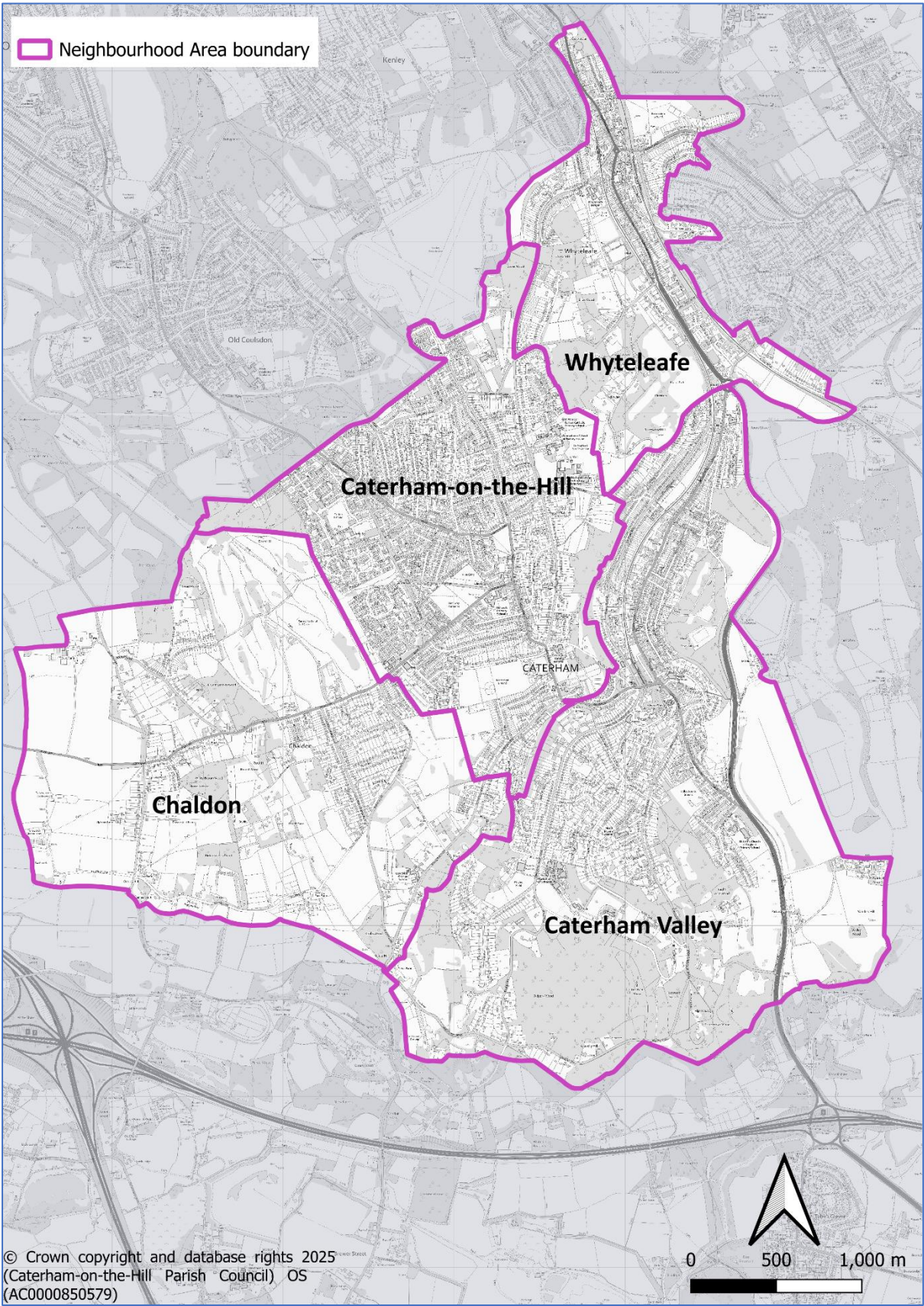
- 1.3. The Submission Version Caterham, Chaldon and Whyteleafe Neighbourhood Plan (CCWNP) covers the period 2025 to 2040. If successfully made, it will replace the Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2018-2033.
- 1.4. It sets out Planning and land-use policy for the two Parishes of Caterham-on-the-Hill and Caterham Valley, and the two Village Councils of Chaldon and Whyteleafe (*Figure 1*), collectively referred to as Local Councils.
- 1.5. The Local Planning Authority Tandridge District Council (TDC) designated the Neighbourhood Area on 12 July 2012.
- 1.6. Caterham-on-the-Hill Parish Council is the primary Parish acting as the qualifying body for the CCWNP.

### The Caterham, Chaldon and Whyteleafe Implementation Group

- 1.7. Following the adoption of the CCWNP 2018-2033, the Local Councils established the Neighbourhood Plan Implementation Group (NPIG), comprising local Councillors and volunteers from the community, to monitor the effectiveness of the Plan and to discuss Planning applications and joint projects in the area. The policies of the Plan have been regularly used and further information on monitoring can be found on the CCWNP website.
- 1.8. In 2023, it took the decision to review the existing CCWNP 2018-2033 in light of changes to national policy and the desire to broaden the scope of policies, particularly in the absence of an up-to-date Local Plan.
- 1.9. The CCWNP website contains the Terms of Reference for the NPIG and the meeting minutes.



Figure 1: Map showing the designated Neighbourhood Area



## 2 SUMMARY OF ENGAGEMENT AND CONSULTATION ACTIVITIES, ISSUES AND OUTCOMES

2.1. A high-level summary of the engagement and consultation activity is shown in *Table 1*:

*Table 1: High level summary of the key milestones*

Date	Milestone	Key activities
2023	NPIG agree to undertake a review of the CCWNP 2018-2033	<ul style="list-style-type: none"> <li>The decision was taken to review the Plan in light of changes to national policy, the absence of an up-to-date Local Plan and the desire to broaden the scope of the CCWNP.</li> </ul>
2024	Community survey  Dedicated community engagement  Caterham, Chaldon and Whyteleafe Design Guidance and Codes updated  Housing Needs Assessment (HNA)  Evidence gathering  Plan screened for environmental purposes  Informal comments on draft Plan from TDC	<ul style="list-style-type: none"> <li>Community survey launched to gather views on the proposed scope of the review based on the healthcheck findings.</li> <li>Series of events hosted in each local Council area to share information about the review and gather views on the proposed scope.</li> <li>Leaflets distributed to at railway stations in Caterham Valley and Whyteleafe.</li> <li>CR£ Magazine with CCWNP advert delivered to all households in the Neighbourhood Area.</li> <li>AECOM consultants contracted to update the existing Design Guidance and Codes.</li> <li>An updated HNA prepared by AECOM consultants.</li> <li>Evidence gathered to support amendments to existing policies and to justify the inclusion of new policies.</li> <li>TDC undertook a screening for the need for a Strategic Environmental Assessment/ Habitats Regulations Assessment</li> <li>Informal comments sought from TDC on the draft Plan and integrated into the Pre-Submission Version</li> </ul>
2025	Pre-Submission Version (Regulation 14) Plan published  Regulation 16 Plan published (date tbc)  Examination (date tbc)  Referendum (date tbc)	<ul style="list-style-type: none"> <li>Pre-Submission (Regulation 14) consultation took place between 3<sup>rd</sup> March and 27<sup>th</sup> April 2025</li> <li>Plan amended appropriately into Submission Version and submitted, with supporting documents to TDC</li> <li>Regulation 16 consultation to be undertaken by TDC</li> </ul>

2.2. The sections below describe, in fuller detail, the engagement and consultation process which took place during the Plan preparation. This is divided into three stages:

Stage I: Preparing the Pre-Submission Version Neighbourhood Plan 2025-2040

Stage II: Consulting on the Pre-Submission Version Neighbourhood Plan 2025-2040

Stage III: Finalising the Submission Neighbourhood Plan 2025-2040

## Stage I: Preparing the Pre-Submission Version Neighbourhood Plan 2025-2040

2.3. On Thursday 24 June 2021, the TDC Planning Policy Committee, on behalf of the TDC, made (adopted) the CCWNP 2018 to 2033.

2.4. The Neighbourhood Plan Implementation Group (NPIG), comprising representatives from the four local Council areas (Caterham-on-the-Hill, Caterham Valley, Chaldon and Whyteleafe) have successfully used the policies of the CCWNP when commenting on Planning applications in the Neighbourhood Area.

2.5. In Autumn 2023, the NPIG took the decision to review the CCWNP. This was due to a number of reasons:

- national policy had changed fairly significantly since the Plan was made, with updates to the National Planning Policy Framework (NPPF) and the introduction of other legislation, for instance the Environment Act 2021.
- TDC's 'Our Local Plan 2033' was, at that time, progressing, having been submitted to the Secretary of State for Examination on 18 January 2019.
- the desire, locally, to expand the scope of the CCWNP to cover areas not included in the made Plan. For instance, to include policies relating to flooding, biodiversity, housing need and heritage assets.
- the desire to update the Caterham, Chaldon and Whyteleafe Design Guidance and Codes to make them easier to apply.

2.6. An initial step taken by the NPIG was to engage a Planning consultant to support the group in undertaking a healthcheck of the existing CCWNP. This was undertaken in late 2023 and *Table 2* sets out what this identified in relation to the existing suite of policies:

*Table 2: Summary of healthcheck of existing policies*

Section/ Existing Policy	Commentary
CCW1: Housing Requirement	<p>The policy was intended to set out the housing land supply situation to 2026 that would contribute to the wider strategic housing need. No sites were allocated for development.</p> <p>It was agreed that the CCWNP 2025-2040 would also not allocate sites – this is because those parts of the Neighbourhood Area outside</p>

	<p>the adopted settlement boundaries (where the principle of development is established) fall within Green Belt. Whilst Neighbourhood Plans can amend Green Belt boundaries, this can only be undertaken where a need for changes to Green Belt boundaries has been established through strategic policies (NPPF, para 145). The TDC adopted Local Plan does not establish this.</p> <p>It was considered that the policy should be replaced with a new policy focussing on housing mix to meet local housing needs (while contributing to the wider strategic need). To that end, a Housing Needs Assessment for the Neighbourhood Area was commissioned.</p>
Policy CCW2: Sub-division of buildings and redundant community use buildings to provide smaller dwellings	<p>The 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.</p> <p>The policy was considered to be important but had been misinterpreted in a number of applications and enabled the demolishing of buildings to create new apartment dwellings, thus eroding local character.</p> <p>It was agreed to retain the policy but strengthen in terms of its purpose in enabling the redevelopment of large properties, but retaining the outer shell where possible and where it contributes to local character.</p>
Policy CCW3: Housing density outside the Caterham MasterPlan area	<p>This was considered to be an important policy to retain. Note that it was later consolidated into the design and character policy (as explained later in this statement).</p>
Policy CCW4: Character of development Policy CCW5: Design of Development	<p>These policies had proved very useful to the NPIG when responding to Planning applications. It was agreed that it would be helpful to consolidate the two policies. In addition to update the associated Caterham, Chaldon and Whyteleafe Design Guidance and Codes (CCWDGC) to make it easier to use and interpret.</p> <p>A fundamental requirement from the NPIG was the need to ensure that the CCWDGC should form an integral part of the CCWNP, as is the case with many other Neighbourhood Plans.</p>
Policy CCW6: Environmentally sustainable design	<p>In the absence of the Future Homes Standard being brought in (anticipated Autumn 2025), it was agreed that this policy should be retained, albeit updated to comply to amended national policy.</p>



Policy CCW7: Incubator/ flexible start-up business space	The policy would be retained, albeit updated.
Policy CCW8: Retaining and enhancing convenience shops outside Caterham Valley and Caterham Hill Town centre	It was agreed to retain the policy and to also propose a separate policy relating to the public realm of such areas.
Policy CCW9: Supporting recreation and sustainable tourism	The policy would be retained, albeit updated to conform to updated strategic policy.
Policy CCW10: Locally significant views	The policy would be retained but with potential for the community to identify any additional views.
Policy CCW11: Local Green Spaces	The policy would be retained. The NPIG considered exploring additional sites for inclusion but it was considered that the designated list had been developed following a very comprehensive audit. All existing spaces would be reviewed to ensure they still met the criteria and all owners would be written to again accordingly.
Policy CCW12: Allotments and community growing spaces	The policy would be retained.
Policy CCW13: Libraries, museums and theatres	The policy would be retained, albeit renamed for clarity.
Policy CCW14: Community Hubs	The policy would be retained.
Policy CCW15: Public houses	The policy would be retained.
Policy CCW16: Burial grounds	The policy would be retained.
Policy CCW17: Health Services	The policy would be retained.
Policy CCW18: Education provision	The policy would be retained.



Policy CCW19: Broadband	This policy would be removed as it has not been used and realistically falls outside the scope of the Neighbourhood Plan
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2.7. The healthcheck also considered where new policies might be helpful and the findings are shown in *Table 3*. A number of these policy areas had been proposed in the Submission Version CCWNP 2018-2033, however the Examiner at the time considered that they might be pre-empting the content of the then-emerging TDC Local Plan Review. In fact, the TDC Full Council resolved on 18 April 2024 to withdraw the Regulation 22 Submission version of its new Local Plan, which was submitted to the Secretary of State for Examination on 18 January 2019. This emphasises further the need for policies on the matters outline below.

*Table 3: Summary of policies proposed for the CCWNP review because of the healthcheck*

Proposed new policy	Commentary
Spatial policy (Supporting sustainable development)	Whilst the CCWNP would not be allocating sites for development (for the reasons provided in <i>Table 1</i> ), it was considered to be important to include an overarching policy setting out general parameters against which development should take place so that it is sustainable. This was felt to be particularly important in the absence of an up-to-date adopted Local Plan. The withdrawal of the emerging Local Plan strengthens the need for this spatial policy.
Meeting local housing needs	As explained in <i>Table 1</i> , this policy would effectively replace the Housing Requirement policy. It would detail the housing mix to be supported in the Neighbourhood Area based on the findings of a Housing Needs Assessment prepared as evidence.
Conserving heritage assets	The NPIG considered that a policy identifying non-designated heritage assets would be helpful in safeguarding the character of the area.
Flooding, drainage, sewerage and wastewater	Flooding is a significant issue in parts of the Neighbourhood Area. In the absence of detailed strategic guidance on this matter, the NPIG were keen to include a policy relating to this matter. The Caterham and Coulsdon Flood Action Group (FLAG) had been established to record flooding events and would be helpful in providing evidence to underpin the policy. The NPIG noted that other Neighbourhood Plans commonly include policies on these issues and would review these to identify elements of commonality.
Public realm	In the context of the local centres, the NPIG considered that a policy to enable improvements to the public realm, to make it accessible

	and attractive, would assist in delivering the overall vision for the area and complement other Plan policies.
Landscape and biodiversity	There has been a renewed national focus on biodiversity since the CCWNP 2018-2033 was made. The NPIG considered that it was important to include a policy to provide local detail to contribute to this agenda to ensure that landscape features and wildlife corridors in the area would be safeguarded in the future. This would complement the work of the Local Nature Recovery Networks as well as the strengthening of National Landscape policy.
Walking, cycling and equestrian	A policy to support opportunities for active travel was considered important. It has become a national priority and is being progressed at the strategic level, for instance through the Local Cycling and Walking Infrastructure Plans being prepared by Surrey County Council.

- 2.8. At their meeting of January 2024, members of the NPIG volunteered to lead on specific topic areas, with a focus on the proposed new policy areas. It was also agreed that a refreshed period of community engagement would be required, both to explain the reasoning behind reviewing the CCWNP 2018-2033 and to share the findings of the healthcheck and gather views on this.
- 2.9. To that end, the following engagement activities took place across March 2024:
- 2.10. Public events were held in each of the four local Council areas:
- **Caterham Valley**, Saturday 9<sup>th</sup> March 2024, Unit 18 Church Walk Shopping Centre, Caterham, CR3 6HY, 10am to 4pm
  - **Whyteleafe**, Monday 11<sup>th</sup> March 2024, The Transept, St Lukes Church, Whyteleafe Hill, Whyteleafe CR3 0AA, 7pm to 9pm
  - **Chaldon**, Tuesday 12<sup>th</sup> March 2024, Chaldon Village Hall, 95 Rook Lane, Chaldon, CR3 5BN, 7pm to 8pm
  - **Caterham Hill**, Friday 15<sup>th</sup> March 2024, Westway Community Centre, 25 Chaldon Road, Caterham CR3 5PG, 3pm to 5pm
- 2.11. Each event included a series of posters detailing the existing policies and the proposed new policies to be included in the review of the Plan. Maps of the parish were also on view for people to make comments.
- 2.12. A questionnaire (*Figure 2*) was made available at the events and online. The results can be viewed [here](#).
- 2.13. The events were publicised on the CCWNP Facebook page and shared to other local Facebook pages.

- 2.14. Leaflets to advertise the Engagement Events were distributed at Caterham Train Station, Station Ave, Caterham CR3 6LB and Whyteleafe Train Station, Whyteleafe Hill, Whyteleafe, CR3 0AD during morning rush hour.

Figure 2: Extract from the questionnaire

## Caterham, Chaldon and Whyteleafe Neighbourhood Plan Review - Survey

The Caterham, Chaldon and Whyteleafe Neighbourhood Plan, which was 'made' in 2021, is now being reviewed. This is being led by the Neighbourhood Plan Implementation Group, the members of which are drawn from each of the parishes.

For more information about the Neighbourhood Plan, visit our website: [CCWNP - Caterham, Chaldon, and Whyteleafe Neighbourhood Plan](#)


As part of the Review of the Plan, we will be keeping a number of the existing policies and also introducing some new ones. For more information about the policies proposed, please visit: [The Existing Policies](#) and [The Proposed New Policies](#). Please look at these first before responding to the survey.

We also have some displays around the parished between the 9 and 15 March - [see here for more information](#).

**We would be grateful for your responses to the questions below about the new proposed policies. We would also be grateful for any comments you have on them. All data will be processed according to GDPR rules.**

- 2.15. An article was placed in the March 2024 edition of the CR3 magazine to advertise the Engagement Events (Figure 3). Figure 4 shows some images from the event.

Figure 3: CR3 Magazine article promoting engagement events



**Caterham, Chaldon & Whyteleafe Neighbourhood Plan Review**

The Caterham, Chaldon and Whyteleafe Neighbourhood Plan (CCWNP) was passed at referendum in May 2021 and adopted by Tandridge District Council in July 2021.

During the examination several policies were removed by the examiner because he felt that they overlapped areas of policy that would be covered by the emerging Tandridge Local Plan.

Three years on and the Tandridge Local Plan has failed. National Planning Policy changes in the pipeline will provide very generic detail to District Local Plans, to which important local detail must be added. The Neighbourhood Plan Implementation Group (CCWNP) has therefore concluded we must create additional policies to the Neighbourhood Plan (NP) in order to further shape development in the NP Area.

The CCWNP, which is a properly constituted committee of the Four Parish and Village Councils, is therefore preparing a revised Neighbourhood Plan which will include new policies on:

- Location of Development.
- The Housing Mix required to meet local need.
- The Protection of Heritage Assets.
- Green and Blue Infrastructure – mapping out green spaces and watercourses that promote geo-diversity and encourage recreation.
- Managing the Environmental Impact of Development.
- Managing Flood Risk.
- Promoting Active Travel.


We are also advocating policies to encourage Town Centre Viability and improvement of the Public Realm. We are simultaneously reviewing Local Design Guidelines to make them more relevant and user friendly. This work is at present partly funded by grants obtained by the CCWNP but is reliant, as in the past, on Volunteer effort.

The NP is not a theoretical construct. Its Policies are regularly being used by the Parish and Village Councils and District Planning Officers where it is felt developers' proposals are deficient in respecting character, lacking in infrastructure or are encroaching on the Green Belt. Examples of our strategic interventions are listed on the NP website.

For further information please visit <https://ccwnp.org.uk>

We have a set process to go through which involves public engagement and consultation all the way through to another referendum in 2025.

Engagement Events are now planned so we can collect residents' views prior to preparing the first draft of our revised plan



These will be as follows:

Area	Date	Venue	Time
Caterham Valley	Saturday 9th March	Unit 18 Church Walk Shopping Centre, Caterham, CR3 6HY	10am to 4pm
Whyteleafe	Monday 11th March	The Transept, St Lukes Church, Whyteleafe Hill, CR3 0AA	7pm to 9pm
Chaldon	Tuesday 12th March	Chaldon Village Hall, 95 Rook Lane, Chaldon, CR3 5BN	7pm to 8pm
Caterham Hill	Friday 15th March	Westway Community Centre, 25 Chaldon Road, Caterham CR3 5PQ	3pm to 5pm

For further information on the engagement events please contact the Clerks at Caterham, Chaldon and Whyteleafe Councils as follows:

[clerk@caterhamvalleynpc.org.uk](mailto:clerk@caterhamvalleynpc.org.uk), [clerk@caterhamhillparishcouncil.co.uk](mailto:clerk@caterhamhillparishcouncil.co.uk), [clerk@chaldonvillagecouncil.org.uk](mailto:clerk@chaldonvillagecouncil.org.uk), [clerk@whyteleafevillagecouncil.gov.uk](mailto:clerk@whyteleafevillagecouncil.gov.uk)

To Advertise please call Helen on 01893 343001

Figure 4: Images from the March 2024 events



- 2.16. The NPIG hosted a table at the Big Green Day at Caterham on the Hill on Saturday 15th June 2024 at St Lawrence Church, Church Road, Caterham CR3 6SA between 11am and 4pm.
- 2.17. Sign-in sheets were available at each event for people to sign up for updates to the Plan.
- 2.18. The events were well attended with the majority of people providing verbal support for the work being undertaken and the proposals for the review of the CCWNP. All responses received either supported or strongly supported each of the proposed policies to be pursued (either existing ones or new ones).
- 2.19. In March, based on the health check report and the support from the public events, an informal early draft Neighbourhood Plan was sent to TDC to enable a screening for the need for a Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) to be undertaken. The [SEA Determination Report](#) and [HRA Determination Report](#) were published in August 2024 and confirmed that neither would be required.
- 2.20. The informal draft Plan was also considered by TDC, who provided an initial commentary on the scope and proposals. The comments received were carefully considered by the group in their preparation of the Pre-Submission Draft Plan.
- 2.21. During the process of the Plan preparation, the following activities were undertaken:
- 2.22. **Housing Mix:** AECOM consultants were contracted, using the government Neighbourhood Plan Technical Support, to prepare a [Housing Needs Assessment](#) for the Neighbourhood Area. This was prepared very early in the review process, published in August 2023, as it was considered an important document to have in place in any case.
- 2.23. **Review of the Caterham, Chaldon and Whyteleafe Design Guidance and Codes:** AECOM consultants were contracted, using the government Neighbourhood Plan Technical Support, to review the guidance. The document had been very well-used since its development, but it was considered to be rather long and unwieldy and in need of simplifying to aid its

application. A meeting with TDC Officers in March 2024 confirmed that a simplification would be helpful and the Residential Design SPD for Surrey was provided as an example.

- 2.24. The consultants from AECOM visited the Neighbourhood Area in March 2024 and undertook a walkabout with members of the NPIG followed by further visits to take photographs. They worked closely with the NPIG to amend the guidance, which was signed off in June 2024.
- 2.25. **Heritage assets:** As a new section and proposed policy of the CCWNP, members of the NPIG sought to identify potential non-designated heritage assets in the Neighbourhood Area. As part of the Government's 'Build Back Better' initiative, the Ministry of Housing, Communities and Local Government (now the Department for Levelling Up, Housing and Communities) in association with Historic England provided funding to 22 areas to develop local heritage asset lists. Surrey was one of the areas to have received this funding and the NPIG engaged with officers at SCC to understand the progress that had been made. As part of the project, residents across Surrey were invited to nominate buildings, features, places and designed landscapes they felt made a significant contribution to their local environment through their heritage interest. This had taken place over October and November 2021, with over 900 heritage assets nominated by residents across the six participating boroughs and districts. Each asset was assessed against criteria and a shortlist produced. The intention was that this list would be passed to TDC to include on a Local List, however this was never completed.
- 2.26. The NPIG therefore took the list and decided to progress the assets as NDHAs via the Neighbourhood Plan. This approach was supported by SCC and TDC. In total, 71 assets had been identified for inclusion. Photographs and descriptions were prepared for each alongside a map showing their locations.
- 2.27. **Flooding, drainage, sewerage and wastewater:** This is a key issue in parts of the Neighbourhood Area and since the CCWNP 2018-2033 was made, the Caterham and Coulsdon Flood Action Group (FLAG) has been established to monitor incidents and call for policy change. Members of the NPIG had been working on a Flooding Supplementary Planning Document for Tandridge. This was prepared in draft but was never formally adopted by the Flood Authority. The contents of this, alongside evidence prepared by FLAG and experiences of how these matters had been considered in Planning applications, was used to prepare three policies.
- 2.28. **Landscape and biodiversity:** The NPIG commissioned a report from the Surrey Biodiversity Information Centre (SBIC), which set out the designated and non-designated habitats in the Neighbourhood Area alongside records of protected species. This was used to inform a map of habitats and green corridors across the area.
- 2.29. In addition, the group were keen to identify **natural features of the landscape** that were not protected through a statutory designation, but which were important from a landscape character perspective. Members of the NPIG, with a local volunteer with biodiversity expertise, identified broad wildlife corridors and took photographs of key features to be safeguarded, and where possible, restored and better connected. This, alongside work being undertaken for the Surrey Nature Recovery Network, provided much of the evidence base for two new environmental policies in the CCWNP.



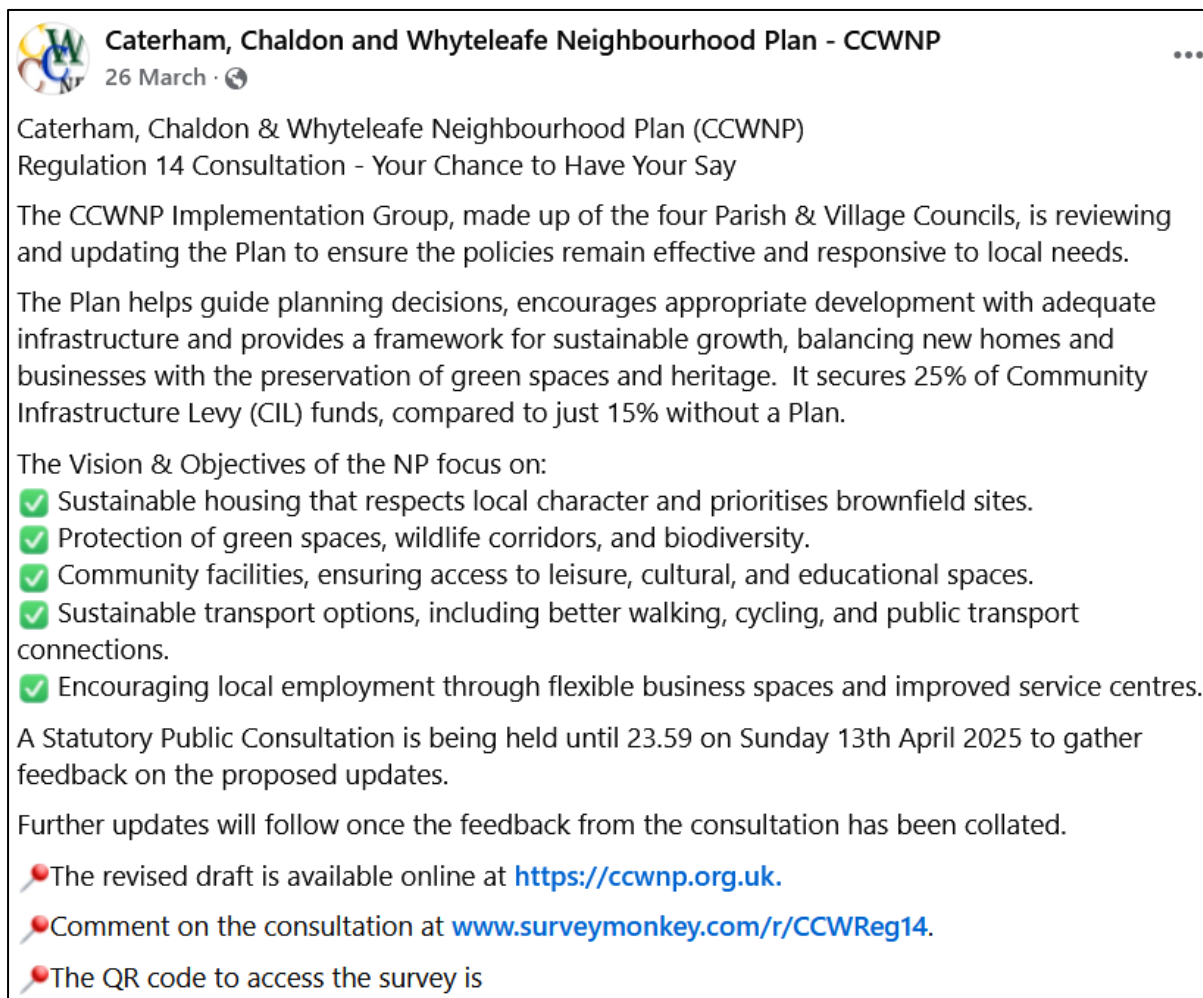
- 2.30. **Public realm:** The NPIG members leading on this topic undertook an audit of other similar Neighbourhood Areas that had considered this in Planning policy terms. The policy sought to extrapolate aspects of the Caterham MasterPlan and other matters discussed by the NPIG to include in a policy that would ameliorate main and neighbourhood centres in the area.
- 2.31. **Active travel:** This new policy would seek to build upon the work on the Town and Country Planning Institute in promoting 'walkable neighbourhoods' alongside SCC's focus on walking and cycling. Members of the NPIG undertook a series of walkabouts of the local Council areas to map out key movement routes and areas where the network could be improved in terms of accessibility, connectivity, safety and attractiveness. The group engaged with a number of local stakeholders in different age groups to understand their particular needs. This was reflected in the findings that underpin the policy.
- 2.32. By early 2025, the evidence to support the Plan review had been completed, which enabled the Pre-Submission Version CCWNP 2025-2040 to be finalised. Arrangements were made for the Pre-Submission (Regulation 14) consultation.

## **Stage II: Consulting on the Pre-Submission Version Neighbourhood Plan 2025-2040**

- 2.33. The Pre-Submission (Regulation 14) consultation took place between Monday 3<sup>rd</sup> March and Sunday 13<sup>th</sup> April 2025. The consultation period was extended by two weeks to Sunday 27<sup>th</sup> April 2025 at 23.59 to accommodate the clarification of a boundary query by the NHS, and to allow more time for publicity to give residents and businesses additional time to comment.
- 2.34. The consultation was publicised in the following ways:
- The Neighbourhood Plan Website was updated showing the Plan itself, the Housing Needs Assessment, the Design Guidance, the SEA/HRA Screening Determination Statements and links to other evidence. Information was also posted on the individual village/ Parish Council websites.
  - Hard copies of Plan were made available in Caterham on the Hill and Caterham Valley libraries, along with Information sheets and the feedback questionnaire.
  - Five consultation events were held across the area as follows:
    - **Caterham on the Hill**, Friday 14<sup>th</sup> March 2025, Westway Community Centre, 25 Chaldon Road, Caterham CR3 5PG, 1.30pm to 3.30pm
    - **Caterham Valley**, Saturday 15<sup>th</sup> March 2025, Quadrant House, Croydon Road, Caterham, CR3 6TR, 10am to 4pm
    - **Whyteleafe**, Monday 17<sup>th</sup> March 2025, Function Room, Whyteleafe Tavern, Whyteleafe, CR3 0EE, 6pm to 7pm
    - **Whyteleafe**, Monday 14<sup>th</sup> April 2025, Presentation at Whyteleafe Parish Council AGM, St Luke's Church, Whyteleafe Hill, Whyteleafe CR3 0AA
    - **Chaldon**, Wednesday 19<sup>th</sup> March 2025, Chaldon Village Hall, 95 Rook Lane, Caterham CR3 5BN

- A video presentation about the review was played at each the event with an opportunity to ask questions of the NPIG afterwards. The presentation could also be viewed on the website.
- Social media updates were posted on Facebook (*Figure 5*). The Neighbourhood Plan Facebook page has 878 followers.

Figure 5: Example social media post



- The owners of the designated local green spaces were written to, alerting them to the fact that their spaces would be retained as local green space in the Plan.
- The owners of the proposed non-designated heritage assets were contacted.
- Information Sessions held by the Chair of the Implementation Group as follows:
  - Tuesday 22nd March 2025, Westway Community Centre, 25 Chaldon Road, Caterham CR3 5PG
  - 4th April 2025, Caterham Valley Library, Stafford Road, Caterham CR3 6JG
  - 5th April 2025, Caterham Hill Library, Westway, Caterham CR3 5TP
  - 7th April 2025, Bourne Society (Information Session for Chair of the Bourne Society), Caterham Hill Library, Westway, Caterham CR3 5TP

- 9th April 2025, Caterham Valley Library, Stafford Road, Caterham CR3 6JG
  - 24th April 2025, Caterham Hill Library, Westway, Caterham CR3 5TP
  - An article was placed in the March 2025 Edition of the CR3 Magazine, which is delivered to 13,343 residential and business addresses in Caterham on the Hill, Caterham Valley, Whyteleafe, Chaldon and Woldingham.
  - Leaflets about the consultation were handed out as follows:
    - 25th March 2025: Neighbourhood Plan leaflet handout during morning rush hour Caterham Train Station, Station Ave, Caterham CR3 6LB
    - 1st April 2025: Neighbourhood Plan leaflet handout during morning rush hour Whyteleafe Train Station, Whyteleafe Hill, Whyteleafe, CR3 0AD
  - The TDC Communications team advertised the CCWNP Regulation 14 Consultation through their email newsletters.
  - Emails were sent to the CCWNP mailing list.
- 2.35. Statutory consultees were contacted using a list provided by TDC. The list of the consultees contacted is contained in Appendix A and responses were received from the following:
- Tandridge District Council
  - Surrey County Council
  - Natural England
  - Historic England
  - Environment Agency
  - National Highways
  - Surveymonkey (residents) (88 responses)
  - Ralph Elliott (for and on behalf of Carter Jones LLP)
  - 2 x residents (by email)
  - National Gas
- 2.36. Representations received at the Pre-Submission Consultation were recorded by topic/policy and carefully considered by the NPIG. A summary of the comments and responses from the NPIG, are set out in Appendix B. Full copies of the responses (redacted) are available on the Neighbourhood Plan Website. The following paragraphs provide a summary, by topic area, of the comments received during this process and how these were integrated into the Submission Version CCWNP 2025-2040. Unless stated otherwise, policy numbering corresponds to the Submission Version document.
- 2.37. **General comments:** Overall, the comments were very supportive of the Plan and its scope. A number of factual corrections were submitted, which have been addressed. This was largely

in relation to Section 2 (About the Parish). The policy context within Section 1 has been updated to provide additional background the adopted Local Plan. Information about the withdrawal of the emerging Local Plan has also been added on the advice of TDC. This notes that the Technical Evidence base prepared for the now withdrawn Local Plan remains valid.

- 2.38. Reference has been made to the emerging Surrey Hills Management Plan 2025 – 2030, which is being consulted on.
- 2.39. Some minor refinements were made to the Issues and Opportunities section, to reflect feedback. These are largely factual amendments.
- 2.40. The conformity referencing has also been updated to accord with the most recent National Planning Policy update (December 2024).
- 2.41. The CCWNP 2025-2040 has been reviewed to ensure that it meets accessibility requirements. The only exception is the Design Guidance aspect, which forms an integral part of the CCWNP but which was produced externally by AECOM consultants.
- 2.42. **Challenges, Vision and objectives:** Whilst some minor comments were received from statutory bodies on the vision and objectives, the statements as published have been retained as they were previously endorsed by the community.
- 2.43. **Where to focus development:** Policy CCW1 (Supporting sustainable development) was well supported with only minor changes made for clarity purposes. It is an important policy setting the overall spatial strategy for the four Parishes in the absence of an up-to-date Local Plan. The CCWNP 2025-2040 does not seek to allocate sites for housing and the reasoning for this has been made clearer (see para 4.5 of the CCWNP).
- 2.44. **Housing:** Policy CCW2 (Meeting local housing needs) is underpinned by the CCW Housing Needs Assessment. The policy focusses on a need to rebalance the housing mix locally, to enable more family-sized homes alongside continued provision of smaller homes. The wording has been amended to refer to family-sized homes being terraced/ semi-detached as opposed to delivered as apartments. TDC raised a query about the inclusion of percentages for particular sizes of dwellings. The NPIG discussed this and agreed to retain it in the policy as it provides a greater steer for developers in meeting local housing needs. TDC also recommended that reference to affordable housing tenure should be removed as this is dealt with by the Housing Allocations Team. The NPIG consider that the tenure of affordable housing is important and forms a key chapter of the HNA. Reference to specific tenures is not included, although there is a mention of the desire for developers to consider options that would enable greater affordability uplifts and priority for local residents, for instance through the use of First Homes. Whilst First Home is no longer a national requirement, it does remain an affordable housing product.
- 2.45. Policy CCW3 (Sub-division of buildings to provide smaller dwellings) was questioned by TDC who considered that smaller homes may not be the priority for the Neighbourhood Area. In fact, there have been examples of existing large buildings being converted into flats, with some being demolished and redeveloped. The policy focusses less on the size of the dwellings being redeveloped, rather the need to ensure that the outer shell of such buildings being repurposed is retained where it adds positively to local character. This will reduce the erosion of character in the area. The policy wording has been amended to this effect.

- 2.46. Policy CCW4 of the Pre-Submission Version Plan related to housing density. The policy was brought forward from the existing CCWNP and relies on the Arup Urban Capacity Study prepared for TDC and published in 2017. TDC queried the reference to this document as it is in the process of being updated. The NPIG discussed this and agreed that, given that the updated Caterham, Chaldon and Whyteleafe Design Guidance and Codes now contains information about prevailing densities within the character areas, this should provide the primary evidence to underpin density requirements. As such, the policy has been removed and a new clause added into what is now Policy CCW4 (Character and design of development).
- 2.47. **Character, heritage and design:** Policy CCW4 (Character and design of development) was very much supported. The Caterham, Chaldon and Whyteleafe Design Guidance and Codes was updated during the review process to make it easier to read. Importantly, the Guidance and Codes forms an integral part of the Neighbourhood Plan. Some minor amendments were made to the policy wording to simplify the text and ensure that clauses related to Planning matters.
- 2.48. Policy CCW5 (Climate change and design) received support from all parties. It has been amended slightly to remove clauses that are covered by national policy, for instance the installation of electric vehicle charging points. Clause B includes a target for a minimum saving in CO<sub>2</sub> emissions in line with the advice of TDC.
- 2.49. Policy CCW6 (Conserving heritage assets) remains largely as drafted although the list of assets has been moved to the Appendix for ease of reading. The Bourne Society provided feedback at Regulation 14 with additional proposed non-designated heritage assets. The NPIG, in consultation with the SCC Conservation Officer, reviewed the proposed list and included those considered to meet the criteria. All owners of the assets were contacted for comment.
- 2.50. SCC also requested that the policy be amended to require Heritage Statements in relation to Planning applications. Whilst this would be a requirement on the Local Planning Authority Validation Checklist, it has been included as advised.
- 2.51. Some additional supporting text has been added to explain the different type of heritage assets that exist.
- 2.52. **Flooding, drainage, sewerage and wastewater:** The two policies in this section were very much supported, notably by local residents who face flooding issues on a regular basis in parts of the Neighbourhood Area. The feedback received was carefully considered by the NPIG, including the representative from FLAG. Having amended the policies, mainly on the advice of TDC and SCC, the NPIG considered that there was a need to review them more significantly to make them clearer to read and interpret. Hence while the overall intention of the policies remains unchanged, the wording itself has been reviewed for this reason. Additional maps have been included in the supporting text including a map showing the topography of the area. Parts of the supporting text relating to design have been moved to Appendix A to be read alongside the Caterham, Chaldon and Whyteleafe Design Guidance and Codes. The NPIG consider that as presented, the policy will significantly help to address issues experienced locally.



- 2.53. **Local economy:** The policies in this section received much support. Some additional wording has been added to Policy CCW10 to strengthen the types of proposals that would be supported within the town centres, notably in relation to active frontages that enhance the user experience. Further information on viability testing has been added as a new appendix to provide guidance on how this might be assessed.
- 2.54. **Natural environment:** Minor amendments have been made to Policy CCW14 (Wildlife corridors and supporting biodiversity), which includes a clause supports calling for an uplift on the national biodiversity net gain requirement of 10% where possible. This is an approach supported by the National Wildlife Trusts. The policy also supports the provision of biodiversity net gain within the parish in the first instance, where it cannot be delivered on-site. A query was raised by a developer about how the wildlife corridors had been identified. As expressed in the Plan, these are indicative, demonstrating the importance of ensuring habitat connectivity through the urban areas, linking the National Landscape to the South London Downs National Nature Reserve for instance.
- 2.55. Policy CCW14 (Landscape and Environment) was also strongly supported. Additional natural features of the area, notable grass verges and wooded hillside, have been added to the policy.
- 2.56. Policy CCW15 (Amenity space within residential development) is an important policy in the context of there being no local space standards and examples of recent developments which lacked such provision. TDC queries the title of the policy suggesting that it could include public open space, although the intention of the policy is that such space should be focussed on the needs of the residents of the specific developments. The policy content has been slightly amended following on from guidance provided at Regulation 14, largely from TDC.
- 2.57. Policy CCW16 (Protection of locally significant views) attracted supportive comments. All existing views (identified in the current version of the CCWNP 2018-2033) have been reconsidered and retained, with some new photographs being added. There was a call for a small number of additional views to be added and the NPIG visited each and agreed to add them to the list of views. The views relevant to the area contained in the Harestone Design Guide have been referenced in the policy.
- 2.58. Policy CCW17 (Local Green Space) was supported. No new spaces have been added. All existing spaces are considered to continue to meet the local green space requirements. One space has since changed its name, and this has been reflected.
- 2.59. **Leisure and Community:** The policies in this section have been retained from the current version of the CCWNP 2018-2033, with some minor wording amendments to ensure that they conform to national policy.
- 2.60. **Transport and Movement:** This policy was strongly supported with limited amendments required.

### **Stage III: Finalising the Submission Neighbourhood Plan**

- 2.61. Following the changes made to the CCWNP 2025 to 2040 as a result of the Regulation 14 consultation, the Submission Version was formally submitted to TDC who, once satisfied that the correct set of documents have been received, will undertake the Regulation 16 consultation. The document will then proceed to Examination and, assuming a favourable outcome, to referendum.

### **3 CONCLUSION**

- 3.1. The NPIG has undertaken a very thorough engagement programme in order to develop the CCWNP 2025-2040. It has set out a comprehensive vision and objectives and guiding principles. In developing the policies to achieve the vision and objectives, the NPIG has actively engaged with a wide range of stakeholders and the Plan has evolved accordingly.
- 3.2. Feedback from the Regulation 14 consultation has enabled the Plan to be shaped into its final version, to submit to TDC.
- 3.3. This report fulfils the requirements for the Consultation Statement, set out in Regulation 15(2) of the Neighbourhood Development Planning (General) Regulations 2012 (as amended).
- 3.4. Gratitude is extended to everybody who has contributed to the Plan's development, either as a valued member of the NPIG or as someone who has taken the time to contribute their views and opinions. This has been invaluable in helping to shape the scope and content of the CCWNP 2025-2040.

## APPENDIX A: LIST OF STATUTORY CONSULTEES CONSULTED AT REGULATION 14 (PRE-SUBMISSION STAGE)

In addition to residents the following organisations were contacted:

Organisation
Tandridge District Council Planning
London Borough of Croydon
Reigate and Banstead Borough Council
Surrey County Council (Planning)
Surrey (Rights of Way)
Surrey Flooding and Drainage
Surrey Heritage
Surrey Health and Wellbeing
Homes England
Natural England
Environment Agency
Historic England
Network Rail
National Highways
Water supplier (Sutton and East Sutton Water)
Sewers (Southern)
Gas (Cadent Gas)
Electric (UK Power Networks)
National Grid
BT
Surrey Heartlands CCG
<b>Adjoining Parish Councils:</b>
Warlingham Parish Council
Bletchingley Parish Council
Godstone Parish Council
Woldingham Parish Council

<b>Other organisations:</b>
Surrey Wildlife Trust
Surrey Hills National Landscape



## APPENDIX B: SUMMARY OF COMMENTS RECEIVED AT PRE-SUBMISSION REGULATION 14 CONSULTATION AND RESPONSE FROM THE NEIGHBOURHOOD PLAN IMPLEMENTATION GROUP

Responses were received at the Pre-Submission (Regulation 14) version consultation from the following:

1. Tandridge District Council
2. Surrey County Council
3. Natural England
4. Historic England
5. Environment Agency
6. National Highways
7. Surveymonkey (residents) (88 responses)
8. Ralph Elliott (for and on behalf of Carter Jonas LLP) (extracted from Survey Monkey)
9. Resident
10. Resident\_2
11. National Gas

*Table 1* contains the comments received from TDC, with a response from the NPIG.

*Table 2* contains the comments received from other respondents. The 'who' column corresponds to the numbering of the respondents as listed above.

Spelling errors have not been corrected in the responses.

Full copies of the original responses (redacted) are available on the [CCWNP website](#).

*Table 4: Comments from TDC*

Ref.	Section /Issue	Comment	NPIG Response
1.	Policy drafting	In line with Planning Practice Guidance:  A policy in a Neighbourhood Plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it	Noted.

Ref.	Section /Issue	Comment	NPIG Response
		consistently and with confidence when determining Planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and Planning context of the specific Neighbourhood Area for which it has been prepared.  Paragraph: 041 Reference ID: 41-041-20140306	
2.	Overall Plan	The Plan is generally well written, clear, and concise in what it is intending to deliver; there are minor aspects to consider: <ul style="list-style-type: none"> <li>- It may not be necessary to include references to other policies within a policy; the Plan is to be read as a whole, and these will be read in conjunction with the necessary policies pertaining to the proposal</li> <li>- Ensure 'Neighbourhood Area' and 'Neighbourhood Plan' is capitalised throughout.</li> </ul>	Noted- checked this and removed as required.  Amend throughout as required.
3.	Accessibility	Ensure the final document is accessibility compliant with the current regulations – for more information, refer to the following link: <a href="https://www.gov.uk/guidance/publishing-accessible-documents">https://www.gov.uk/guidance/publishing-accessible-documents</a>	Noted and checked.
4.	Good practice	Good practice – policy drafting and the use of positive policies.  It is good practice to write policies using the format here:	Noted. Check.

Ref.	Section /Issue	Comment	NPIG Response
		<p><i>Development will be supported where it....</i></p> <p>This makes it positively worded and gives clarity.</p>	
5.	"Our Local Plan 2033" references	<p>The evidence base technical studies published as part of the Examination for 'Our Local Plan 2033' have been saved and re-published following the withdrawal of 'Our Local Plan 2033'. As part of the preparation of a new Local Plan for the District, the Council will be reviewing these technical studies to ensure the new Local Plan is supported by relevant and up-to-date evidence. Until such time that these technical studies are withdrawn, they remain capable of being a material consideration for Planning applications.</p>	Added into new para 1.19.
6.	References to the Local Plan documents	<p>The development Plan is currently:</p> <ul style="list-style-type: none"> <li>- Tandridge District Core Strategy (dated 2008)</li> <li>- Tandridge District Local Plan Part 2 Detailed Policies 2014 – 2029 (dated July 2014)</li> <li>- The Surrey Waste Local Plan 2019 – 2033</li> <li>- The Surrey Minerals Plan 2011</li> <li>- The Aggregates Recycling Joint Development Plan Document for the Minerals and Waste Plans 2013</li> <li>- (And other parish Neighbourhood Plans).</li> </ul> <p>Note the provision made in the NPPF para 31 that NP policies will take precedence over non-strategic policies in the Local Plan where they are in conflict.</p>	<p>Amended to mirror this text.</p> <p>This has been added into the text.</p>

Ref.	Section /Issue	Comment	NPIG Response
7.	Plan recommendations		
8.	Page 2 – Appendices	Consider reducing appendices A – D to a single page as these just contain links directing to the relevant information.	Amended as suggested.
9.	Introduction	The whole of the introduction section does not number paragraphs. There are also formatting issues regarding indentation.	This is a formatting error. Numbering has been added back in.
10.	Page 4 – National Planning Policy	After the NPPF context, consider including some context from the PPG <u>Neighbourhood Planning - GOV.UK</u>	Added in.
11.	Page 4 – Local Planning Policy	Consider amending wording in the following sentence:  <i>which provide guidance to support the application of Planning policies, <del>and</del> but do not contain additional Planning policies.</i>	Amended.
12.	Page 5 – “Our Local Plan 2033” section	Minor wording amendment to the previously suggested text:  <i>“Following the withdrawal of Our Local Plan 2033, it was agreed at the same Full Council meeting <del>on</del> 18 April 2024, that the Council will start work on a new Local Plan. Any updates or upcoming consultation on the new Local Plan will be published on the Council’s webpage.”</i>	Amended.
13.	Page 5 – Additional wording	<i>The Development Plan is the starting point for decision making, and in line with PPG Paragraph: 083 Reference ID: 41-083-20190509 and the NPPF, where a Planning application conflicts with an up-to-date Neighbourhood Plan (as part of the</i>	Amended.

Ref.	Section /Issue	Comment	NPIG Response
		<i>Development Plan</i> ), permission should not usually be granted.	
14.	Page 5 - The Surrey Hills National Landscape	Note that the 2025 – 2030 Management Plan is currently being consulted upon: <a href="#">Surrey Hills Management Plan 2025-2030 - Surrey Hills National Landscape</a>  Bear this in mind for the next iteration of the draft Neighbourhood Plan.	Noted and amended.
15.	Page 5 / 6 – Community Engagement	Consider including more context and dates regarding the Community Engagement – it is appreciated that the consultation statement will have this information, but nonetheless it may benefit the Neighbourhood Plan to include this.	The Consultation Statement sets out the full detail of the engagement and is submitted alongside the Submission Version Plan.
16.	Page 7 – para 2.1	Regarding the sentence: “ <i>The CCWNP Area is surrounded by countryside, which is highly valued by the community; much of it designated as Green Belt</i> ” below, Chaldon references that the settlement abuts the Surrey Hills AONB; it may be of benefit to include the National Landscape as part of the designations referenced.	Amended as suggested.
17.	Page 7 – para 2.2	Typo – remove the word ‘so’: <i>The junction to the M25 at Godstone gives access also to the M23 motorway and <del>so</del> access to Gatwick and Heathrow airports and leading to the Eurotunnel and Dover ferry routes to Europe.</i>	Amended.
18.	Page 7 – Chaldon	Amend “ <i>Area of Outstanding National Beauty</i> ” to National Landscape.	Amended.
19.	Page 9 – Table 1	For the purpose of accessibility, there should be an exPlanation associated with the table explaining what the table is presenting, what the figures	Additional text has been added.

Ref.	Section /Issue	Comment	NPIG Response
		mean, the purpose of the table's inclusion and the purpose of the information conveyed.	
20.	Page 10 – para 3.1	Bullet point 2 – the housing mix policy does not align with a delivery of a higher proportion of smaller properties.	The text here has been removed as non-policy actions / projects have been collated outside the Plan.
21.	Page 10 – para 3.2	Not convinced of the weight that “non-policy actions” will hold; though a material consideration, aspects that are vital should be contained within policy.	Text removed to avoid ambiguity.
22.	Page 11 – para 3.4	Wording amendment: “...which will be <del>done in</del> achieved through cooperation with relevant statutory and other agencies...”	Amended.
23.	Page 12 / 13 – Policy CCW1	<p>A.: Amend wording “...(as shown in Figure 2 <del>or in the most recent Development Plan</del>)...” – include footnote after ‘figure 2’ stating: “Once the emerging Local Plan has been adopted, the boundaries set out in the Local Plan will take precedent”.</p> <p>B.: Reword the following “Development proposals outside the defined settlement <del>policy</del> boundaries (as shown in the most recent Development Plan) will only be <del>supported</del> permitted where when supported by <del>they involve development supported in such locations in national and Local Planning policies and meet the following criteria</del>”</p> <p>B. i.: Consider removing reference to Grey Belt and include further wording: “they comply with national Green Belt/<del>Grey Belt</del> policy, in particular paragraph 155”.</p>	<p>Amended wording in the policy.</p> <p>Amended.</p> <p>Amended, although the paragraph numbering in the NPPF can change, so the para is not included.</p> <p>Reviewed.</p>

Ref.	Section /Issue	Comment	NPIG Response
		<p>B. ii.: Policy appears verbose, consider rewording.</p> <p>B. v.: Include further wording: “...that does not cause harm in terms of additional traffic, that cannot be mitigated” – development by its very nature would create additional traffic and would be overly prescriptive.</p> <p>C.: Consider removing this policy criteria – Rural Exception Sites are recognised policy in the NPPF; therefore, it is unnecessary to include within the policy.</p>	<p>Amended.</p> <p>Removed.</p>
24.	Page 13 – para 4.4	Capitalise “Local Green Space”.	Amended.
25.	Page 13 / 14 – para 4.5	<p>Wording amendment: <i>“The CCWNP does not allocate sites for housing. This is because the majority of land outside the settlement boundaries (where the principle of development is already established) is within the Green Belt. Neighbourhood Plans can only amend Green Belt boundaries where a need for changes to Green Belt boundaries has been established through the Local Plan strategic policies, of which has not been in the adopted Local Plan. This need has not been established in the adopted TDC strategic policies. Therefore, the CCWNP sets out the following principles to guide the location and delivery of sustainable development:”</i></p> <p>4.5. i.: Wording amendment: <i>“...Note that minor amendments to the settlement <del>policy</del> boundaries may be identified in the new Local Plan”.</i></p>	<p>Amended.</p> <p>Amend.</p>

Ref.	Section /Issue	Comment	NPIG Response
		4.5. vii.: Wording amendment: “...avoid these areas or ensure that measures are in place to mitigate impacts both for the development <del>and surrounding existing areas</del> without increasing flood risk elsewhere”.	This has been retained as flooding from one development can impact other surrounding areas and there is evidence of this in the Neighbourhood Area.
26.	Page 15 – Figure 1 / 2	The Plan of the Neighbourhood Area is titled “Figure 1” but referred to as “Figure 2” elsewhere.	This should be Figure 2.
27.	Page 16 – Policy CCW2	<p>A: Consider refining policy – for example “Other than in development designed to meet an identified specialist housing need” and “subject to viability” could be included in a footnote.</p> <p>Consider removing the term “and affordability” – not necessary to include; it is not understood whether this is in reference to ‘affordable housing’ or ‘housing affordability’. In any case if it is in reference to affordable housing then affordable housing is expected to be delivered on major development sites and is covered in the considerations of type, size, and tenure. If it is in regard to ‘housing affordability’ – this is market driven and beyond the scope of Local Plan policy to determine.</p> <p>A. i.: Consider removing the emphasis to smaller properties if the intention is to reduce development of this type. Include the suggested housing mix within the policy rather than in the justification. Housing mix should be in whole numbers and for sake of ease of application, should be divisible by 5:</p>	<p>Retained in the policy.</p> <p>Removed as suggested.</p> <p>Amended as suggested.</p>



Ref.	Section /Issue	Comment	NPIG Response
		<ul style="list-style-type: none"> <li>- 35% 1-2 bed with a focus on 2-bed dwellings</li> <li>- 35% 3-bed dwellings</li> <li>- 30% 4 / 4+ bed dwellings</li> </ul> <p>Policy should state the minimum level of development this criterion applies to and that the housing mix is in reference to Market Housing only – affordable housing mix will be determined by the Council Housing Team.</p> <p>A. ii.: Remove wording: <i>“The tenure of affordable units should meet the specific needs of the Neighbourhood Area”</i> – tenure is determined by the Council’s Housing Team in line with the adopted lettings policy.</p> <p>A.iii.: First Homes are no longer required as part of the Affordable Housing on-site delivery – further to this, the Council no longer accept First Homes as a delivery mechanism. Therefore, reference to First Homes should be removed from policy. Consider using a different Affordable Housing product to deliver affordable home ownership. It should be borne in mind that the Council also do not advocate for the delivery of Rent to Buy homes.</p> <p>C.: This criterion should, if evidence suggests, include reference to building Regs M4 (1 – 3) and be expanded upon with information in the Reasoned Justification. It may be necessary to require an onsite percentage of delivery of this</p>	<p>The NPIG disagree that the policy should only refer to market housing and have retained this clause.</p> <p>This clause has been amended.</p> <p>The NPIG discussed this and agreed to retain reference to the First Homes in the policy, as we are not <u>requiring</u> it to be part of the % mix, rather we are supporting it as a product that could enable greater affordability uplifts.</p> <p>And then add the Housing Team text to the supporting text in this section.</p> <p>The NPIG have retained as is – the Building Regs are not required to be repeated in the policy. The evidence does not go as far as suggesting a specific percentage.</p>

Ref.	Section /Issue	Comment	NPIG Response
		dwelling type supported by evidence, e.g., 5% of dwellings on major development sites shall be delivered as housing to support the needs of older people; policy could also include support for adaption of existing dwellings to meet the needs of older people if minded doing so.	
28.	Page 18 – Justification: Affordable Housing	Remove references to “Rent to Buy” and “First Homes” – the Council will not accept these Affordable Housing products. In regard to the tenure split of affordable units to meet the specific needs of the Neighbourhood Area, the tenure split in the HNA is not acceptable to the Council; the mix the Council negotiates on individual sites relates to a much wider housing need area than what the HNA covers.	See above
29.	Page 19 – Policy CCW3	<p>This policy conflicts with the evidence in the HNA and policy requirements of CCW2 – CCW2 and the HNA suggest a decrease in smaller properties whereas this policy encourages development of smaller units.</p> <p>The policy references “<i>redundant community use buildings</i>” in the title but no reference is made elsewhere in the policy to the approach in the delivery of this aspect. This should either be covered in the policy (and potentially include a list of the buildings that this policy is intended for use of) or the reference to “<i>redundant community use buildings</i>” should be removed.</p> <p>Para 5.14: References the HNA as evidence for smaller units which conflicts with para 5.6: “...the</p>	<p>This was discussed by the NPIG. It is considered that this policy (in the 2018-2033 CCWNP) has been misquoted to support knocking down buildings and rebuilding as flats. The purpose of the policy is essentially to safeguard the outer shell of existing characterful properties that might otherwise be knocked down to make way for dwellings/flats. The wording has been strengthened with this in mind. Whilst smaller homes are not the focus of the HNA, there is nevertheless a need for them.</p>

Ref.	Section /Issue	Comment	NPIG Response
		<i>HNA suggests that by the end of the Plan period there should be a decrease in the proportion of smaller dwellings and in increase in the proportion of larger dwellings in the Neighbourhood Area”.</i>	
30.	Page 22 – Policy CCW4	Not necessary an issue as it is included in the adopted policy, 30 – 55 dph is a fairly broad density applied to the Planning area and may worth considering splitting this based on the geographical location e.g., 30 dph in settlement A; 40 dph in settlement B; 50 dph in settlement C.	The NPIG discussed this and agreed to remove the policy and instead insert a clause within the Design and Character policy about density referencing the Design Guidance and Codes and the densities proposed for each of the character areas.
31.	Page 21 / 23 – Justification	It is appreciated that the justification includes a caveat to use the most recent evidence base document in reference to the Urban Capacity Study; it is however a concern that the existing UC study is so heavily referenced in the justification. It may be beneficial to link to the UC study and include information and data that is included in the CCW Design Guide and / or MasterPlan. This also applies to using the Arup Plans in figures 2 – 4.	See above.
32.	Page 27 – Section 6 Design and Heritage	Consider the guidance set out in: <a href="https://neighbourhoodPlanning.org/toolkits-and-guidance/neighbourhood-Planning-design-coding-guidance/">https://neighbourhoodPlanning.org/toolkits-and-guidance/neighbourhood-Planning-design-coding-guidance/</a>  There are several design guidance documents referred to within this policy and the justification – it is hard to understand which guidance would take precedence; it may be worth consolidating the design advice that covers the Neighbourhood Area.	The Caterham, Chaldon and Whyteleafe Design Guidance and Codes takes precedence. The policy refers to the other design guidance in the context of it being drawn upon in the CCWDGC.

Ref.	Section /Issue	Comment	NPIG Response
33.	Page 27 – Policy CCW5	The requirements of the criterion C. ii. may be better delivered by the Parish Council through CIL contributions received.	Depending on the location of the site, this could be achieved as part of a development proposal but agree that CIL received by the local area could also be used for this.
34.	Page 31 – Policy CCW6	<p>A.: Include wording “...subject to compliance with other policies in this Plan and the development Plan as a whole”.</p> <p>B.: Not necessary to differentiate between “dwellings 1 – 9” and “dwellings 10+” as they require the same reduction in carbon; amend to:</p> <ul style="list-style-type: none"> <li>- Residential: 10%</li> <li>- Commercial (all non-residential): 10%</li> </ul> <p>C.: A number of these criteria are required through building regulations and not necessary to be included in the policy e.g., ii., iii., vii., viii. (non-exhaustive).</p> <p>Vi. Is achieved through B and C and is not necessary to include.</p>	<p>Amended.</p> <p>Amended</p> <p>Removed clause vii.</p> <p>Check and amend.</p>
35.	Page 33 – Policy CCW7	<p>A.: Consider restructuring requirements into policy criterion i.e.,</p> <ul style="list-style-type: none"> <li>i.</li> <li>ii.</li> <li>iii. and so on.</li> </ul> <p>C.: Include list as an appendix.</p>	<p>Noted.</p> <p>The list has been moved to the appendix.</p>
36.	Page 42 – para 7.2	This may be better placed and expanded upon in Policy CCW6: Climate Change and Design.	Noted but retained where is as this is supporting text.
37.	Page 41 / 42 – Policy CCW8	B.: Amend wording: “...would reduce the ability of these areas to alleviate flooding by employment of	Amended.

Ref.	Section /Issue	Comment	NPIG Response
		<p><i>either engineering or natural solutions by implementing suitable mitigation measures”.</i></p> <p>C.: Include wording: <i>“In accordance with the NPPF, 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 or increase flood risk elsewhere.”</i></p> <p>E.: Add footnote to Local Planning Authority stating: <i>“In conjunction with Surrey County Council as the Local Lead Flood Authority”.</i></p> <p>E. iii.: Where was this hierarchy developed? Is it official guidance from the Environment Agency / LLFA? It may be difficult to demonstrate its robustness should it not be supported by appropriate evidence.</p> <p>F.: Should be implemented as a condition to Planning permission.</p>	<p>Amended.</p> <p>Added in.</p> <p>This has been included on the advice of water companies reviewed in other Neighbourhood Plans.</p> <p>Noted – retained but also add into the supporting text.</p>
38.	Page 44 – para 7.13 and Figure 8	The Environment Agency have recently published an update to the national flood mapping – this paragraph and figure should reflect this: <u>Flood map for Planning - GOV.UK</u>	The mapping in this section has been updated.
39.	Page 45 / 46 – para 7.16	Consultants are currently producing an SFRA Level 1 to support the emerging Plan – the information in this paragraph will require updating when the SFRA L1 is published.	Noted. Reference could be made post-examination once it has been published.

Ref.	Section /Issue	Comment	NPIG Response
40.	Page 46 – para 7.18	Remove paragraph – this doesn’t justify the policy and is outside of the scope of the Neighbourhood Plan.	The policies and supporting text have been amended since Regulation 14 for clarity purposes. Much of the supporting text considered to sit outside the immediate justification has been moved to Appendix A to be read alongside the Design Guidance.
41.	Page 46 – para 7.21	Is this legislated against or part of guidance from the EA / LLFA? Not averse to its inclusion but concerned there is not an evidential basis for its inclusion.	See above.
42.	Page 46 / 49 – SuDS	SuDS policy has been removed from this version of the Neighbourhood Plan – policy should be reinstated containing the information included in the justification section in pages 46 /49; requirements for policy should be contained in the policy and not the justification.	See above. The policies have been amalgamated from 3 to 2 since the informal draft Plan was provided to TDC. The two policies as amended post Regulation 14 consider flooding and drainage, and sewerage and wastewater.
43.	Page 50 – Policy CCW9	A.: Currently overly prescriptive – it is beyond the scope of the policy to prevent Permitted Development rights. The Water Act 1991 requires sewerage undertaker to <i>provide a public sewer to those that require the provision of the sewer</i> under section 94 and 98. Criteria D should allow the upgrade of infrastructure when required.	This is not referring to permitted development rights. The wording has been amended to make this clearer. It is related to existing committed development.  Added in.
44.	Page 51 – para 7.26	Again, this is overly prescriptive, reword: <del>“Developers will be required to demonstrate in their Planning application submission that there is adequate infrastructure capacity, both on and off the site, to serve the development and that it would not lead to adverse amenity impacts for existing or future users. Developers will need are strongly advised to liaise with the water provider Thames Water ahead of submission of any</del>	Amended.

Ref.	Section /Issue	Comment	NPIG Response
		<i>Planning application, to demonstrate adequate infrastructure capacity."</i>	
45.	Page 51 – para 7.27	<p>Amend "Thames Water" to the water provider.</p> <p>Remove: <i>"Notwithstanding this, the Act does not prevent a LPA from refusing development on the basis of inadequate infrastructure of which may be best determined in the appeal arena"</i> – this was included in the previous advice as context and not to be included in the justification.</p> <p>It may be beneficial to remove the paragraph in its entirety as it potentially weakens the policy and add the following to paragraph 7.28: "The Water Act 1991 requires the sewerage undertaker to connect to all development..."</p>	<p>Amended.</p> <p>Removed.</p>
46.	Page 53 – Policy CCW11	<p>A. iii.: Criteria not necessary as this will be ensured through building regs – consider removal.</p> <p>B.: Unless these have policy protection / Article 4 direction, it will be impossible to implement the policy for any Permitted Development – include wording <i>"Where possible..."</i></p>	<p>This is retained as goes beyond just disability requirements.</p> <p>Amended text.</p>
47.	Page 57 – Policy CCW13	<p>B. iii.: include wording <i>"...to the local centres and where any new development would exacerbate parking issues; and"</i></p> <p>B. v.: Overly prescriptive – consider removal.</p> <p>C. ii.: Reduce to 12 months as is for CCW11.</p>	<p>Amended.</p> <p>Deleted.</p> <p>Amended.</p>
48.	Page 59 – Policy CCW14	B.: Is the 30-year requirement based on evidence / legislation or is it an arbitrary figure? Not averse to	Part of the BNG requirement – but has been removed as is in legislation already.

Ref.	Section /Issue	Comment	NPIG Response
		the request but it would be beneficial to be able to evidence that 30 years is appropriate at examination.	
49.	Page 64 – Policy CCW15	<p>i.: How has the 20% been arrived at? Is this supported elsewhere? This appears overly prescriptive.</p> <p>ix.: <i>“Where access points to new developments involve the loss of a section of hedgerow, the access should include trees at either end of the retained hedgerow to aid wildlife to cross overhead from crown to crown”</i> requirement is overly prescriptive.</p>	<p>Include ref to: <a href="https://www.forestresearch.gov.uk/publications/englands-urban-forests-using-tree-canopy-cover-data-to-secure-the-benefits-of-the-urban-forest/">https://www.forestresearch.gov.uk/publications/englands-urban-forests-using-tree-canopy-cover-data-to-secure-the-benefits-of-the-urban-forest/</a></p> <p>Wording amended.</p>
50.	Page 69 – Policy CCW16	<p>Retitle policy to: CCW16 Public Open Space within Residential Development.</p> <p>i.: Unless an area of land is owned by the applicant, delivering POS on land adjacent to the site is unachievable – remove reference and include additional wording: <i>“Is delivered on-site or adjacent to the site or where not possible and as a last resort, provision of a financial contribution is acceptable”</i></p> <p>iii.: Amend wording: <i>“is safe and easily accessible, and not severed by any physical barrier”</i> – children’s play areas and sports pitches are likely to have a physical barrier.</p>	<p>Prefer to retain existing title as this is relating to space for the use of residents as opposed to the wider public.</p> <p>This has been amended as suggested but with the caveat of being within easy access to the residents.</p> <p>Amended.</p>
51.	Page 80 – CCW19	Consider including in the policy or justification that allotment development is not inappropriate in the Green Belt as has been included in the purpose for CCW23.	Agreed and added in to avoid conflict elsewhere.



Ref.	Section /Issue	Comment	NPIG Response
52.	Page 93 – para 12.10	Not necessary to include the LCWIP information in the policy – consider linking to the document.	This is considered to be helpful to aid the reader so has been retained.
53.	Appendices	Consider including Appendices A – D in a single page with their specific links.	Amended.

Table 5: Comments from other respondents

Ref	Who ?	Page/para/ policy	Comments/ Proposed change	SG response
54.	3	General	No specific comments.	Noted.
55.	4	General	We welcome the production of this Neighbourhood Plan, but do not consider it necessary for Historic England to be involved in the detailed development of your strategy at this time.	Noted.
56.	5	General	Generic Planning Note provided.	Noted.
57.	6	General	No specific comments.	Noted.
58.	7	General	Nothing to add except all policies very cleared laid out and common sense has been used.	Noted.
59.	7	Intro	Reword Section 2.5 " One of the biggest in Tandridge District is Caterham School, " Section 3.1 Chaldon Road surgery is not "standalone" it's part of Warlingham Green's Medical Practise.	Amended.
60.	7	CCW1	CCW 1 : Could include an additional criterion to not have a significant negative impact on Local Green Space CCW 18.	The policies are read together, so no need to repeat that here.
61.	7	CCW1	CCW 1 : We agree with including Grey Belt areas within the Policy, which should be wide ranging.	Noted.
62.	7	CCW1/ CCW3	CCW 1 Don't build up too much-in height terms CCW 3 Better to start afresh with new buildings than sub divide exiting ones.	Height is considered in the Design policy. Noted re comment on CCW3, however there are instances of applications coming in seeking to subdivide larger buildings.
63.	7	CCW1/CCW 2	CCW 1 Utilities in the Neighbourhood Area need to be upgraded. CCW 2 More small family houses required.	Noted.
64.	7		Meeting local housing needs is ok but must be supported by relevant infrastructure and services. Ultimately, who is accountable for making this happen. Also what is done to assess the housing stock we currently have and what homes can me made available	Noted. Developer obligations are there to ensure this.

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response
			from it. I am not against regenerating urban space but the balance of character and development needs to be considered objectively.	
65.	7		in part - gives the impression of not actually wanting to support new housing development in the Neighbourhood Plan area. It is unclear why avoiding coalescence between some of the areas is so important, when others are already 'joined'. This strikes as something of a NIMBY attitude. Being more active in consideration of using some Green Belt land for some development would be helpful. By placing a limit on the areas that can be developed could lead to over-development elsewhere. If the four local Councils want the Caterham area to be a vibrant and dynamic place for younger people and families to live (rather than becoming a place where 'only older people' live) the CCWNP should be more ambitious in encouraging development.	Noted. Restricting additional coalescence was felt important by many in terms of protecting the individual character of the settlements, rather than enabling sprawl.
66.	7		wording "direct development to the most sustainable location" - prefer THE MOST APPROPRIATE LOCATION.	Sustainable has a wider meaning in Planning terms, bringing in economic, environmental and social factors. Appropriate is subjective.
67.	7		When addressing urban development and housing expansion in the UK—particularly in areas such as Whyteleafe, Caterham, and Chaldon—it is crucial to place a strong emphasis on preserving green spaces. These spaces are not merely aesthetic or environmental assets; they are vital components of a thriving community. Green areas provide residents with opportunities for leisure, relaxation, and connection with nature, which directly contribute to mental health and overall well-being. They also act as crucial habitats for wildlife, help combat urban heat, and improve air quality. The loss of these spaces can lead to a range of negative consequences, such as increased anti-social behaviour, as the absence of outdoor environments diminishes opportunities for positive community engagement. In tandem with the need for new housing, the interests and well-being of existing residents must be carefully considered. Development Plans must be inclusive and mindful of how changes impact the quality of life in these communities. Thoughtless construction that prioritises quantity over	Noted. The environmental policies seek to achieve this.

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response
			quality often leads to dense housing with little to no access to communal or recreational spaces, resulting in what some might describe as "pigeonholes"—areas devoid of vibrancy or community spirit. These environments are associated with higher rates of obesity, social isolation, and even crime. Social sustainability should form the bedrock of urban Planning. This means fostering equality, enhancing access to high-quality education and healthcare, and promoting overall community well-being. The creation of spaces where individuals and families can come together—whether through parks, sports grounds, or community centres—is fundamental. Such spaces encourage physical activity, social interaction, and a sense of belonging. Equally important is ensuring that educational institutions and healthcare facilities are not only available but also easily accessible and adequately resourced. By balancing the urgent demand for housing with the preservation of green spaces and an unwavering focus on social sustainability, we can build neighbourhoods that are vibrant, inclusive, and resilient. This approach ensures we are creating environments that nurture the physical and mental health of residents, foster social harmony, and support both current and future generations. Urban development should not merely provide housing; it must cultivate thriving, dynamic communities where people truly feel at home.	
68.	7		Every effort should be made to utilise previously developed and brownfield land before green belt to protect what the area has.	Noted – this is included in the policy.
69.	7		I am concerned about the amount of private buildings that are being used to Plan for further development. 1) Who are the previous owners? 2) what are they currently being used as before taking them down to earn money to just build. 3) which homes will be sub divided into two dwellings? 4) how has the Council able to acquire these properties? 5) can the Council afford to acquire these properties? 6) is the Council effecting the business of estate agents and are they targeting certain individuals to buy properties in the area?	Noted, this is detail that spans beyond the scope of the Neighbourhood Plan.
70.	7		Limit amount of flats	Noted – this is addressed in the Design guidance.
71.	7		LNRS and the forthcoming Land Use Framework, White Paper due this autumn, need to be your masters, or perhaps will end up as being your masters. The LNRS is now and	Noted – this is considered in the environmental policy.

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response
			the green and blue corridors that the LNRS documents and sets out as flowing between neighbouring areas has to be a principal guide for strategic Planning.	
72.	7		No more flats	Noted – this is addressed in the Design guidance – although denser accommodation can help to protect against sprawl into the open countryside. Densities will need to be optimized accordingly.
73.	7		no more houses, or flats. Especially if they don't look like local housing. If you have to build them, don't have square blocks with flat roofs like Sandiford House in Stanstead Road, the new one where Bronze Oak house was in Stafford Road, Quadrant house or Lidl. The developer of The Golden Lion in a consultation a while ago said they would do it in grey bricks to match Raglan precinct - probably the ugliest building in the area.	See above. See also the Design Guidance which seeks to avoid this.
74.	7	CCW2	CCW2 and CCW3 may have slightly conflicting aims. CCW 2 seems to favour larger dwellings, while CCW3 favours smaller ones.	Policy CCW3 is focused on character of dwellings more so than provision of homes, although smaller homes are required, albeit as a smaller percentage of the overall mix.
75.	7		More small family houses required.	Noted.
76.	7		Meeting local housing needs is ok but must be supported by relevant infrastructure and services. Ultimately, who is accountable for making this happen. Also what is done to assess the housing stock we currently have and what homes can be made available from it. I am not against regenerating urban space but the balance of character and development needs to be considered objectively.	See Ref 64.

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response
77.	7		Development only to meet carefully identified local need - not adapted, altered or imposed in order to contribute to central government priorities created in support of districts elsewhere. No development on "Green belt" No dilution of the concept of "Green belt"	Noted. Some of these comments fall outside what is possible in NDP policy.
78.	7		Obviously a core requirement Has 'Social Housing' concept been abandoned?	Social housing forms part of the social housing mix and is picked up in clause B iii.
79.	7		Local needs Energy Efficiency: Ensure that new homes are energy efficient, using sustainable materials and technologies like solar panels or heat pumps. Encourage designs that reduce reliance on cars, such as walkable neighbourhoods and good cycling infrastructure. Employment Opportunities: Integrate housing Plans with strategies to provide local job opportunities, reducing the need for long commutes.	Noted – this is addressed in the energy efficiency policy.
80.	7		It is important to provide housing for local people especially local first time buyers. I would like to see more Council housing.	Noted.
81.	7	CCW3	Better to start afresh with new buildings than sub divide exiting ones.	Noted – this policy is included as some larger buildings are being subdivided and there is a keenness to support this, especially where the outside of the building remains as is.
82.	7		Redundant buildings - used for local community based projects i.e. siting for youth centre, access for community based projects i.e. mental health provision, bank hub, community projects where independence is important and not linked to a church or similar organisation.	Noted. This would fall outside Planning policy, but is something residents and Councils could explore with owners.
83.	7		Utilise vacant land / properties.. buildings avoid green fields being sold off for development	Noted.

Ref	Who ?	Page/para/ policy	Comments/ Proposed change	SG response
84.	7	CCW4	What % of high density areas are people willing to tolerate .How far are we prepared to go . What areas will take the hit. What areas are we prepared to lose. We need to have simulations of how higher density will affect Neighbourhood Areas.	The densities are expressed as a guide in the Design Guidance. These should be followed, bearing in mind national policy seeks to optimize densities to make effective use of land.
85.	7		Building up in already dense areas is ok but high density does encourage too many flatted developments.	Noted.
86.	7		Building up in already dense areas is ok but high density does encourage too many flatted developments.	Noted
87.	7		no more overdevelopment in Tandridge - north or south	Noted.
88.	7		Transport Connectivity: Designing high-density areas with excellent public transport links and walkable neighbourhoods. Ensuring housing caters to diverse income groups and includes adequate services like schools and healthcare facilities.	Noted, the CCWNP seeks to enable walkable neighbourhoods and provision of facilities.
89.	7		Caterham Hill has the highest housing density. That does not justify more housing.	Noted. The Design Guidance provides potential optimal densities for each area.
90.	7		whilst housing is needed in the area we don't want to reach "suffocation" where everyone feels "hemmed in"	As above.
91.	7		suggests majority of developments will be medium to high density which, without substantial infrastructure enhancements may be a challenge (eg to schooling, doctors, sewerage etc.)	Noted, collectively the policies do seek to ensure that adequate infrastructure is in place, but often this is provided by other organisations.
92.	7	CCW5/ 7	CCW 5: There has to be accountability to ensure that standards are maintained. Developers need to think carefully about design and how it fits into the streetscape. CCW 7:The Planning authorities need to be accountable for the preservation of heritage	Noted. The Design Guidance forms an integral part of the Neighbourhood Plan. It has

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response
			assets -otherwise this policy is toothless. What are the implications for non compliance. If something is removed that was characterful , the developer should be asked to put back something better.	previously been used to inform Planning decisions effectively.  CCW7: noted. Enforcement is the responsibility of TDC.
93.	7		It is important that any new development is in keeping with current housing stock	Noted. Heights of buildings is considered in the Design Guidance, which forms an integral part of the CCWNP.
94.	7		The Golden Lion development where Chaldon road meets Caterham High Street must not be more than 3 stories high. The proposed 4 storey building is too overwhelming and out of place for this position.	Noted – see above.
95.	7		<p>A (iii): Could we include the Green Belt and rural/woodland character. I note that the Local Plan 2014 makes reference to defined Harestone Special Residential Character Area. As this doesn't seem to have been taken forward, could this be revived, I think this would be very helpful going forward.</p> <p>B: Proposals should reflect the POSITIVE architectural variety... and traditional historic detailing (examples could be provided). The use of traditional materials such as clay tile roofing and flint to reinforce the Surrey vernacular. Expanses of render should be avoided. Please amend with the correct document title for “Harestone Valley Design Guidance” and mention it's an SPD also reference the relevance of successive documents.</p> <p>C (ii): could reference respecting the building line, native landscaping. In regards to the tree Planting and furniture, I believe it would be major development that could be expected to mitigate any harm by making contributions via s106/s278 agreements to</p>	<p>Additional detail on green and blue infrastructure is provided in the environmental sections and the policies will be read and interpreted collectively.</p> <p>Noted – the Design Guidance seeks to enable this.</p> <p>Title has been amended.</p> <p>This has been amended and the second part of this clause</p>



Ref	Who ?	Page/para/ policy	Comments/ Proposed change	SG response
			<p>improve the public realm though tree Planting, green spaces, street furniture etc. I think this point needs to be explicit otherwise it will be difficult for the Planners to apply.</p> <p>C (iii): I think the reference to trees should be appropriately sized native tree species – please run this by the Council's Tree Officer, Mr Durkin. I am a little confused by the mention of active frontages and wonder if this needs more exPlanation – I wonder if its to avoid solid high boundary treatments which can seem quite unfriendly – if so this should be clearer.</p> <p>C (vii) – need to make clear that parking should not dominate the frontage of residential development to protect suburban character. Perhaps something about avoiding development on prominent ridge lines in the landscape.</p> <p>D, 1 (i). You could add in that there should be an obvious transition between built up and rural context with an obvious tapering down of built form towards the countryside.</p> <p>D, 1 (ii). Need to reference native landscaping.</p>	<p>has been added to the supporting text.</p> <p>Amended.</p> <p>Added in.</p> <p>Amended. Amended.</p>
96.	7		<p>New developments need to be sympathetic to existing landscapes. Plans to build on the land west of Chaldon Common Road will remove the open countryside view across the fields from Willey Farm Lane down to Roffes Lane. This area of Chaldon is Green Belt and needs to stay that way. Building on these fields will set a precedent for other landowners to sell. Before we know what's happening, Chaldon will become an extension of its urban neighbours, Caterham and Whyteleafe, but with limited amenities.</p>	Noted.
97.	7		<p>The Golden Lion site proposals break all this policy proposals.</p>	Noted – the design Guidance has been strengthened in the review of the CCWNP.

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response
98.	7		Cul d sac developments should be avoided	Noted – layout of development is addressed in the design guidance, which forms an integral part of the Plan.
99.	8		Part C(vii) of Policy CCW5 should be clearer that mitigation can be used to reduce vehicular and pedestrian safety, with suggested text below: ensure traffic generation and parking does not adversely affect vehicular and pedestrian safety, once appropriate mitigation has been taken into account.	Mitigation would be expected where required to apply the clause.
100.	7		This sounds good in writing unfortunately the Council has shown that they do not adjorne to the current Plans by building buildings that does not reflect the character of the area along with not providing car parking space for cars and emergency services to access the site without asking residence to move their cars.	The current Design guidance has been effectively used on a number of occasions.
101.	7		Use brownfield sites first!	Noted and this is including with CCW1.
102.	7		We support a lower density development at the edge of settlements to support the transition to open countryside.	Noted.
103.	7	CCW6	10% reduction in ghg emissions from renewables on buildings seems a low standard / aspiration. Can it not be higher?	This has been aligned to TDC following advice of TDC officers.
104.	7		Only concern here is that 10% appears to be quite modest so I would run this past Building Control to see if they would support higher proportions of renewables.	See above.
105.	7		Shouldn't the sustainable features note apply to all developments?	The policy has to apply to all developments hence the caveat.
106.	7		Very important to make a 'step change' in design of new housing, particularly insulation CCW6	Noted.
107.	2	CCW7 (Conserving	At <b>Page 34</b> , we welcome the addition of Policy (CCW7) – Conserving Heritage Assets which should ensure some additional and necessary consideration given to the heritage assets of the area.	

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response
		heritage assets)	<p><u>Designated Heritage Assets</u></p> <p>The designated heritage assets section of this policy indicates the requirement for Heritage Statements to inform development proposals.</p> <p>We would recommend adding that applicants should be required to consult the County Historic Environment Record.</p> <p>At <b>CCW7, section B</b>, we are pleased to note that archaeological deposits are addressed in this section, it is something often overlooked.</p> <p>But would suggest the following wording changes:</p> <p>Where a scheme has a potential impact on archaeological remains (below or above ground) a Heritage Statement <i>Desk Based Assessment</i> or similar should be prepared to address how archaeological deposits will be safeguarded.</p> <p><u>Non-Designated Heritage Assets</u></p> <p><b>Section C, Non-Designated Heritage Assets</b>, at present contains a list of properties proposed to be Locally Listed by Tandridge District Council, which are set out more fully in Appendix B. We would suggest amending this text by referring to the appendix to shorten this policy.</p> <p>This section could also reiterate the need for the submission of a Heritage Statement should any development proposal affect a property on the non-designated assets list, as this will be required. These properties can be referred to as “Locally Listed” as this is</p>	<p>This has been added into the policy text.</p> <p>Noted.</p> <p>This has been added in.</p> <p>Noted and the Appendix has been referenced and full list removed. This will also be helpful should additional non-designated heritage assets be identified in the future.</p>

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response
			<p>the terminology that Tandridge District Council will use as part of their wider list of non-designated heritage assets.</p> <p>We welcome <b>Section D and E</b>, Conservation Areas and Rural and Sunken Lanes as these heritage assets are often overlooked. It may also be helpful here to reiterate the need for Heritage Statements to support applications which affect this class of assets as it may not be clear to the applicant.</p> <p><b>Appendix B</b> replicated the draft Tandridge Local List Submission with a few additions. We would suggest discussing these additions with Tandridge District Council prior to adopting the list and ensuring any inclusions are clearly assessed against national criteria, to ensure consistency with the district's list.</p> <p>These can be found at: <u>Local Heritage Listing: Identifying and Conserving Local Heritage.</u></p> <p>In general, it is not advisable to stray significantly from a District List as this can undermine the currency of both in Planning matters. However, it is that case that a Local List is only as good as the submissions made to it, and it is possible that after reflection, Tandridge may wish to adopt some or all of the Neighbourhood Plan additions into their final list when it is adopted.</p> <p>A small error noted at <b>Appendix B</b>: The entries for number 38 (Lloyds Bank) and number 49 (1,2,3 Station Avenue) appear to have the same description, which looks like an error when compared to the draft Tandridge Local List. I think the latter should actually refer to 1,3 &amp; 5 Station Avenue instead, which appears on the Tandridge Draft List, but not in the Appendix B, and which is of a different date. This will need checking, and the error (if such) is repeated in the list given in policy CCW7 (section C).</p>	<p>Added into the text the need for a Heritage Statement.</p> <p>Added in.</p> <p>The draft local list has not been taken forward. Dialogue with TDC and SCC resulted in a recommendation to pursue the list via the CCWNP Review.</p> <p>Adoption onto the local list is not a requirement for the policy to be applied to the NDHAs identified.</p> <p>Amended.</p>

Ref	Who ?	Page/para/ policy	Comments/ Proposed change	SG response
108.	7	CCW7	The Planning authorities need to be accountable for the preservation of heritage assets -otherwise this policy is toothless. What are the implications for non compliance. If something is removed that was characterful , the developer should be asked to put back something better.	Noted. Enforcement is the responsibility of TDC.
109.	7	CCW7	Additions to the list of non-designated heritage assets could include: -Dene Field - Caterham Dene Hospital -Townend Social Club -The Miller Centre Building -Some individual buildings at the Barracks ( E.G. Officers Mess) There should be a clear mechanism for updating the list in the Future.	Group has reviewed SCC Historic Buildings Officer
110.	7		current use of infrastructure assets to be retained and other worthy assets to be added when identified.	Noted.
111.	7		important to conserve.	Noted.
112.	7		Section E 59 Glebe House is in Church Lane, not Church Road.	Amended in Appendix B
113.	7		I thought the identifying of buildings that give the area its character was a great idea.	Noted.
114.	7		Conserving Heritage Assets, like Protecting Cultural Venues and the Leisure policies, should explicitly state the importance of protecting Whyteleafe Football Ground as an asset of community value that provides recreational activities for the physical and mental health of hundreds if not thousands of people.	The ground is identified as a local green space. Identifying ACVs sits outside the NDP itself but could be pursued by the community / local Council.
115.	7		We are fortunate enough to have some exceptional heritage assets which need protecting for future residents to enjoy and appreciate previous dwellers and their achievements.	Noted.
116.	7		The following buildings should be considered for addition to the Heritage Buildings List: Chaldon: 27-39 Roffes Lane Row of Victorian Cottages/Goswell Cottage 92 Rook Lane/Baker's Lodge, Chaldon Common Road/Old Ford Cottage, Stanstead Road/Lashmar, Stanstead Road/Stone House, Stanstead Road/Stanstead Cottage, Stanstead Road/ Stanstead House Stanstead Road/Victorian Houses in The Heath and Chaldon Road. Whyteleafe: Whyteleafe Tavern and adjoining Cottages/ Maes Mawr, 18 Church Road/ Lodges and Victorian Buildings off Salmons Lane, Manor Park/ Whyteleafe School/ Whyteleafe Station/ Caterham Valley: Whyteleafe House	A series of additional NDHAs have been added following advice from both the Bourne Society and the SCC Conservation Officer. Visits to each were undertaken. All owners were contacted.

Ref	Who ?	Page/para/ policy	Comments/ Proposed change	SG response
			Burntwood Close/ Old Coach House 204 Burntwood Lane/Miller Centre/ Godstone Road Shops/Harestone Farm, Harestone Lane/ Shandon, Loxford Road/11-13 Elgin Crescent/St Johns Rectory, Clareville Road/William Garland Pub, Croydon Road/ Sancreed, Godstone Road/ Caterham Hill: Wildernesse House, Caterham High Street/33 High Street/ Court Lodge/Longcroft, Matlock Road/ Hillcroft Schoolhouse, Chaldon Road/133-147 Buxton Lane Cottages nr Kenley Airfield/ Townend Farm, 7 Townend/Vigars Forge ( Emmaus), 1 Townend / Chaldon Records and Books, 1 High Street/ King and Queen Pub, 34 High Street/ Blacksmiths Arms, 39 High Street/Merlewood Off Ninehams Road.	
117.	2	CCW8 (Flooding and Drainage)	<p>We note that, at <b>page 45, paragraph 7.15</b> it may be useful to consider referencing NPPF paragraph numbers as the NPPF is continually updated (last update Feb 2025). This will ensure that quotations reflect the most up to date NPPF.</p> <p>At <b>page 46, paragraph 7.17</b> it may be useful to add the following link details SCC advice on Sustainable Drainage Systems (SuDS). <a href="#">Sustainable Drainage Systems (SuDS) Planning advice - Surrey County Council</a></p> <p>As part of policy CCW8, we would suggest the following changes:</p> <p>iii. ensure that surface water is managed as close as possible to its source, using the following discharge hierarchy:</p> <ul style="list-style-type: none"> <li>a. rainwater reuse (rainwater harvesting)</li> <li>b. discharge into the ground</li> <li>c. discharge to a surface water body</li> <li>d. discharge to a surface water sewer, highway drain or other drainage system.</li> <li>e. discharge to a highway drains or other drainage system</li> </ul>	<p>The referencing has been updated to the 2024 version (the Feb 2025 amendments were minor). The NPPF document is dated December 2024.</p> <p>Added.</p> <p>Added.</p>

Ref	Who ?	Page/para/ policy	Comments/ Proposed change	SG response
			<p>At <b>page 46, paragraph 7.21</b>, we would suggest the following wording changes:</p> <p><i>It is the responsibility of a developer to make proper provision for surface water drainage in accordance with the discharge hierarchy to groundwater courses or surface water sewers. It Surface water must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding.</i></p>	Amended.
118.	7	CCW8 and 9	As a flood victim, I am eager to see Planning control to provide betterment	Noted.
119.	7		Floods are a major issue already & more housing developments will create more severe flooding Gullies are always blocked & need replacing to accommodate the increase in flooding	This is noted in para 7.16.
120.	7		Hugely important bearing in mind recent flooding incidents. Further developments on known areas of flooding would be nonsensical.	Noted.
121.	7		could be stronger. U05 had a map 'Caterham Hill Catchment Map, SCC Surface Water Study, April 2016.' showing the hill water course. I have an EA map showing more water flows. Let me know if you want to look at it.	FLAG have provided updated maps for this section.
122.	7		Flooding occurs in Caterham Hill on a regular basis and always has done. E.g. Hillcroft Court badly flooded in 2016. Banstead Road / St Michaels Road, Queens Park and Queens Park Road.	Noted.
123.	7		Flooding on the Hill needs to be managed by more than trying to control the water course in Queens Park alone. Any flood route management must be maintained and responsibility for such maintenance needs to be specified.	Noted.
124.	7		CCW8/9 should have priority	Noted.
125.	7		could the Council work with e.g. Surrey Wildlife Trust in there aspirations to introduce beavers to the County?	Action for the local Councils o consider.
126.	7		Flood alleviation in parks such as Queen's Park should be accommodated as far as practicable with no loss of sports facilities etc...	Noted.
127.	7		Make resin drives (that allow surface water to pass through them) on new properties compulsory. Grants to existing properties would be good	Noted.

Ref	Who ?	Page/para/ policy	Comments/ Proposed change	SG response
128.	7		Make sure any development ensures that potential risk of flooding is taken care of with adequate drainage but not causing other existing property in the area to suffer. EG water moves from the new development elsewhere without being properly dealt with	Noted.
129.	7		Open ditches are handy. You can see if they're blocked, better corridors for nature too.	Noted.
130.	7		There is currently inadequate infrastructure.	Noted.
131.	7		Unfortunately again the area is at risk of flooding due to the lack of maintenance not being done to the drains. Surface water drains particularly are blocked and leaves are not being swept away by road sweepers. There are a lot of road sweepers operating in other areas. Unfortunately these machines are not being used in the area. Not conforming to Neighbourhood Plan.	Noted.
132.	7		As a flood victim, I am eager to see Planning control to provide betterment	Noted.
133.	7		these two policies don't appear to deal with Flooding, Drainage etc.	Noted.
134.	7		Caterham has a smell of sewerage near Waitrose and Stafford Road which needs to be dealt with.	
135.	7		We welcome the inclusion of policy CCW8 as Caterham Valley, Hill and Whyteleafe have all suffered from flooding issues. We welcome the inclusion of policy CCW9 as infrastructure capacity is vitally important considering the condition of current facilities	Noted.
136.	7	CCW10-13	Caterham Valley Parish Council supports these policies	Noted.
137.	7	CCW10	An additional condition should be added to clarify that proposals should also be required to conform to other policies in the Neighbourhood Plan.	All policies are read collectively, so no need to repeat this in each policy.
138.	7		It needs to be made clear that conversion of dwelling houses is not supported.	Amended so that this does not apply to residential uses.
139.	7		I do not agree and feel that some council workers are targeting business through the register at the Council for their own personal gain. Single units of business is good but this is not the underlying issue.	Noted.
140.	7		I have never heard of an incubator in this context before!	Added to the glossary.
141.	7	CCW11	The work to make this happen will be considerable. We are not very good at partnering activity, i.e., working with landlords. What is TDC going to do to balance out	Noted.



Ref	Who ?	Page/para/ policy	Comments/ Proposed change	SG response
			a project such as McDonalds. Where can the Council use it influence most constructively.	
142.	7		B: Need to be clear about how applicant's demonstrate that a development is unviable – normally policies like this will ask for marketing evidence over a set time (18 months). This cant be left open to interpretation.	Amended to 18 months and information on viability added to the appendix.
143.	7		extremely important to ensure the live and vibrancy of the town to encourage people to want to stay here.	Noted.
144.	7		Focus must be placed in towns for retailers & restaurants.. to build thriving businesses & great entertainment Investment is required	Noted.
145.	7		high streets should offer a good selection of retail outlets rather than a heavy focus on hairdressers, nail bars, for example.	Noted.
146.	7		very important policy	Noted.
147.	7		Development to favour local rather than perceived wider needs	Noted.
148.	8		Given the largely rural character of the Neighbourhood Plan area, Policy CCW11 should provide explicit support for proposals for small footprint commercial space outside of town centre locations, subject to compliance with other development Plan policies. This would reduce the need to travel into town centres for employment / shopping, and the car dependency associated with this. It is suggested that the following wording is added to Policy CCW11: E. Proposals for small-scale commercial uses (<280 sqm) outside town and local centres will be supported where they comply with other Development Plan policies.	Noted and this has been added.
149.	7		The issue with Policies CCW 11-13 is that a revived Caterham MasterPlan would be required to support these along with collaboration from landowners desiring to make changes. The policies themselves would remain aspirations. In addition changes to shopping habits and the shops now attracted to the area, which focus on personal services, are not necessarily those that contribute to a vibrant public realm.	A review of the Caterham MasterPlan is the responsibility of TDC. The policies are cast in a way that would be viable regardless of whether the Caterham MasterPlan is updated or not.
150.	7	CCW12	While I agree with the sentiment of these policies, social trends mean that town centres as they used to be , can never be re-created.	Noted.

Ref	Who ?	Page/para/ policy	Comments/ Proposed change	SG response
151.	7		This policy could focus on a set scale of development – it is unrealistic that a single shop would need to contribute to public realm. However a larger (major) development would be likely to need to mitigate its impact through delivery of public realm improvements to be secured through s106 or s278 agreement, as appropriate	Not all clauses have to be delivered. Contributions could also be garnered through contributions as suggested.
152.	7		very important policy	Noted.
153.	7		Caterham Valley already addressing this point.	Noted.
154.	7		reservations regarding the meaning of "public realm"	Added to the Glossary.
155.	7		Retain Town End car park. There is inadequate parking in Caterham Valley	Noted.
156.	7	CCW13	An additional condition should be added to clarify that proposals should also be required to conform to other policies in the Neighbourhood Plan.	All policies are read collectively, so no need to repeat this in each policy.
157.	7		The title mentions recreation , but this is not really covered in the policy wording. Section A seems to imply that only rural tourism is of interest. If this is not the intention, it may be better to delete the word "rural" here. Possibly have a policy explicitly covering recreation.	Noted. This has been removed from the title.
158.	7		A: These activities are a great way for farmers to make money, however, they can be harmful to the availability of agricultural land and therefore they should be ancillary to the primary farming activities. There is a need to acknowledge that the primary agricultural activity should not be undermined and will be subject to viability testing, for which the applicant will need to cover the cost.	This is noted, however, national policy supports diversification, where it can support the viability of a farm for instance.
159.	7		very important policy	Noted.
160.	7		CCW13 - as part of supporting recreation, the existing network of footpaths and green belt should be maintained and protected.	This is addressed in the Transport policies.
161.	7		CCW13 great idea to expand Caterham Hill library. Vital local resource.	Noted.
162.	7	CCW14-17	On all the above policies, common sense must prevail. In some circumstances there would need to be compromise.	Noted.
163.	7	CCW15-18	Again core requirements for the communities' 'well-being'.	Noted.
164.	7	CCW15-18	Agree all	Noted.

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165.	7	CCW15-18	Caterham Valley Parish Council supports the addition of this policy. We would like to see this policy be more specific in that open space should be in addition to a balcony etc. and that the two should complement each other, not one replace the other.	Noted. Suggest amending the policy wording to include this.
166.	7	CCW14	Need to note use of grass verges and hedges in habitat corridors and maintenance to promote biodiversity. Normal maintenance regimes do not promote biodiversity. Some hedges can usefully be only cut every 2-3 years to promote enhanced flowering etc. There is little awareness about this and normally hedges are cut annually and excessively. It would be a biodiversity easy win.	Grass verges has been added into Policy CCW14, where it fits more appropriately.
167.	7		We support improving Biodiversity. However we consider that supporting evidence and realistic surveys/predictions are required before designating so many areas as Wildlife Corridors. On the draft Plan it appears that most green spaces have been designated as such without supporting justifications/evidence.	The wildlife corridors are indicative only. The other spaces are all identified as having a designation.
168.	7		Who will approve or agree if the bio diversity requirements can or cannot be met onsite?	This would be for the applicant to set out in their application, having utilized the biodiversity metric, and for TDC to make the decision. BNG requirements are achieved by way of a legal agreement (e.g. s106).
169.	7		It's important to keep the wildlife corridor that currently exists and to be able to link the Corporation of London conservation area with Surrey areas. There are areas of outstanding beauty that need to be kept. These are characteristic of the area and a reason people choose to live here.	Noted.
170.	7		Nature is not expendable.	Noted.
171.	7		Wildlife Corridors and Supporting Biodiversity Whilst the aspiration of supporting and improving biodiversity across the Neighbourhood Plan area is supported, we believe more clarity and evidence is required for this policy in relation to the proposed broad Wildlife Corridors/Broad areas of green infrastructure providing corridors. Wildlife	The wildlife corridors are not official designations. The purpose of the map is to demonstrate that there are a

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			corridors appear to have been placed on all areas of 'green' space within the Neighbourhood Plan area without consideration of the quality of the land/habitats. Paragraph 9.5 states that that "Figure 10 also identifies the broad wildlife corridors, as a demonstration as to how wildlife might permeate the network, which helps them to reach spaces outside the Neighbourhood Plan Area, such as the Surrey Hills National Landscape to the south and east, and the South London Downs National Nature Reserve to the North." Proposed policies and designations should not be made on the assumption that wildlife 'might' permeate the network, it appears no ecological surveys have been undertaken, or any records used to inform these areas and justify them. Further clarification is required on how these proposed broad designations have been established with evidence and justification.	significant number of designated and non-designated habitats in the area and that the need to better connect this, to enable corridors, would be supported.
172.	7		Preserving green belt and the north downs way is important	Noted.
173.	7		The policy sounds good again this is not what is happening. People are using survalience that disrupts birds ecosystems and is a sign of illegal survalience. People have also complained about the level of noise that comes from humans and how this effects the wildlife aswell. The level of noise are coming from people with mental health issues and drug related concerns as they want an environment that is free from busy cities to help them relax unfortunately this is not the case. Who is effecting the environment its not just animals can this be reduced as it is not representing a wider community therefore effecting the environment negatively with other people's lives. This is not being taking into consideration when thinking of the environment. Also these peoples congregated into one area are having a say with regards to the environment with mental health issues and social issues making the environment a conflicting area which is having a negative impact to the area.	Noted. This would be something to address via Enforcement Team at TDC.
174.	7	CCW15	Need to note use of grass verges and hedges in habitat corridors and maintenance to promote biodiversity. Normal maintenance regimes do not promote biodiversity. Some hedges can usefully be only cut every 2-3 years to promote enhanced flowering etc. There is little awareness about this and normally hedges are cut annually and excessively. It would be a biodiversity easy win.	This has been added in.

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175.	7		Chaldon is a historic village, with a boundary into an area of SSSI and so large scale housing development has been discouraged to keep the rural countryside/housing balance. Any proposal to create new, dense developments on small fields within the village will adversely affect the landscape, views, sense of space and flora which is so important for walks / cycling / horse riding in quiet enjoyment, away from densely populated local areas. There is minimal paved areas to access these walks - especially CC Road, Roffes Lane and beyond and there is no local goodwill to create these. As properties on these roads have legal boundaries up to the road itself, creating new paved area will reduce the road width and encourage speeding and parking from visitors which could cause accidents.	Noted.
176.	7		see my comment for CCW1 above about the need to carry out LVIA. Need to mention NATIVE trees/landscaping.	Added.
177.	7		How will it be independently verified that notable trees cannot stay on site, or that it is not possible to replace trees onsite?	This would be met via a Planning condition.
178.	7		There is a crying need for many tree preservation orders. Protection of our trees should be specifically highlighted in the Plan and there should be a comprehensive movement to protect our local trees. Far too many fine trees have been chopped down recently and the recent Toby Carvery fiasco only highlights the lack of protection in this area.	TPOs can only be applied by TDC.
179.	7	CCW16	The Golden Lion site proposals break all this policy proposals.	Noted.
180.	7		Amenity spaces should avoid triangular forms which can be unusable and steep hillside plots.  (v): The lighting needs to be sensitive operated by dimmers or timers as appropriate. Surrey Wildlife Trust will be able to better advise on this as this is matter they often comment on.	The policy refers to 'usable' parcels. Additional text has been added on this in the supporting text, SWT were consulted but did not submit a response. They will be reconsulted at Reg 16.  Additional text relating to lighting has been added to the policy.

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response
181.	7		Expansion of Dene seems sensible	Noted.
182.	7		<p>Amenity spaces within residential developments are crucial for enhancing the quality of life for residents and fostering a sense of community. They cater to the social, recreational, and practical needs of residents, and their thoughtful design can greatly improve the overall success of a development</p> <p>Communal Green Spaces Play Areas: especially for children</p> <p>When developing towns, it is essential to take into account a range of crucial factors to ensure the growth is sustainable, beneficial for residents, and supportive of a thriving community. The following considerations should guide town development Plans:</p> <ol style="list-style-type: none"> <li>1. Sustainability and Environmental Impact Incorporating eco-friendly designs and technologies, such as solar panels and other renewable energy solutions, can make buildings more economical and environmentally friendly, helping residents save money while reducing carbon emissions. Proper drainage systems should be implemented to manage wastewater effectively, and environmentally responsible waste collection systems should be prioritised to minimise pollution.</li> <li>2. Health and Wellbeing of Residents Town developments must support the physical and mental health of residents by providing access to healthcare services, such as doctors and GP surgeries, that are equipped to meet the needs of a growing population. Ensuring there is enough green space, such as parks and recreational areas, is essential for relaxation, exercise, and overall well-being.</li> <li>3. Infrastructure and Capacity A key consideration is whether the current infrastructure can cope with an increase in population. This includes roads, public transport, and utilities such as water, electricity, and broadband. Schools must be able to accommodate more children, and provision for expanding educational facilities should be included in the Plans.</li> <li>4. Social and Community Facilities Hubs such as community centres and social spaces are vital for fostering connections among residents and providing access to support services when needed. Spaces like community pubs, libraries, and sports facilities help create a vibrant and inclusive atmosphere, encouraging social interaction and reducing isolation.</li> <li>5. Employment Opportunities Developments should incorporate provisions for job creation, whether through new businesses, retail spaces, or co-working facilities, to ensure that residents have access to employment within the town.</li> <li>6. Prevention of</li> </ol>	Noted.

Ref	Who ?	Page/para/ policy	Comments/ Proposed change	SG response
			Decline and Anti-Social Behaviour Without proper Planning, a lack of green space, inadequate GP access, and insufficient community hubs could lead to increased anti-social behaviour (ASB) and a declining sense of community. Promoting healthy lifestyles through thoughtful designs, such as walkable neighbourhoods, cycling routes, and sustainable urban Planning, can contribute to safer and more cohesive communities. By addressing these challenges with strategic and holistic Planning, towns can avoid decline and instead create thriving, healthy, and sustainable environments. With the right approach, thoughtful designs, and a commitment to promoting eco-friendly living, developments can serve the needs of current and future residents while fostering community pride and connection. Yes we have seen a decline in shops due to online, but towns need to adapt and with less community hubs today we have too much ASB Anti-Social behaviour as people are bored - we need venues and sports and hubs to help people learn and grow and outdoor spaces.	
183.	7		In high density housing such as blocks of flats providing amenity space should be obligatory.	Noted. The policy seeks to achieve this.
184.	7	CCW17	The table in the draft document omits any mention of significant views in Caterham on the hill??? The significant views of Queens Park could usefully be enhanced. the pictures supporting this policy could be improved.	The views in Caterham on the Hill are shown in the Appendix.
185.	7		17/18 - it is imperative that the green belt is secure Local green spaces essential for obvious health benefits	Noted, although CCWNP has to conform to NPPF policy on green belt.
186.	7		- Whyteleafe House should be included in the list of recent developments permitted without the necessity to provide landscaping especially as a significant number of existing vegetation was immediately cleared once the site was cleared. Any small amount of Planting was carried out when building finished but not necessarily maintained.	Noted.
187.	7		is too restrictive in enabling new development.	Noted.
188.	7		Views from Willey farm Lane towards London east and West must be significant	The NPIG visited this area and have added three

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				additional views to the list (CH(A), CH(B) and CH(C)
189.	7	CCW18	Need for flood alleviation in parks to accommodate existing sports activities as far as possible	Noted and included in the supporting text.
190.	7		As the purposes of Green Belt and Local Green Spaces are very different , Green Belt status is unlikely to provide the right protection for Local Green Space. So actual or potential Local Green Spaces should not be excluded from the policy simply because they are already in the Green Belt. -Is it necessary to support any proposals under this policy ? That sentence could be deleted. -To strengthen protection, add wording such as " Development proposals which have a negative impact on a Local Green Space will not be supported." -Possible additional Local Green Spaces: Dene Field, Churchyards, Sports Fields , Allotments.	Noted. Many of these spaces identified were considered in the previous version of the Plan and removed on the advice of the examiner.
191.	7		Important to maintain for well being and mental health as well as maintaining areas for wildlife.	Noted.
192.	7		is unhelpful in that it includes small pieces of land (local to me) that simply are not big enough to be developed. By doing this you run the risk of not protecting the really important green spaces by having a 'kitchen sink' approach. The focus should be on the bigger/more important green spaces.	Noted. These spaces were identified in the current version of NDP following community consultation.
193.	7		Chaldon: St Lawrence Hospital should be The former St Lawrence's Hospital Second Burial Ground. The triangle of wood and grass should be considered as a Green Space.	This was proposed in the first version of the CCWNP and removed by the examiner.
194.	7		Protect green belt Protect wildlife Support & protect endangered species Protect pond / water features	Noted. The policies seek to achieve this as far as possible within the limits of national policy.
195.	7		Can more greenspaces be identified as it appears the green belt is under very serious threat and the designation might help, at least I hope it would.	Noted.
196.	7	CCW19-23	All of these are important.	Noted
197.	7		All of these are important.	Noted.
198.	7		Caterham Valley Parish Council supports these policies	Noted.



Ref	Who ?	Page/para/ policy	Comments/ Proposed change	SG response
199.	7	CCW19	Allotments should be properly managed. If they cease to be to be allotments they should should revert to green space.	Noted. Management of policies falls outside of policy and land-use Planning.
200.	7		all growing requirements for the 'well-being' of the community!	Noted.
201.	7		Allotments play a crucial role in encouraging the use of outdoor spaces, allowing people to reconnect with nature and embrace a healthier way of living. They provide an excellent opportunity for individuals to grow their own fresh, nutritious produce, which not only promotes physical well-being but also supports mental health by offering a relaxing alternative to excessive screen time. To truly maximise the benefits of allotments, it is vital to make these spaces more accessible and affordable for all. By ensuring costs remain reasonable and simplifying access, we can encourage people from all walks of life to take up gardening and allotment activities. Promoting the cultivation of vegetables and other healthy foods can empower individuals to make better dietary choices while adopting an active and sustainable lifestyle. Furthermore, allotments foster a strong sense of community, bringing together individuals of all ages and backgrounds to share knowledge, skills, and experiences. This communal aspect enhances the overall quality of life, building social bonds and encouraging a supportive environment. By raising awareness, ensuring affordability, and actively promoting the use of outdoor spaces, allotments can contribute to the development of healthier, happier, and more connected communities across the UK.	Noted. The policy seeks to safeguard existing ones and provide support for new ones, for these very reasons.
202.	7		Who determines the suitability of "alternative and equivalent allotment space having regard to soil quality, size and accessibility"	This would be determined by the decision maker (TDC).
203.	7		Allotments very important for people living in flats or with small gardens. The space is important for physical and mental health.	Noted.
204.	7	CCW20	all growing requirements for the 'well-being' of the community!	Noted.
205.	7		This area has an insufficient number of community venues. There has to be more, not least because of the ability to meet in person has a positive effect on the health of the community as a whole.	Noted.
206.	7		We are not an area with a civic presence and want to reflect this in its appearance before it becomes concrete civic centre for business.	Noted.

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207.	7	CCW21	all growing requirements for the 'well-being' of the community!	Noted.
208.	7		<p>Combatting Isolation: Community hubs provide a space for people to connect, reducing loneliness and fostering a sense of belonging. Cultural Exchange: They encourage interaction between individuals from diverse backgrounds, promoting understanding and inclusion can aid in less Anti-Social Behaviour Hubs often host activities for all ages, strengthening ties between different generations. Access to Resources: Many hubs provide access to essential services, such as advice centres, healthcare clinics, or food banks. They can act as a base for support groups, providing safe spaces for people facing similar challenges. Hubs often feature facilities like gyms, dance studios, or outdoor sports areas to encourage physical activity. Many hubs encourage healthy living through initiatives like gardening projects, cooking classes, or wellness programs. Community hubs provide spaces for workshops, educational talks, and training sessions, benefiting people of all ages. Hubs often provide free access to technology and the internet, helping to close the digital divide. Emergency Support: During crises, such as natural disasters or pandemics, hubs serve as key centres for distributing aid and information. Through shared activities, decision-making, and events, hubs empower communities to work together towards common goals.</p>	Noted – the importance of community hubs is well-described in the comment here and underpins the need for this policy.
209.	7		particularly important for younger people	Noted.
210.	7		<p>Townend Social Club should be included. There are also various churches ( eg : Church Halls; such as St Johns.) General Comment : Should sports facilities and swimming pools be included somewhere under the Heading Leisure and Community ( possibly an additional recreation policy?). Such as: De Stafford/Village Health Club/Caterham School Sports Centre/Queens Park Pavilion/Caterham Bowls Club/Hill Fields and Pavilion/Skaterham.</p>	The map has been taken out due to that fact that facilities may change over the period of the Plan.
211.	7		Who determines if the impacts are "significant and harmful"?	This is determined by TDC as the decision-maker in Planning decisions.
212.	7		Figure 14 in section 10.2 The Douglas Brunton Centre is now the Westway Centre Figure 14. Surprised that Churches not included on the map	See above.

Ref	Who ?	Page/para/ policy	Comments/ Proposed change	SG response
213.	7		Whyteleafe needs a community hub. Allotments very important for people living in flats or with small gardens. The space is important for physical and mental health.	Noted.
214.	7	CCW22	If there is a lack of business-Pubs will be lost. That is the reality.	Noted.
215.	7	CCW23	Generally feel we should be encouraging cremations rather than burial sites unless these double up as wildlife areas	Noted.
216.	7		I recently became aware that in parts of Europe, graveyards become 'extinct' after 30 years and are 'repurposed'. Given the desperate need for housing, perhaps this is an area that could be investigated in the UK. Certainly not on church grounds but in public spaces which are now full and just left to deteriorate over time long after any relationship with the past has been 'forgotten'. Controversial I know but its policy elsewhere.	Noted.
217.	2	Policy CCW24: Maintaining existing health services	<p>We are pleased to note the inclusion of <b>policy CCW24 Maintaining Existing Health services</b> to address healthcare provision. However, the Plan may benefit from a greater emphasis on preventative health and how spatial Planning may address local health needs.</p> <p>In light of this, it may be useful to establish a health baseline for residents and establish what needs could be addressed through spatial Planning.</p> <p>We are due to publish our Health in Neighbourhood Planning Guidance that contains an explanation of how to develop preventative health policies at a Neighbourhood Plan level (please see attached – in the full response).</p>	Noted.
218.	7	CCW24-25	All vital requirements.	Noted.
219.	7	CCW24-25	Agree all above	Noted.
220.	7	CCW24-25	Caterham Valley Parish Council supports these policies	Noted.
221.	7	CCW24-25	Health and education are vitally important and should be high up on the list of conditions considered as a lack of healthcare services will have an adverse impact on all residents.	Noted.

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222.	7	CCW24-25	These are vital and must be accessible too.	Noted.
223.	7	CCW24-25	Unfortunately although some areas can expand some expansion would have to mean double dwellings away from the original site. If schools want to expand there is not enough room. It's not good to build more houses that facilities can not provide for. Building on green belt would again mean double dwellings or dwellings double the size if one was to close the small site and build a bigger one on green belt.	Noted.
224.	7	CCW24	We should be able to access, in person, our Medical Health Staff, rather than be "triaged" , sometimes by receptionists. Appointments should be more rapid , GPs should be more easily accessible. So it is the organisational structures and processes that matter as much as the issue of maintaining services.	Noted.
225.	7		We should be able to access, in person, our Medical Health Staff, rather than be "triaged" , sometimes by receptionists. Appointments should be more rapid , GPs should be more easily accessible. So it is the organisational structures and processes that matter as much as the issue of maintaining services.	Noted.
226.	7		An additional condition should be added , to clarify that proposals should also be required to conform to other policies in the Neighbourhood Plan. Perhaps pharmacies should be included as they are an increasingly important part of healthcare. The following are just a few examples of what is available in Caterham consultations, vaccinations, tests such as blood pressure, ear wax removal.	
227.	7		McDonalds vs Health! Are Valley Medical Services currently adequate? Where is the emphasis on prevention? E.G: Appropriate play space/play areas/investment in community groups-e.g. walking groups.	Noted.
228.	7		Current Demand: Evaluate the capacity of existing healthcare facilities relative to the local population. Projected Growth: Account for population increases due to new developments and adjust services accordingly. Specialised Needs: Identify specific healthcare requirements, such as maternity care, elderly services, or mental health support. Satellite Clinics: Establish smaller, satellite healthcare hubs in new developments to ease pressure on main facilities.	Noted – healthcare provision largely falls outside the scope of Neighbourhood Planning. This policy has been retained from the current Plan.
229.	7		The Dene Hospital is a valuable resource to have locally.	Noted.

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230.	7		The evidence to support CCW24 is weak. The number of patients at a practice is not really relevant. The more useful information is the number of patients per FTE qualified health practitioner. And references to national averages aren't helpful either - more 'regional' averages would be appropriate. Of course, these 'new' figures may support CCW24 - it is just that the current evidence isn't really relevant.	Noted.
231.	7		The NHS really need to look far harder into public health. Do themselves out of a job kind of thinking. That's good for all of us.	Noted.
232.	7	CCW25	Should include not losing private schools.	The policy is focused on state schools as private schools are run effectively as businesses or charities.
233.	7		Safe Routes: Ensuring that schools are easily accessible via safe walking and cycling paths to encourage active travel. Public Transport: Including reliable and accessible public transport links for students coming from surrounding areas. Proximity to Housing: Placing schools centrally in developments to reduce commuting time. Dual Use Spaces: Designing school facilities (like sports fields or halls) that can also serve the wider community outside of school hours.	Noted.
234.	7		any provision of a new school should include adequate drop off/collection areas for vehicles that does not impact on local traffic.	This has been added into the policy.
235.	7		There cannot be enough school space for any increase in density! Unless people outside are not allowed in?	Noted. Surrey County Council as the Education Authority are responsible for ensuring adequate school places to serve the population.
236.	6	CCW26	For transport and movement, the Plan seeks to enhance opportunities for active modes of transport, notably walking, wheeling and cycling, but also equestrian, along routes which are most likely to encourage a shift away from the private car for short journeys in and around the Neighbourhood Area.	Noted.

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			Based on our review of the pre-submission document, the Caterham, Chaldon and Whyteleafe Neighbourhood Plan does not reference any specific site allocations which may impact the SRN or schemes related to the SRN, despite the close proximity of the SRN to the Plan area. We will provide further comment on these as they emerge and we are consulted on the emerging draft Local Plan.	
237.	7		Agree	Noted.
238.	7		Caterham Valley Parish Council supports these policies	Noted.
239.	7		Perhaps add wording to support measures to discourage or reduce traffic passing through High Street areas particularly Caterham-On -The-Hill.	This would be a highways issue and Surrey County Council is the responsible authority.
240.	7		To be realistic , people will always want to use their cars to access amenities.	This is noted and accepted. The policy seeks to encourage those who are willing and able to have opportunities to walk/cycle etc. safely.
241.	7		each new development to be required to show how the impact of likely travel will not be detrimental to existing environment, facilities and residents.	This is required in national policy by way of transport assessments/statements.
242.	7		Encourage people's wellbeing .. hobbies are important & safety is very important.. we live in an area with so many rural/ green areas which should be used. My concern is that roads are in appalling condition eg potholes & are very dangerous for every hobby .. & the speed that cars travel is a major hazard which can effect participation in the listed sports / hobbies	Noted.
243.	7		CCW26 creating new pavements in rural areas will take away the feel of space and quiet enjoyment. Local residents enjoy walking in their communities without hindrance from increased footfall/car parking/speeding vehicles.	Noted – there may be alternative solutions to creating pavements, however on key routes, for instance

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				school routes, such access is important.
244.	7		CCW26: Direct and safe walking routes should prioritise connectivity to schools, supermarkets, doctors' surgeries, and other key amenities. Safe Pathways: Well-lit, pedestrian-friendly paths with good visibility and crossings are crucial, especially near schools and residential areas. Clear signage, even for walking distances, can make routes more navigable, particularly for vulnerable populations like the elderly or children. School Walking Routes: 'Safe Routes to School' schemes can identify and improve pathways, supported by initiatives like walking buses to reduce car reliance. Health Promotion: Campaigns to highlight the physical and mental health benefits of walking or cycling could motivate more people to use these routes. Improving cycle lanes and walking routes isn't just about convenience; it's about creating safer, healthier, and more connected communities. Addressing these issues with a well-thought-out strategy can lead to lasting, positive change.	Noted. The policy includes a clause to that end.
245.	7		CCW26: This policy is of special interest/concern to any proposed developments in Chaldon. In appendix 12.3, Feedback from the community has identified a high level of concern about the extra traffic generated by the new housing developments using roads that people already consider congested, particularly at peak times of the day. New residents' vehicles and a high volume of delivery drivers will cause the rest of the area to suffer. I can add that not only is congestion a problem with a new development but that the state of repair of a considerable number of roads in Chaldon will only get worse. The potholes along Roffes Lane and Rook Lane are terrible. There are no pavements in Chaldon Common Road, Roffes Lane, part of Stanstead Road, part of Rook Lane, Hilltop, Doctor's Lane - the list goes on. So the idea of reducing car use and increasing walking/wheeling/cycling and horse riding in the area will be an interesting challenge. This is one of the reasons a new development in Chaldon Common Road is unworkable.	Noted. Much of this falls outside the scope of the CCWNP, but Appendix F seeks to identify some key interventions.
246.	7		Disappointing that there is nothing in the Plan that looks to encourage the installation of average speed cameras, given the excessive speed of traffic through roads that should be 30mph, or the expansion of both 20mph speed limits, and additional	Such schemes fall outside the scope of land-use and Planning. However, if there is

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			pollution monitoring, which is particularly important given non ULEZ compliant vehicles are now routed through Whyteleafe, despite the close proximity of residential housing and schools to the road (where studies have shown pollution, and the noise of pollution, impairs brain development in children e.g. Arline Bronzaft in 1975, Getting, Bottnhorn and Cotter in 2024, or the Born in Bradford study)	support for such schemes locally, this should be pursued with the local Councils and Surrey County Council as the Highways Authority.
247.	7		I have noticed, referring to the proposed development on Victor Beamish Avenue, transport surveys have an unrealistic expectations of how people will travel to local amenities and services. Living in area of Kenley Airfield at the top of a hill I know only hobby cyclists cycle the hills, very few walk up the hill...And still developers cite cycle schemes people wont use etc Developments are passed increasing the traffic, area suffers.	Noted – see Ref. 240.
248.	7		It is very difficult to walk in Caterham Hill as the pavements are so rough and uneven. Try walking from Macaulay Road to the Esso garage. CCW26	Noted – see Ref 240.
249.	7		My observation is that there are a large number of buses operating in the area at most times of the day. I'm not sure it is fair to say the provision is poor. The real issue is that many people (other than children for school purposes) don't want/like to use a bus!	
250.	7		Need a bus service up and down Church Hill	Noted although outside the scope of the CWNP.
251.	7		No comments	Noted.
252.	7		Not equestrian. In today's world, I do not see the need to uses horses for human pleasure.	Noted.
253.	7		Policy CCW26 is strongly supportive of new / enhanced cycle and pedestrian facilities (which is strongly greed to), although must be updated to acknowledge that, given the existing layout of many of the roads in the Neighbourhood Plan area, there are many instances in when this can only be facilitated through the removal of hedgerows / green verges. The following revised wording for Part C of Policy CCW26 is therefore recommended: Insofar as Planning permission is required, the design and layout of works related to the widening of footways or the provision of traffic-calming measures should seek to enhance the rural character of the settlements. This may require the	Noted and add to supporting text



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			removal of hedgerows, trees and soft verges, and in such instances, these should be re-provided where feasible. The materials used in such works should be sympathetic to local character, in accordance with Policy CCW5.	
254.	7		The cycle lane on the Godstone Road needs improvement. It doesn't feel very safe. It often has cars parked in it and is only on one side of the road. A lot more could be done to encourage us out of our cars!	Noted.
255.	7		we live on a hill so cycling for most people is not an option and horses are a major hazard on roads Walking is to be encouraged and we already have plenty of walking opportunities but it would be helpful to have access to routes for walking	Noted.
256.	7		Wider pavements would be good.	Noted.
257.	7		Would be good to identify route improvements such as the need to have a quality route through Tupwood Woods which would take more traffic off Godstone Road so that parents in the Harestone Valley Area could walk to Nurseries and St Johns School.	Noted.
258.	7		Yes. Very important.	Noted.
259.	2	Glossary, p.104	<p>Include:</p> <p><b>Greenfield sites:</b> On land without any development (known as Greenfield land) rainwater largely soaks into the ground and in very heavy rain will slowly flow across the land into ditches or streams. Some water is also absorbed by Plants, and some lost via evaporation.</p> <p><b>Sustainable Drainage Systems (SuDS):</b> Sustainable Drainage Systems (SuDS) are designed to manage stormwater locally, as close to its source as possible, to mimic natural drainage and encourage infiltration, attenuation and passive treatment. In addition to managing flood risk, SuDS can be used to both manage pollution risk and contribute wherever possible to environmental enhancement and place making in local communities.</p>	These have been added.

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260.	7	Design Guide	100% support this.	Noted.
261.	7		100% support this.	Noted.
262.	7		All good	Noted.
263.	7		Any development should be in keeping with the surrounding properties and not of an excess height. Present recent developments permitted without has not been in keeping with nearby residential properties. Any development around Salmons Lane needs to consider the lack of a footpath along most of its length and the fact that vehicles often use this road as a rat run.	Noted.
264.	7		Been a bit too generic in the past, not effective enough.	The Design Guidance has been updated for the Plan Review.
265.	7		Building houses on either side of Victor Beamish Road would be a detrimental step and would lead to the loss of valuable land that could well be allowed to regenerate naturally.	Noted.
266.	7		Design Guidelines should be used to retain exiting character as much as possible.	Noted.
267.	7		Design is paramount. People will want to live in nicely designed properties	Noted.
268.	7		Developers should be strongly encouraged to follow.	The Design Guidance forms an integral part of the Plan and the policy.
269.	7		During the Consultation it became clear that good design was a major issue for the consultees.	Noted.
270.	7		For Design Guidelines along Queens Park Road, it should be required that gaps are maintained between adjacent buildings ( perhaps in the settlement pattern). Otherwise the character of the Edwardian Lay Out will be lost.This appears to be one of the factors in rejection at appeal of Planning Application A/2021/1943.	Noted.
271.	7		I fully support this work of the Neighbourhood Plan	Noted.
272.	7		I think they are excellent	Noted.
273.	7		I trust it is good.	Noted.

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274.	7		If these guidelines are included in the Plan they must be adhered to in order preserve the character of the local roads.	Noted.
275.	7		It needs to be made clear that this area is not London, it is a suburb and set out what makes us different. There is a need to strengthen our suburban character through generous front gardens, separation between houses to enjoy the verdant character and vistas.	Noted.
276.	7		Just to make sure we are not overly swayed by the lure of CIL payments to the detriment of the area.	Noted.
277.	7		Objectives 1, 2 and 5 are particularly important to the community of Whyteleafe and keenly supported by Whyteleafe Village Councillors.	Noted.
278.	7		Regarding the proposed development west of Chaldon Common Road, on page 9/23 2.3, Rural Fringe states that a designated viewpoint is located from the North Downs Way by Willey Farm towards Chaldon Common Road and Roffes Lane. If the development was allowed to go ahead, this viewpoint would be lost entirely.	Noted.
279.	7		Support the design guidance - really important that this is not just seen as guidance, but actually a requirement.	Noted.
280.	7		The scope and hierarchy of Local Plans are worthy frameworks for specifying credible policy standards of Local Planning need against which future development proposals can be assessed for approval or otherwise.	Noted.
281.	9	Design Guide	Detailed comments on the Design Guide	Jeremy following up with AECOM for comment.
282.	7	Further comments	An excellent effort by dedicated people to whom we should all be grateful.	Noted.
283.	7		Caterham valley is slowly dying and the continual roadworks is not helping. I cannot see how the cost of increasing the paths is of any assistance to the retail community We need to allow more cars to park in high streets but enforce short stay only preferably free to help local shops. There just seems to be nail bars and charity shops opening as new enterprises.	Noted. The Plan can put in place policies to support the viability of the town centre but largely cannot determine the type of businesses that locate there.
284.	7		Comments included above	Noted.

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285.	7		Developers need to be aware of the access problems they create for existing residents.	Noted.
286.	7		Developers need to be aware of the access problems they create for existing residents.	Noted.
287.	7		Found it to be a very professional and comprehensive piece of work.	Noted.
288.	7		Generally there is much to agree with in this Plan so please try and progress it as soon as possible.	Noted.
289.	7		Good Luck.	Noted.
290.	7		Having lived in the area for over 25 years, I believe that the CR3 area is already over-developed and this has had a detrimental effect on basic needs such as local medical provision and especially the A&E provision at ESH. Giving permission for building 2 new low cost supermarkets in the area has encouraged the building of many more small homes and as Caterham valley and hill are already cramped, development options are being explored in the village of Chaldon. I previously lived in a densely populated part of Caterham valley, where parking was almost impossible and living a peaceful family life was not always possible due to the closeness of the properties /gardens and so we chose to move to the quietness and countryside area of Chaldon village in 2007. Most of the properties here are larger family homes and the residents live with quiet respect for neighbours and enjoy community spirit. The thought of large scale developments being placed into the rural parts of this historic village (grazing fields or agriculture) is so worrying to the residents here.	Noted.
291.	7		I believe that allowing development on the Green Belt in Chaldon will negatively impact this semi-rural village and negatively affect the physical and mental health benefits that this landscape and peaceful surroundings currently offer. Chaldon village does not have the infrastructure to maintain new housing developments.	Noted.
292.	7		I hope that Tandridge will stick to it and not allow a monstrous 4 storey development on the Golden Lion site.	Noted.
293.	7		I think the Neighbourhood Plan is excellent, it rings through with common sense whilst adapting to the future. A huge amount of quality work, very well done and thank you.	Noted.
294.	7		I would like the Neighbourhood Plan to be done again once Councils have been closed. Council buildings can be used to accommodate some of the facilities that is being spoken about.	Noted.

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295.	7		I would like to see Whyteleafe Football Ground addressed in its own right as an asset of community value that is the centre of a lot of positivity for the area and at risk due to being under commercial ownership by a foreign entity.	Noted. This should be pursued outside the CCWNP with TDC.
296.	7		I wouldn't walk around Caterham Valley on my own. We cannot go back to more neighbourly times, unfortunately.	Noted.
297.	7		It is needed because of the growing threat to our green belt and associated areas.	Noted.
298.	7		It is not acceptable that well considered Local Plans should be subordinated to central government policy which has consistently failed to deal with national Planning issues over the long term but endeavours to impose remedies upon districts where little evident need exists.	Noted.
299.	7		Just to comment on the quality of the work carried out and the commitment of those involved.	Noted.
300.	7		Please can we have a Neighbourhood Plan. Make developers accountable for seeing that it s policies are adhedred to.	Noted.
301.	7		Please keep the character of Caterham!	Noted.
302.	7		Thank you for all the work you do to keep the area such a pleasant place to live.	Noted.
303.	7		The building behind Whyteleafe Road on what was once greenbelt land was a disaster for the natural environment. A more rigorous focus on the primary importance of the natural environment is required.	Noted.
304.	7		The local Neighbourhood Plan is a significant document with respect to the four communities that make up the Neighbourhood Plan area. Councillors have been happy to support the recent round of consultations and the pre-submission draft Plan (re Regulation 14). In the absence of a Tandridge Local Plan, and with the revised NPPF (December 2024) and Planning Practice Guidance coming forward, it is important to continue to safeguard the objectives, needs and wishes of our local community - an updated and revised Neighbourhood Plan will be key. This response has been provided on behalf of Whyteleafe Village Council and submitted by the Clerk to the Council	Noted.
305.	7		The Neighbourhood Plan is a bit too complicated for me to understand. However , I moved here for Country Access and this should be kept.	Noted.

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306.	7		The thoughtful work that has gone into ensuring that the special character of Caterham and Chaldon is maintained and enhanced, particularly in recognising the importance of the green belt, of open spaces, wildlife corridors, and views of countryside, is much appreciated.	Noted.
307.	7		These Representations are submitted by Montagu Evans LLP on behalf Sigma Homes Limited. Sigma have an interest in the Neighbourhood Plan via their control of several potential development sites within the Neighbourhood Plan Area. We recognise the importance of the democratic process in formulating Neighbourhood Plans and the purpose of our engagement is not to seek to challenge the process or impede it. Rather, as a stakeholder we would like to be kept up to date about the progress and we look forward to engaging with you in due course regarding the potential development sites.	Noted.
308.	7		Things move too slowly and opportunities for creative development are lost. Innovation in design and usage should be promoted.	Noted – the design policy allows for this.
309.	7		Thought this was a thoughtful and detailed Plan and agreed with almost everything. We obviously need more housing and this Plan was a clear vision of how to safeguard the local area. Did feel a little confused as some of the headings didn't appear to match the content? Thank you for all the hard work which has clearly gone into this.	Noted – some of the headings have been amended to achieve greater clarity.
310.	7		Very happy with the Neighbourhood Plan	Noted.
311.	7		We have participated in countless consultations and filled out numerous questionnaires of this nature, yet tangible results remain elusive. What communities need are detailed Plans accompanied by clear costings—practical solutions rather than endless cycles of surveys that yield limited outcomes. It's time to move beyond the repetitive process of gathering feedback that reiterates, "this is what we have, this is what we would like." While Parish, Local, and District taxes continue to rise, meaningful action and visible progress remain scarce. Residents deserve accountability, transparency, and real change that reflects their contributions and input, not prolonged periods of consultation with little to show for it. What's required is a shift from discussion to delivery—a focus on implementing solutions that truly address community needs.	Noted.
312.	7		Well done. Great work. It's really important that this goes through.	Noted.

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313.	7		What is the likelihood of this happening considering what happened to the previous Local Plan? National Government changes?	Noted.
314.	7		Yes! Please have one.	Noted.
315.	7		Yes, well done everyone. In the new regime of Planning it will be that much more important. Thank you.	Noted.
316.	9	General	Comments raised about the design guidance and also a call to strengthen policies in terms of protecting trees and wooded hillsides.	The design guidance has been updated. The environmental policies have been amended to make reference to wooded hillsides.
317.	10	General	The respondent provided a list of typos/ grammatical errors and factual errors.	These have been amended.
318.	11	General	No substantive comments	Noted.

