

Caterham, Chaldon and Whyteleafe Neighbourhood Plan

2025 to 2040



Basic Conditions Statement

July 2025

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

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1. Introduction

- 1.1. This Basic Conditions Statement has been written to accompany Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2025 to 2040 (CCWNP).
- 1.2. The relevant legal framework for the preparation and making of Neighbourhood Plans is supported by the Localism Act 2011 and the Neighbourhood Planning Act 2017 and found in the:
 - Town and Country Planning Act 1990: ss. 61F, 61I, 61M-P and Schedule 4B
 - Planning and Compulsory Purchase Act 2004: ss 38A-C
 - Neighbourhood Planning (General) Regulations 2012 (2012 No.637) (as amended)
- 1.3. Paragraph 8(2) of Schedule 4B to the Town & Country Planning Act 1990 requires a Neighbourhood Plan to meet five basic conditions before it can proceed to a referendum. These are:
 - i. Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the Neighbourhood Plan;
 - ii. The making of the neighbourhood development Plan contributes to the achievement of sustainable development;
 - iii. The making of the neighbourhood development Plan is in general conformity with the strategic policies contained in the development Plan for the area of the authority (or any part of that area);
 - iv. The making of the neighbourhood development Plan does not breach, and is otherwise compatible with, (retained) EU obligations; and
 - v. Prescribed conditions are met in relation to the Neighbourhood Plan and prescribed matters have been complied with in connection with the proposal for the Neighbourhood Plan. The prescribed condition is that the 'making' of the Neighbourhood Plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats etc.) Regulations 2007) (either alone or in combination with other Plans or projects).
- 1.4. There are two further basic conditions which are relevant only to the making of a Neighbourhood Development Order and are therefore not considered in this document.
- 1.5. This document sets out how the CCWNP meets the Basic Conditions.

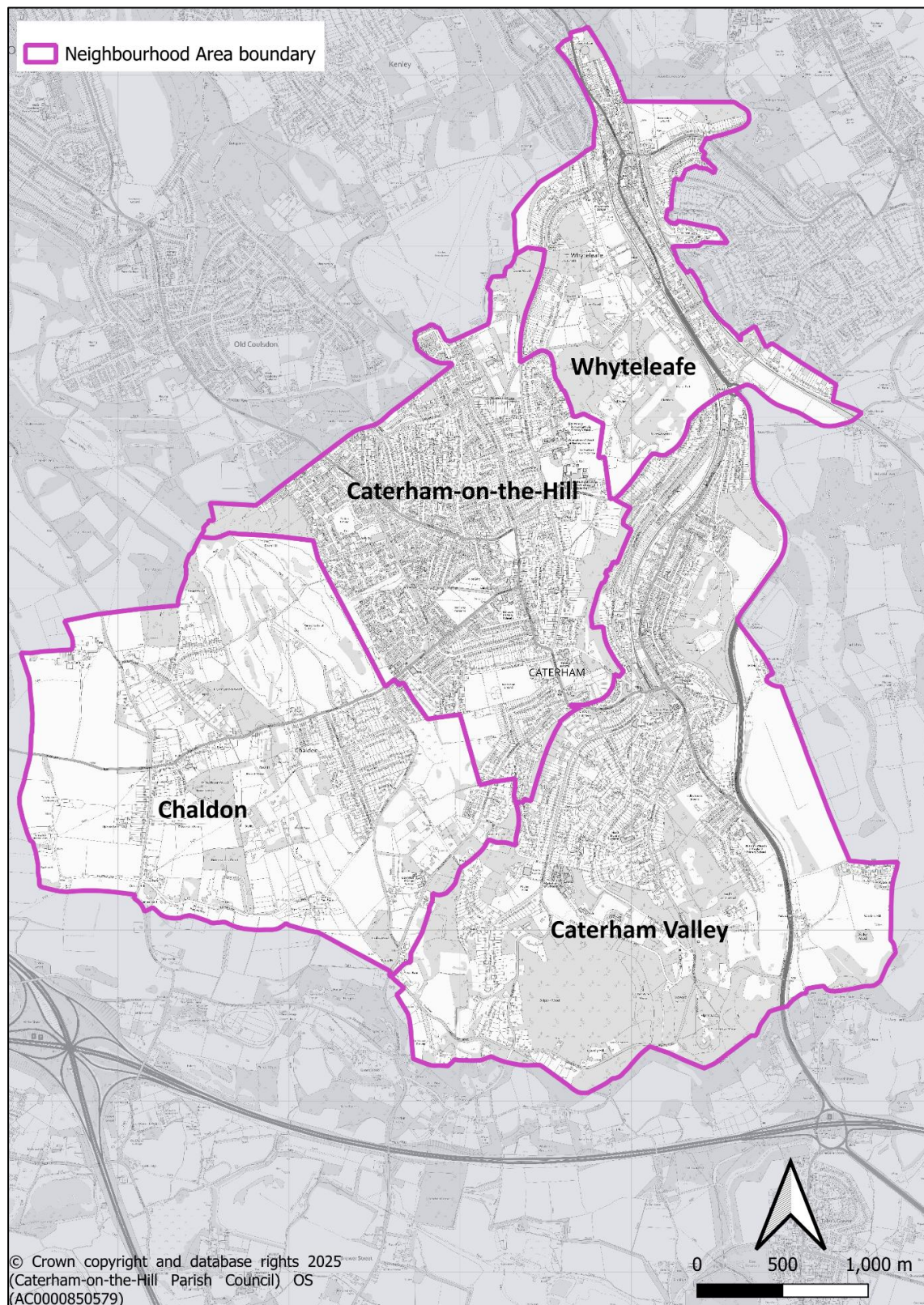
Supporting documents and evidence

- 1.6. The Submission Version CCWNP 2025-2040, with its policies, is supported by a Consultation Statement, this Basic Conditions Statement and an extensive evidence base. As it is a review of an existing Neighbourhood Plan, a statement setting out the status of the review has also been submitted. The CCWNP has been subject to a Screening, organised by Tandridge District Council (TDC), to ascertain whether it requires a Strategic Environmental Assessment (SEA) and/or a Habitat Regulations Assessment (HRA). Neither are required. The [SEA Screening Report](#) and [HRA Screening Report](#) have been submitted to TDC.

Key statements

- 1.7. The Neighbourhood Area shares its boundary with the two Parishes of Caterham-on-the-Hill and Caterham Valley, and the two Village Councils of Chaldon and Whyteleafe (collectively referred to as Local Councils) (*Figure 1*).
- 1.8. TDC designated the CCW Neighbourhood Area on 12 July 2012.
- 1.9. The CCWNP sets out Planning policies that relate to the development and use of land within the CCW Neighbourhood Area only.
- 1.10. The CCWNP refers only to those areas within the Neighbourhood Area. There are no other adopted Neighbourhood Plans that cover all or part of the CCW Neighbourhood Area.
- 1.11. The Neighbourhood Plan Implementation Group (NPIG) has prepared the CCWNP to establish a refreshed vision for the future of the Neighbourhood Area. It has engaged with the community to set out how the vision will be realised through Planning and controlling land use and development change over the Plan period 2025 to 2040.
- 1.12. The Plan does not contain any policies which relate to excluded development as defined by section 61K of the Town and Country Planning Act 1990.
- 1.13. Once made, the CCWNP 2025 to 2040 will replace the CCWNP 2018 to 2033.

Figure 1: CCWNP Neighbourhood Area, the outer boundary, covering the four local Council areas



2. Basic condition (i) - conformity with national Planning policy

- 2.1. To meet this condition, it is necessary to demonstrate that the CCWNP has regard to national Planning policies and the advice contained in guidance issued by the Secretary of State. National policy and guidance are contained within the National Planning Policy Framework ('NPPF') and the Planning Practice Guidance ('PPG').
- 2.2. It should be noted that the Neighbourhood Plan has been prepared in accordance with the NPPF, most recently revised in December 2024 (with additional minor revisions in February 2025).

National Planning Policy Framework

- 2.3. The NPPF has 13 key objectives which are:
- Delivering a sufficient supply of homes
 - Building a strong, competitive economy
 - Ensuring the vitality of town centres
 - Promoting healthy and safe communities
 - Promoting sustainable transport
 - Supporting high quality communications
 - Making effective use of land
 - Achieving well-designed places
 - Protecting Green Belt land
 - Meeting the challenge of climate change, flooding and coastal change
 - Conserving and enhancing the natural environment
 - Conserving and enhancing the historic environment
 - Facilitating the sustainable use of minerals
- 2.4. This Basic Conditions statement explains how the CCWNP policies contribute to meeting these objectives, where relevant, and also notes the specific national policies that the Plan is intended to support and supplement.
- 2.5. The vision for the CCWNP is:

Safeguarding the aspects of life in the Neighbourhood Area that we value the most – green, open space, wide views, attractive landscape setting, rich heritage, community spirit – while accommodating growth alongside robust infrastructure.

- 2.6. Five objectives have been identified to support the vision and the Planning policies are couched within these.
- 2.7. *Table 1* sets out each objective against the relevant NPPF goal.
- 2.8. *Table 2* provides further detail by setting out the policies of the CCWNP and which specific paragraphs of the NPPF each has had regard to along with a commentary.

Table 1: Assessment of the CCWNP objectives against NPPF (2024) goals

CCWNP objective	Relevant NPPF goal
Objective 1: To support sustainable housing development with a range of design and size, contributing to local character, that will provide for the whole community, primarily located on brownfield sites.	<ul style="list-style-type: none"> • Making effective use of land • Delivering a sufficient supply of homes • Achieving well-designed places • Conserving and enhancing the natural environment • Promoting healthy and safe communities • Meeting the challenge of climate change, flooding and coastal change • Protecting Green Belt land
Objective 2: To safeguard important green spaces, wildlife corridors, and views, and support biodiversity and the protection of endangered species	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment • Meeting the challenge of climate change, flooding and coastal change • Protecting Green Belt land
Objective 3: To contribute towards providing a range of community, leisure, cultural and educational facilities in locations that are accessible to the local population.	<ul style="list-style-type: none"> • Promoting healthy and safe communities
Objective 4: To help promote more sustainable forms of transport locally, including walking, wheeling, cycling and public transport, while recognising the transport challenges in the location.	<ul style="list-style-type: none"> • Promoting healthy and safe communities • Promoting sustainable transport
Objective 5: To promote quality employment through the encouragement of flexible business, retail and service centres, including the provision of attractive public spaces.	<ul style="list-style-type: none"> • Building a strong, competitive economy • Ensuring the vitality of town centres • Promoting healthy and safe communities

Table 2: Assessment of how each policy in the CCWNP conforms to the NPPF

Policy Title and Reference	NPPF Ref.	Commentary
POLICY CCW1: SUPPORTING SUSTAINABLE DEVELOPMENT	7, 8, 10, 23, 61, 65, 73, 77, 82-84, 96, 98, 109, 115, 124- 126, 129, 130, 135, 142-160, 170, 187, 203	<p>This is a new policy in the CCWNP 2025 to 2040.</p> <p>A core principle of national policy is the need for the Planning system to contribute to sustainable development. The NPPF states that Plans should support strategic development needs as established in the adopted Local Plan and actively manage patterns of growth.</p> <p>The CCWNP does not allocate sites for development. Within the settlement boundaries, the principle of development is established and the CCWNP policies will influence proposals here. The area outside the settlement boundaries is wholly within the Green Belt. While Neighbourhood Plans can amend Green Belt boundaries, this can only be achieved where a need for changes to Green Belt boundaries has been established through Local Plan strategic policies. The adopted Core Strategy 2008 does not make provision for this.</p> <p>Policy CCW1 is therefore an important policy in the context of the Neighbourhood Plan. In the absence of an up-to-date Local Plan, it sets out key principles which need to be taken into account to ensure that any development proposals are directed to the most appropriate, sustainable locations, where there is easy access to the main services and facilities. The policy will help to protect the wider landscape of the Neighbourhood Area, including those parts that contribute to the Surrey Hills National Landscape and its setting - and safeguard against the coalescence of the individual settlements within the Neighbourhood Area and also those nearby. This will assist in retaining the character and identity of the area.</p> <p>The policy supports the reuse of previously developed (brownfield land) where feasible and also bringing redundant / agricultural buildings back into use. The policy</p>

Policy Title and Reference	NPPF Ref.	Commentary
		attaches great weight to the green belt, notwithstanding national changes to the way this – and grey belt land – is considered.
POLICY CCW2: MEETING LOCAL HOUSING NEEDS	61-68, 71, 153-160	<p>This is a new policy in the CCWNP 2025 to 2040.</p> <p>National policy supports the delivery of homes that meet the needs of groups with specific housing requirements. The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in Planning policies. Policy CCW2 sets this out for the Neighbourhood Area, evidenced by a Housing Needs Assessment prepared for the Neighbourhood Area that has drawn on the findings of the Strategic Local Housing Needs Assessment, population forecasts and other local and national data sets. This provides detailed information relevant to the Neighbourhood Area including, for instance, the type of affordable housing required (as per NPPF para 64).</p>
POLICY CCW3: SUB-DIVISION OF BUILDINGS TO PROVIDE SMALLER DWELLINGS	61, 73, 74, 124, 125, 129, 131-135	<p>This existing policy has been amended for inclusion in the CCWNP 2025 to 2040.</p> <p>The policy supports the re-use of previously developed land by way of redevelopment of larger buildings into smaller homes, but only where the proposal maintains the outer characterful shell (where relevant) of the existing building. Not only will this assist in contributing to housing need and optimising densities, it will also assist in protecting the character of the area evidenced through such buildings.</p>
POLICY CCW4: CHARACTER AND DESIGN OF DEVELOPMENT	96, 109, 125, 129, 130, 131- 140, 187, 203	<p>This existing policy has been amended for inclusion in the CCWNP 2025 to 2040. It has combined two previous policies for clarity purposes.</p> <p>The NPPF states that Neighbourhood Planning groups can play an important role in identifying the special qualities of each area and explaining how this should be</p>

Policy Title and Reference	NPPF Ref.	Commentary
		reflected in development. Policy CCW4 is underpinned by the Caterham, Chaldon and Whyteleafe Design Guidance and Codes, which forms an integral part of the Neighbourhood Plan. It defines the Character Areas and Neighbourhood Heritage Areas that have been identified locally and how proposals should respond to the specific characteristics of each. The policy sets out key principles that should apply across the piece but does not seek to replicate the full content of the Design Guidance, which should be read in parallel with the policy and as part of the CCWNP itself.
POLICY CCW5: CLIMATE CHANGE AND DESIGN	131-140, 161-167	This existing policy has been amended for inclusion in the CCWNP 2025 to 2040. National policy states that Plans should take a proactive approach to mitigating and adapting to climate change. Notwithstanding the fact that many of these factors are covered in building regulations, Policy CCW5 takes a proactive approach to setting out the methods that applicants should seek to include within development proposals to support this national aim. The policy also sets out some general parameters for supporting individual and community renewable energy schemes, a renewed government priority.
POLICY CCW6: CONSERVING HERITAGE ASSETS	135, 202, 203, 206, 205-221,	This is a new policy in the CCWNP 2025 to 2040. National policy states that Plans should set out a positive strategy for the conservation and enjoyment of the historic environment. Policy CCW6 sets out how this can be achieved in the Neighbourhood Area. In particular, it identifies a range of non-designated heritage assets that contribute to local heritage. It also recognises the role of rural and sunken lanes.
POLICY CCW7: FLOODING AND	161-164, 170-	This is a new policy in the CCWNP 2025 to 2040.

Policy Title and Reference	NPPF Ref.	Commentary
DRAINAGE	182	The NPPF states that the Planning system should take full account of all climate impacts including flood risks. Flooding is a significant issue in parts of the Neighbourhood Area due to the underlying geology and the topography of the area. It is critical that flood risk is fully addressed when considering development here and the policy seeks to achieve this. The policy also sets out expectations for sustainable drainage systems. The policy is underpinned by extensive local evidence that has been collated on the flood risk locally, with examples provided.
POLICY CCW8: SEWERAGE AND WASTEWATER	161-164, 170- 182	This is a new policy in the CCWNP 2025 to 2040. The capacity of the sewage network in the Neighbourhood Area is significantly pressured. Sewage spillage is frequently witnessed, especially during flood events/ heavy rain. The policy contributes to national policy priorities in terms of ensuring that development in vulnerable areas such as the Neighbourhood Area is Planned and delivered in a way that takes account of climate change impacts. The policy is underpinned by extensive local evidence that has been collated on the flood risk locally, with examples provided.
POLICY CCW9: INCUBATOR/FLEXIBLE START-UP BUSINESS SPACE	85, 88	This existing policy has been amended for inclusion in the CCWNP 2025 to 2040. The policy supports sustainable economic growth at the local level, including in rural communities, in order to create jobs and prosperity, which is a key objective of the NPPF.
POLICY CCW10: RETAINING AND ENHANCING THE VITALITY AND	85, 88, 89, 90, 96, 98, 101, 111a, 125,	This existing policy has been amended for inclusion in the CCWNP 2025 to 2040. National policy states that Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to

Policy Title and Reference	NPPF Ref.	Commentary
VIABILITY OF TOWN AND LOCAL CENTRES	131-136, 141	their growth, management and adaptation. Policy CCW10 complements this approach, setting out policy requirements to support the ongoing viability and vitality of the main retail centres in the Neighbourhood Areas as well as the smaller Neighbourhood Areas.
POLICY CCW11: A WELCOMING PUBLIC REALM	96, 98, 101, 111a, 125, 131-136, 141	This is a new policy in the CCWNP 2025 to 2040. National policy seeks to achieve healthy, inclusive and safe places. Policy CCW11 supports this by setting out how development proposals might contribute to the enhancement the public realm of the Neighbourhood Area.
POLICY CCW12: SUPPORTING SUSTAINABLE TOURISM	85, 88	This existing policy has been amended for inclusion in the CCWNP 2025 to 2040. The policy sets out criteria against which proposals that would support the visitor economy should be considered within the Neighbourhood Area. This supports the national policy aim of supporting economic growth and productivity.
POLICY CCW13: WILDLIFE CORRIDORS AND SUPPORTING BIODIVERSITY	103, 136, 187-190, 192, 193	This is a new policy in the CCWNP 2025 to 2040. National policy states that Planning policies and decisions should contribute to and enhance the natural and local environment. Policy CCW13 seeks to ensure that development proposals have carefully considered how they will mitigate their impacts on the natural environment and landscape and go further in contributing and enhancing it. It maps out the designated environmental features of the Neighbourhood Area and identifies broad wildlife corridors that should be safeguarded and, where possible enhanced. In accordance with the Environment Act, the policy requires development proposals to deliver a biodiversity net gain of at least 10%, although at least 20% is encouraged in

Policy Title and Reference	NPPF Ref.	Commentary
		line with advice from the Wildlife Trust. Where this cannot be achieved on-site, there is a desire for it to be delivered within the Neighbourhood Area in the first instance.
POLICY CCW14: LANDSCAPE AND ENVIRONMENT	136, 187-190, 192, 193	<p>This is a new policy in the CCWNP 2025 to 2040.</p> <p>Closely connected to Policy CCW13, this policy identifies features of the landscape that contribute to the natural character of the area and which provide wildlife habitats, but which are not necessarily protected by law. It seeks to protect and enhance such features and also encourages the expansion and better connection of them. It supports the use of wildlife-friendly features within developments. The policy focusses on improving biodiversity locally and protecting landscape character, in line with national Planning policy.</p>
POLICY CCW15: AMENITY SPACE WITHIN RESIDENTIAL DEVELOPMENT	96, 98, 103, 131, 132, 135 (e and f)	<p>This is a new policy in the CCWNP 2025 to 2040.</p> <p>The policy supports national policy in seeking to ensure that new residential development is designed in a way that provides an appropriate mix of development including green space, which will contribute to physical and mental health and well-being. There are examples of developments that have not incorporated sufficient outdoor space for residents and the policy seeks to address this.</p>
POLICY CCW16: PROTECTION OF LOCALLY SIGNIFICANT VIEWS	131-135, 187	<p>This existing policy has been retained, with a minor amendment, for the inclusion in the CCWNP 2025 to 2040.</p> <p>The policy identifies 38 views that have been identified by the community as being particularly important to the area, for instance where they take in valued landscapes and/or heritage assets. This aligns with national policy, which supports Neighbourhood Planning groups in identifying the special qualities of each area and explaining how</p>

Policy Title and Reference	NPPF Ref.	Commentary
		this should be reflected in development.
POLICY CCW17: LOCAL GREEN SPACE	106-108, 153-160	This existing policy has been retained for the inclusion in the CCWNP 2025 to 2040. The policy continues to designate 22 areas (including groups of areas) as local green space. These continue to be demonstrably special to the local community.
POLICY CCW18: ALLOTMENTS AND COMMUNITY GROWING SPACES	103, 104, 96, 98	This existing policy has been retained, with a minor amendment, for the inclusion in the CCWNP 2025 to 2040. The NPPF encourages Planning policy that contributes to healthy, inclusive communities. This policy seeks to protect existing and encourage new allotment facilities. Such facilities are valued and well-used by the community. They enable different sections of the community to come together to share in recreational and social activities.
POLICY CCW19: PROTECTING CULTURAL VENUES	96, 98	This existing policy has been retained for inclusion in the CCWNP 2025 to 2040. The NPPF encourages Planning policy that contributes to healthy, inclusive communities. This policy seeks to protect cultural facilities in the Neighbourhood Area. Such facilities are valued and well-used by the community. They enable different sections of the community to come together to share in recreational and social activities.
POLICY CCW20: COMMUNITY HUBS	96, 98	This existing policy has been retained for inclusion in the CCWNP 2025 to 2040. Community hubs within the Neighbourhood Area provide valued spaces for the local community to come together and partake in a variety of activities. The Plan seeks to safeguard these spaces and provide a new facility in Whyteleafe. This supports the

Policy Title and Reference	NPPF Ref.	Commentary
		national objectives of creating a sense of place and shared space.
POLICY CCW21: PROTECTION OF PUBLIC HOUSES	96, 98	This existing policy has been retained for inclusion in the CCWNP 2025 to 2040. National policy encourages Neighbourhood Plans to promote opportunities for meetings between members of the community who might not otherwise come into contact and to prevent the unnecessary loss of valued facilities and service. Policy CCW21 protects drinking establishments against change of use as these are considered to be important social, recreational and cultural services that the community needs.
POLICY CCW22: BURIAL GROUNDS	98, 154	This existing policy has been retained for inclusion in the CCWNP 2025 to 2040. Burial grounds represent an important facility for any community and the policy seeks to encourage an additional site or sites, to ensure that future need is provided for.
POLICY CCW23: MAINTAINING EXISTING HEALTH SERVICES	96, 98, 101	This existing policy has been retained for inclusion in the CCWNP 2025 to 2040. The policy supports the national objective of ensuring adequate provision of local facilities that serve the needs of the community, in this case healthcare provision.
POLICY CCW24: EDUCATION PROVISION	96, 98, 100, 101, 104	This existing policy has been retained for inclusion in the CCWNP 2025 to 2040. The NPPF states that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. This policy seeks to safeguard land for education and also support the expansion of facilities where required.
POLICY CCW25: IMPROVING WALKING/	96, 98, 105,	This is a new policy in the CCWNP 2025 to 2040.

Policy Title and Reference	NPPF Ref.	Commentary
WHEELING, CYCLING AND EQUESTRIAN OPPORTUNITIES	109, 110, 111, 115-117, 135	National policy supports the need to identify and pursue opportunities to promote walking, cycling and public transport use. Policy CCW25 conforms to this by encouraging strong connectivity between development and 'active travel' networks. It sets out how proposals can achieve this in the Neighbourhood Area.

3. Basic condition (iv) - contribution to sustainable development

- 3.1. The NPPF states in paragraph 7 that *‘the purpose of the Planning system is to contribute to the achievement of sustainable development.’*
- 3.2. For the CCWNP, sustainable development has provided the fundamental basis of each of its policies. The National Planning Practice Guidance advises that *‘sufficient and proportionate evidence should be presented on how the draft Neighbourhood Plan ... guides development to sustainable solutions’* (Planning Practice Guidance, Paragraph: 072 Reference ID: 41-072-20140306).
- 3.3. Table 3 summarises how the overarching ambitions and policies in the CCWNP contribute towards economic, social and environmentally sustainable development, as defined in the NPPF. Many of the ambitions of the CCWNP overlap the three strands of sustainability, so for the purposes of this document, the most relevant strand has been taken to illustrate conformity.

Table 3: Assessment of the CCWNP ambitions and policies against sustainable development

Deliver economic sustainability
NPPF definition – ‘to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.’
CCWNP Objective: <p>Objective 5: To promote quality employment through the encouragement of flexible business, retail and service centres, including the provision of attractive public spaces</p>
NP Policies: <p>Policy CCW9: Incubator/flexible start-up business space</p> <p>Policy CCW10: Retaining and enhancing the vitality and viability of town and local centres</p> <p>Policy CCW11: A welcoming public realm</p> <p>Policy CCW12: Supporting sustainable tourism</p>
Commentary: <p>The Plan includes four policies aimed at supporting the local economy. They collectively seek to support important sectors of the economy, including retail, tourism and making provision for new ways of working. The town and local centre policies support mixed use environments that are attractive, safe and well-connected.</p> <p>In these ways, the Plan seeks to contribute to building a sustainable economy.</p>

Deliver social sustainability
<p>NPPF definition – ‘to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.’</p>
<p>CCWNP Objectives:</p> <p>Objective 2: To safeguard important green spaces, wildlife corridors, and views, and support biodiversity and the protection of endangered species</p> <p>Objective 3: To contribute towards providing a range of community, leisure, cultural and educational facilities in locations that are accessible to the local population.</p> <p>Objective 4: To help promote more sustainable forms of transport locally, including walking, wheeling, cycling and public transport, while recognising the transport challenges in the location</p>
<p>NP Policies:</p> <p>Policy CCW1: Supporting sustainable development</p> <p>Policy CCW2: Meeting local housing needs</p> <p>Policy CCW3: Sub-division of buildings to provide smaller dwellings</p> <p>Policy CCW4: Character and design of development</p> <p>Policy CCW5: Climate change and design</p> <p>Policy CCW18: Allotments and community growing spaces</p> <p>Policy CCW19: Protecting Cultural Venues</p> <p>Policy CCW20: Community hubs</p> <p>Policy CCW21: Public Houses</p> <p>Policy CCW22: Burial Grounds</p> <p>Policy CCW23: Maintaining existing health services</p> <p>Policy CCW24: Education provision</p> <p>Policy CCW25: Improving walking/ wheeling, cycling and equestrian opportunities</p>
<p>Commentary:</p> <p>The NPPF underlines the importance of supporting strong, vibrant, inclusive and healthy communities by providing the supply of housing required to meet the needs of present and future generations and by creating a high-quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being.</p> <p>Policy CCW1 sets overarching principles to ensure that development is directed to the most sustainable locations.</p> <p>Whilst the Plan does not seek to allocate homes at this time (a position agreed with TDC officers) it does focus on the type, mix, size, tenure and affordability of housing that should be supported in the Neighbourhood Area, drawing on the findings of the local housing needs assessment.</p> <p>The Plan retains a range of policies to provide the social, recreational and cultural facilities and services to address the community’s needs. This is underpinned by local feedback gathered during the</p>

<p>engagement phase of the project.</p> <p>A key principle of the CCWNP is to support active travel principles, whereby residents and visitors should have the opportunity to walk, cycle and ride safely if they choose. This will support healthier lifestyles and could also help to reduce local traffic on the roads.</p> <p>In these ways, the Plan aims to support social sustainability.</p>
<p>Deliver environmental sustainability</p>
<p>NPPF definition – ‘to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy,’</p>
<p>CCWNP Objective:</p> <p>Objective 1: To support sustainable housing development with a range of design and size, contributing to local character, that will provide for the whole community, primarily located on brownfield sites.</p> <p>Objective 2: To safeguard important green spaces, wildlife corridors, and views, and support biodiversity and the protection of endangered species</p>
<p>NP Policies:</p> <p>Policy CCW4: Character and design of development</p> <p>Policy CCW6: Conserving heritage assets</p> <p>Policy CCW7: Flooding and drainage</p> <p>Policy CCW8: Sewerage and wastewater</p> <p>Policy CCW13: Wildlife corridors and supporting biodiversity</p> <p>Policy CCW14: Landscape and environment</p> <p>Policy CCW15: Amenity space within residential development</p> <p>Policy CCW16: Protection of locally significant views</p> <p>Policy CCW17: Local Green Space</p>
<p>Commentary:</p> <p>Policies to celebrate, protect and enhance the natural, built and historic environment of the Neighbourhood Area form an important element of the CCWNP and this conforms to the national aims set out in the NPPF.</p> <p>The locally distinctive Caterham, Chaldon and Whyteleafe Design Guidance and Codes has been refreshed and forms an integral part of the Plan, underpinning many of the policies. It sets out expectations including in relation to local character, design, biodiversity and environmental considerations. The policies embed the need for high-quality, sustainable design that incorporate the principles to help mitigate climate change.</p> <p>Flooding is an important issue locally and in the absence of up-to-date Local Plan policies, the CCWNP includes two policies relating to this matter, including drainage, sewerage and wastewater. These are critical policies that seek to embed national policy on these topics within the context of the Neighbourhood Area.</p>

The Plan includes policies identifying non-designated heritage assets and locally important views and viewpoints. This will contribute to preserving the character and sense of place of the area.

The Plan maps out the green spaces and corridors locally that form a network of habitats, with a view to encouraging their protection, improvement and connection. Natural features distinctive to the Parish are identified, to encourage their protection and for inclusion in the design of new development. In addition, a series of Local Green Spaces, considered to be demonstrably special to the community, are designated.

The Plan emphasises the need to promote more sustainable modes of transport in order to reduce traffic congestion and carbon emissions, while supporting healthy lifestyles.

In these ways, the Plan seeks to contribute to protecting and enhancing the natural, built and historic environment of the Neighbourhood Area.

- 3.4. As demonstrated in *Table 3*, the strategic objectives of the Plan are considered to comprise a balance of social, economic, and environmental goals. The policies in the Plan demonstrably contribute to sustainable development.

4 Basic condition (v) - general conformity with the strategic policies of the development Plan

- 4.1. The Development Plan for Tandridge District comprises the following:
- [Tandridge District Core Strategy \(dated 2008\)](#)
 - [Tandridge District Local Plan Part 2 Detailed Policies 2014-2029 \(dated July 2014\)](#)
 - [The Surrey Waste Local Plan 2019-2033](#)
 - [The Surrey Minerals Plan 2011](#)
 - [The Aggregates Recycling Joint Development Plan Document for the Minerals and Waste Plans 2013](#)
 - (and other 'Made' Neighbourhood Plans across the District)
- 4.2. The policies of the CCWNP must be in general conformity with the strategic policies of the adopted Core Strategy 2008 and the Part 2 Detailed Policies 2014. The adopted Development Plan is also supported by a number of [Supplementary Planning Documents](#) (SPD), which provide guidance to support the application of Planning policies, but do not contain additional Planning policies.
- 4.3. The NPPF states that Neighbourhood Plan policies will take precedence over non-strategic policies in the Local Plan where they are in conflict.
- 4.4. During the production of the CCWNP 2025 to 2040, TDC's 'Our Local Plan 2033' has been found unsound by the Inspector appointed by the Secretary of State and subsequently been withdrawn.
- 4.5. 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. The withdrawal has been made under s.22(1) of the Planning and Compulsory Purchase Act 2004. As required under Regulation 27.a of the Town and Country Planning (Local Planning) (England) Regulations 2012, TDC has published a Statement of Withdrawal of the Local Plan.
- 4.6. The withdrawal was made following the finding by the Inspector, Philip Lewis, dated 14 February 2024, that the Local Plan was not capable of being adopted due to soundness issues.
- 4.7. Following the withdrawal of 'Our Local Plan 2033', it was agreed at the same Full Council meeting 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](#). The [Local Development Scheme](#) (February 2025) sets out the Council's timetable for Local Plan preparation in Tandridge.
- 4.8. It is confirmed that there are no policies in the strategic documents relating to minerals and waste that are of relevance to the CCWNP. *Table 4* sets out which adopted Development Plan policies each CCWNP policy conforms to, where strategic policies of the adopted Core Strategy (2008) are prefixed with 'CSP' and policies in Part 2 are prefixed with 'DP'.

Table 4: Relevant strategic policies in the Adopted Local Plan

Policy Title and Reference	Adopted Local Plan	Commentary
POLICY CCW1: SUPPORTING SUSTAINABLE DEVELOPMENT	CSP 1, CSP 2, CSP 5, CSP 20 (d) DP1, DP10, DP13, DP14, DP15	Policy CCW1 conforms to the strategic policy, which seeks to ensure that development is sustainably located. It adds additional local detail in terms of how ‘sustainably located’ should be defined in the context of the Neighbourhood Area, in terms of links to active travel routes, and avoiding areas prone to flooding. It also seeks to ensure that further coalescence between the settlements within the area and those nearby is restricted. Core Strategy policy CSP 1 specifically notes that there will be no change to Green Belt boundaries, hence why the CCWNP is not seeking to allocate sites as all areas outside the settlement boundaries (where the principle of development is established) are within the Green Belt.
POLICY CCW2: MEETING LOCAL HOUSING NEEDS	CSP 4, CSP 7	<p>Policy CSP 4 sets out the affordable housing requirements for development sites, stating that “affordable housing may be in the form of social rented or intermediate or a mix of both”. It states that precise proportions of this in terms of tenure will have regard to the specific needs of the area at the time. Policy CCW2 conforms to this, adding that additional detail, evidenced by the Caterham, Chaldon and Whyteleafe Housing Needs Assessment (2024) (HNA) as to the mix of housing that would meet specific needs of the Neighbourhood Area, bearing in mind that larger sites would be anticipated to contribute to broader strategic need.</p> <p>The HNA also sets out detail on the size of dwellings to be prioritised in the Neighbourhood Area, conforming to Policy CSP 7, which quotes the use of future housing needs studies as appropriate evidence. Guidance on provision for the elderly is provided in Policy CCW2, adding additional detail to Policy CSP 7 which supports this.</p>
POLICY CCW3: SUB- DIVISION OF BUILDINGS TO PROVIDE SMALLER DWELLINGS	CSP 15	Clause e of Policy CSP 15 encourages the reuse of buildings before redevelopment, and Policy CCW3 supports this, notably where the outer shell of an existing characterful building can be retained. The policy also contributes to CSP 7 in terms of meeting local housing need.

Policy Title and Reference	Adopted Local Plan	Commentary
POLICY CCW4: CHARACTER AND DESIGN OF DEVELOPMENT	CSP 7, CSP 15, CSP 18, CSP19, CSP 20 (d and f) DP7	<p>The policy supports a landscape- and heritage-led approach to development design. The policy is underpinned by the Caterham, Chaldon and Whyteleafe Parish Design Guidance and Codes, which have been updated and form an integral part of the Plan. These have been reviewed by TDC and provide additional local detail to the strategic policies on the matter of design, notably CSP 18.</p> <p>Density of development is considered in Policy CCW4, with detail for each Character Area provided in the Design Guidance. This provides updated evidence to that included in Policy CSP 19 for the Neighbourhood Area.</p>
POLICY CCW5: CLIMATE CHANGE AND DESIGN	CSP 14, CSP 15, CSP 18, CSP (f)	<p>The policy supports Policy CSP 14 which seeks to create sustainable places, by designing development to a high quality using sustainable design principles, to achieve an inclusive and accessible environment which respects and enhances local distinctiveness, and which mitigates and adapts to climate change. It sets out specific criteria to optimise sustainable design, updating requirements in line with current national requirements.</p>
POLICY CCW6: CONSERVING HERITAGE ASSETS	CSP 20 (a) DP20	<p>Policy CSP 20 seeks to conserve and enhance the special landscape character, heritage, distinctiveness and sense of place of the locality. Policy CCW6 adds additional local detail by identifying a series of non-designated heritage assets as well as rural lanes that contribute to this.</p>
POLICY CCW7: FLOODING AND DRAINAGE	CSP 15, CSP 18 DP21	<p>Minimising the risk of flooding is contained within Objective 2 of the Core Strategy (2008) and broad detail is provided in Policy DP20. Policy CCW7 supports this, with additional information setting out criteria against which proposals should be considered in relation to the situation in the Neighbourhood Area, which in parts is severe. Strategic policy requires development proposals to have regard for the topography of the site, which is important in the Neighbourhood Area in relation to flood risk.</p>

Policy Title and Reference	Adopted Local Plan	Commentary
POLICY CCW8: SEWERAGE AND WASTEWATER	CSP 11, CSP 15 DP21	The Core Strategy (2008) identify potential capacity issues with the main foul sewer serving the Caterham Valley area (para 9.8), and the evidence prepared for the CCWNP confirm that this remains an issue. The policy seeks to address this as far as is possible within the context of a Neighbourhood Plan, to ensure that issues relating to sewerage and wastewater are minimised as far as possible.
POLICY CCW9: INCUBATOR/FLEXIBLE START-UP BUSINESS SPACE	CSP 22	The policy seeks to support new enterprise, by creating the conditions for additional start-up flexible space. This contributes the district objective of providing flexible, rentable office space in the town centres, to assist in reducing out-commuting to other areas.
POLICY CCW10: RETAINING AND ENHANCING THE VITALITY AND VIABILITY OF TOWN AND LOCAL CENTRES	CSP 23 DP2, DP3	The policy supports the strategic aim of protecting and enhancing the role of town centre and smaller local centres, by supporting a diverse range of uses and restricting change of use notably in those smaller local centres.
POLICY CCW11: A WELCOMING PUBLIC REALM	CSP 18 DP7	Policy CCW11 provides guidance on how development proposals can contribute to improving the public realm. This will benefit both residents and visitors to the Neighbourhood Area. It aligns with strategic policy in terms of supporting a high standard of design that must reflect and respect the character, setting and local context, including those features that contribute to local distinctiveness.
POLICY CCW12: SUPPORTING SUSTAINABLE TOURISM	CSP 22 DP13	Policy CCW12 takes a proactive approach to supporting sustainable tourism, which is an important sector in the Neighbourhood Area given its proximity to London. It supports strategic Policy CSP 22, which seeks to develop a sustainable economy, by providing additional detail in terms of the sorts of tourism infrastructure that would be supported and how these should be considered in Planning terms to maximise their sustainability.

Policy Title and Reference	Adopted Local Plan	Commentary
POLICY CCW13: WILDLIFE CORRIDORS AND SUPPORTING BIODIVERSITY	CSP 17, CSP 20 (a) DP7, DP19	The policy supports the strategic aim of ensuring that development proposals protect biodiversity and provide for the management, enhancement, restoration and, if possible, expansion of biodiversity. It adds additional local detail by mapping the green and blue infrastructure network that underlies biodiversity habitats. It also adds more up-to-date detail on how development proposals should be considered within the Neighbourhood Area to contribute to this, in line with refreshed national policy, and the introduction of the biodiversity net gain requirement.
POLICY CCW14: LANDSCAPE AND ENVIRONMENT	CSP 17, CSP 19, CSP 20 (a), CSP 21 DP7, DP19	Closely aligned to Policy CCW13, this policy identifies features of the landscape that contribute to landscape character, but which are not specifically protected in national or local strategic policy. This includes trees, wooded hillsides (specifically mentioned in Policy CSP 18) and hedgerows for example. It sets out criteria against which development proposals in the Neighbourhood Area should be considered, in order to optimise the protection of biodiversity.
POLICY CCW15: AMENITY SPACE WITHIN RESIDENTIAL DEVELOPMENT	CSP 13 DP7	Policy CSP 13 states that “residential development may be required to include appropriate open space, play areas or other accessible green space to meet the needs of residents and/or to contribute to the enhancement of such facilities in the area”. It is expanded on in Policy DP7, which states that “amenity areas and garden areas (proportionate to the size of the residential units and appropriate for the intended occupier)” should be provided. This is a particular concern in the area, where developments have not consistently provided appropriate access to adequately sized and located open space. Policy CCW15 seeks to strengthen the need for such provision in a way that is adequate and accessible to residents.
POLICY CCW16: PROTECTION OF LOCALLY SIGNIFICANT VIEWS	CSP 20 (b)	The policy protects a series of local views that have been identified by the local community as being particularly important and reflective of local character and sense of place. This is underpinned at the strategic level by the objective to protect and where possible, enhance key public views and vistas.

Policy Title and Reference	Adopted Local Plan	Commentary
POLICY CCW17: LOCAL GREEN SPACE	CSP 13, CSP18	<p>Policy CSP 13 states that open space will be safeguarded. Policy CSP 18 notes that within built up areas and villages existing green spaces that contribute to biodiversity, the quality of life, the character or amenities of the area or those that separate built up areas will be protected and where possible enhanced for the benefit of biodiversity and/or recreation.</p> <p>Policy CCW17 identifies specific green spaces within this that meet the requirements set out in national policy to designate them as Local Green Space.</p>
POLICY CCW18: ALLOTMENTS AND COMMUNITY GROWING SPACES	CSP 11, CSP 13 DP13, DP18	The Core Strategy (2008) defines community facilities as “facilities or services for the community, including open space, sport and recreational facilities, community/village halls or buildings, shops, pubs, and children’s play areas.” It seeks to protect these. Policy CCW18 defines allotments with this and supports their protection. It also supports future provision notably in Caterham Valley and Whyteleafe.
POLICY CCW19: PROTECTING CULTURAL VENUES	CSP 11, CSP 13, DP18	The policy supports the safeguarding of existing cultural facilities that have been identified as required through local engagement, adding additional, locally specific detail, to the strategic Planning context.
POLICY CCW20: COMMUNITY HUBS	CSP 11, CSP 13, DP18	The policy supports the safeguarding of the existing community hubs and supports the provision of additional provision in Whyteleafe, adding additional, locally specific detail, to the strategic Planning context.
POLICY CCW21: PROTECTION OF PUBLIC HOUSES	CSP 11, CSP 13, DP18	This policy seeks to protect the remaining public houses in the area, conforming to the strategic commitment to safeguard social infrastructure, which is recognised as making residential areas more attractive and turning them into sustainable neighbourhoods and communities.
POLICY CCW22: BURIAL GROUNDS	CSP 11, CSP 13	The policy supports the provision of additional burial space, identifying that there is a deficit in the Neighbourhood Area.
POLICY CCW23: MAINTAINING EXISTING HEALTH SERVICES	CSP 11	Policy CCW23 identifies the health facilities locally and safeguards them against loss.

Policy Title and Reference	Adopted Local Plan	Commentary
POLICY CCW24: EDUCATION PROVISION	CSP 11	Policy CCW24 defines the main state education facilities and seeks to safeguard them against loss unless it would be in the interest of that establishment.
POLICY CCW25: IMPROVING WALKING/ WHEELING, CYCLING AND EQUESTRIAN OPPORTUNITIES	CSP 12, CSP 13, CSP 20 (e) DP5, DP7	The policy adds additional local detail to Policy CSP 12, which requires new development to make improvements, where appropriate, to the existing infrastructure network including for pedestrians, cyclists and those with reduced mobility. Policy CCW25 is supported by Appendix F, which sets out specific interventions identified by the community where such improvements would make a tangible difference to users. Policy CCW25 aligns with Policy CSP 13 in terms of protecting the Rights of Way network.

5 Basic Condition (vi) - conformity with retained EU obligations

- 5.1 The CCWNP, and the process under which it was made, conforms to the Strategic Environmental Assessment (SEA) Directive (EU 2001/42/EC) and the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations).
- 5.2 In accordance with Regulation 9 of the SEA Regulations 2004, TDC, as the responsible authority, determined on 27 August 2024 that a Strategic Environmental Assessment (SEA) is not required as the CCWNP's policies – individually or collectively - are unlikely to have significant environmental effects.
- 5.3 The [SEA Screening Statement](#) is contained within the evidence base submitted alongside the Submission Version CCWNP.

6 Basic condition (vii) - conformity with the prescribed conditions

- 6.1 Under Directive 92/43/EEC, also known as the Habitats Directive (Directive 92/43/EEC 'on the conservation of natural habitats and of wild fauna and flora'), it must be ascertained whether the CCWNP is likely to breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017. Assessments under the regulations are known as Habitats Regulations Assessments ("HRA"). An appropriate assessment ("AA") is required only if the Plan is likely to have significant effects on a European protected species or site. To ascertain whether it is necessary to undertake an assessment, a screening process is followed.
- 6.2 TDC, as the responsible authority, determined on 27 August 2024 that the CCWNP is unlikely to have significant impact on European sites and therefore does not require a full HRA to be undertaken.
- 6.3 The [HRA Screening Statement](#) is contained within the evidence base submitted alongside the Submission Version CCWNP.
- 6.4 In addition to conforming to its EU obligations, the CCWNP does not breach and is not otherwise incompatible with the European Convention on Human Rights.
- 6.5 An Equalities Impact Assessment has been submitted as part of the package of documents.

7 Conclusion

- 7.1. The relevant basic conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the CCWNP 2025 to 2040 and all the policies therein. It is therefore respectfully suggested to the Examiner that the CCWNP complies with Paragraph 8(1) (a) of Schedule 4B of the Act.