

# Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2025 to 2040



## Modification Proposal Statement

July 2025

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## 1. Introduction

- 1.1. This statement sets out the modifications that have been made to the existing Caterham, Chaldon and Whyteleafe Neighbourhood Plan (CCWNP) 2018-2033 in developing the CCWNP Submission Version 2025 to 2040.
- 1.2. If successfully made, this new document will replace the Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2018-2033. 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, over the period 2025 to 2040. Once 'made', it will form part of the Development Plan for the Local Planning Authority, currently Tandridge District (TDC). TDC designated the Neighbourhood Area on 12 July 2012.
- 1.3. Caterham-on-the-Hill Parish Council, as the primary Parish acting as the Qualifying Body for the CCWNP, proposes to modify the made CCWNP Neighbourhood Plan 2018-2033 ("the Made Plan") of 24 June 2021. This Statement will be published as part of the Submission version of the proposed modified Neighbourhood Plan ("the Modified Plan") for examination alongside the Basic Conditions Statement and a Consultation Statement, in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).
- 1.4. Regulation 15(1)(f) of the amended 2012 Regulations requires that:

"in relation to a modification proposal, a statement setting out whether or not the qualifying body considers that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the Neighbourhood Development Plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion".
- 1.5. This Statement serves this purpose and notes the following additional requirements in the Planning Practice Guidance (PPG):
  - the qualifying body must state whether they believe that the modifications are so significant or substantial as to change the nature of the Plan and give reasons
  - the Local Planning Authority must (when sending the modified Plan to the independent examiner) state whether they believe that the modifications are so significant or substantial as to change the nature of the Plan and give reasons. The Local Planning Authority must also submit a copy of the original Plan to the independent examiner
  - the qualifying body must decide whether to proceed with the examination after the examiner has decided whether the modifications proposed change the nature of the Plan
- 1.6. The Modified Plan is considered by the Qualifying Body to be more than just a minor update and the proposals represent material modifications to the Made Plan.
- 1.7. In accordance with the requirements of the PPG as stated above, this statement therefore sets out the background reason for the modification, describes the modifications and explains why the Qualifying Body considers the modifications to be significant in nature. Some policies have been largely retained, some have been updated, some have been amalgamated and some new ones have been added.

## 2. Background

- 2.1. The Made Plan covers the period 2018 to 2033 and contains 19 policies. The designated 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.
- 2.2. In mid-2024, it was agreed by the Neighbourhood Plan Implementation Group (NPIG), which represents the local Councils, to review the Made Plan. This was due to the fact that there had been a number of changes to national Planning policy as well as the backdrop of an emerging Local Plan. In addition, new issues and opportunities have arisen locally that need to be reflected in the document. Finally, there are some areas where new policies have been introduced that were not included in the Made Plan.
- 2.3. A Strategic Environmental Assessment (SEA) Screening Opinion has been carried out, which is enclosed within the submission bundle. This has concluded that the Modified Plan is unlikely to have any significant environmental effects and therefore will not require a Strategic Environmental Assessment. It has also been determined that a Habitats Regulations Assessment is not required.

## 3. The Proposed Modifications

- 3.1. The Modified Plan has followed the same format to the previous Plan in terms of sections to focus on. The vision was reviewed and has been retained. The objectives have also been reviewed and amended accordingly.
- 3.2. Additional community engagement and evidence gathering has revealed that whilst issues have not changed dramatically since the Plan was made, new opportunities have arisen that could be considered through the Planning system. This has led to a series of new policies being added and existing ones updated accordingly.
- 3.3. It is important to note that 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. 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.
- 3.4. A number of policies identified for inclusion in the Made Plan were either not pursued or were removed by the Examiner at the time, largely due to the fact that they were considered to pre-empt the emerging Local Plan policies. As the emerging Local Plan has now been withdrawn, the NPIG consider that there is not an up-to-date Local Plan for Tandridge, which leaves a number of significant gaps in Planning policy to be applied locally. The Modified Plan therefore introduces a series of policies intended to bridge this gap. The policies introduced are not considered to be strategic in nature and are therefore appropriate for inclusion in a Neighbourhood Plan.
- 3.5. The proposed modifications to the Made Plan policies are summarised in *Table 1*.

Table 1: Overview of the modifications

Modified Plan - Policy Title	Relationship to 'Made' Plan	Commentary
POLICY CCW1: SUPPORTING SUSTAINABLE DEVELOPMENT	This is a new policy.	<p>This is a new policy in the Plan which, in the absence of site allocations and the absence of an up-to-date Local Plan, sets out an overarching spatial strategy for the Neighbourhood Area in terms of where development is most sustainable and should be directed to.</p> <p>It is an important policy in the context of the Plan. It seeks to ensure that any development is directed to the most appropriate, sustainable locations, where there is easy access to the main services and facilities. This will help to protect the wider landscape of the Neighbourhood Area and safeguard against the coalescence of the individual settlements.</p> <p>The policy supports the re-use of previously developed brownfield sites in preference to greenfield. It also supports the concept of compact and walkable neighbourhoods to address the potential additional strains of development in the Neighbourhood Area on road systems, particularly for developments that are furthest away from the main facilities. The policy is based around defined Settlement Boundaries.</p>
POLICY CCW2: MEETING LOCAL HOUSING NEEDS	This is a new policy.	<p>The policy sets out a more comprehensive approach to the mix of housing that should be supported in the Neighbourhood Area to meet identified local housing needs. It is underpinned by a Caterham, Chaldon and Whyteleafe Housing Needs Assessment and provides additional detail on matters such as specialist housing and housing for older people.</p>

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POLICY CCW3: SUB-DIVISION OF BUILDINGS TO PROVIDE SMALLER DWELLINGS	Retains Made Policy CCW2	<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 Made 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>The NPIG 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 CCW4: CHARACTER AND DESIGN OF DEVELOPMENT	Retains (and amalgamates) Policies CCW4 and CCW5	<p>Made Policies CCW4 and CCW5 have proved very useful to the NPIG when responding to Planning applications. It was agreed that it would be helpful to consolidate the two policies, however, to aid clarity. In addition the NPIG has updated 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 forms an integral part of the CCWNP, as is the case with many other Neighbourhood Plans.</p>

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POLICY CCW5: CLIMATE CHANGE AND DESIGN	Retains CCW6	In the absence of the Future Homes Standard being brought in (anticipated Autumn 2025), the NPIG agreed that this policy should be retained, albeit updated to comply to amended national policy. It is a helpful policy in the absence of an up-to-date Local Plan policy on these matters.
POLICY CCW6: CONSERVING HERITAGE ASSETS	This is a new policy.	The NPIG considered that a policy identifying non-designated heritage assets would be helpful in safeguarding the character of the area. The policy is underpinned by evidence gathered from Surrey County Council (in a county-led project to identify local heritage assets) as well as feedback from the local community, including the Bourne Society.
POLICY CCW7: FLOODING AND DRAINAGE	This is a new policy.	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 has provided first-hand evidence to underpin the policy. The NPIG noted that other Neighbourhood Plans commonly include policies on these issues and review these to identify elements of commonality to inform the development of this policy. The policy also includes detail on drainage to inform development proposals.
POLICY CCW8: SEWERAGE AND WASTEWATER	This is a new policy.	This new policy, to be read in conjunction with Policy CCW7 covers matters pertaining to sewerage and wastewater. The capacity of the sewage network in the Neighbourhood Area is significantly pressured. Sewage spillage is frequently witnessed, especially during flood events/

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		heavy rain. The policy sets out detailed guidance to inform development proposals in order to ensure that these matters are addressed and not exacerbated.
POLICY CCW9: INCUBATOR/FLEXIBLE START-UP BUSINESS SPACE	Retains Policy CCW7	The policy has been retained, albeit updated to conform to national policy.
POLICY CCW10: RETAINING AND ENHANCING THE VITALITY AND VIABILITY OF TOWN AND LOCAL CENTRES	Retains Policy CCW8	This policy has been retained and modified slightly to conform to national policy and to include additional clauses to enable improved interpretation.
POLICY CCW11: A WELCOMING PUBLIC REALM	This is a new policy.	Closely related to Policy CCW10, the NPIG considered that a policy to guide improvements to the public realm, for instance to make it accessible and attractive, would assist in delivering the overall vision for the area and complement other Plan policies.
POLICY CCW12: SUPPORTING SUSTAINABLE TOURISM	Retains Policy CCW9	The policy has been retained and remains largely as originally drafted.



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POLICY CCW13: WILDLIFE CORRIDORS AND SUPPORTING BIODIVERSITY	This is a new policy.	The Made Neighbourhood Plan (Submission Version) proposed policies relating to landscape and biodiversity, but these were recommended for removal by the Examiner, partly as they were considered to be too strategic in nature. The NPIG consider that that inclusion of policies to protect and enhance biodiversity and landscape character are critical, notably in the absence of an up to date Local Plan. Such matters have also received greater attention at the national level, for instance as a result of the Environment Act 2021 and subsequent changes to national policy.
POLICY CCW14: LANDSCAPE AND ENVIRONMENT	This is a new policy.	As above, the NPIG considered that it was important to include a policy to provide local detail to contribute to the environment and biodiversity agenda to ensure that landscape features in the area would be safeguarded in the future. This complements the work of the Local Nature Recovery Networks as well as the strengthening of National Landscape policy.
POLICY CCW15: AMENITY SPACE WITHIN RESIDENTIAL DEVELOPMENT	This is a new policy.	In the absence of specific space standards for the district, there have been examples of developments in the Neighbourhood Area that the NPIG consider have not delivered adequate accessible amenity space for residents. This policy has been included to address this matter.
POLICY CCW16: PROTECTION OF LOCALLY SIGNIFICANT VIEWS	Retains Policy CCW10	The policy has been retained with the addition of three new views identified during the engagement phase. A reference to the views relevant to the Neighbourhood Area within the Harestone Design Guide has also been included.

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POLICY CCW17: LOCAL GREEN SPACE	Retains Policy CCW11	The policy has been retained. Spaces were reviewed and are considered to continue to meet the local green space requirements as set out in national policy. All owners were written to again to explain this.
POLICY CCW18: ALLOTMENTS AND COMMUNITY GROWING SPACES	Retains Policy CCW12	The policy has been retained with a minor modification to explain that allotments within Green Belt locations would be acceptable.
POLICY CCW19: PROTECTING CULTURAL VENUES	Retains Policy CCW13	The policy has been retained with a modification to the title.
POLICY CCW20: COMMUNITY HUBS	Retains Policy CCW14	This policy has been retained.
POLICY CCW21: PROTECTION OF PUBLIC HOUSES	Retains Policy CCW15	This policy has been retained.
POLICY CCW22: BURIAL GROUNDS	Retains Policy CCW16	This policy has been retained.

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POLICY CCW23: MAINTAINING EXISTING HEALTH SERVICES	Retains Policy CCW17	This policy has been retained.
POLICY CCW24: EDUCATION PROVISION	Retains Policy CCW18	This policy has been retained.
POLICY CCW25: IMPROVING WALKING/ WHEELING, CYCLING AND EQUESTRIAN OPPORTUNITIES	This is a new policy	This is a new policy that seeks to embed the principles of “walkable neighbourhoods” into the CCWNP. The promotion of active travel 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. The policy is an important addition to the CCWNP setting out guidance to enable this at the neighbourhood level, notably in the absence of detailed Local Plan policy on this matter.

#### **4. Conclusion on Changing the Nature of the Plan**

- 4.1. The Modified Plan builds on the structure, vision and objectives of the Made Plan. It has reviewed the existing suite of policies and sought to streamline these into a set of new policies that conform to national and Local Planning Authority policy, while addressing the issues and opportunities identified through the community engagement. This has led to a number of policies being redrafted to amalgamate elements of existing ones and add to these. In addition, a series of new policies have been added that were not in the Made Plan.
- 4.2. In light of this, whilst the overall scope of the Plan remains similar, it is considered that the nature of the Plan has changed significantly, most notably because of the new policies that have been added.