

# **Tandridge District Council**

**Caterham, Chaldon and Whyteleafe Neighbourhood  
Plan (CCWNP)**

**Habitat Regulations Assessment:  
Stage 1 Screening Report**

**27 AUGUST 2024**





## Glossary

Term	Definition
Habitats Regulations	UK Regulations that protected habitats and species. For the full Regulations follow this link: <a href="https://www.legislation.gov.uk">The Conservation of Habitats and Species Regulations 2017 (legislation.gov.uk)</a>
HRA	Habitats Regulations Assessment – see government guidance here: <a href="https://www.gov.uk">Habitats regulations assessments: protecting a European site - GOV.UK (www.gov.uk)</a>
Stage 1 Screening	A determination by the Competent Authority regarding whether significant impacts on a site protected by the Habitats Regulations are likely
Competent Authority	The Authority required to undertake Screening and empowered to make the Screening decision
European Site	Special Protection Area or Special Area of Conservation – areas protected for biodiversity value
SPA	Special Protection Area – designated for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within EU countries
SAC	Special Area of Conservation – designated to provide increased protection to a variety of wild animals, plants and habitats
Precautionary principle	An approach to risk management where early consideration improves the opportunity to address potential problems; and that a risk averse approach is taken where uncertainty exists
Appropriate Assessment	A detailed and comprehensive consideration of effects on biodiversity where possible significant harm has been identified with respect to proposals in a Plan. Appropriate Assessment will identify the means to avoid and mitigate for effects
Competent Authority	Authority responsible for making an HRA Screening Opinion (decision)
Ashdown Forest Air Quality Group	Lewes, Mid Sussex, Tandridge, Sevenoaks and Wealden District and Tunbridge Wells Borough Councils collaborating to co-ordinate protection of and contribution to enhancement of Ashdown Forest



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## 1 Summary

- 1.1 This Stage 1 **draft** Habitats Regulation Assessment (HRA) Screening Report presents the consideration of Tandridge District Council with respect to the effect that the Caterham, Chaldon and Whyteleafe Neighbourhood Plan (CCWNP) could have on two European Sites: Ashdown Forest SAC / SPA and the Mole Gap to Reigate Escarpment SAC.
- 1.2 The Report sets out, in Section 4, the nature of these two European sites and the reasons for their respective designations.
- 1.3 Consideration has been given to the in-combination effects with other plans.
- 1.4 A draft Screening Report was issued to, and the views requested of Natural England (NE) on July 15, 2024.
- 1.5 At this stage, and recognising the precautionary principle, Tandridge District Council considers that the Neighbourhood Plan would **NOT** be likely to result in significant effects on European Sites in combination with other plans and programmes. Specific factors that have been considered are:
  - risk of increased air pollution
  - risk of an increase in recreational disturbance affecting ground nesting birds
  - risk of an increase in recreational disturbance, affecting chalk grassland; and
  - risk of increased water pollution
- 1.6 Tandridge District Council considers that it is **NOT** necessary to proceed to the next stage of the HRA process, Stage 2: Appropriate Assessment.
- 1.7 Natural England formally agreed with this conclusion in a letter dated August 08, 2024.

**NOTE:** It will be necessary to review this HRA Screening Report prior to Examination of the Neighbourhood Plan should any significant changes be made to the scope and nature of proposals in the Plan.



## 2 Introduction

- 2.1 This Stage 1 **draft** Habitats Regulation Assessment (HRA) Screening Report presents the consideration of Tandridge District Council with respect to the effect that the Dormansland Neighbourhood Plan could have on two European Sites: Ashdown Forest SAC / SPA and the Mole Gap to Reigate Escarpment SAC.

### Legislation and Regulations

- 2.2 European Sites are protected by the Conservation of Habitats and Species Regulations 2017 as amended (the Habitats Regulations):
- Special Areas of Conservation (SAC), which are designated to provide increased protection to a variety of wild animals, plants and habitats; and
  - Special Protection Areas (SPA), which are designated for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within EU countries.
- 2.3 It is UK Government policy for sites designated under the Convention on Wetlands of International Importance (Ramsar sites) to be treated as having equivalent status.
- 2.4 Regulation 9 of the [Conservation of Habitats and Species Regulations 2017](#) necessitates that the Council exercises its duty to protect European Sites.

### Likely significant effects

- 2.5 Screening requires consideration by the Competent Authority, in this instance Tandridge District Council, of relevant available information to determine whether a significant effect is likely to occur to a European Site because of proposals and policies in a Plan.
- 2.6 An effect includes anything that would impact upon a site, with temporary, permanent, direct and indirect effects considered.
- 2.7 Development or activities proposed in a Plan that take place outside a protected site may be capable of having a significant effect.
- 2.8 A precautionary principle is applied. This means that where there is not enough information to assess whether a plan or project is likely or not to have a significant effect on a protected site, it should be assumed that a risk may exist.
- 2.9 Proposed mitigation measures cannot be taken into account for the purposes of screening.



## In-Combination Effects

- 2.10 Other plans and projects being prepared or implemented in the area may have the potential to cause negative effects on the integrity of European sites.
- 2.11 A further consideration of Screening is, therefore, whether these effects may be exacerbated when experienced in combination with the effects of the Plan being screened, in this instance the Caterham, Chaldon and Whyteleafe Neighbourhood Plan.
- 2.12 A key consideration in this respect is the possibility that the effect of a Plan in isolation that has previously been judged not to be significant could become significant when combined with the Plan that is being screened.

## Purpose of this Report

- 2.13 This Stage 1 draft Screening Report and consultation with Natural England establishes either:
- that any risk to a European site is avoided and further (appropriate) assessment is not necessary; or
  - that there is a risk to a European site and further (appropriate) assessment is necessary.
- 2.14 This Report sets out the consideration, by Tandridge District Council, of whether the Plan should be the subject of further assessment with respect to the likely impact on protected sites.
- 2.15 Habitats Regulations Assessment (HRA) of land use plans is to ensure that consideration is given in preparing and adopting plans to sites protected by European and UK law.
- 2.16 HRA is a staged and iterative process, being revisited as necessary in response to more detailed information, recommendations and any relevant changes to the plan or project until no significant adverse effects remain.
- 2.17 HRA Stage 1 is a check, by the Competent Authority, regarding whether the Plan is:
- directly connected with or necessary for the conservation management of a European site; and / or
  - risks having a significant effect on a European site on its own or in combination with other proposals.



- 2.18 This Report presents the draft findings of Stage 1, Screening; and has been prepared with reference to Government Guidance issued on Published 24 February 2021 and last updated on 6 December 2023: [Habitats regulations assessments: protecting a European site - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/habitats-regulations-assessments-protecting-a-european-site).
- 2.19 Natural England, in a formal response to Tandridge District Council dated August 08 2024, confirms agreement with the conclusion of this Report.

### Structure of this Report

- 2.20 This report is in six parts and consists of the following sections:
- **Section 2**, this section, sets out HRA legislation; describes the process of assessment and the effects that are considered in that process; and establishes the purpose of this Report;
  - **Section 3**, the following section, provides details of the Godstone Neighbourhood Plan and the European Sites that are potentially affected by the Plan;
  - **Section 4** considers the characteristics and vulnerabilities of relevant protected sites and provides context of other relevant plans;
  - **Section 5** presents the consideration of likely significant effects; and
  - **Section 6** confirms the conclusions of the Report.



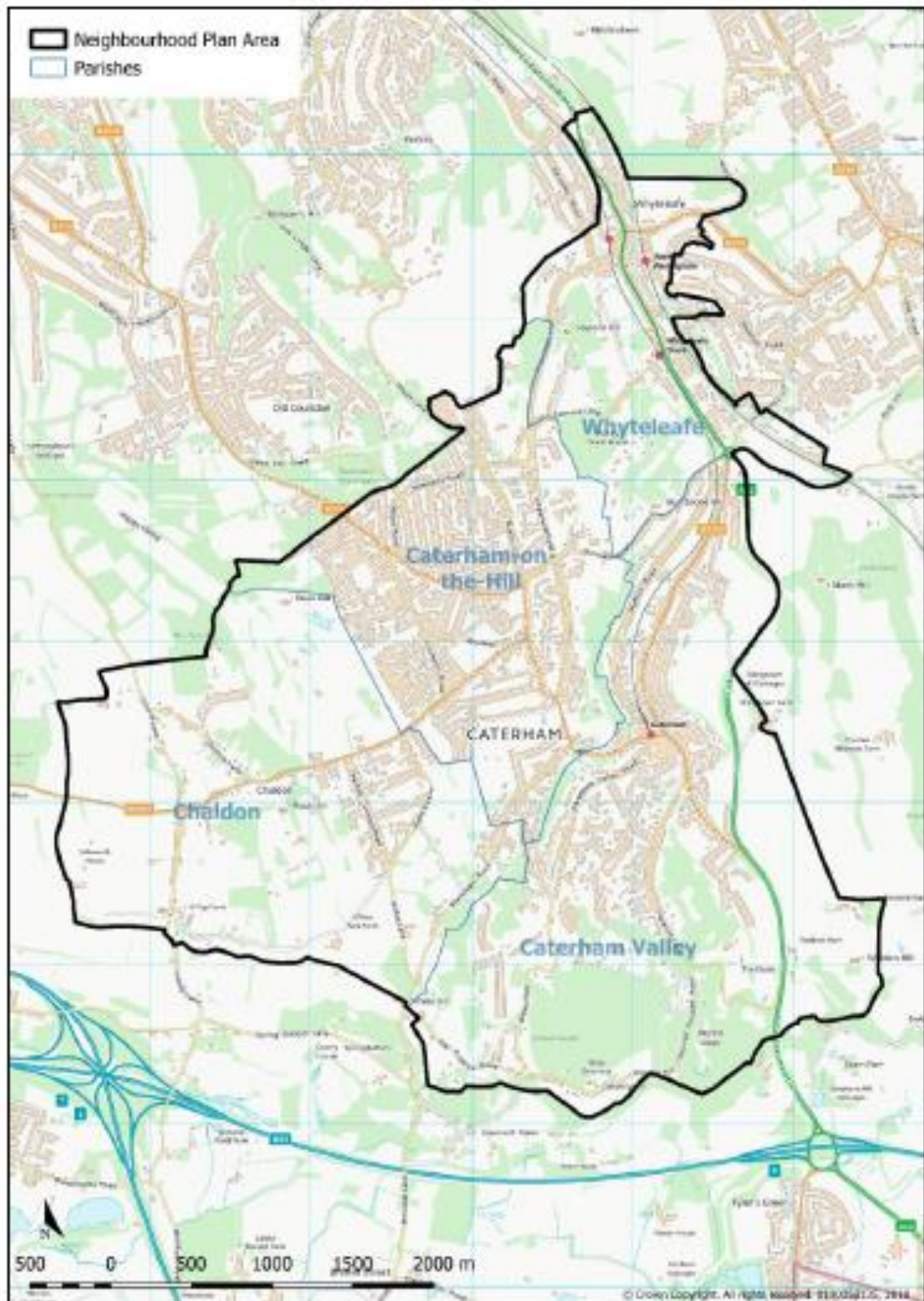
### 3 Caterham, Chaldon and Whyteleafe Neighbourhood Plan

#### Caterham, Chaldon and Whyteleafe – the Plan Area

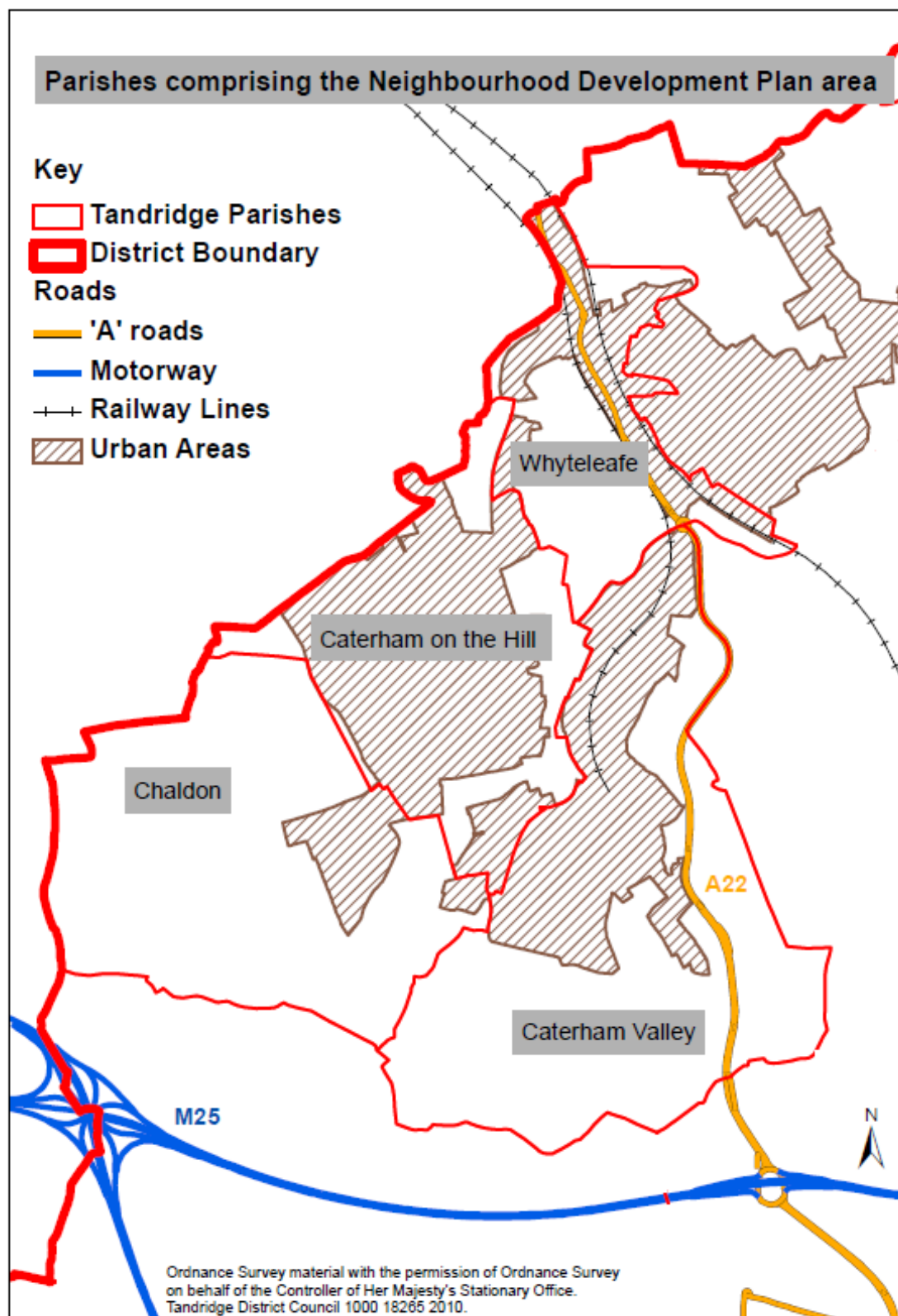
- 3.1 The Caterham, Chaldon and Whyteleafe Neighbourhood Plan ('the CCWNP' or 'the Plan') covers the four parishes of Caterham Hill, Caterham Valley, Chaldon and Whyteleafe (see Map 1a, Map 1b and Map 2).
- 3.2 The CR3 Neighbourhood Forum ('the CR3 Forum') is the Qualifying Body. The name 'CR3 Forum' was initially chosen as it was a common postcode root, although it should be noted that the CR3 postcode covers a wider area than the Neighbourhood Plan area.
- 3.3 The Neighbourhood Plan population numbered 27,718 in 2015 and is projected to rise to 33,820 in 2033.
- 3.4 Caterham Hill and Chaldon are on high ground, while Caterham Valley and Whyteleafe are along the Bourne river valley forming a natural route from London through the North Downs escarpment to rural Surrey and the south. The CCWNP Area is surrounded by high value countryside, much of it designated as Green Belt.
- 3.5 Extensive road and rail links provide good access to Croydon and London. The junction to the M25 at Godstone gives access to the M23 motorway and onward to Gatwick and Heathrow airports, as well as leading to the Eurotunnel and Dover ferry routes to Europe.
- 3.6 Caterham-on-the-Hill developed from the original village of Caterham, giving character to its roads and buildings. Its former role as home to Caterham Guards barracks and to St Lawrence's Hospital has also shaped it; both have now been redeveloped as residential areas. It has the largest population of the four parishes, has several open spaces (aiding its hosting of Circus visits and an annual month of Carnival events), churches both ancient and modern, a highly valued 'Minor Injury' local hospital and schools. An impressive Cedar Tree, regularly lit for Christmas, is widely regarded as the symbol of Caterham.



**Map 1a and Map 1b: Caterham, Chaldon and Whyteleafe Neighbourhood Plan Area**









- 3.7 Chaldon, also 'on-the-hill', is an ancient, rural settlement within the Green Belt bounded on the south side by the Pilgrims' Way and abutting the Surrey Hills Area of Outstanding Natural Beauty. Public footpaths link a valued landscape and ecologically important areas with tracts of ancient woodland. The village straddles Rook Lane, an important local East-West route (between Caterham and the A23 radial road); other roads are narrow country lanes. In scattered locations are one public house, a large golf course, a village hall, an infant school, and the church with a 13th Century mural. There are no shops, few services and limited public transport.
- 3.8 Caterham Valley developed with the arrival of the railway in the 1850s to 1870s providing a direct link to London. Development followed along the railway and road system, constrained by the steep slopes out of the valley on both east and west. The A22 road now bypasses the town. Croydon Road and the Church Walk Centre provide the greatest concentration of shops and services in the CCW Neighbourhood Plan area, while the Soper Hall (former Council offices), provide community facilities albeit constrained by the age of the building; and a thriving amateur theatre is the sole public entertainment. A private hospital does some NHS treatment too. Residential flats often squeeze between road and railway or replace shop or business space. The distinct Harestone Valley area, contains mainly residential properties and a major private school, which maintains woodlands to the south.
- 3.9 Whyteleafe developed with the arrival of the railway. It is now the gateway from London into Caterham, Tandridge, Surrey and the South-East. It has grown along the trafficked route, the A22 corridor, constrained by the steep valley sides, though a long hill does diverge via a level-crossing and past a church and school, to go directly to Caterham-on-the-Hill. It is served by both the Caterham rail route and, via the Upper Warlingham station, by the East Grinstead line which diverges into tunnels to leave the main Valley. There are two petrol stations, one with a shopping unit; and a moderate number of shops, businesses and restaurants. The piecemeal development of these latter commercial units means that urban design standards have often been neglected and proximity to traffic and pollution is a concern.

### Plan Proposals and Policies

- 3.10 The CCWNP is being prepared in accordance with the Neighbourhood Planning Regulations 2012, the Localism Act 2011 and the Planning & Compulsory Purchase Act 2004. As such, once made, it will complement the Tandridge Development Plan.
- 3.11 For convenience, a copy of the draft Plan is provided separately to this Report to supplement this consultation with Natural England.



### 3.12 The Neighbourhood Plan sets out a vision for the Neighbourhood.

#### NEIGHBOURHOOD PLAN VISION FOR CATERHAM, CHALDON AND WHYTELEAFE

- a. To realise the potential of our North Downs location, surrounded as it is by the Surrey Hills National Landscape and to create a robust infrastructure that delivers a high quality of life for current and future generations, while ensuring that all our development is sustainable.
- b. We look for a prosperous local economy, successful businesses with high quality jobs and a skilled workforce, for thriving local centres with an eclectic mix of local and national shops.
- c. We hope to create an attractive place for families to live and a well-supported strategic location for businesses.
- d. At the heart of this Plan is the principle of sustainable development, which is about change for the better. In order to achieve this, our plan has at its core three interconnected priorities. These topics are fundamental to planning as can be seen in the National Planning Policy Framework.

### 3.13 The vision for a future CCWNP is expressed as a series of key objectives:

- To define and protect neighbourhood character areas and promote development within them that respects their integrity.
- To support sustainable housing development with a lounge of design and size that will provide for the whole community, primarily located on brownfields sites.
- To preserve and enhance green spaces and corridors, keeping them accessible, while improving biodiversity and the protection of endangered species.
- To encourage the development of infrastructure and services which will support existing and new development; including a range of community, leisure, cultural and educational facilities in locations that are accessible to the local population.
- To help promote reliable and regular public transport that serves all area of the community.
- To promote quality employment through the encouragement of flexible business, retail and service centres, including the provision of attractive public spaces.

### 3.14 The Plan seeks to achieve these objectives through the detailed policies that are reproduced as Appendix 3 to this Report.

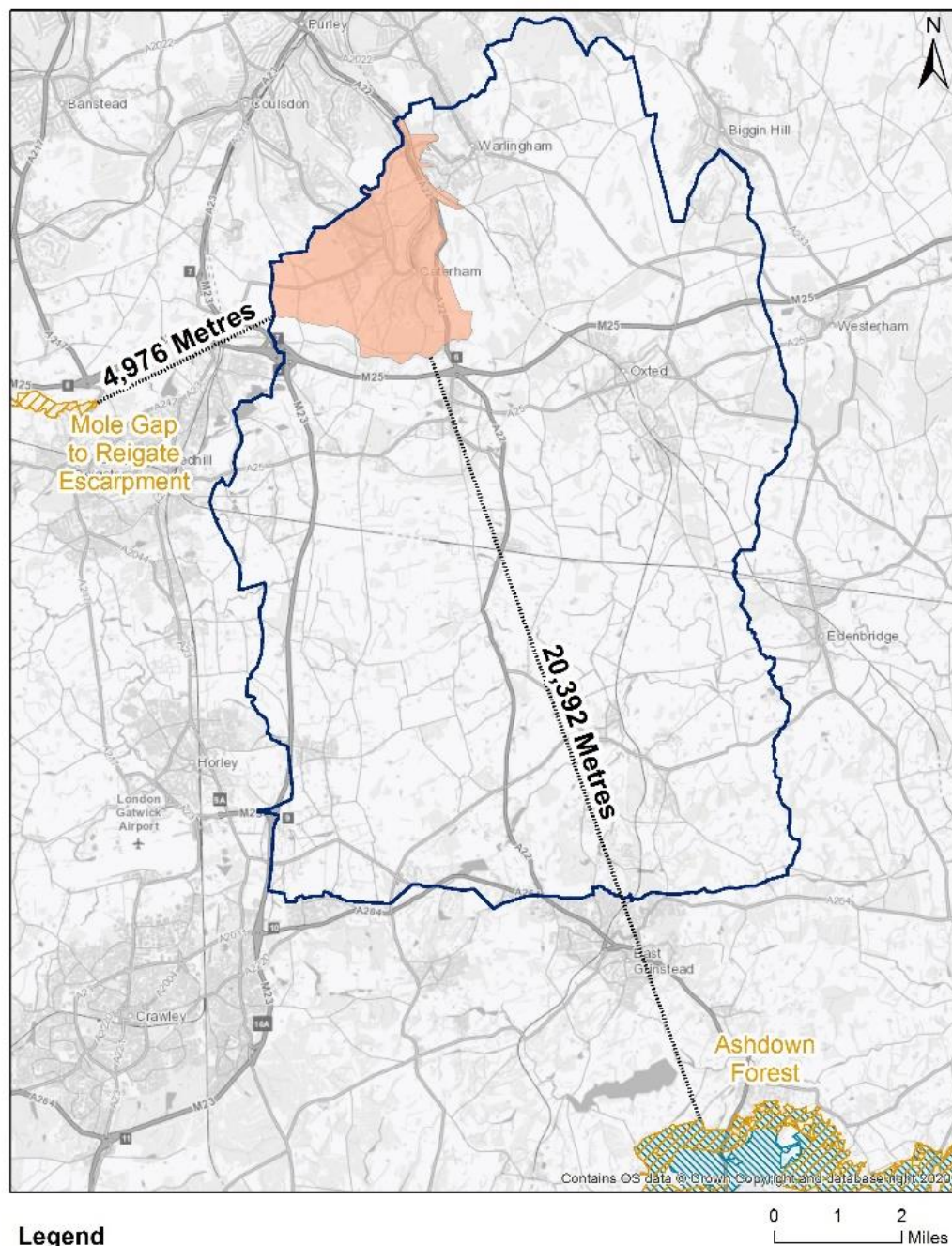


- 3.15 The Plan clarifies that any sites to meet local housing needs will be allocated through the strategic local plan process not the Neighbourhood Plan. This is confirmed through Policy CCW1.
- 3.16 Other policies in the Plan are concerned with maintaining existing character, promoting design standards, conserving assets, improving the local environment, promoting sustainable transport and promoting biodiversity.
- 3.17 Of specific relevance to the HRA Screening exercise, Policies CCW14 and CCW15 seek to protect the natural environment and to establish linked habitats. Policy CCW17 propose Local Green Spaces, which would ensure the land is retained in its current condition and use.

#### European Sites

- 3.18 There are no European Sites in the Plan Area.
- 3.19 The nearest European Sites are:
- Ashdown Forest SPA and SAC, which is to the south and is about 20.4 Km from the Parish boundary (see Map 2).
  - Mole Gap to Reigate Escarpment SAC, which is to the west and just under 5 Km from the Plan Area (see Map 2).
- 3.20 It is significant to this Screening Report that the M25 lies between the Plan Area and the Ashdown Forest SPA / SAC; and the M25, M23 and settlement of Merstham lie between the Plan Area and the Mole Gap to Reigate Escarpment SAC.



**Map 2: Location of European Sites**



## 4 Ashdown Forest SPA / SAC and Mole Gap to Reigate Escarpment SAC

### Mole Gap to Reigate Escarpment SAC

- 4.1 Mole Gap to Reigate Escarpment SAC is designated for its woodland, chalk grassland, chalk scrub and heathland habitats.
- 4.2 This SAC is just under 5km from the Plan Area (see Map 2).
- 4.3 Specific vulnerabilities associated with the Mole Gap to Reigate Escarpment SAC include:
- recreational pressures
  - grazing regime
  - atmospheric pollution
  - competition from more vigorous acid loving species
  - loss of foraging and roosting sites for Bechstein's bats in the SAC and surrounding areas
  - severance of flight lines for Bechstein's bats
  - loss of foraging areas and refuge habitat for Great Crested Newts within 500m of ponds
  - hydrological changes may impact on ponds within the chalk heath, either through pollution or groundwater abstraction.
- 4.4 The Neighbourhood Plan Area has no direct or indirect physical connection with that site; and the Plan contains no proposals that could directly or indirectly affect the site and the characteristics for which it is protected.

### Ashdown Forest SAC and SPA

- 4.5 Ashdown Forest is designated as a SAC due to the presence of Northern Atlantic wet heaths with cross-leaved heath; European dry heaths; and Great crested newt.
- 4.6 Ashdown Forest is designated as a SPA due to the presence of European nightjar (breeding); and Dartford warbler (breeding).
- 4.7 The geographic proximity (about 20.4km) to the Plan Area can be seen in Map 2. Table 1, below, highlights the key characteristics for consideration in this Screening exercise.



- 4.8 A Site Improvement Plan 'SIP' has been produced by Natural England in partnership with the Environment Agency with support from the [European Union's LIFE+ Nature and Biodiversity programme](#). The SIP sets out plans on how to target efforts on the protected site to get it into a healthy state; and provides insight into the existing challenges facing the protected site (see link: [Ashdown Forest Site Improvement Plan](#)).
- 4.9 The SIP highlights threats including air pollution (the impact of atmospheric nitrogen deposition) and public access disturbance. For each threat, a set of actions is identified. It is notable that in relation to atmospheric nitrogen deposition, the mechanism of a 'Site Nitrogen Action Plan' (SNAP) was identified, but the funding and delivery body not yet identified.
- 4.10 The SAC / SPA Area includes 3,213 ha designated as a Site of Special Scientific Interest (SSSI).
- 4.11 Condition Analysis can be found in Appendix 2. SSSI monitoring is undertaken by Natural England as part of their statutory duties. The objectives of SSSI monitoring include informing agreement of the most appropriate site management and contributing to Natural England's monitoring of long-term changes in the natural environment. It is important to note that all Natura 2000 and Ramsar sites are also covered by the statutory national SSSI designation, therefore the condition analysis of SSSI may provide useful insights into the condition of internationally protected sites. However, the data should be treated with caution since the SSSI boundaries cover a slightly greater extent than the international sites, as demonstrated in Table 1, so will include condition assessments of areas not relevant to the HRA.
- 4.12 The table in Appendix 2 shows that more than three-quarters of the Ashdown Forest SSSI is in unfavourable condition, though recovering.

#### Potential in combination effects: other relevant plans and strategies

- 4.13 Following the Wealden District Council v. Secretary of State for Communities and Local Government, Lewes District Council and South Downs National Park Authority High Court Judgement, it is particularly important to highlight the importance of considering the cumulative impacts on the protected sites.
- 4.14 A summary of the main matters of contextual relevance from other plans are found in Table 1 below, based on a judgement of likely significance. Thus includes all local planning authorities currently cooperating as part of the Ashdown Forest Air Quality Group.



Table 1: Summary of relevant issues covered in other authorities' Plans

Plan	Main Matters of Relevance
Tandridge Development Plan	<p>Housing and commercial development and policies to protect the Ashdown Forest SPA / SAC. No sites proposed in the Ashdown Forest 7km buffer zone.</p> <p>Potential impacts on European Sites include increased recreation and increased emissions to air from vehicles.</p>
Other District Local Plans	<p>In addition to the above, the Ashdown Forest working group has noted that the shared objective is to ensure that impacts on the Ashdown Forest are properly assessed through appropriate Assessment (Stage 2 HRA) where necessary.</p> <p>Potential impacts on European Sites include increased recreation and increased emissions to air from vehicles.</p>
County Minerals and Waste Plans	<p>Possible effects identified on European Sites from thermal processing emissions, traffic emissions, dust, land take, water discharge, pest and predators and litter. Concludes that proposed developments were unlikely to result in harmful impact and that the Plan would not have any alone or in-combination effects on European sites.</p>
County Transport Plans	<p>Possible effects identified on European Sites from traffic emissions.</p>
High Weald AONB Management Plan	<p>Includes policies and proposals to protect Ashdown Forest from the harm associated with increased recreational impact.</p>



## 5 Screening assessment

- 5.1 Taking account of the information available to the Council, a Screening Assessment on the likely effect that the Plan would have on the Ashdown Forest SPA / SAC and the Mole Gap to Reigate Escarpment SAC protected sites are presented in Table 2 and Table 3 below.



Image: Nightjar (Photo Courtesy of David Bull)



Table 2: Ashdown Forest SAC/SPA Screening Assessment

Key relevant environmental conditions to support	Likely Significant Effect from Neighbourhood Plan on Protected Site (including in-combination impacts)
<b>Low recreational disturbance</b>	<p>Recreational impacts on the Ashdown Forest are considered because disturbance (particularly from dog walkers) could have a significant effect on the breeding success of the protected ground nesting birds at the site.</p> <p>Visitor data collated to support the District Local Plan (<a href="#">Ashdown Forest Visitor Surveys 2016</a> and 2009) demonstrates that most visitors come from areas local to the Forest (within 7km). This conclusion was supported in the <a href="#">District Local Plan Habitats Regulations Assessment</a>, and is an agreed position within the Ashdown Forest Recreation 'Statement of Common Ground' that is being drawn up by Tandridge District Council in partnership with Wealden, Lewes, Tunbridge Wells and Sevenoaks District Councils.</p> <p>The CCWNP is approximately 20.4 Km away and proposes no additional development. Therefore, it can be concluded that there are no likely significant effects from the Neighbourhood Plan upon the Ashdown Forest as a result of recreational impacts.</p>
<b>Minimal air pollution</b>	<p>This needs to be considered since additional development risks causing increase in traffic movements on roads passing through or close to the protected site, thereby risking increasing air pollution and nitrogen disposition within the site.</p> <p>However, the Neighbourhood plan proposes no additional development, and promotes sustainable transport.</p> <p>It can be concluded that there is no likely significant effect from the Neighbourhood Plan upon the Ashdown Forest as a result of air pollution.</p>
<b>Relatively unpolluted water (approx. neutral pH); balanced hydrological regime to maintain wet heath</b>	<p>There are no river systems / water catchment areas that connect to the Forest from the Neighbourhood Pan Area, so no hydrological pathways exist.</p> <p>No significant effect is likely and such issues can be screened out from further parts of the HRA process.</p>



Table 3: Mole Gap to Reigate Escarpment SAC Screening Assessment

Key relevant environmental conditions to support	Likely Significant Effect from Neighbourhood Plan on Protected Site (including in-combination impacts)
<b>Low recreational disturbance</b>	<p>Recreational impacts upon the Mole Gap to Reigate escarpment have to be considered because recreational disturbance can have a negative impact on the chalk grassland, with dog walking and related nutrient enrichment of grassland impacting on the integrity of the site.</p> <p>CCWNP is approximately 5 Km away and proposes no additional development. Therefore, it can be concluded that there are no likely significant effects from the Neighbourhood Plan upon the Mole Gap to Reigate Escarpment as a result of recreational impacts.</p>
<b>Minimal air pollution</b>	<p>This needs to be considered since additional development risks causing increase in traffic movements on roads passing through or close to the protected site, thereby risking increasing air pollution and nitrogen disposition within the site.</p> <p>However, the Neighbourhood plan proposes no additional development, and promotes sustainable transport.</p> <p>There are no likely significant effects from the Neighbourhood Plan upon the Mole Gap to Reigate escarpment as a result of air pollution.</p>
<b>Drainage and Water Pollution</b>	<p>The Neighbourhood plan proposes no additional development, and no impact pathways exist.</p> <p>There is no likely significant effect on drainage and water pollution in the Mole Gap to Reigate Escarpment as a result of the CCW Neighbourhood Plan.</p>



## 6 Conclusion

- 6.1 As established in Section 3 of this Report, the Neighbourhood Plan policies provide additional context to the National Planning Policy Framework, to the Tandridge Development Plan and other Development Plans. It supplements those Plans but does not promote or support additional development or activity that could have a harmful effect on the Ashdown Forest SPA / SAC or the Mole Gap to Reigate Escarpment.
- 6.2 The assessment, detailed in Section 4 and Section 5 of this Report, has informed the view of Tandridge District Council that there are not likely to be any significant effects on any European / protected site in the context of the Habitats Regulation 2017.
- 6.3 Specifically, it is not likely that there would be significant effects on the Ashdown Forest SPA / SAC or the Mole Gap to Reigate Escarpment SAC, with reference to potential recreational activity, air quality or hydrological pathways.



## Appendix 1 – Citations

### Appendix 1a – Citation for Ashdown Forest SAC

#### EC Directive 92/43 on the Conservation of Natural Habitats and of Wild Fauna and Flora

##### Citation for Special Area of Conservation (SAC)

**Name:** Ashdown Forest  
**Unitary Authority/County:** East Sussex  
**SAC status:** Designated on 1 April 2005  
**Grid reference:** TQ451306  
**SAC EU code:** UK0030080  
**Area (ha):** 2729.00  
**Component SSSI:** Ashdown Forest SSSI

##### Site description:

Ashdown Forest contains one of the largest single continuous blocks of lowland heath in south-east England, with both dry heaths and, in a larger proportion, wet heath. The wet heath element provides suitable conditions for several species of bog-mosses *Sphagnum* spp., bog asphodel *Narthecium ossifragum*, deergrass *Trichophorum cespitosum*, common cotton-grass *Eriophorum angustifolium*, marsh gentian *Gentiana pneumonanthe* and marsh clubmoss *Lycopodiella inundata*. The site supports important assemblages of beetles, dragonflies, damselflies and butterflies, including the nationally rare silver-studded blue *Plebejus argus*.

The dry heath in Ashdown Forest is dominated by heather *Calluna vulgaris*, bell heather *Erica cinerea* and dwarf gorse *Ulex minor*, with transitions to other habitats. It supports important lichen assemblages, including species such as *Pycnothelia papillaria*. This site supports the most inland remaining population of hairy greenweed *Genista pilosa* in Britain.

The damming of streams, digging for marl, and quarrying have produced several large ponds in a number of areas of the forest. Although often largely free of aquatic vegetation there may be localised rafts of broadleaved pondweed *Potamogeton natans*, beds of reedmace *Typha latifolia* and water horsetail *Equisetum fluviale*. These species are particularly abundant in the marl pits. Some of the ponds have large amphibian populations, including the great-crested newt *Triturus cristatus*.

**Qualifying habitats:** The site is designated under article 4(4) of the Directive (92/43/EEC) as it hosts the following habitats listed in Annex I:

- European dry heaths
- Northern Atlantic wet heaths with *Erica tetralix*. (Wet heathland with cross-leaved heath)

**Qualifying species:** The site is designated under article 4(4) of the Directive (92/43/EEC) as it hosts the following species listed in Annex II:

- Great crested newt *Triturus cristatus*

This citation relates to a site entered in the Register of European Sites for Great Britain.  
 Register reference number: UK0030080  
 Date of registration: 14 June 2005  
 Signed: *Paul Salmon*  
 On behalf of the Secretary of State for Environment, Food and Rural Affairs



Ashdown Forest SAC UK0030080  
 Compilation date: May 2005 Version: 1  
 Designation citation Page 1 of 1



## Appendix 1b – Citation for Ashdown Forest SPA

### EU Directive 79/409 on the Conservation of Wild Birds: Special Protection Area

#### ASHDOWN FOREST (EAST SUSSEX)

The Ashdown Forest proposed Special Protection Area (pSPA) is an extensive area of common land on mainly sandy soils between East Grinstead and Crowborough in East Sussex. It comprises a mosaic of wet and dry heath, valley bog and woodland, and supports several uncommon plants, a rich invertebrate fauna and nationally important numbers of breeding nightjar and Dartford warbler. The boundary of the pSPA is coincident with that of the Ashdown Forest Site of Special Scientific Interest.

The site qualifies for designation under Article 4.1 of the EU Birds Directive by regularly supporting nationally important breeding populations of two Annex 1 species. The site supports 35 pairs of nightjar *Caprimulgus europaeus* (1991-92 survey), representing 1.1% of the British population, and 20 pairs of Dartford warbler *Sylvia undata* (1994 survey), representing 2.1% of the British population. Other regularly occurring Annex 1 species include woodcock *Lullula arborea*, hen harrier *Circus cyaneus* and great grey shrike *Lanius excubitor*.

The diverse range of heathland and woodland habitats on the site supports an important assemblage of breeding species, some of which have declined in England over recent years. Notable species regularly breeding on the site include hobby *Falco subbuteo*, tree pipit *Anthus trivialis*, redstart *Phoenicurus phoenicurus*, stonechat *Saxicola torquata* and wood warbler *Phylloscopus sibilatrix*, in addition to nightjar and Dartford warbler.

SPA Citation  
ICC  
May 1994

This citation / map refers to a site approved  
in the Register of European sites for Great Britain  
Register reference number UK0002181  
Date of registration 25 AUG 1993  
Signed [Signature]  
on behalf of the Secretary of State for the Environment



## Appendix 1c – Citation for Mole Gap to Reigate Escarpment SAC

### EC Directive 92/43 on the Conservation of Natural Habitats and of Wild Fauna and Flora

#### Citation for Special Area of Conservation (SAC)

<b>Name:</b>	Mole Gap to Reigate Escarpment
<b>Unitary Authority/County:</b>	Surrey
<b>SAC status:</b>	Designated on 1 April 2005
<b>Grid reference:</b>	TQ199533
<b>SAC EU code:</b>	UK0012804
<b>Area (ha):</b>	887.68
<b>Component SSSI:</b>	Mole Gap to Reigate Escarpment SSSI

**Site description:**

Woodland, chalk grassland, chalk scrub and heathland form an interrelated mosaic at this site on the North Downs.

On the generally acidic plateau deposits of the crest of the Downs, the woodland is dominated by beech *Fagus sylvatica*, pedunculate oak *Quercus robur*, ash *Fraxinus excelsior* and yew *Taxus baccata*. On the lime-rich chalk slopes, the dominant trees are beech, ash and yew, together with field maple *Acer campestre* and common whitebeam *Sorbus aria* agg. and occasional large-leaved lime *Tilia platyphyllos*. Yew woodland has been formed both by invasion of chalk grassland and from development within beech woodland following destruction of the beech over-storey. Yew occurs in extensive stands, with, in places, an understorey of box *Buxus sempervirens*. This site supports the only area of stable box scrub in the UK, on steep chalk slopes where the River Mole has cut into the North Downs Escarpment, creating the Mole Gap. Here natural erosion maintains the open conditions required for the survival of this habitat type.

The site supports a range of species-rich chalk grassland types on steep slopes, dominated by red fescue *Festuca rubra*, sheep's-fescue *F. ovina*, quaking-grass *Briza media* and, in taller areas, upright brome *Bromopsis erecta*, tor-grass *Brachypodium pinnatum* and slender false-brome grass *Brachypodium sylvaticum*. Typical herbs include salad burnet *Sanguisorba minor*, yellow-wort *Blackstonia perfoliata* and field scabious *Knautia arvensis*. The site supports important populations of the nationally scarce musk orchid *Herminium monorchis* and man orchid *Aceras anthropophorum*, the former occurring in areas of shorter turf. A range of more widespread but local orchids are also present, including autumn lady's-tresses *Spiranthes spiralis* and green-winged orchid *Orchis morio*, as well as commoner species, such as pyramidal orchid *Anacamptis pyramidalis*, fragrant orchid *Gymnadenia conopsea* and bee orchid *Ophrys apifera*.

The acidic plateau deposits on Headley Heath support acidic heathland, dominated by heather *Calluna vulgaris*, bell heather *Erica cinerea* and dwarf gorse *Ulex minor*, often mixed with grasses such as wavy hair-grass *Deschampsia flexuosa* and common bent *Agrostis capillaris*. Chalk heath occurs on a small area of Headley Heath where the special conditions allow both acid and lime-loving plants to grow side by side.

An old chalk mine is used as a winter roost by several species of bats.



Mole Gap to Reigate Escarpment SAC UK0012804  
Compilation date: May 2005 Version: 1  
Designation citation Page 1 of 2



## Appendix 2 – Site of Special Scientific Interest Condition Analysis

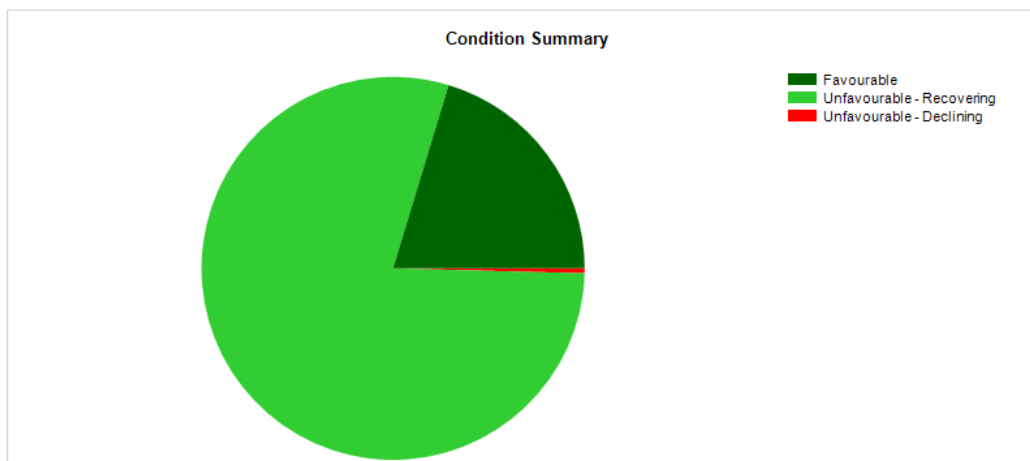
### Appendix 2a – Ashdown Forest SSSI

#### Site: Ashdown Forest SSSI

Report generated on: 24 Jul 2017

	Sites	Units	Units Assessed
Total number	1	127	127
Total area (ha)	3,213.09	3,213.12	3,213.12

	% meeting area of favourable or unfavourable recovering	Favourable	Unfavourable - Recovering	Unfavourable - No change	Unfavourable - Declining	Partially destroyed	Destroyed	Not Assessed
Area (ha)	3,200.19	652.64	2,547.55		12.93			
Percentage	99.60%	20.31%	79.29%	0.00%	0.40%	0.00%	0.00%	0.00%



Source: SSSI detail ([naturalengland.org.uk](http://naturalengland.org.uk))



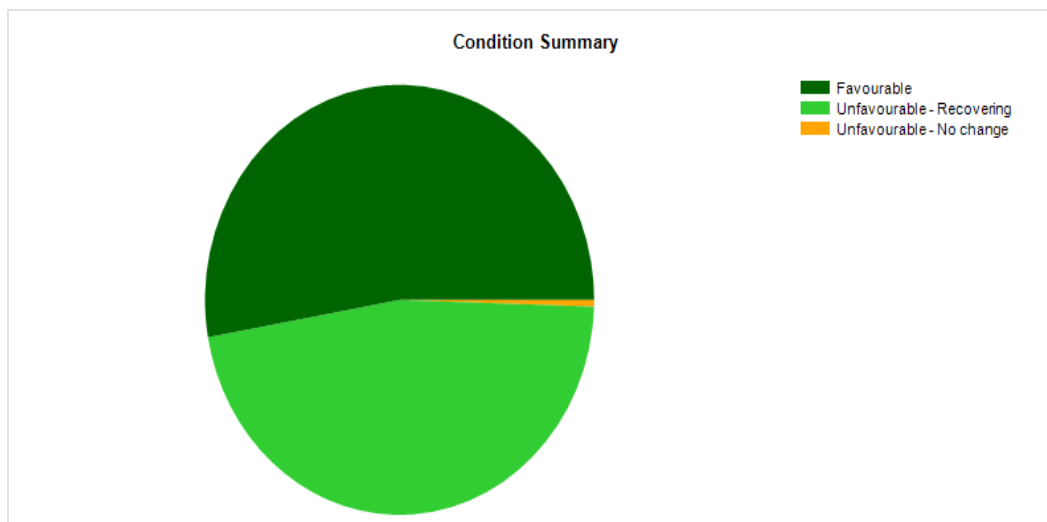
## Appendix 2b – Mole Gap to Reigate Escarpment SSSI

### Site: Mole Gap to Reigate Escarpment SSSI

Report generated on: 24 Jul 2017

	Sites	Units	Units Assessed
Total number	1	37	37
Total area (ha)	1,016.42	1,016.42	1,016.42

	% meeting area of favourable or unfavourable recovering	Favourable	Unfavourable - Recovering	Unfavourable - No change	Unfavourable - Declining	Partially destroyed	Destroyed	Not Assessed
Area (ha)	1,011.28	536.55	474.74	5.13				
Percentage	99.49%	52.79%	46.71%	0.51%	0.00%	0.00%	0.00%	0.00%



Source: Site Search ([naturalengland.org.uk](http://naturalengland.org.uk))



## Appendix 3 - Neighbourhood Plan draft policies

Policy in the draft CCW Neighbourhood Plan	Consideration of significant environmental effect to supplement Table 2 and Table 3 of this draft Screening Report
<p><b>CCW 1: Location of Development</b></p> <p>A. Development proposals outside the adopted settlement boundaries (Figure 2, but upon adoption of the Tandridge Local Plan, should align with any amended boundary) will not be supported unless:</p> <ul style="list-style-type: none"> <li>i. it relates to necessary utilities infrastructure and where no reasonable alternative location is available; or</li> <li>ii. it relates to uses that are appropriate in the Green Belt; and</li> <li>iii. where situated in the Surrey Hills National Landscape and/or its setting, it will be strictly controlled in the interests of conserving the nationally important landscape and setting of the National Landscape.</li> </ul> <p>B. Where appropriate, major development proposals within the neighbourhood area should demonstrate that all of the following criteria have been satisfied:</p> <ul style="list-style-type: none"> <li>i. they are consistent with the objectives for this neighbourhood plan; and</li> <li>ii. a Framework Masterplan is prepared, in collaboration with the local community; and</li> <li>iii. they have considered the context of the overall development on the neighbourhood area and can demonstrate that they have not been considered in isolation; and</li> <li>iv. they have positively considered the existing main settlements (Chaldon, Caterham, Caterham Valley and Whyteleafe) with respect to their character, heritage, environment and landscape settings; and</li> <li>v. proposals incorporating community facilities, services and amenities should demonstrate how access to those facilities (notably by foot and bike) for residents from the wider neighbourhood area will be enhanced; and</li> <li>vi. proposals are landscape-led and a sensitive approach has been adopted in the transition between built development and the countryside setting of new and existing settlements. Corridors of green space should be created, integrated and, where possible, expanded in accordance with Policy CCWX: Green and blue infrastructure and delivering biodiversity net gain; and</li> </ul>	<p>Policy CCW1 supplements the Tandridge Development Plan but does not significantly amend the scope and interpretation for spatial distribution of development in the District; or the Core Objective of environmental protection and enhancement.</p> <p>The Policy emphasises the importance of align development with social and physical infrastructure, including access to greenspaces.</p> <p>Accessible green space within the Plan Area would help reduce demand for recreation in the Ashdown Forest SPA / SAC and Mole Valley to Reigate Escarpment SAC.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>



Policy in the draft CCW Neighbourhood Plan	Consideration of significant environmental effect to supplement Table 2 and Table 3 of this draft Screening Report
<p>vii. any urban extensions should retain existing landscaping in order to enable the visual and physical separation from other settlements (including from Warlingham, Woldingham and Godstone).</p> <p>viii. an integrated approach should be adopted to promote sustainable development, which considers:</p> <ul style="list-style-type: none"> <li>a) the phased delivery (linked to rate of development) of necessary social and physical infrastructure to meet the comprehensive infrastructure needs of the area.</li> <li>b) retention of the countryside character of the landscape setting of the neighbourhood area and an integrated network of green spaces.</li> <li>c) protection and enhancement of areas of ecological, wildlife and landscape value.</li> <li>d) protection and, where possible, enhancement of heritage assets.</li> <li>e) the proactive engagement of local communities.</li> <li>f) how it supports the Walkable Neighbourhood concept.</li> </ul> <p>C. Inappropriate development which is, by definition, harmful to the Green Belt will not be approved unless the applicant is able to demonstrate the existence of very special circumstances.</p> <p>D. In determining development proposals, substantial weight will be given to the value of using suitable brownfield land within the settlement policy boundaries for either homes or other identified needs.</p>	
<p><b>CCW2: Meeting Local Housing Needs</b></p> <p>A. Other than in development designed to meet an identified specialist housing need, the mix of housing sizes, types, tenures, and affordability in proposed development should, in so far as is reasonably practicable and subject to viability, assist in meeting needs identified in the most recently available Caterham, Chaldon and Whyteleafe Housing Needs Assessment. In particular, the following provision will be supported:</p> <ul style="list-style-type: none"> <li>i. proposals that will deliver [insert from report].</li> <li>ii. proposals that deliver an appropriate mix of affordable housing, reflecting the need for a [insert from report]; and</li> </ul>	<p>Policy CCW2 is concerned with the type of housing provided in Tandridge District.</p> <p>The Policy supplements the Tandridge Development Plan but does not significantly amend the scope and interpretation.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>



Policy in the draft CCW Neighbourhood Plan	Consideration of significant environmental effect to supplement Table 2 and Table 3 of this draft Screening Report
<p>iii. at least 25% of the affordable housing units must be delivered as First Homes (see Glossary definition of Affordable Housing). Proposals that enable an uplift of 40 to 50% to the discounts provided on the First Homes element of the development to assist single occupants on median and lower quartile income, will be particularly supported. Where such an uplift is demonstrated to be unviable, proposals should provide at least a 30% discount. Such proposals should seek to prioritise those with local connections to the specific parish and key workers.</p> <p>B. Affordable homes should be well integrated with market housing.</p> <p>C. All affordable housing shall be first occupied by households with a local connection (see Glossary). In the event that there are no applicants satisfying this requirement, the housing shall be occupied in accordance with TDC's standard allocation procedures.</p> <p>D. Residential development that could reasonably be expected to meet the needs of older people (by virtue of its size and location) should demonstrate how it has reflected the Housing our Ageing Population Panel for Innovation (HAPPI) principles.</p> <p>E. Subject to the other policies of this plan, proposals for self- and custom build housing will be supported.</p>	
<p><b>CCW3: Sub-division of buildings and redundant community use buildings to provide smaller dwellings</b></p> <p>A. Proposals for the sub-division of large residential properties to create a mix of one, two and three bedroom dwellings to ensure the efficient use of land, subject to conforming to the other policies in the Neighbourhood Plan will be supported. Where appropriate such development shall protect and enhance the character of the existing building.</p>	<p>Policy CCW3 is concerned with the re-use of existing buildings in an area that would have no direct impact on the Ashdown Forest SPA / SAC or Mole Valley to Reigate Escarpment SAC.</p> <p>This Policy is not likely to result in significant impacts with respect to</p>



Policy in the draft CCW Neighbourhood Plan	Consideration of significant environmental effect to supplement Table 2 and Table 3 of this draft Screening Report
	loss of habitat, recreational impacts or the water environment.
<p><b>CCW4: Housing density</b></p> <p>Development proposals for housing prepared to optimise housing delivery in accordance with the guidance in the Urban Capacity Study (2017) and in accordance with Policies CCW4 and CCW5 of this neighbourhood plan will be supported.</p> <p>Where development is proposed on land not covered by the Urban Capacity Report, housing densities in the range of 30 to 55 dwellings per hectare otherwise in accordance with the relevant policies in this neighbourhood plan will be supported.</p>	<p>Policy CCW4 seeks to ensure appropriate development densities in accordance with the Tandridge Development Plan.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>
<p><b>CCW5: Character of development</b> (labelled Policy CCW8 in the draft Plan)</p> <p>Development is expected to preserve and enhance the character area in which it is located (as shown in Figure x). Development proposals in the defined character areas will be supported which:</p> <ul style="list-style-type: none"> <li>a. exhibit design reflecting local context, character and vernacular of the area;</li> <li>b. demonstrably enhance the quality of the built form through innovation in design;</li> <li>c. make a positive contribution to the character area when viewed from the main highway approaches into the settlements; and</li> <li>d. do not have a significantly detrimental impact on local views as set out in Policy CCW10;</li> </ul>	<p>Policy CCW5 seeks to ensure that new development is well-designed and contributes to, and where possible enhances, the distinctive character of the individual settlements within the Parish. The policy and its supporting text add greater detail to the Tandridge Development Plan, providing clarity with respect to what good design might be.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>
<p><b>CCW5: Design of development</b> (note drafting error for policy number)</p> <p>Development proposals, which integrate well with their surroundings, meet the needs of residents and minimise the</p>	



Policy in the draft CCW Neighbourhood Plan	Consideration of significant environmental effect to supplement Table 2 and Table 3 of this draft Screening Report
<p>impact on the local environment will be supported where they demonstrate a high quality of design, by:</p> <ul style="list-style-type: none"> <li>a. Incorporating the principles of Building for Life (12), or successor design principles which would deliver a higher quality of design. Development proposals are encouraged to achieve the 'Built for Life' quality mark.</li> <li>b. Incorporating as appropriate, the guidance contained within the Caterham, Chaldon and Whyteleafe Neighbourhood Plan Design Guidelines, and adopted supplementary planning documents and the Caterham Valley and Hill Town Design Statement.</li> <li>c. Meeting the requirements of 'Secure by Design' and minimise the likelihood and fear of crime.</li> <li>d. Providing off-road parking in accordance with the adopted Tandridge Parking Standards (2012).</li> <li>e. Not adversely affecting vehicular and pedestrian safety due to traffic generation, access and parking design.</li> <li>f. Providing appropriate Sustainable Drainage Systems (SuDS) on site, unless there are clear reasons why this is not possible, or necessary.</li> <li>g. Ensuring that areas requiring service and maintenance including watercourses are accessible at all times.</li> </ul>	<p>Policy CCW5 seeks to ensure that new development is well-designed and contributes to, and where possible enhances, the distinctive character of the individual settlements within the Plan Area. The policy and its supporting text add greater detail to the Tandridge Development Plan, providing clarity with respect to what good design might be.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p> <p>The Policy seeks to ensure that development meets the highest environmental standards in terms of its construction, materials and energy use. This will help to mitigate against climate change.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>
<p><b>CCW6: Environmentally sustainable design</b></p> <p>A. Proposals must seek to improve the sustainability of development. The design and standard of any development is encouraged to achieve the highest level of sustainable design, in order to reduce energy consumption and climate effects. This includes:</p> <ul style="list-style-type: none"> <li>a. Siting and orientation of buildings to optimise passive solar gain</li> <li>b. The use of high quality, thermally efficient building materials</li> <li>c. Installation of energy efficiency measures such as loft insulation and double glazing</li> </ul>	<p>Policy CCW6 seeks to ensure that development meets the highest environmental standards in terms of its construction, materials and energy use. This will help to mitigate against climate change, and likely to have a positive environmental impact.</p> <p>This Policy is likely to result in significant impacts with respect to</p>



Policy in the draft CCW Neighbourhood Plan	Consideration of significant environmental effect to supplement Table 2 and Table 3 of this draft Screening Report
<p>d. Reducing water consumption</p> <p>e. Non-residential developments should aim to meet the Buildings Research Establishments BREEAM building standard 'excellent'</p> <p>B. Alterations to existing buildings, including the sensitive retrofitting of historic buildings, should be designed with energy reduction in mind and comply with current sustainable design and construction standards.</p> <p>C. Include something on water usage</p>	<p>loss of habitat, recreational impacts or the water environment.</p>
<p><b>CCW7: Conserving the heritage of the Parish</b></p> <p>A. Designated and non-designated heritage assets: The following buildings and structures as shown on Figure X and detailed in Appendix X are designated as non-designated heritage assets:</p> <p>1. Insert the list</p> <p>B. Development proposals affecting designated heritage assets, either directly or indirectly, should conserve or enhance the significance of the asset and those elements of the setting that contribute to the significance. This could include, where appropriate, the delivery of development that will make a positive contribution to, or better reveal the significance of, the heritage asset, or reflect and enhance local character and distinctiveness with particular regard given to the prevailing styles of design and use of materials in a local area.</p> <p>C. Development proposals should demonstrate that they have taken into account the potential impact on above and below ground archaeological deposits to ensure that evidence which could contribute to the understanding of human activity and past environments is not lost. Where a scheme has a potential impact on archaeological remains (below or above ground) a Heritage Statement or similar should be prepared in support of planning applications.</p> <p>D. Heritage at risk: A proactive stance will be taken to any heritage assets that may be at risk. This will include working</p>	<p>Policy CCW7 and its supporting text add greater detail to the Tandridge Development Plan, providing clarity with respect to the process and judgements regarding heritage.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>



Policy in the draft CCW Neighbourhood Plan	Consideration of significant environmental effect to supplement Table 2 and Table 3 of this draft Screening Report
with property owners to find a use that will enable them to be put back into optimum viable use.	
<p><b>CCW8: Flooding and drainage</b></p> <p>This policy shall apply to all built development for active use with the exception of residential extensions which do not propose additional bedrooms and/or bathrooms.</p> <p>A. New development should be designed to take full account of any existing flood risk, irrespective of the source of flooding. Where a site or its immediate surroundings have been identified to be at flood risk, all opportunities to reduce the identified risk should be investigated at the master planning stage of design and subsequently incorporated at the detailed design stage.</p> <p>B. It is essential that the drainage scheme proposed to support new development: i. protects people and property on the development site from flooding; and</p> <p>ii. does not create any additional flood risk outside of the development in any part of the catchment, either upstream or downstream;</p> <p>iii. the proposed scheme is future-proofed to take account of climate change projections.</p>	<p>Policy CCW8 seeks to ensure that new development is well-designed to not contribute to and, where possible reduces, flood risk. The policy and its supporting text add greater detail to the Tandridge Development Plan, providing clarity with respect to what good design might be.</p> <p>The Policy responds to previous severe flash flooding events and the high risk that exists, particularly at Caterham-on-the-Hill.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat or recreational impacts; and seeks to ensure a positive impact with respect to the water environment.</p>
<p><b>CCW9: SuDS design and management</b></p> <p>A. In accordance with NPPF paragraph 167, surface water drainage on any development must not add to the existing site run off or cause any adverse impact to neighbouring properties or the surrounding environment/wildlife habitat.</p> <p>B. Development proposals creating new drainage requirements must demonstrate that Sustainable Drainage Systems (SUDS) will be effective and incorporated in any proposed developments. This should allow for above surface water management on site taking account of the underlying</p>	<p>Policy CCW9 seeks to ensure that new development is well-designed to not contribute to and, where possible reduces, flood risk. The policy and its supporting text add greater detail to the Tandridge Development Plan, providing clarity with respect to what good design might be.</p>



Policy in the draft CCW Neighbourhood Plan	Consideration of significant environmental effect to supplement Table 2 and Table 3 of this draft Screening Report
<p>geology and seasonally high ground water table affecting parts of the neighbourhood area.</p> <p>C. Any drainage scheme must manage all sources of surface water, including exceedance flows and surface flows from offsite, provide for emergency ingress and egress and ensure adequate connectivity. Development proposals should be supported by a drainage scheme maintenance plan which demonstrates a schedule of activities, access points, outfalls and any biodiversity considerations. The maintenance plan should also include an indication of the adopting or maintaining authority or organisation and may require inclusion within a register of drainage features.</p>	<p>The Policy responds to previous severe flash flooding events and the high risk that exists, particularly at Caterham-on-the-Hill; and specifically seeks to ensure the effective long-term management of SuDS.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat or recreational impacts; and seeks to ensure a positive impact with respect to the water environment.</p>
<p><b>CCW10: Sewerage and wastewater</b></p> <p>A. Development will be supported if the sewer network can accommodate the additional demand for sewerage disposal, both from the development itself and from permitted developments in the area where this can be accommodated within the sewer network, either in its existing form or through planned improvements to the system, in advance of the construction or occupation of the development.</p> <p>B. Developers should be encouraged to engage with the appropriate water resources management organisation at the earliest opportunity, as indicated in paragraph 26 of the NPPF to evaluate:</p> <ul style="list-style-type: none"> <li>i. whether the development's demand for sewage/waste water treatment and network infrastructure both on and off site can be met;</li> <li>ii. the surface water drainage requirements and flood risk of the development both on and off site; and</li> <li>iii. the development's demand for water supply and network infrastructure both on and off site.</li> </ul> <p>C. Sewerage infrastructure necessary to support new development must be available when first needed and the delivery of development may need to be phased to enable this.</p>	<p>Policy CCW10 seeks to ensure that new development does not exceed sewerage capacity. The policy and its supporting text add greater detail to the Tandridge Development Plan, providing clarity with respect to what good design might be.</p> <p>The Policy responds to previous severe flash flooding events and the high risk that exists, particularly at Caterham-on-the-Hill; and specifically seeks to ensure the effective long-term design and management of the sewerage system.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat or recreational impacts; and seeks to ensure a positive impact with respect to the water environment.</p>



Policy in the draft CCW Neighbourhood Plan	Consideration of significant environmental effect to supplement Table 2 and Table 3 of this draft Screening Report
<p>D. If appropriate, the imposition of Grampian Conditions will be considered to secure the provision of infrastructure when it is needed. If timely provision of such infrastructure cannot be secured in line with this policy, the development proposal will not be supported.</p>	
<p><b>Policy CCW11: Incubator / flexible start-up business space</b></p> <p>A. Proposals to provide incubator / start-up business space will be supported, subject to specific site and traffic assessments, through:</p> <ul style="list-style-type: none"> <li>a. conversion of existing buildings across the Plan area; or</li> <li>b. provision of new buildings or conversion of existing buildings within the settlement boundaries.</li> </ul> <p>B. Proposals for the establishment of an enterprise/business park will be supported where the site:</p> <ul style="list-style-type: none"> <li>a. is well located in relation to the catchment area to be served;</li> <li>b. has safe and convenient access for pedestrians and cyclists;</li> </ul>	<p>Policy CCW11 seeks to ensure space is available within urban areas to support business start-ups.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat or recreational impacts; and seeks to ensure a positive impact with respect to the water environment.</p>
<p><b>CCW12: Retaining and enhancing the vitality and viability of retail centres</b></p> <p>Caterham Valley and Caterham-on-the-Hill</p> <p>A. Development proposals within or immediately adjacent to the defined Caterham Valley town centre and Caterham on the Hill local centre must encompass the need for sustainable development. There is a need to maintain the economic health, vitality and viability of these areas in balance with residential development and infrastructure. Proposals should demonstrate how they contribute to the Neighbourhood Plan objectives and to the ambitions for the Town Centre as a whole, including all its local enterprises. Therefore mixed use development proposals, including employment, retail, community and residential uses, will be supported within the Town Centres.</p> <p>B. In particular, development proposals that have the potential to provide public realm improvements, improve</p>	<p>Policy CCW12 supports the continuing role of existing centres.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat or recreational impacts; and seeks to ensure a positive impact with respect to the water environment.</p>



Policy in the draft CCW Neighbourhood Plan	Consideration of significant environmental effect to supplement Table 2 and Table 3 of this draft Screening Report
<p>vehicular, pedestrian and cycle movement within the Town Centre and help to tackle issues identified by the evidence and analysis in the Neighbourhood Plan supporting documents<sup>2</sup>, should consider and address those opportunities as part of their scheme. Balanced development will be supported provided it does not conflict with other policies or proposals in this plan.</p> <p>Local and neighbourhood centres</p> <p>C. Proposals which result in the loss of existing local neighbourhood convenience shops will be resisted; they will only be supported where the applicant has demonstrated that there is no reasonable prospect of the site or premises being used for ongoing retail or community uses. Applicants will be expected to demonstrate that the existing use is no longer viable and that the site has been marketed for a reasonable period of time – 12 months - for alternative retail or community uses.</p> <p>D. Development proposals that provide a balance of uses – retail, leisure and community, commercial and residential - will be supported subject to compliance with all relevant development plan policies. Proposals that add to or sustain the distribution of local neighbourhood convenience shops in particular where they are designed to be accessible on foot or by bicycle, will be supported.</p> <p>E. Positive consideration will be given to applications that will improve the quality of shop fronts and signage in these areas.</p>	
<p><b>CCW13: Supporting recreation and sustainable tourism</b></p> <p>A. Development proposals for recreational and tourism activities, including a Visitor Centre, will be supported where the following criteria can be met:</p> <ul style="list-style-type: none"> <li>a. There are demonstrable economic and social benefits of the proposals; and</li> <li>b. There is no significant detrimental impact on the existing community; and</li> <li>c. Adequate provision for parking is included, particularly for proposals within or adjacent to the local centres; and</li> </ul>	<p>Policy CCW13 supplements the Tandridge Local Plan, supporting and emphasising the important role of recreation and tourism to the economy and communities.</p> <p>It makes no specific site allocation, but encourages provision of recreational / green space in this</p>



Policy in the draft CCW Neighbourhood Plan	Consideration of significant environmental effect to supplement Table 2 and Table 3 of this draft Screening Report
<p>d. the siting, scale and design reflects local character, conserves historic and natural assets of the surrounding area and the design and materials are in keeping with the local style and reinforce local distinctiveness and provide a strong sense of place.</p> <p>B. Proposals for the improvement of signage for local facilities will be supported, provided that they can be satisfactorily integrated within their surroundings.</p>	<p>area outside the SACs /SPAs the buffer zones to the SACs / SPAs.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat or recreational impacts; and seeks to ensure a positive impact with respect to the water environment.</p>
<p><b>CCW14: Natural landscape and rural character</b></p> <p>Development proposals should maintain and enhance the natural environment, retain landscape features, such as chalk downland, and enhance the rural character and setting of the Neighbourhood area. Where reasonable and necessary, development proposals are expected to demonstrate that they have addressed the following matters:</p> <p>a. Respect the natural topography of a site wherever possible and preserve and sensitively incorporate existing natural features such as trees, hedgerows and ponds within the site.</p> <p>b. Be integrated into the landscape and include new landscape buffers between existing development and the countryside adjacent to development sites.</p> <p>c. Consider including street trees in their landscaping plans; if trees of arboreal significance must be removed, they should be replaced with trees of a similar potential size and native species elsewhere on the site, unless this is clearly not possible.</p> <p>d. Design open space that is:</p> <ol style="list-style-type: none"> <li>in usable parcels of land and not fragmented</li> <li>safe, easily accessible and not severed by any physical barrier</li> <li>is accessible to the general public</li> <li>creates a safe environment considering lighting and layout</li> <li>complemented by landscaping</li> </ol>	<p>Policy CCW14 supplements the Tandridge Local Plan, seeking to protect the natural environment and landscape in rural and urban areas.</p> <p>It makes no specific site allocation, but encourages provision of recreational / green space in this area outside the SACs / SPAs the buffer zones to the SACs / SPAs</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat or recreational impacts; and seeks to ensure a positive impact with respect to the water environment.</p>



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e. The use of an appropriate legal agreement is encouraged to ensure proper management of the open space over the lifetime of the development.	
<p><b>CCW15: Green infrastructure and development</b></p> <p>Proposals should be designed from inception to create, conserve, enhance and manage green spaces and connective chains of green infrastructure, as shown in Figure X, with the aim of delivering a net environmental benefit for local people and wildlife. Proposals that seek to improve the connectivity between wildlife areas and green spaces will be encouraged in order to enhance the green infrastructure of the Neighbourhood area.</p>	<p>Policy CCW15 supplements the Tandridge Local Plan, seeking to protect the natural environment and landscape in rural and urban areas.</p> <p>It makes no specific site allocation, but encourages provision of recreational / green space in this area outside the SACs / SPAs the buffer zones to the SACs / SPAs.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat or recreational impacts; and seeks to ensure a positive impact with respect to the water environment.</p>
<p><b>CCW16: Locally significant views</b></p> <p>Development proposals which do not have a significantly detrimental impact on the locally significant views listed in Figures 8.2 and mapped in Figures 8.3 to 8.6, with detailed descriptions in Appendix A, will be supported.</p>	<p>Policy CCW16 seeks to safeguard important views in and across the Parish from inappropriate development.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>
<p><b>CCW17: Local green spaces</b></p> <p>The 22 areas (including three groups of areas) listed and mapped in Figure 8.7 and detailed in Appendix B and defined</p>	<p>Policy CCW17 designates a series of sites as Local Green Space to</p>



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<p>on the Policies Map are designated as Local Green Spaces. Development proposals which demonstrably accord with development appropriate within a Green Belt will be supported, subject to compliance with other policies within the Neighbourhood Plan.</p>	<p>acknowledge their value to the community and to protect them from inappropriate development.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>
<p><b>CCW18: Allotments and community growing spaces</b></p> <p>Development proposals for the provision of allotment facilities and / or community growing spaces will be supported where accessible by pedestrians and cyclists and within or adjacent to the defined settlement areas, as shown on the Policies Map and particularly in Caterham Valley and Whyteleafe.</p> <p>Proposals that would result in the loss of all or part of existing allotment spaces will not be supported unless alternative and equivalent allotment space having regard to soil quality, size and accessibility is provided.</p>	<p>Policy CCW18 encourages provision of and seeks to space for allotments within and adjacent to the urban areas.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>
<p><b>CCW19: Libraries, museums and theatre</b></p> <p>A. Proposals that would result in the loss of all or part of existing library sites, the museum and the theatre sites will not be supported unless alternative facilities of equivalent standard and convenience have been agreed incorporating adequate safeguards for delivery.</p> <p>B. Proposals that enable the diversification and flexible use of cultural venues through extension of and shared use of such buildings to provide community facilities will be supported.</p>	<p>Policy CCW19 seeks to protect and enhance cultural / community facilities. This would be within urban areas and predominantly involve existing buildings.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>
<p><b>CCW20: Community hubs</b></p> <p>A. Proposals for new/improved community facilities, including the provision of a Community Hub in Whyteleafe, will be encouraged subject to the following criteria:</p>	<p>Policy CCW20 supports the provision of community facilities. This would be within urban areas</p>



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<p>a. The proposal would not have significant harmful impacts on the amenities of surrounding residents and the local environment; and</p> <p>b. The proposal would not have significant adverse impacts upon the local road network.</p> <p>B. Proposals that would result in the loss of community and leisure facilities will only be supported if alternative and equivalent facilities demonstrate by comparison to the existing facility that:</p> <p>a. The replacement will be of at least an equivalent scale, specification and located in an accessible location to the community to be served;</p> <p>b. Reprovision of these facilities will incorporate adequate safeguards for delivery; and</p> <p>c. Satisfy all other relevant policy expectations of this neighbourhood plan.</p>	<p>and likely to involve re-use of existing buildings.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>
<p><b>CCW21: Protection of public houses</b></p> <p>A. Proposals for the expansion of existing public houses (Class sui generis) in the neighbourhood area to develop appropriate community-based activities, such as a restaurant will be supported, subject to complying with other policies within the plan and provided the scale, design and materials are in keeping with the local character and reinforce the local distinctiveness of the surroundings.</p> <p>B. Development proposals to change the use of public houses (Class sui generis) will only be supported if such a use is demonstrably unviable. Development proposals should be accompanied by a marketing report demonstrating that the existing public house has been actively marketed as a Use Class sui generis for a period of not less than 12 months at market value for the existing use. The report should account for all expressions of interest and offers received and how these were assessed in terms of viability. Applicants will be expected to meet the costs of undertaking an independent peer review of their marketing and viability assessment if requested by Tandridge District Council prior to determination of the application</p>	<p>Policy CCW21 supports the retention of public houses, including through diversification of use.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>



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<p><b>CCW22: Burial grounds</b></p> <p>Proposals for the provision of both traditional consecrated and green / woodland burial sites by either the local authority or private providers will be supported, provided that:</p> <ul style="list-style-type: none"> <li>i. the conditions meet adopted national and local land use policies;</li> <li>ii. it incorporates adequate off street parking; and</li> <li>iii. there is no loss of amenity to neighbouring areas.</li> </ul>	<p>Policy CCW22 supports the provision of burial grounds / facilities.</p> <p>The Policy makes no specific site allocation and proposals would need to demonstrate compliance with policies in the Development Plan that protect the natural environment.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat or recreational impacts; and seeks to ensure a positive impact with respect to the water environment.</p>
<p><b>CCW23: Maintaining existing health services</b></p> <p>A. Except on land with the Green Belt, proposals which facilitate or enhance and facilitate the delivery of health facilities on the following sites, as shown on the Policies Map, will be supported:</p> <ul style="list-style-type: none"> <li>a. Caterham Valley general practice surgery</li> <li>b. Chaldon Road general practice surgery</li> <li>c. Whyteleafe general practice surgery</li> <li>d. Townhill general practice surgery</li> <li>e. Caterham Dene Hospital</li> <li>f. North Downs Hospital</li> </ul> <p>B. Except on land with the Green Belt, proposals for the relocation or expansion of health services will be supported subject to the following criteria:</p> <ul style="list-style-type: none"> <li>a. the proposal would not have significant harmful impacts on the amenities of surrounding residents and environment;</li> <li>b. the proposal would not have unacceptable impacts caused by traffic on the local road network; and</li> </ul>	<p>Policy CCW23 supports the retention of existing and provision of health services / facilities. This would be within urban areas and likely to involve re-use of existing buildings.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>



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c. the proposal is located within or immediately adjacent to the settlement boundary as defined on the Policies Maps.	
<p><b>CCW24: Education provision</b></p> <p>A. Except on designated Green Belt land, development proposals which facilitate and enhance existing schools and associated playing fields, as defined on the Policies Map, will be supported subject to demonstration that:</p> <ul style="list-style-type: none"> <li>a. acceptable mitigation measures are offered to overcome access and unacceptable highway impact caused by the development;</li> <li>b. the development would not result in a significant loss of amenity to local residents or other nearby activities; and</li> <li>c. the development does not conflict with other Plan policies or proposals.</li> </ul> <p>B. Except on designated Green Belt land, where a proposals for a new school is brought forward, the proposal will be supported where it can be demonstrated that the development would:</p> <ul style="list-style-type: none"> <li>a. provide safe access to pedestrians and cyclists and is conveniently related to bus routes with adequate provision for school buses to park where appropriate;</li> <li>b. provide appropriate vehicular access and would not adversely impact upon traffic capacity;</li> <li>c. not result in a significant loss of amenity to local residents or other nearby activities; and</li> <li>d. would not conflict with other Plan policies or proposals</li> </ul>	<p>Policy CCW24 supports the provision of education services / facilities. This would be within urban areas and likely to involve re-use of existing buildings.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>
<p><b>CCW25: Improving walking, cycling and equestrian opportunities</b> (draft – to be completed)</p> <p>A. To ensure that residents can access social, community, public transport, the school, retail and other important facilities in the neighbourhood area in a sustainable and safe way, all new developments should ensure safe pedestrian, and where possible cycle, access to link up with the existing footpath and cycleway network, and public transport network, as defined in Figures X. Proposals should</p>	<p>Policy CCW25 seeks to encourage more sustainable modes of transport by supporting proposals that enable and promote active travel.</p>



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<p>demonstrate that they are accessible to XX and the 10-minute walkable zone.</p> <p>B. The provision of new, or the enhancement of existing, cycle and pedestrian routes that are, where feasible, physically separated from vehicular traffic and from one another will be strongly supported. Such routes should be of permeable material and ensure that access by disabled users and users of mobility scooters is secured.</p> <p>C. The design and layout of works related to the widening of footways or the provision of traffic-calming measures should enhance the rural, village character, for example retaining and/or providing hedgerows, trees and soft verges where possible. Materials and layout must be sympathetic to local character, in accordance with Policy CCW3.</p> <p>D. Proposals for new bridleways will be supported wherever possible; in all new developments existing bridleways must be retained where they exist or, alternatively, new or amended bridleway links provided together with safe road crossing points that enable connectivity between the settlements and the wider countryside.</p> <p>The provision of covered and secure cycle racks and buggy parking will be supported.</p>	<p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>
<p><b>CCW26: Broadband</b></p> <p>Subject to compliance with other relevant policies in this neighbourhood plan, new residential, commercial and community development proposals within the Neighbourhood Plan area which are served by a superfast broadband (fibre-optic) connection will be supported.</p> <p>Where it can be demonstrated, through consultation with Next Generation Access (NGA) Network providers, that this would not be either possible, practical or economically viable, appropriate ducting should be provided within the site and to the property to facilitate ease of installation at a future date on an open access basis.</p>	<p>Policy CCW26 seeks to improve digital infrastructure in the Plan Area.</p> <p>This Policy is not likely to result in significant impacts with respect to loss of habitat, recreational impacts or the water environment.</p>