



Tandridge District Core Strategy



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Part 1

Background



1 Introduction - What is the Core Strategy?

1.1 A new system of Development Plans has been introduced by the Government that has replaced the system of regional planning guidance, county structure plans and local plans. At District level the new style plan will be the Local Development Framework (LDF). Over a period of time the LDF will replace the Tandridge District Local Plan 2001.

1.2 The LDF will not be a direct replacement for the Local Plan; this is because with the new system of development plans that will comprise the Regional Spatial Strategy (RSS) and Local Development Frameworks there will be a need to take a more strategic view of matters at the local level. The Core Strategy is the first Development Plan Document (DPD) in the LDF and sets out a vision for the District and a set of key policies within which other more detailed policies can be prepared and set out in future Local Development Documents (LDDs). However many of the existing local plan policies will be “saved” until they are replaced by subsequent DPDs.

1.3 The time period for this strategy is until 2026, the end date of the South East Plan (SEP). The strategy shows how housing will be delivered over a 15 year delivery period as required by the Government. In some cases a shorter time period is necessary as the need for a particular policy can change over a relatively short period.

1.4 A Sustainability Appraisal (SA) has been undertaken throughout the process of preparing the Core Strategy to test the various options and preferred options to determine how they performed against a set of SA objectives under four main themes:

- Social progress that recognises the needs of everyone
- Effective protection of the environment
- Maintenance of high and stable levels of economic growth
- Prudent use of natural resources

1.5 The Sustainability Appraisal was a fundamental and crucial part of the plan preparation process; it was an iterative process that was undertaken throughout the issues and options stage, the preferred options and submission stages. At the issues and options stage the SA reports did not come to any conclusion as to which options were the most preferable but drew attention to the sustainability issues surrounding each option. The SA also demonstrated the tensions that can exist between different policy choices.

1.6 For more information on the SA process, see the SA/Strategic Environmental Assessment Scoping Report the Final SA Report and the 2007 SA Update paper. ⁽¹⁾

1 http://www.tandridge.gov.uk/Planning/PlanningPolicy/local_development_framework_sustainability_appraisal.htm

2 A Profile of Tandridge Today

2.1 This section gives a short profile of Tandridge. A number of background documents have been prepared as an evidence base for the LDF and more detailed information on the District can be found in those documents.

(2)

Settlement Pattern

2.2 Tandridge is a predominantly rural district. There are three main built up areas: Caterham; Warlingham/Whyteleafe in the north and Oxted/Hurst Green/Limpsfield just south of the M25 motorway. There are two larger rural settlements (that is excluded from the Green Belt) Lingfield in the south-east and Smallfield in the south-west. There are also a number of villages and some other smaller settlements and areas of sporadic development in the Green Belt. The central part of Woldingham is also excluded from the Green Belt and forms a “detached” built up area. About 94% of the area is Green Belt.

Landscape

2.3 There are two Areas of Outstanding Natural Beauty (AONB), the Surrey Hills AONB in the north and the High Weald AONB in the south-east. AONBs are landscapes of national importance.

Population

2.4 The population of the District is just over 79,000 (2001 Census). Since 1991 the number of households has grown by 8.6% whereas the population growth has been lower at 6.8%. The largest increase in households has been in 1 person households with an extremely large increase of 26%. Over the next twenty years there will be a decline in the number of children and a significant decline in the number of people in the 25-44 age group (-29%) and an increase in the number of people above retirement age (50%) as the current 45-64 age group gets older.

2.5 Almost all the population was born in the UK and fall within the ethnic classification of white (97%). The population is well educated compared to the regional and national average.

The Economy

2.6 The broad structure of employment favours those in the service sector rather than that of agriculture or manufacturing. The proportion of the workforce who are either self employed or work for small employers is higher than in Surrey as a whole, the south-east or in England. More residents (58%) commute outside the District to work than anywhere else in Surrey. Tandridge also has a high number of people who use the train to commute. The figure of 13% is higher than for Surrey (10%), the south-east (6%) or the English regions figure (4%). This indicates a heavy reliance on jobs outside the District, primarily in central London.

2.7 There was a steady increase in the number of VAT registered businesses from 1995 to 1999, after which the growth rate has levelled off. There are currently over 4,100 businesses in the District. Commercial buildings are on average older than elsewhere in the south-east indicating that the stock is of poorer quality. Tandridge has the lowest rateable value in Surrey for all classes of employment floorspace (retail/office/industrial/warehousing). There has been little investment in commercial property in recent years, except on the two Major Developed Sites (see below). Farming remains an important element of the rural economy, but farms are at increasing risk from failing.

2.8 Caterham and Oxted town centres have similar levels of retail and office floorspace. Both centres have sites that present opportunities for redevelopment and consequential regeneration and improvements to vitality

2 An Employment/Economic Study of Tandridge LDF Technical Paper No 2: http://www.tandridge.gov.uk/documents/document_display.htm?pk_document=415 Economic Study of Tandridge (Revised and Updated) March 2007 LDF Technical Paper No 8: http://www.tandridge.gov.uk/documents/document_display.htm?pk_document=1342 Population and Social Profile LDF Technical Paper No 3: http://www.tandridge.gov.uk/documents/document_display.htm?pk_document=876 Inventory of Environmental and Heritage Resources, LDF Technical Paper No. 4: http://www.tandridge.gov.uk/documents/document_display.htm?pk_document=417 Sustainability Appraisal Scoping Report: http://www.tandridge.gov.uk/Planning/PlanningPolicy/local_development_framework_sustainability_appraisal.htm

and viability. The other main employment centres are at Whyteleafe, Hurst Green, Hobbs Business Park and Lambs Business Park, the latter two sites being identified as Major Developed Sites. In recent years the conversion of farm buildings to business use has increased the supply in the rural areas.

2.9 There is a net out-commuting figure of 10,000 people per day contributing significantly to the economic and commercial activity in London and other centres. Tandridge has one of the highest economic activity rates in Surrey (38,400 people in 2005) and unemployment levels are low (0.8% in January 2006) with virtually no long term unemployment.

Housing and Social Conditions

2.10 Out of 354 districts in England, Tandridge is one of the least deprived, being ranked at 323. Notwithstanding the overall lack of deprivation there are some pockets of relative deprivation, which are emphasised by the relatively high standards in surrounding areas. The health of the population is generally good or fairly good. Tandridge is a safe place to live, as Surrey is one of the safest counties in England and Tandridge had the fourth lowest crime rate in the County in 2004/2005.

2.11 One third of households live in detached properties, a further quarter live in semi-detached properties and 80% are owner occupiers – a figure higher than in Surrey (77%), the south-east (73%) or in England (68%). House condition across all tenures is good with almost all households having central heating and sole use of facilities. Tandridge is one of the most expensive local authority areas in the country for housing, it is also important to note that house prices within Tandridge have risen dramatically in recent years. Entry level stock, flats/maisonettes have increased by 50.9% and terraced houses have increased by 38.3%⁽³⁾. Due to high house prices in the District, affordability is a major issue; the ratio of flat/maisonette prices (1st quartile) compared to male full time earnings (workplace based) is higher in Tandridge at 5.21 compared to the Surrey Average of 4.91⁽⁴⁾.

Transport

2.12 There are rail services from the larger built up areas and a number of the settlements to London. The District is crossed by the Redhill to Tonbridge line; however services are infrequent. The District is also crossed by the M25 and M23 motorways, otherwise there are no trunk roads. The M25 can be accessed at Junction 6, Godstone. The A22 crosses at this junction and the A25 is a short distance away. Apart from the M25, east-west transport links are poor. Gatwick Airport lies just over the District boundary to the south-west. Parts of the south of the District are subject to serious noise disturbance from aircraft flying into or out of the Airport.

Summary

2.13 In summary, Tandridge is an attractive area in which to live, both in terms of the urban and rural environments. The existing environment is highly valued by the community. It is a healthy and safe place to live and the housing stock is in good condition. However along with much of the south-east, house prices have risen to very high levels leading to an increased gap between incomes and house prices, this makes it difficult for many people to access the housing market. There is risk of labour supply shortages in particular sectors with some people being unable to afford to live in the District. An aging population may place additional demands on some services and on housing provision.

3 Housing Needs Survey 2005

4 Tandridge Annual Monitoring Report 2006-2007

3 Main Issues Facing the District

3.1 The impact of climate change on the global environment is recognised by many experts and bodies as representing the most serious threat to human existence. The release of “green house” gases into the atmosphere is the main cause of global warming.⁽⁵⁾ The Government expects the planning system to play an important part in reducing emissions and thereby helping to limit climate change. A linked issue is the need to ensure that development that takes place is able to cope with the effects of climate change – avoiding developing in areas that flood being one example.

3.2 Globally we are consuming resources at a faster rate than the planet can replenish them, causing problems such as disappearing forests, declining fisheries and climate change. Climate change is beginning to manifest itself in the form of more extreme weather events leading to droughts, flooding and high winds. If everyone in the world lived as most Europeans do, we would need three planets to support us.⁽⁶⁾ Bioregional and the World Wide Fund for Nature have developed the concept of “One Planet Living” the vision being: “A world in which people everywhere can lead happy, healthy lives within their fair share of the earth’s resources”. Whilst this concept is very much about changing people’s lifestyles, the planning system has an important part to play in reducing consumption of natural resources.

3.3 As well as these global issues (i.e. living within environmental limits) there are a number of other important issues that affect Tandridge that need to be addressed through the Core Strategy. These include the need to “ensure a strong, healthy and just society” and to achieve a “sustainable economy”. In the Issues and Options paper consultees were asked to rank a number of elements that could be incorporated into the vision for Tomorrow’s Tandridge. The following list comprises the “top ten” items (as amended through the Sustainability Appraisal). Under each item the main issues are elaborated in more detail:

Issue 1

Retention of the Green Belt to ensure communities remain separated and to prioritise the re-use of brown field over green field sites, in particular those used for non-residential purposes.

The Green Belt is seen as vitally important to protect the existing character of the District, particularly as the District is so close to London. Without the Green Belt the outward spread of London would be uncontrolled and would result in an expanding urban area that would swamp the existing communities. Also without the Green Belt existing communities would eventually merge. It is also important to protect the Green Belt as it provides opportunities for access to the countryside and outdoor recreation for the population of London. Parts of the Green Belt in the urban fringe suffer from neglect and the challenge is to improve the quality and usefulness of these areas. To enable the Green Belt to be protected it is essential to make the best use of previously developed land (brown field) particularly surplus commercial sites.

Issue 2

Protection of the countryside and in particular landscapes of national importance (AONBs).

The Surrey Hills and the High Weald Areas of Natural Beauty are landscapes of national importance and their protection must therefore have a very high priority. The pressure for development in the District makes this protection all the more important. The associated Areas of Great Landscape Value as well as having landscapes that should be protected in their own right are seen as a “buffer” to the AONB and it is the views into these areas from the AONB that also must be protected if the integrity of the AONB is to

5 For more information on Climate Change see: Intergovernmental Panel on Climate Change - Third Assessment Report - Summary for Policy Makers 2001 <http://www.ipcc.ch/pdf/climate-changes-2001/scientific-basis/scientific-spm-en.pdf> and UK Climate Impacts Programme Publications available at <http://www.ukcip.org.uk/>

6 One Planet Living: http://www.bioregional.com/programme_projects/opl_prog/OPL%20broch%20single%20page.pdf

be preserved. Countryside character outside the designated areas should also be protected and opportunities to improve the countryside in the urban fringe should be sought.

Issue 3

Adequate infrastructure (including water supply and drainage) and services, (including health, social care and education) to accompany new development.

It is important that adequate services and infrastructure are provided to meet the needs of new development and the existing community. Adequate infrastructure should accompany all forms of development, not just housing. Much of the development that takes place within the District is incremental, occurring on small sites and it is therefore difficult to provide new services and infrastructure alongside such development. The cumulative impact of incremental development on the area can be significant. The Council and service providers must monitor what new infrastructure and services may be needed, whether it is necessary to restrict development where it is inadequate and what alternative measures can be taken to fund and provide the necessary requirements. Currently there are no major constraints on development.

Issue 4

Adequate housing (sustainably located and constructed) to meet the needs of all sections of the community, including affordable dwellings, retirement accommodation, homes for young people and for those with special needs.

Providing adequate housing in terms of quantity, type and affordability is essential. The inability of households to have a home of their own is unacceptable and therefore the Council will need to deliver the numbers of homes required by the South East Plan. It will also be important that the type of housing meets local needs. Affordability is a big issue with many people being unable to access market housing. This has serious implications for the individuals and households involved and may have impacts on the economy if businesses are unable to recruit staff because they cannot afford to live in the District. There is also a need for new homes to be designed to meet the needs of those who wish to work at home and as “lifetime homes”. Enabling older and disabled people to live independently for as long as possible is a Community Strategy objective.

The needs of Gypsies, Travellers and Travelling Showmen should be met where there is a proven demand for additional pitches.

Issue 5

Encourage the reuse of previously developed land for residential, commercial and community uses.

The need to make best use of existing resources and to protect the Green Belt can be underpinned by reusing previously developed land. In particular surplus commercial sites can be reused. The redevelopment of previously developed land may afford opportunities to remediate (decontaminate) contaminated land.

Issue 6

Adequate transport infrastructure and services.

One of the most important elements of sustainable development, which in turn supports the aim of limiting climate change and making prudent use of natural resources, is to ensure that development takes place in the most sustainable locations, i.e. close to services and public transport. The District is not particularly well served by public transport, except for rail lines into London. The challenge is therefore to ensure services are adequate and offer a real alternative to using the car. Transport infrastructure can also include provision for walking and cycling. Promotion of sustainable movement patterns is an objective of the Community Strategy.

Issue 7

Protection and provision of open space, sports, play, recreational, community and cultural facilities that are sufficient to meet the community's needs and that are accessible to all.

The availability of open space, sports, play and recreational facilities are important for healthy living and social inclusion. It is therefore important that existing open space, sports and recreational facilities are protected and if necessary enhanced. Access to the countryside should be protected and opportunities for recreation within the countryside should be considered. Although there is no recognised deficit in terms of open space, sports and recreation, additional housing development may require additional provision. Community and cultural facilities are also important to the overall wellbeing of the community and these should be protected and if necessary enhanced. A Community Strategy objective is to increase opportunities for physical activity in the District.

Issue 8

Protection, management and enhancement of biodiversity; (Joint 8th ranking with next element).

The District has a wealth of wildlife sites and natural features, including nine Sites of Special Scientific Interest (SSSI) which are sites of national importance. The protection and proper management of these sites is of vital importance. In addition the enhancement and improvement of such sites is a key issue. Whilst the most important sites are designated as SSSIs, there are many other sites that whilst being noted as having importance do not enjoy the same level of protection, such as Local Nature Reserves, Sites of Nature Conservation Importance and Ancient Woodland. These sites together with important habitats and protected species also need to be protected.

Issue 9

New development constructed in accordance with sustainability principles, including location, energy conservation, renewable energy sources and passive solar gain.

In view of the importance of climate change and the need to live within the limits of environmental capacity, the issue of ensuring that new development incorporates sustainable development principles is important. Such measures can include a contribution towards renewable energy, energy conservation, water conservation and Sustainable Drainage Systems (SuDS). Some areas of the District are within flood risk

areas and the Core Strategy needs to make sure that flooding is not made worse and that development avoids flood risk areas.

Issue 10

Safe and secure communities.

Reducing crime, tackling anti-social behaviour and promoting public reassurance are objectives of the Community Strategy and whilst Tandridge is a very safe place to live there is a need to keep it that way. The planning system can contribute to this aim by ensuring new development is designed in such a way as to deter crime and so that people feel safe.

3.4 Although some of the other issues set out in the Issues and Options paper were not identified as being in the “top ten” they nevertheless remain issues that the Core Strategy must cover. These are:

Sustainable Economy (both urban and rural)

3.5 It is important that a “sustainable economy” is encouraged, in other words a level of economic growth that achieves social progress, but at the same time protects the environment and uses resources prudently. Therefore it is important that the economy of the District both in the built up and rural areas is supported through the Core Strategy. Whilst the demand for land for housing is currently greater than the demand for commercial land it is important that the economy of the District is not undermined by the loss of all employment land and that the economy can provide prosperity and opportunities for all. “Strategic Employment” sites need to be identified and protected. “Smart Growth” should be encouraged, for example making best use of technology that does not create additional demand for land.

3.6 It is necessary to understand the linkages between the economy of the District and the wider region and in particular with London which relies on areas like Tandridge for some of its labour supply. There is some concern that over the next fifteen years the demand for labour in London will outstrip the population growth within the capital, this could put more pressure on Tandridge for additional housing. The London Plan ⁽⁷⁾ indicates that it is desirable to contain levels of commuting in the interests of sustainable planning and to avoid strain on the public transport network. The London Plan states that the Mayor of London will work with neighbouring regions to reduce the rate of increase in in-commuting and to increase the capacity of London residents to take up the growing number of jobs.

Maintaining and enhancing the role of town centres and other centres

3.7 Caterham Valley and Oxted town centres fulfil an important role in providing key services and shopping for the District’s population. The centres primarily meet day-to-day needs. These functions need to be protected and if possible enhanced so that the centres continue to meet the needs of the community and support the aim of sustainable development. Each centre has its own distinctive character and therefore they should complement each other rather than try to compete. A “Healthcheck” of Caterham has been undertaken and the results of this Healthcheck may enable regional funding to be secured towards improvements. The Community Strategy identifies town centre improvements, based on an analysis of issues affecting Caterham town centre as an objective. In Oxted the redevelopment of the gas holder site will provide an opportunity for improvements, although considerable constraints will need to be overcome. Mixed developments in the town centres may provide opportunities to increase densities in sustainable locations.

3.8 Other centres such as Caterham Hill, Whyteleafe, Warlingham and Lingfield provide more localised services for their communities and these also need to be protected and if possible enhanced.

7 The London Plan – Mayor of London, February 2004: <http://www.london.gov.uk/mayor/planning/strategy.jsp>

Protection of urban and rural character

3.9 As well as an attractive environment provided by the surrounding countryside, the built up areas and villages generally have an attractive character and local distinctiveness that is highly valued by the community. It is important that the environment and character of these areas is protected and where necessary enhanced. The pressure for additional housing development is of concern to many and therefore it will be essential that new development does not adversely affect the environment and character and that a high standard of design is achieved. It is important that local character and distinctiveness is enhanced through new development.

Protection of heritage

3.10 The heritage consists of both built development in the form of listed buildings/buildings of character and conservation areas. It also comprises archaeology, historic landscapes and the wider historic environment. These elements not only contribute to the character of the area but also form part of our cultural heritage. Therefore the protection, management and enhancement of these features and the historic environment is of the utmost importance. The opportunity for additional public access to historic features should be considered.



Part 2

Vision and Strategy



4 Vision for Tomorrow's Tandridge

4.1 The Council's vision for Tandridge is:

"Tomorrow's Tandridge will be a place where the community lives and works within environmental limits; where the wider environment and the distinctive and attractive character of the towns, villages and the landscape is protected and enhanced.

It will be a place that is safe and secure; where social exclusion and poverty is minimised and where vulnerable people are supported.

There will be adequate housing, infrastructure, services and improved public transport to meet the needs of all sections of the community.

The above features will be underpinned by a successful and sustainable economy with viable and vital town centres serving Oxted and Caterham, and thriving villages and rural areas that meet the needs of their communities."

4.2 The Tandridge Community Strategy 2006 - 2011 has been produced by the Local Strategic Partnership, which is formed by partners from the public, voluntary, business and community sectors. The strategy is about the future of Tandridge, based on local priorities that will be delivered through partnership working. The Community Strategy seeks to:

- Promote the social, economic and environmental well being of all Tandridge residents;
- Enhance the quality of life in local communities;
- Contribute to the achievement of sustainable development in the UK.

The Community Strategy vision is:

"A community of individuals and organisations committed to working in partnership to provide effective services and enhance the quality of life of all people in the area."

Although the Community Strategy vision has a different emphasis from the Core Strategy vision, the two visions and the strategy set out below are not inconsistent. Although not all the Community Strategy objectives can be delivered through the LDF, there are a number of objectives which can be delivered in this way. The Local Strategic Partnership supports the approach taken in the Core Strategy.

4.3 In addition to the Tandridge Community Strategy there is a Surrey wide Community Strategy which has short term and medium term action plans. The Surrey Local Area Agreement includes 8 medium term projects. The Districts and Boroughs are partners in a number of these projects. In particular the LDF will help to deliver the following projects:-

- Supplying Affordable Housing;
- Reducing crime and anti-social behaviour.

5 Spatial Objectives

5.1 The strategies in the following sections have been developed through the process of considering a number of options which were presented as alternative ways of dealing with the issues identified in section 3 above. The options were tested through the Sustainability Appraisal process and through public consultation. As a result of the testing and consultation the Council was able to develop its preferred approach which was subject to further sustainability testing and consultation. The spatial objectives listed below are not prioritised but are grouped under the three main themes of sustainable development. The objectives are then developed into the more detailed strategies under a number of specific themes in sections 6 to 20.

Objectives 1

Social Progress

- Provision of sufficient and adequate housing (sustainably located and constructed) to meet the needs of all sections of the community, including affordable dwellings, retirement accommodation, homes for young people, sites for Gypsies/Travellers and Travelling Showmen and homes for those with special needs.
- Provision of adequate infrastructure (including water supply, drainage and other utility services) and services, (including health, social care and education) to accompany new development.
- Provision of adequate transport infrastructure and services (including public transport) that supports the aim of reducing the need to travel by car.
- Protection and provision of open space, sports, play, recreational facilities, community and cultural services that are sufficient to meet the community's needs and that are accessible to all.
- Provision of a safe and secure environment.

Objectives 2

Environmental Protection

- Minimising the impact on climate change through a reduction in projected green house gas emissions from planned development and ensuring that development is able to withstand the effects of climate change.
- Reduction in the consumption of natural resources, in support of the aim of "one planet living".
- Minimising the risk of flooding.
- Encouraging the reuse of previously developed land for residential, commercial and community uses.
- New development constructed in accordance with sustainability principles, including location, siting, energy conservation and renewable energy sources.
- Retention of the Green Belt to ensure that communities remain separated and to prioritise the re-use of brown field over green field sites, in particular those brown field sites used for non-residential purposes.
- Minimising the impact of Gatwick Airport by working with BAA Gatwick on the development of the airport up to the projected 45 million passengers per annum of the single runway and opposing expansion beyond its current agreed capacity.

- Protection and enhancement of biodiversity.
- Protection and enhancement of the distinctive character of built up and rural areas.
- Protection and enhancement of the District's distinctive heritage.
- Protection and enhancement of the character and appearance of the countryside and in particular the landscapes of national importance, i.e. the Surrey Hills and High Weald Areas of Outstanding Natural Beauty.

Objectives 3

Sustainable Economy

- Supporting an economy that is thriving and growing within environmental limits (both urban and rural).
- Maintenance and enhancing of the role of town centres and other centres.



Social Progress



6 Spatial Strategy

Spatial Strategy (Location of Development)

6.1 In line with the South East Plan this strategy proposes that the majority of development will take place within the existing built up areas of Caterham, Warlingham, Whyteleafe, Oxted and Hurst Green by seeking to make best use of previously developed land (brown field) within those areas. Development within the villages may be permitted to meet local needs. The strategy therefore acknowledges the importance of the Green Belt as a way of keeping land open and preventing the outward spread of London and existing built up areas from coalescing. No changes are currently proposed to the boundaries of the Green Belt. The strategy requires that the majority of new development is provided in locations that minimise the need to travel, in particular the need to travel by car. The strategy will be delivered by directing (in general) new development to the existing built up areas where there is a greater range of services and access to relatively better public transport.

6.2 However the policy on Housing Provision CSP2 does recognise that if it is not possible to allocate sufficient land without encroaching into the Green Belt, growth will be directed to land immediately adjoining built up areas, i.e. which are within the Green Belt. The precise location of such land would depend on its accessibility to services, public transport and other infrastructure, in other words the most “sustainable locations”. Because of the relatively limited requirement for additional housing in Tandridge set out in the South East Plan it is not considered necessary in this Core Strategy to identify any strategic sites for housing. The Sustainability Appraisal considered the options of directing development to the built up areas by making best use of previously developed land or allocation sites of different sizes on the edge of the built up areas. It also considered the relative sustainability of the different built up areas in the district; it indicates that there are no significant differences in the sustainability of those areas. The Key Diagram shows the broad locations where development will take place; it also shows the villages (Larger Rural Settlements) where development to meet local needs may be permitted together with the Green Belt and public transport routes. No hierarchy of the built up settlements is proposed as there are no significant differences between the areas in terms of sustainability. There is no proposal to change the functions of the built up settlements either. Caterham Valley and Oxted town centres are the principal service centres and do not compete with each other. Other centres fulfil more local needs (see Section 19).

6.3 The Green Belt, the built up areas, the Larger Rural Settlements, and the Green Belt Settlements boundaries are defined on the Tandridge District Local Plan 2001 Proposals Map. However, Local Plan policies RE3, RE4 and RE5 will be superseded by the Core Strategy so the Green Belt Settlement boundaries will no longer apply. All of these boundaries will be reviewed in the Site Allocations DPD, which will be accompanied by a new proposals map showing the reviewed boundaries.

6.4 Development appropriate to the needs of rural communities in relation to Category 2 settlements, as referred to in policy CSP1, will be assessed as follows:

- Where infilling is proposed on existing residential land it should be of a scale appropriate to the size and character of the settlement and the extent to which it would not reinforce unsustainable patterns of travel;
- Where infilling comprises the redevelopment of non-residential land it would assist in delivering the objective making the best use of previously developed land;
- The proposed development would assist in meeting the need for affordable housing, particularly to meet local needs;
- The proposed development would assist in the retention or enhancement of community facilities.

6.5 The Council will apply the following tests when considering if further sites should be identified as Major Developed Sites in the Green Belt.

1. Identify any sites that are major/substantial and developed;
2. consider whether there is scope for infilling of the identified sites without adding to the impact on the openness of the Green Belt and the purposes of including land within it;

3. consider whether there is scope for the complete or partial redevelopment of the identified sites which would result in an environmental improvement; and
4. consider if there are any particular environmental, infrastructure or sustainability constraints which would militate against the site being designated as a MDS.

Policy CSP 1

Location of Development

In order to promote sustainable patterns of travel and in order to make the best use of previously developed land, development will take place within the existing built up areas of the District (the Category 1 settlements listed below) and be located where there is a choice of mode of transport available and where the distance to travel to services is minimised subject to the third paragraph of this policy.

There will be no village expansion by amending the boundaries of either the Larger Rural Settlements or Green Belt Settlements. All the settlement boundaries will be reviewed in the Site Allocations DPD and the accompanying Proposals Map. Development appropriate to the needs of rural communities will be permitted in the Larger Rural Settlements and Green Belt Settlements (the Category 2 settlements listed below) through infilling and on sites allocated for affordable housing. There will be no expansion of Woldingham (also a Category 2 settlement); saved policy BE7 “Woldingham” of the Tandridge District Local Plan 2001 will continue to apply to development within the settlement boundary until this is replaced by a policy in a Development Control DPD.

There will be no change in the Green Belt boundaries, unless it is not possible to find sufficient land within the existing built up areas and other settlements to deliver current and future housing allocations. Such changes will only take place at sustainable locations as set out in Policy CSP2 whilst having regard to the need to prevent built up areas from coalescing. Any changes will be made through a Site Allocations Development Plan Document and the accompanying Proposals Map.

Where there is a requirement to allocate green field sites the preference will be to find a number of sites to disperse the impact of development; the location of such sites will need to take into account existing and proposed infrastructure and service provision.

The targets for the amount of housing to be provided on previously developed land are as follows:

2006 - 2011 - 95%

2011 - 2016 - 90%

2016 - 2021 - 70%

2021 - 2026 - 60%

Category 1 Settlements:-

Caterham

Oxted (including Hurst Green and Limpsfield)

Warlingham

Whyteleafe

Category 2 Settlements:-

Woldingham

Larger Rural Settlements:

Lingfield

Smallfield

Green Belt Settlements:

The settlements within this classification and their exact boundaries will be decided in the Site Allocations DPD and its accompanying Proposals Map

(NB. Larger Rural Settlements are excluded from the Green Belt and Green Belt Settlements will be “washed over” by the Green Belt but within which infilling is allowed)

6.6 The following provides a brief overview of how the Core Strategy specifically applies to the built up areas, town centres and villages. It is not intended to be a comprehensive summary of all the policies in the Core Strategy that do not have a specific geographic impact.

The built up areas of Caterham, Whyteleafe, Warlingham, Oxted, Hurst Green and Limpsfield

6.7 The built up areas will be the areas where the majority of new development will take place and development will therefore take place on previously developed land. In particular redundant or unsuitably located commercial land will be reused for housing. Within the built up areas it will be important to ensure that new development is of a high standard of design and that the character of the areas is protected. Existing public and private green spaces such as parks, playing fields and greens will be protected.

6.8 The density of development will be within the range of 30 to 55 dwellings per hectare, however in certain circumstances it may be appropriate to build to a lower density because a density within the range may have an adverse impact on the special character of particular areas. In the wooded hillsides development must not adversely affect the character of those areas and ensure there is no overall loss of tree cover. In residential areas with good accessibility to public transport and services, including convenience shopping, higher densities may be possible, but subject to the overriding need for good design and the protection of character.

6.9 Where there are Conservation Areas within the built up areas new development will need to be of a particular quality as it will be required to preserve and enhance the area.

Caterham Valley and Oxted Town Centres

6.10 Within the two town centres there will also be a requirement to ensure that new development is of a high design standard and that protects the character of the area. Within the Conservation Area in Oxted town centre, development will need to be of a particular quality as it will be required to preserve and enhance the area. Density will be within the range 40 to 75 dwellings per hectare. However in some situations a higher density may be appropriate if required by a particular design solution

6.11 New development should also enhance the appearance, vitality, viability, safety and accessibility of the centres. Mixed use development will be encouraged and the Council will seek to protect the retail function of the town centres. The Council will seek improvements to the town centre through the redevelopment of vacant and underused sites. There is no identified need for additional sites to be identified for retail development, however development proposals that would enhance appearance, vitality, viability, safety and accessibility may be permitted.

Woldingham

6.12 Within the built up part of Woldingham the Council will require development to be a high standard of design and not to harm the special character of the area, the Council will require development to comply with the Woldingham Village Design Statement. In the wooded hillsides development must not adversely affect the character of those areas and must ensure there is no overall loss of tree cover. Within the Conservation Area development will need to be of a particular quality as it will be required to preserve and enhance the area.

6.13 The density of development will be within the range of 30 to 40 dwellings per hectare. However in many circumstances it will be appropriate to build to a lower density because a density within the range would have an adverse impact on the special character of the area, therefore saved policy BE7 “Woldingham” of the

Tandridge District Local Plan 2001 will continue to apply to development within the settlement boundary until this is replaced by a policy in a Development Control DPD.

Larger Rural Settlement of Lingfield

6.14 Lingfield is a Larger Rural Settlement that is excluded from the Green Belt. The Council is not planning for significant growth however development to meet local needs may be proposed. It is likely that redevelopments will be proposed and as with other areas the Council will require all development to be of a high design standard and to protect the character of the area. Development will be expected to comply with the Lingfield Village Design Statement. Within the Conservation Area development will need to be of a particular quality as it will be required to preserve and enhance the area

6.15 The density of development will be within the range of 30 to 40 dwellings per hectare, however in certain circumstances it may be appropriate to build to a lower density because a density within the range may have an adverse impact on the character of particular parts of the village.

Larger Rural Settlement of Smallfield

6.16 Smallfield is a Larger Rural Settlement that is excluded from the Green Belt. The Council is not proposing significant growth, however development to meet local needs may be proposed. There is likely to be some redevelopment proposed in the village and the Council will require all development to be of a high standard of design and to protect the character of the area. The density of development will be within the range of 30 to 40 dwellings per hectare, however in certain circumstances it may be appropriate to build to a lower density because a density within the range may have an adverse impact on the character of particular parts of the village.

Green Belt Settlements

6.17 The Green Belt settlements are washed over by the Green Belt but have a defined boundary within which infilling and small scale redevelopment can be permitted. The settlements to be included within this classification and their exact boundaries will be decided in the Site Allocations DPD. Housing to meet local needs may be proposed. Redevelopment and infilling will be required to be to a high standard of design and will be expected to protect the character of the settlement or part of it. Where there are Conservation Areas within the villages development will need to be of a particular quality as it will be required to preserve and enhance the area.

6.18 The density of development will be within the range of 30 to 40 dwellings per hectare, however in certain circumstances it may be appropriate to build to a lower density because a density within the range may have an adverse impact on the character of particular parts of the villages.

7 Housing Provision

7.1 The South East Plan (SEP) will be adopted in 2009. The Secretary of State's Proposed Changes to the SEP allocate to Tandridge 2,500 dwellings over the period 2006 to 2026, an annual average of 125 dwellings.

7.2 Planning Policy Statement 3 Housing (PPS3) requires local planning authorities to:

"identify sufficient specific deliverable sites to deliver housing in the first five years" and
 "identify a further supply of specific, developable sites for years 6-10 and, where possible, for years 11-15. Where it is not possible to identify specific sites for years 11-15, broad locations for future growth should be indicated."

PPS3 also goes on to say:

"Allowances for windfalls should not be included in the first 10 years of land supply unless Local Planning Authorities can provide robust evidence of genuine local circumstances that prevent specific sites being identified. In these circumstances, an allowance should be included but should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends."

7.3 The strategy for providing housing within the District is to ensure that the South East Plan figure is achieved as a minimum taking into account the delivery mechanisms contained in PPS3. In line with other parts of this Core Strategy the new housing will be delivered through the use of previously developed land primarily within the built-up areas, subject to the need to ensure that development has regard to and respects the character, setting and local context of those areas. The Council will permit the redevelopment for housing of redundant or unsuitably located commercial and industrial sites and other non-residential previously developed land within the built up areas, Larger Rural Settlements and Green Belt Settlements.

7.4 The strategy for delivering housing should be seen within the context of the wider metropolitan area of London and the south-east. The demand for housing in London will continue, partially fuelled by the needs of its growing economy. However the London Plan does not seek to meet this need by development outside London in areas such as Tandridge. Tandridge and the adjoining districts and boroughs in Surrey and Kent contain the first significant tracts of countryside on leaving London, such areas having been maintained through Green Belt policy. They also contain landscapes of national importance, the Surrey Hills AONB and the Kent Downs AONB (the continuation of the Surrey Hills into Kent). It is therefore essential that the countryside and landscape is protected in line with the objectives of national Green Belt policy (PPS2) namely: "to provide opportunities for access to open countryside for the urban population; to provide opportunities for outdoor sport and recreation near urban areas and to retain attractive landscapes.....near to where people live". The relatively small allocation of housing to Tandridge reflects this and the strategy of making best use of previously developed land in the built up areas is important not only for Tandridge but for the wider metropolitan area.

7.5 The Green Belt whilst acting as a constraint on the location of development lies at the heart of a sustainable approach to development. This approach prevents the unsustainable expansion of urban areas. The use of Green Belt land for development is unlikely to reduce demand for previously developed land within the built up areas in the longer term. The end result would be a significant increase in the scale of development per se with consequent increased and diffuse pressure on infrastructure and services. It is also considered that the development of the Green Belt would be likely to encourage further car based movements and sites would be too small to fund significant infrastructure improvements.

7.6 Tandridge is an area heavily constrained by the Green Belt and it remains an important mechanism in preventing the coalescence of the built up areas within the District. It is important to note that the Green Belt in the north of Tandridge is "fractured" and therefore is particularly important in preventing coalescence, unlike the wide areas in the south of the District which have a more regional significance. Green Belt protection is also important in that it prevents the outward spread of London and provides open land that is available for informal recreation and is a potential resource for appropriate open uses that could serve the population of the metropolitan area in the longer term.

7.7 The strategy for housing provision must show how the Council will deliver the SEP requirement (2006 - 2026) and how it will deliver the fifteen year requirement in accordance with PPS3. The following sets out the

strategy, however more detailed information on the housing requirements and how the Council will deliver the required level of housing is set out in the Housing Background Paper (LDF Technical Paper No 7)⁽⁸⁾ which itself builds on the Statement of Housing Supply (LDF Technical Paper No 5)⁽⁹⁾. Following the adoption of this Core Strategy the Council will undertake during 2009 a Strategic Housing Land Availability Assessment (SHLAA) to identify sites with the potential for housing, assess their housing potential and assess when they are likely to be developed. The results of the SHLAA will inform the Site Allocations DPD.

7.8 Within the first five year period there will be a more than adequate supply of deliverable sites (that is sites with unimplemented planning permissions and sites under construction) to meet the requirement. At the end of the first five year period there will be a surplus over requirement of some 527 dwellings. As the delivery of housing must be based on a rolling five year supply, annual monitoring will be carried out and reported in the Annual Monitoring Report. If annual monitoring shows that the supply is likely to fall below the required levels the Council will need to undertake remedial action. However based on the above it is extremely unlikely that such action will be required.

7.9 For the second five year period the Council must identify sufficient developable sites. The Core Strategy is not required to identify sites; this will be carried out through a subsequent Site Allocations Development Plan Document. Nevertheless it is still essential at this stage to know if sufficient land is likely to be available. The policy indicates that sufficient developable sites will be identified. The Council is confident that the supply will not only meet the South East Plan requirement but that there will continue to be an excess of supply year on year.

7.10 Annual monitoring will be crucial in maintaining the supply of housing land. The Housing Trajectory at Annex 2 does not take into account any allocations to be identified in the Site Allocations Development Plan Document. The Trajectory is only a “snap shot” of the situation at any one time. The Trajectory will be updated yearly in the Annual Monitoring Report and will assist in monitoring the supply against the requirement.

7.11 In 2004 the Council carried out a Housing Capacity Study (HCS)⁽¹⁰⁾ to show how the Structure Plan requirement could be delivered. The HCS has been updated and revised, based on the SEP period and requirements⁽¹¹⁾. The updated study shows that over the 15 years (2006 - 2021) there is a potential for 2,397 dwellings compared with the SEP requirement of (125dpa x 15 years =) 1,875 dwellings for the same period. Over the whole SEP period (2006 - 2026) the study indicates a potential supply of 2,787 dwellings compared with the SEP requirement of 2,500 dwellings for the same period. It is accepted that a HCS is not as detailed or rigorous as a Strategic Housing Land Availability Assessment (SHLAA) that will be required for site allocations identification, but it nevertheless provides a good indication that there will be sufficient potential to meet the SEP requirement.

7.12 The HCS indicates that there will be sufficient potential within the built up areas to meet the requirements in advance of specific site identification undertaken through a SHLAA. The identification of urban, previously developed sites is in line with the overall spatial strategy of making the best use of previously developed land in the built up areas and protecting the Green Belt. Therefore any required allocations will be identified using a sequential approach: firstly previously developed land in the built up areas, previously developed land in the Larger Rural Settlements and Green Belt settlements and only then if sufficient sites cannot be found would greenfield/Green Belt releases be considered. The Council will review the employment allocation of a site at Smallfield through a site allocations DPD.

7.13 For the third period of five years, PPS3 indicates that the local planning authority should also identify sufficient developable sites, but if this is not possible it should identify broad locations for development. The Housing Background Paper indicates that because the residual rate shown in the Housing Trajectory is likely to reduce, any required allocations in the third period are likely to be minimal. There is, however, likely to be a difficulty in identifying developable sites so many years ahead through a site allocations DPD. Therefore if the Council is unable to identify sites at that stage the Council will continue the strategy of directing development to the built up areas, which are shown as broad locations on the Key Diagram in accordance with the spatial strategy (CSP1).

8 http://www.tandridge.gov.uk/documents/document_display.htm?pk_document=1374

9 http://www.tandridge.gov.uk/documents/document_display.htm?pk_document=1375

10 http://www.tandridge.gov.uk/documents/document_display.htm?pk_document=400

11 http://www.tandridge.gov.uk/documents/document_display.htm?pk_document=1373

7.14 Notwithstanding the confidence the Council has regarding a more than adequate supply of deliverable housing land there needs to be contingency arrangements in place in case monitoring indicates that the rolling five year housing supply is reducing to a level that will not deliver the requirement. The Council considers that the identification of “reserve sites” would be a practical mechanism to provide the necessary contingency. Reserve sites could then be drawn on as required to contribute to the rolling five year housing supply.

7.15 Reserve sites will be identified through a Site Allocations DPD, then as monitoring takes place, if there is evidence that the supply of sites, either deliverable or developable is declining, the required amount of reserve sites could be brought forward to become allocated sites. In practice only sufficient sites will be released to “top up” the supply. The housing provision policy sets out the broad approach to allow this to happen, however the detailed mechanism for bringing forward reserve sites into the rolling five year housing supply will be set out in the Site Allocations DPD. There is an existing reserve site at Whyteleafe Road, Caterham and this would need to be assessed in terms of suitability and sustainability through a site allocations DPD either as a reserve site or indeed as an allocation.

7.16 There are only a small proportion of empty homes in the District, (520 that had been empty for more than six months in 2006). The Council recognises that these are a wasted resource and will seek to bring some of these back into use as set out in the Private Sector Housing Strategy 2006 - 2009.⁽¹²⁾

Policy CSP 2

Housing Provision

Provision will be made for a net increase of at least 2,500 dwellings in the period 2006 to 2026.

The Council has identified sufficient specific deliverable sites to meet the first five years of the Housing Trajectory and will identify a further supply of specific developable sites for years 6 - 10 of the Housing Trajectory.

The Council will identify sufficient specific developable sites for years 11- 15 of the Housing Trajectory; however if it is not possible to identify specific sites, future growth will be directed to the urban areas and to land in sustainable locations immediately adjoining the built up areas as shown on the Key Diagram.

The Council will undertake a Strategic Housing Land Availability Assessment to identify deliverable and developable sites to inform the Site Allocations DPD.

The Council will apply the “Plan, Monitor and Manage” approach to housing delivery and will review the delivery of housing through the “Housing Trajectory” set out in the Annual Monitoring Report, and will phase the supply of land where necessary.

In order to ensure that a supply of land can be maintained the Council will identify reserve sites in a Site Allocations DPD. Such sites can then be drawn on in the event that annual monitoring indicates that the supply of deliverable and/or developable sites has declined and is likely to be insufficient to meet future requirements. The required amount of reserve sites would then be brought forward as necessary to become allocated sites within the fifteen year supply of housing.

7.17 In the same way that the Core Strategy needs to be flexible enough to deal with changes in the market and any decrease in the supply, the Core Strategy must be able to manage any significant excesses. For example lower interest rates may encourage random and speculative development well in excess of the rates required to meet the strategic requirement identified through the SEP.

7.18 Although the SEP allocation is a minimum not a maximum there may be situations when an excess of supply would harm an interest of acknowledged importance. For example development may outstrip the necessary infrastructure and service provision required to support the development. Also land is a finite resource

12 http://www.tandridge.gov.uk /documents /document _display.htm?pk _document=682

and harm may also be caused to the housing delivery strategy when development occurs at such a rate that it is likely to exhaust the supply of land, particularly in the early phases of the SEP.

7.19 Therefore the Council considers that it is important to be able to manage the delivery of land and control any excessive level of supply of windfalls as a way of doing this. This is not about restraint per se; rather it is about setting a housing delivery framework which can flex as market conditions change. The control of sites during the early phases of the SEP will allow those same sites to be brought forward during a later phase. This represents good stewardship of a finite resource. The failure to exercise this type of management may result in the supply of such sites being used up and a consequent need to allocate less sustainable green field land for housing that would not otherwise be required. This would undermine the overall strategy of the plan which is about making best use of previously developed land within the built up areas and protecting the Green Belt. This would particularly be the case if there was a review of the SEP leading to additional requirements and if any surplus could not be carried forward. Without being able to manage the delivery of housing in relation to the SEP allocation, service providers and others who make investment and/or locational decisions based on such allocations may be misled. Consequences of this would be a failure of local services to keep up with demand.

7.20 With the above in mind the following mechanism is provided that will allow the Council to control the development of windfall residential garden land when there is a significant excess of supply over the requirement. The policy includes a threshold of a 20% oversupply as this is the equivalent to one year of the rolling five-year housing land supply figure (the Council will use net completions to calculate the oversupply). The policy does not apply to the reuse of other land, for example commercial, because if this land is no longer required for its current use it is important that it is reused and not allowed to remain vacant or become derelict.

Policy CSP 3

Managing the delivery of housing

In accordance with Policy CSP2 and in order to manage the delivery of housing, should the District's rolling five year housing supply figure be exceeded by more than 20%, the Council will not permit the development of unidentified residential garden land sites of 5 units and above or larger than 0.2ha (or smaller sites where these form a part of a potentially larger development proposal). Similarly where there is inadequate infrastructure or services to support a development the Council will not permit the development of unidentified sites of 5 units and above or larger than 0.2ha.

However, an exception may be made if it is demonstrated that the development would result in a significant social, community or environmental benefit. It should be noted that the provision of affordable housing to meet the requirements of Policy CSP4 will not be considered to be a "significant social or community benefit". However if it is proposed that a site is to be developed where all the units are affordable; or where the proportion of affordable housing is significantly above the relevant percentage requirement then this may represent a significant benefit allowing an exception to be made. It is for the developer to demonstrate that the benefits accruing from the proposals are significantly above that which is required as a matter of policy.

The policy will not apply to proposals for the redevelopment of existing residential sites where there is no net gain in the number of dwellings, or the net gain is not more than 4 dwellings.

For the avoidance of doubt, residential garden land for the purpose of this policy can comprise whole curtilages or parts of curtilages.

8 Housing Need and Balance

8.1 The evidence base available to the Council was only sufficient to prepare an interim and temporary holding policy to meet the Core Strategy's spatial objectives. The Council will produce as soon as possible an Affordable Housing DPD containing a new, updated policy which will be based on robust and credible evidence, particularly that concerning the economic viability of development at specified thresholds and targets. The planning system has an important part to play in helping to provide affordable housing for those unable to access the housing market. The need to provide affordable housing is important for two main reasons; firstly to enable everyone who so wishes to live in their own home that is suitable for their needs and secondly because it is necessary to provide adequate homes for a wide range of local workers in particular areas, thus underpinning economic activity. The strategy for affordable housing will help to deliver one of the Surrey Community Strategy's Local Area Agreement projects of supplying affordable housing.

8.2 Surrey is not recognised as a priority area in the Regional Housing Strategy. This is because those areas with more identified homelessness receive a higher weighting. This means that Tandridge will not receive as much funding as previously to use as public subsidy towards affordable housing. The SEP has a requirement that Local Development Documents will set targets for the provision of affordable housing, taking account of the results of housing need and market assessments and having regard to the overall regional target that 25% of all new housing should be social rented accommodation and 10% other forms of affordable housing. The sub-regional policies for the London Fringe area and the Gatwick area propose a 40% target.

8.3 The Council commissioned a Housing Needs Study in 2005 ⁽¹³⁾ and a joint East Surrey Strategic Housing Market Assessment (SHMA) in 2007 to provide assessments of the level of affordable housing need in the District. The key findings are set out in the Affordable Housing Technical Paper. (LDF Technical Paper 6). ⁽¹⁴⁾ The findings show that there is a very high level of unmet housing need within the District, with a significant number of households unable to access private rented or market housing. This level of need justifies the Council seeking to maximise the supply of affordable housing from all possible sources, but particularly through the planning system which is the principal means of delivery at the present time.

8.4 It will be necessary to review housing need and the policies for its provision at regular intervals. To summarise, the annual shortfall is 449 dwellings. The Council acknowledges that in common with most other local authority areas in the South East this requirement cannot be met in full. Therefore the Council proposes a target of 50 affordable homes per year, from all sources as a challenging but achievable target in order to ensure the supply of affordable housing is maximised. For further information on how this target has been derived see Section 8 of the Affordable Housing Technical Paper. The level of need and annual target will be kept under review by carrying out reviews of the SHMA. If necessary any review of the target, thresholds or site requirements will need to be considered as part of an Affordable Housing DPD or through a review of this Core Strategy.

8.5 Affordable housing in Tandridge is defined as housing provided with subsidy, for people who are unable to resolve their housing requirements in the local private sector housing market because of the relationship between housing costs and incomes. It can include both social rented and intermediate housing provided by Tandridge District Council or a Registered Social Landlord. The Council's Housing Strategy ⁽¹⁵⁾ explains in more detail the overall strategy for meeting social housing needs in the District and the Key Worker Strategy ⁽¹⁶⁾ sets out how the Council will identify and assist identified key workers.

8.6 There may be circumstances where there is a need to provide housing at the bottom end of the market to cater for the needs of those who might not be eligible for social rented or key worker housing, but who could afford to purchase at the lowest market price. Although low-cost market housing cannot be defined as affordable housing, in certain limited circumstances the Council may on suitable sites accept the provision of low-cost market housing as part of the supply of intermediate housing, provided such dwellings are built to Housing Corporation Scheme Development Standards. Such units will only be provided with the agreement of the Council once all other options have been explored and will need to be justified by the applicant. The Council

13 http://www.tandridge.gov.uk/documents/document_display.htm?pk_document=1901

14 http://www.tandridge.gov.uk/documents/document_display.htm?pk_document=1434

15 http://www.tandridge.gov.uk/documents/document_display.htm?pk_document=224

16 http://www.tandridge.gov.uk/documents/document_display.htm?pk_document=232

will not accept such housing in lieu of the social rented element. For more information on the definition of affordable housing see Annex 3.

8.7 It should be noted that the Government sees no distinction between proposals for open market sheltered accommodation and any other open market housing in terms of assessing such schemes against affordable housing policies in development plans. The Council does not regard development proposals for sheltered or extra care housing to be sold or let on the open market as being exempt from the need to provide an element of affordable housing. Therefore the affordable housing policy below will apply to the above forms of housing.

8.8 It must be remembered that there are usually other development related gains sought through section 106 agreements, (e.g. for transport, health and education) and affordable housing is just one of a number of competing demands. Unrealistic expectations could lead to development schemes not being viable, not happening and therefore no new affordable housing being provided. The percentage requirement should not be regarded as being immovable; the requirement is a target to aim at. The proportion on each individual site will be subject to negotiation having regard to the particular market and site conditions.

8.9 The Council may require that up to 75% of affordable housing on a site will be social rented accommodation in as many cases as possible with the remaining 25% being intermediate affordable housing. However it is recognised that without external funding this may not always be possible, therefore developers and Registered Social Landlords will be asked to look at a number of options in the following order:

- Free land: In addition to free, serviced land, an amount of further subsidy is also likely to be needed to obtain 75% affordable rented. This will be requested from the developer in the first instance. However, where there are proven development difficulties, some grant assistance may be considered. The onus will be on the developer to show, on an 'open book' basis why the proposed scheme is not viable without some form of public subsidy.
- Maintaining the percentage of affordable housing but providing some cross subsidy from shared ownership units to the social rented units. Consequently a reduced amount of additional public subsidy may be required.
- There will be situations where it will be difficult to deliver the Council's desired mix of properties on site. For example if a site is only suitable for high density development and the provision of houses with gardens would mean best use of the land is not achieved:-

There will be a presumption that affordable housing will be provided on the development site, however in some circumstances (including the above) the Council may accept an off site contribution on another site provided by the developer; such alternative site may trigger a requirement for affordable housing itself, such a requirement will be on top of the alternative site provision. The Council will retain the discretion to accept such alternative provision, particularly having regard to the need to contribute to mixed communities.

If an alternative site is not available and the Council and the developer both consider that it would be preferable that a financial contribution should be made towards affordable housing provision on another site within the District, the Council will require the developer to enter into a legal agreement to secure that provision. The financial contribution will be broadly equivalent in value to the on-site provision.

Financial contributions will only be accepted as a last resort. PPS3 does not restrict commuted sums being paid towards other affordable housing just within the immediate locality of the site; therefore they can be paid towards affordable housing anywhere within the District. Financial contributions will only be used for affordable housing and will only need to be paid when a contract is signed to provide the affordable housing on the other site or be time limited. Sums will be retained for up to 10 years. Contributions will be repaid if not used by a specified date.

Policy CSP 4

Affordable Housing

This is an interim holding policy pending the adoption of a substitute policy in an Affordable Housing DPD. Annex 3 should be read in conjunction with this policy.

The Council will require that a proportion of new dwellings built in the District will be affordable, to be available to people on lower incomes, unable to afford housing at the prevailing market price or who need to live within the District.

The overall target for affordable housing will be 50 dwellings per year during the period 2007 to 2012. The Council will review the need and the target at regular intervals.

In order to maximise the supply of affordable housing the Council will require:

- on sites within the built up areas of 15 units or more or sites of or greater than 0.5 hectare; and
- on sites within the rural areas (see Annex 3) of 10 units or more

that up to 34% of the dwellings will be affordable.

The actual provision will be negotiated on a site by site basis after taking into account market and site conditions.

Affordable housing may be in the form of social rented or intermediate or a mix of both. The Council may require up to 75% of the affordable housing on a site to be social rented, the precise proportions will be agreed with the Council having regard to the specific needs at the time and within the area.

There will be a presumption that affordable housing will be provided on the development site, however in some circumstances the Council may accept an off site contribution on another site provided by the developer; such alternative site may trigger a requirement for affordable housing itself, such a requirement will be on top of the alternative site provision. The Council will retain the discretion to accept such alternative provision, particularly having regard to the need to contribute to mixed communities.

If an alternative site is not available and the Council and the developer both consider that it would be preferable that a financial contribution should be made towards affordable housing provision on another site within the District, the Council will require the developer to enter into a legal agreement to secure that provision. The financial contribution will be broadly equivalent in value to the on-site provision.

8.10 PPS3 Housing indicates that in rural communities the opportunities to deliver affordable housing tend to be more limited and the aim should be to deliver high quality housing that contributes to the creation and maintenance of sustainable rural communities. The following policy allows, exceptionally, land adjoining or closely related to rural settlements which would otherwise be considered inappropriate for development, to be released in order to provide affordable housing in perpetuity to meet local needs. The rural settlements ⁽¹⁷⁾ to which the policy applies are set out in Annex 3.

17 Small Rural Settlements, located within parishes that have been designated for enfranchisement and right to acquire purposes (under Section 17 of the Housing Act 1996) by S.I 1997/620 - 25 inclusive and 1999/1307

Policy CSP 5

Rural Exceptions

Exceptionally, land adjoining or closely related to the defined rural settlements (see Annex 3) which would otherwise be considered inappropriate for development, may be developed in order to provide affordable housing in perpetuity provided that:

- the housing comprises 100% affordable housing;
- the housing is to meet local needs;
- the housing would be justified by a Parish or settlement housing needs survey;
- the development is small scale and respects the setting, form and character of the settlement and the surrounding landscape; and
- the development would accord with all relevant Development Plan Policies.

8.11 PPS3 indicates that Councils should consider allocating and releasing sites solely for affordable housing in rural areas. Allocations would need to be subject to a proven local need (as is the case with a rural exception site). Allocations would need to be made through a site allocation Development Plan Document. The inclusion of this provision as part of the strategy could be useful in meeting specific identified needs.

Policy CSP 6

Rural Allocations

The Council may, subject to there being an identified need, and subject to suitable sites being identified, allocate land within the defined rural settlements to provide affordable housing in perpetuity to meet local needs. The allocation of land and the definition of individual rural settlements will be made through a site allocation Development Plan Document.

8.12 At the present time the Council does not consider that there would be a justification to seek a contribution towards affordable housing from commercial schemes. Whilst commercial development can add to the demand for labour and therefore housing it is considered that as the present commercial market in Tandridge is not particularly buoyant that a requirement for affordable housing could discourage potential investment. However the Council will keep this matter under review and will introduce such a requirement at a future date if it can be justified by need and the commercial market is able to support such a requirement.

8.13 There has been a significant increase in the number of smaller households in recent years, with a 26% growth in one person households and an 8.9% growth in two person households between 1991 and 2001 (see page 12 of the Population and Social Profile)⁽¹⁸⁾. The Housing Needs Study 2005 includes a demand/supply analysis by location and provides information on the size, type and tenure of the existing dwelling stock in five sub-areas. It also provides information on supply/demand impact on stock flow of all moving households in the five sub-areas. The study shows that 89% of new forming households are looking to occupy one or two bedroom units, which represent only 33% of the housing stock. The SHMA indicates that there will also be a reduction in the population in the 30 - 44 age group. The 2007 population forecasts (see pages 5/6 of the Population and Social Profile) suggest that the number of people in the “family forming” age group (25- 44) will

18 http://www.tandridge.gov.uk/documents/document_display.htm?pk_document=876

decline by 29% (based on a new dwelling rate of 128dpa) between 2001 and 2026 which is likely to stabilize or possibly reduce the demand for family homes from the resident population.

8.14 The private sector stock supply/demand analysis in the Housing Needs Study shows that:

- Supply of 1-bed stock exceeds demand in the Caterham, Oxted and Warlingham areas. The majority of the surplus in these areas relates to 1-bed flats. Shortfalls of 1-bed stock are evident in Godstone and Lingfield, with the undersupply relating to flats in these areas.
- All areas have a shortfall of 2-bed stock, except Lingfield. In areas of deficit, generally shortfalls exist for 2-bed houses and 2-bed flats. The surplus in Lingfield mainly relates to 2-bed flats and bungalows.
- There is a net surplus of 3-bed units in Lingfield, Oxted and particularly in Caterham where a large surplus exists. Shortfalls do exist in the Warlingham and Godstone areas mainly relating to 3-bed houses.
- Surpluses of 4+ bed stock exist in three sub-areas, with deficits of 4+ bed houses in Oxted and Godstone. The largest surplus of 4+ bed stock exists in Caterham, where supply levels for 4+ bed houses are over 3 times demand. There is some demand for 4+ bed bungalows in a few areas.

8.15 Despite the demand for smaller dwellings it is not sustainable in delivery or market terms to build all new stock in only one or two sectors of the market. Therefore in the light of the above, the strategy will be to seek the provision of a range of dwelling sizes and types, but will require higher proportions of one and two bedroom dwellings in particular areas, in line with the analysis above. Where a development includes a proportion of affordable housing the Council will normally specify a required mix of dwelling sizes. In such circumstances the required mix of affordable homes will take precedence over any general requirement for the area. Density and character considerations may also affect the required mix.

Policy CSP 7

Housing Balance

The Council will require all housing developments of 5 units and above to contain an appropriate mix of dwelling sizes in accordance with current identified needs for particular areas of the District, as set out in future Housing Need Surveys and Strategic Housing Market Assessments.

The Council will encourage the provision of housing for the elderly and for people with special needs, where appropriate whilst avoiding an undue concentration in any location.

The Council will resist an undue concentration of any one type of dwelling in a location that would cause an imbalance and adversely affect the community.

In assessing the proposed mix of dwellings the Council will have regard to the density ranges set out in policy CSP19, the demand for affordable housing and the character of the area, and may require the mix to be modified accordingly.

8.16 Between 1991 and 2001 there was a reduction in the number of people over retirement age. However over the next few years there will be a significant increase in the number of people of post retirement age as the current 45 - 64 age group gets older. The recent population forecasts indicate a 51% increase in the over 65s and a massive 85% increase in the over 85s (based on a new dwelling rate of 128dpa - see page 5/6 of the Population and Social Profile). The Community Strategy recognises the issue of people living longer and identifies the need for elderly people to live independently for as long as possible. The Housing Needs Study 2005 identifies a total requirement of 919 households requiring sheltered housing. The bulk of this need (824) arising from in-migration, (that is parents/relatives moving into the area to be close to their families). This would comprise 649 in the private sector and 270 in the affordable sector. Some of this requirement will be met from existing stock, but there is likely to be a continuing demand for new sheltered housing. However there is a concern in some areas about a concentration of such developments and the impact this can have on the viability

of the community and services, particularly health. Therefore the Council will consider carefully the location of such schemes and will consult with service providers as necessary. The provision of “Lifetime Homes” (see Policy CSP15) will help to ensure that more elderly people and people with disabilities can remain independent in their own homes for longer.

8.17 There is an identified need for 162 units of Extra Care Housing in the District ⁽¹⁹⁾, divided equally between social rented and leasehold tenure over the next ten years. In addition the East Surrey Strategic Housing Market Assessment identifies a greater need to provide for Extra Care Housing over a 3 year period. There is concern that this type of housing will not be delivered within the first 10 years of the plan as housing development taking place over that period will be made up of existing consents, windfall sites (based upon historic completions) and identified sites within the Urban Capacity Study. None of the existing consents are for Extra Care Housing and few sites suitable for such development are likely to come forward. Therefore the Council will consult with service providers to facilitate the provision of such housing in accordance with the acknowledged need. In addition there is an identified need for 39 units of housing for people with dementia.

Policy CSP 8

Extra Care Housing

The Council will, through the allocation of sites and/or granting of planning consents, provide for the development of at least 162 units of Extra Care Housing in the period up to 2016 and additional units in the period 2017-2026 following an updated assessment of need. In identifying sites and/or determining planning applications, regard will be had to:

- The need for each site to accommodate at least 50 Extra Care Housing units;
- The Extra Care Housing Model in the East Surrey Extra Care Housing Strategy in respect of the provision of services and facilities (and any further guidance received from Surrey County Council);
- Sustainability – sites should be sustainable by virtue of their location and there will be a preference for sites within defined settlements, but where such sites are not available regard will be had to the potential for development to be self-contained to reduce travel requirements and the availability of public transport;
- The priority will be for the re-use of previously developed land, greenfield sites will only be acceptable following allocation in the LDF; and
- The potential to co-locate a nursing/residential care home on the site where there is an acknowledged need.

The Council will also work with its partners, Surrey County Council, Reigate & Banstead Borough Council, Surrey Supporting People and the Primary Care Trust in identifying suitable sites and securing the provision of schemes.

The Council will support suitable proposals notwithstanding that such developments may result in or exacerbate an excess of housing development against South East Plan requirements.

8.18 The needs of Gypsies and Travellers must be met and the Council has collaborated with an East Surrey Gypsies and Travellers Accommodation Assessment (GTAA). ⁽²⁰⁾ (Tandridge DC, Epsom & Ewell BC, Mole Valley DC and Reigate & Banstead BC). The results of this study which indicate a need for 57 pitches in East Surrey between 2006 and 2016 are being fed into a partial review of the South East Plan. The SEP will then include District allocations. If the SEP indicates that there is an unmet need within an area then the local

19 Extra Care Housing Strategy for Eastern Surrey, May 2005
http://www.tandridge.gov.uk/documents/document_display.htm?pk_document=1426
 20 http://www.tandridge.gov.uk/documents/document_display.htm?pk_document=1125

authorities will need to make provision for additional pitches. There are a number of Council owned and privately owned authorised sites within the District and the Council will wish to ensure that this existing provision and spare capacity is taken into account in any identified area need. The provision of sufficient sites will minimise the risk of illegal encampments and unauthorised developments. This will in turn reduce the risk of anti-social behaviour in line with objectives in the Tandridge and Surrey Community Strategies. Site identification would be carried out as part of a site allocation Development Plan Document.

Policy CSP 9

Gypsy and Traveller caravan sites

The Council will make provision for sites for Gypsies and Travellers, through a Site Allocations Development Plan Document in accordance with any identified need and taking into account the existing authorised provision within the District.

In allocating sites the preference will be for urban sites, however when it is not possible to identify urban sites the Council will allocate sites within the Green Belt. Allocated sites will be small, appropriate to the size of site and availability of infrastructure and services.

The following criteria will be used to assess the suitability of sites being considered for allocation through the Development Plan; in addition proposals for Gypsy and Traveller caravan sites to meet unexpected and proven need will be permitted where the following criteria are satisfied:

- a) Unallocated sites within the Green Belt will only be acceptable where it can be demonstrated that very special circumstances exist, these may include the lack of alternative sites within non-green belt locations.
- b) The development would not significantly harm the visual amenities and character of the area.
- c) The number of pitches is appropriate to the site size and the availability of infrastructure and services.
- d) The site can be provided with safe access to the highway and includes adequate on-site parking and turning facilities.
- e) Where ancillary space for business activities is proposed the activity within that space would not be detrimental to the amenities of the nearby residential properties by reason of noise, dust, fumes or visual intrusion.
- f) Preference will be given to sites that are accessible by non-car modes of transport.

8.19 Similarly the needs of Travelling Showmen must be met. Within Tandridge there are two existing authorised sites. The East Surrey GTAA indicates a need for 9 additional pitches in East Surrey between 2006 and 2016. The Council would expect the existing provision and spare capacity within the District to be taken into account. Site identification would need to be undertaken as part of a site allocation Development Plan Document.

Policy CSP 10

Travelling Showmen's Sites

The Council will make provision for sites for Travelling Showmen, through a Site Allocations DPD in accordance with any identified need and taking into account the existing authorised provision within the District.

In allocating sites the preference will be for urban sites, however when it is not possible to identify urban sites the Council will allocate sites within the Green Belt. Allocated sites will be small, appropriate to the size of the site and availability of infrastructure and services.

The following criteria will be used to assess the suitability of sites being considered for allocation through the Development Plan; in addition proposals for Travelling Showmen's sites to meet unexpected and proven need will be permitted where the following criteria are satisfied:

- a) Unallocated sites within the Green Belt will only be acceptable where it can be demonstrated that very special circumstances exist, these may include the lack of alternative sites within non-green belt locations.
- b) The development would not significantly harm the visual amenities and character of the area.
- c) The number of plots* is appropriate to the site size and the availability of infrastructure and services.
- d) The site can be provided with safe access to the highway and includes adequate on-site parking and turning facilities.
- e) The development would not be detrimental to locality including the amenities of the nearby residential properties by reason of noise, dust, fumes or visual intrusion from the movement, maintenance, testing and storage of equipment and other activities.
- f) Preference will be given to sites that are accessible by non-car modes of transport.

*A plot will normally have space for two or three caravans and space for the storage and maintenance of fairground equipment.

9 Infrastructure and Services

9.1 Infrastructure and services cover a whole range of items that can include utility services such as highways, public transport, water supply, gas, electricity, sewerage disposal; public services such as the fire service, police service; social services such as community facilities, sports centres and open space; and green infrastructure as well as those specifically mentioned above. Some services, for example further education and larger hospitals are not generally provided on a District basis.

9.2 The provision of adequate infrastructure and services to meet the needs of the existing community and to meet the needs of new development is essential and has been identified by the community as one of its biggest concerns. The Council will work with service, infrastructure providers and community stakeholders to monitor the provision of services and infrastructure in relation to the growth of development and to meet any identified needs.

9.3 The Council will work with infrastructure and service providers to identify existing deficiencies and also where new provision is required. The difficulty at present is that much of the development that takes place is small scale and therefore incremental. Whilst specific needs can be met, for example by requiring a contribution towards education, it is not possible to meet the overall needs of the area which can arise through the cumulative impact of development. As mentioned in the Housing Provision section the Council may need to phase the delivery of new housing if it will outstrip infrastructure provision. However at the present time none of the infrastructure or service providers have identified any overriding deficiency that would prevent the Council delivering the SEP housing requirements in accordance with the spatial strategy set out at Section 6.

9.4 The Council will seek to introduce a Community Infrastructure Levy which would enable the Council to require a contribution to be sought from each dwelling provided and from other forms of development towards a range of identified infrastructure and service provision.

9.5 The County Council is looking into the possibility of a new library in Caterham and to secure drop-in facilities for young people in the town centres in the longer term. There is no obvious site for a new library and therefore the Council will need to be alive to development opportunities that arise in the town centre, this might need to involve some form of “land-swap” with the existing site. The District Council will work with the County Council to achieve these aims.

9.6 As far as education services are concerned, the relationship between capacity and demand at primary and secondary levels is very close and there are predicted to be localised shortfalls over the next few years. Most anticipated needs at both levels are expected to be met on existing education land although many sites are at capacity and/or have severe constraints on further development. There may be requirements for developer contributions to enable extensions and improvements to existing facilities to cater for demand, dependent on location and the geographic spread of available places. The County Council is looking to develop a number of Children’s Centres in the District to provide for childcare needs. The District Council will work with the County Council to achieve this aim. This will need to include the identification of specific locations and seeking opportunities through commercial development to develop such facilities.

9.7 Primary Care Health provision is delivered mainly through GP practices; there are already some capacity issues identified. In particular there is a need for larger facilities within Whyteleafe where the existing surgery is inadequate. As the existing site is very limited it is likely that a new site will be required. The Council will seek to assist in the provision of new facilities by requiring the provision of a new surgery as part of a suitable development proposal. Planning permission for such a scheme now exists, however at the time of writing this has not been implemented. At the time of writing proposals are being prepared for a new GP surgery in Lingfield.

9.8 Thames Water have identified potential capacity issues with the main foul sewer serving the Caterham Valley area, although have not identified this a total constraint on development, proposals may therefore be required to contribute to capacity improvements.

9.9 For the avoidance of doubt, in transport terms the Council will be looking to demand management measures and sustainable travel initiatives to address transport issues associated with all new development; new road building will only be considered as a last resort after all other measures have been implemented.

Policy CSP 11

Infrastructure and Services

Appropriate levels of infrastructure and services will be sought through both public and private funds. In assessing infrastructure and service requirements the Council will have regard to the cumulative impact of development. Developers will be required to contribute to improved infrastructure and services (including community needs) necessary to support the proposed development; the Council will generally require such provision to be made before the development is occupied.

Planning permission will only be granted for developments which increase the demand for off-site services and infrastructure where sufficient capacity exists or where extra capacity can be provided, if necessary through developer funded contributions.

Planning applications which in the Council's opinion will require the provision of infrastructure or a financial contribution to services will be expected to be accompanied by unilateral obligations, as described in ODPM Circular 5/2005.

The Council will seek to introduce a Community Infrastructure Levy to ensure a more equitable contribution is made to infrastructure and service provision from all residential and commercial development.

Where appropriate the Council will use a Community Infrastructure Levy to supplement any negotiated Section 106 agreement. Negotiated agreements will still be necessary to secure affordable housing and to address costs related to specific development sites.

10 Managing Travel Demand

10.1 Sustainable travel, access and mobility are key objectives of the Community Strategy which recognises that congestion and road safety are major concerns of the community. Congestion has an impact on the economy and on lifestyles. There needs to be a holistic approach to dealing with these issues and managing travel demand is an essential and key part of this strategy. In particular reducing the need to travel by car will have the benefits of reducing greenhouse gas emissions, reducing pollution and reducing congestion. More information on transport and the transport impact of this Core Strategy can be found in the Transport Statement (LDF Technical Paper No 10)⁽²¹⁾ prepared by the Council, however in summary the likely decline in the number of people of working age over the next 20 years will result in a decline in the number of employment related trips.

10.2 The Local Transport Plan⁽²²⁾ (LTP) produced by the County Council will be one of the principal means of delivering the objective of managing travel demand within the District. The other means will be through ensuring that development is generally located in areas where there is relatively good access to public transport and services. The LTP has the following objectives:

1. Tackling congestion to limit delays
2. Increasing accessibility to key services and facilities
3. Improving road safety and security
4. Enhancing the environment and quality of life
5. Improving management and maintenance of our transport network

10.3 The Council will support the enhancement and better management of the regional transport spokes (as identified in the SEP): M23/A23 corridor, M25/A25/Redhill to Tonbridge line corridor and the A264. As part of any enhancement or better management the Council will encourage improved public transport and reduced journey times. Any changes to the network should not result in adverse environmental impact on communities lying on the spokes.

10.4 East Grinstead, within Mid-Sussex has been identified in the West Sussex Structure Plan and the South East Plan for significant growth to be accompanied by a package of both highway and public transport related improvements including a potential relief road. The preferred option for the relief road in Mid-Sussex's emerging Local Development Framework (LDF) extends into Surrey joining the A264 within Tandridge to the west of Felbridge village. This is shown notionally on the Key Diagram of this Core Strategy. Mid-Sussex District Council's LDF is based on a Sustainability Appraisal which tests a number of relief road options. Whilst the Council is opposed to any new road in Tandridge this relief road might be acceptable in the circumstances set out below where it must be demonstrated that:

- a. the growth of East Grinstead is planned in a sustainable way with significant weight attributed to Mid-Sussex District Council's LDF in this regard ;
- b. the requirement for a relief road is part of a package of measures;
- c. appropriate mitigation measures are implemented having regard to the interests of residents/businesses and the environment in Tandridge; and
- d. there is no other better alternative non-Green Belt route. Significant weight should be attributed to Mid-Sussex District Council's LDF in this regard.

The question as to whether the relief road would be "washed over" by the Green Belt or excluded from it will be resolved appropriately and expeditiously, either through a planning application or through a future DPD.

10.5 The Council will introduce new parking standards that will have regard to the need to encourage alternative modes of transport to the car, the efficient use of land and expected car ownership in particular locations,

21 http://www.tandridge.gov.uk/documents/document_display.htm?pk_document=1376 and http://www.tandridge.gov.uk/documents/document_display.htm?pk_document=1377

22 http://www.surreycc.gov.uk/sccwebsite/sccwspages.nsf/LookupWebPagesByTITLE_RTF/Local+Transport+Plan?opendocument

existing parking problems and the need to ensure that on-plot and on-street parking does not detract from the design of the development or the wider area or adversely affect highway safety.

10.6 Transport Assessments (TA) will be required to accompany major applications. Guidance on TAs has been published by the Department for Transport ⁽²³⁾. The Council will encourage Travel Plans to provide alternatives to the personal use of the car. The Council as a major employer has developed its own Travel Plan for staff that includes a number of targets to encourage car sharing, cycling, walking and using public transport. As well as a way of practically reducing travel by car it sets an example to other businesses. The Council also supports the use of the Surrey Car Share scheme. Increased home working will be encouraged to reduce the need to travel.

10.7 The Council will seek to ensure that suitable provision for cycling and walking is made. This may involve ensuring that cycle storage facilities are provided in new housing schemes. Where feasible, provision of cycle lanes will be sought as part of suitable planning applications.

10.8 As a member of the Local Strategic Partnership ⁽²⁴⁾ and through the Tandridge Transport and Access sub-group the Council is actively involved in providing better local transport and access, seeking to reduce congestion and improve road safety. Objectives set out in the Community Strategy include how to address parking problems, communication and coordination of information about public transport to increase use, car sharing, improvement of public transport interchanges and links, provision of further “Safer Routes to Schools” and safe routes to other facilities. Increased walking to school will also have health benefits thereby helping to deliver another Community Strategy objective. The Council will also encourage initiatives such as “walking buses” to help reduce traffic associated with schools.

10.9 The District Council is a partner in the East Surrey Rural Transport Partnership (ESRTP) ⁽²⁵⁾. This was set up in 2001 to tackle unmet transport needs in east Surrey. The ESRTP has a number of objectives including maximising the use of existing transport resources and providing alternative transport modes to the private car for work, education, shopping, medical and leisure. Specific projects that help to deliver these objectives include:

- Buses4U –demand responsive buses;
- Wheels 2 Work – moped loan scheme for young people for work/training that cannot be reached by public transport;
- Wheels 2 Learn – moped loan scheme for young people to get to education facilities that cannot be reached by public transport;
- Taxi Vouchers – for individuals with mobility difficulties, or live in isolated rural locations and for young people to travel to activities in Tandridge, Reigate and Banstead and Mole Valley.

The Council will seek to maintain the existing demand responsive bus service, Buses4U. In particular the Council will help seek new methods of funding if necessary when the initial Government grant comes to an end. This type of provision is likely to become more important with an aging population.

10.10 Within rural areas the Council accepts that car use will remain an important and essential means of travel for many people. However in order to reduce the distances that the rural population need to travel, it is important that villages retain existing services. Alternative methods of travel will be supported, for example those provided through the ESRTP.

10.11 The Council supports the Uckfield and East Grinstead Lines Community Rail Partnership (which is part of the East Sussex Rural Transport Partnership). This covers a number of stations within Tandridge. The Partnership’s aim is to develop responsive and good quality rail services. Improvements to the service will help to reduce car use through this predominantly rural area.

23 <http://www.dft.gov.uk/pgr/regional/transportassessments/guidanceonta>

24 The Local Strategic Partnership is formed by partners from the public, voluntary, business and community sectors and is responsible for producing the Community Strategy

25 <http://www.eastsurreyrtp.org.uk/>

10.12 The Council will encourage alternative modes of transport, in particular in rural areas, by supporting rural transport initiatives such as those promoted by the East Surrey and East Sussex Rural Transport Partnerships, where resources are available through project funding and grant aid. Where resources allow the Council will continue to work with the Highway Authority and the Train Operating Companies to provide cycle racks in the town centres and at railway stations.

Policy CSP 12

Managing Travel Demand

The Council will require new development to:

- Make improvements, where appropriate, to the existing infrastructure network, including road and rail, facilities for bus users, pedestrians and cyclists and those with reduced mobility.
- Have regard to adopted highway design standards and vehicle and other parking standards.

The Council will support the enhancement and better management of the regional transport spokes; M23/A23 corridor, M25/A25/Redhill to Tonbridge line corridor and the A264, subject to suitable environmental safeguards.

11 Community, Sport and Recreation Facilities and Services

11.1 Community facilities are important for a number of reasons. Sports and recreational facilities are valuable for health and fitness, they allow people to be involved in team activities and give people of all ages an outlet for their energy. Other facilities such as community and village halls are important in that they provide a venue for various activities and a focus for the community. Caterham and Oxted both have small community theatres that are well used. The Community Strategy has a number of objectives related to physical activities, improving health and leisure. Many of these will be delivered by increased take up of existing provision; however the planning strategy of resisting the loss of community, sport and recreational facilities and seeking enhancements to the quantity and quality to meet any identified deficiencies will also help to deliver these objectives.

11.2 There is no identified shortage of sports and recreational facilities in the District. In 2005 the Council received the results of an audit undertaken in response to PPG17 – Planning for Open Space, Sport and Recreation. The results of this audit are set out in the “Tandridge District Playing Pitch and Open Spaces Strategy 2005 - 2015” ⁽²⁶⁾. The study shows that there are over 100 hectares (249 acres) of pitches in secured community use – 1.273 ha per 1000 population. This compares favourably with the National Playing Fields Association (NPFA) recommendation of 1.21 ha per 1000 population. The Strategy recommends that this ratio is adopted as the guideline for future developments in the District. There are over 300 ha of open spaces and pitches available to the community within the District, this equates to 3.8 ha per 1000 population well above the NPFA standard. It should be noted that PPG17 encourages authorities to adopt their own standards. However the NPFA standard is well recognised and has stood the test of time. The District ratio is not dissimilar to the NPFA standard and is therefore adopted as the standard through this Core Strategy. The Playing Pitch strategy recommends that other sites could be brought into public use should the demand/population increase.

11.3 Both Caterham and Oxted have swimming pool/fitness suites and no additional provision is required, unless provided commercially in response to the market. The Caterham facility also has a dual use sports hall used by the adjoining school.

Policy CSP 13

Community, Sport and Recreation Facilities and Services

Existing community, recreational, sports facilities and services (see Glossary) and open space will be safeguarded. New or improved facilities to meet the needs of all sections of the community will be encouraged. The Council will encourage the dual use of community and sports facilities.

Residential development may be required to include appropriate open space, play areas or other accessible green space to meet the needs of residents and/or to contribute to the enhancement of such facilities in the area.

The loss of open space, sport and recreation facilities is dealt with in national planning policies (PPG17). For the loss of other community facilities and/or services as defined in the Glossary, the principles of assessment set out in those national planning policies (PPG17) will be operated, and the exact details will be set out in the Development Control DPD.

The Council will apply the standard of 1.27 ha per 1000 population to the provision of playing space for all ages.

The Council will seek to protect the Rights of Way network, in particular the North Downs Way national trail, the Greensand Way and Vanguard Way recreational paths from developments that would adversely affect the enjoyment of users of the network. The Council will encourage improvements to the network and the North Downs Way.

26 http://www.tandridge.gov.uk/documents/document_display.htm?pk_document=658



Environmental Protection



12 Sustainable Construction

12.1 The Council is committed to addressing and reducing the causes of climate change. In addition one of the main themes of the Community Strategy is to promote lifestyles that have less impact on the environment. The sustainable development strategy below expects all new development to reduce environmental impact and better adapt to climate change.

12.2 New development can help combat the causes of climate change through reducing the reliance on energy sources that generate greenhouse gases, and can help to mitigate climate change impacts through careful design and efficient resource use. This is highly relevant when considering the long term sustainability of the District and the life span of developments as many of the detrimental effects of climate change are likely to get worse and the growing population of the area will create additional demand on resources. Consequently new residential and commercial development with a floor area over 500m² will be encouraged to meet current best practice standards in sustainable construction.

12.3 The Code for Sustainable Homes, Communities and Local Government - December 2006 ("live" from April 2007) ⁽²⁷⁾ measures the sustainability of a home against design categories, rating the 'whole home' as a complete package. The design categories included within the Code are:

Energy/CO ₂	Surface Water run-off	Health and well-being
Water	Waste	Management
Materials	Pollution	Ecology

12.4 In July 2007 the Government confirmed its intention to tighten the Building Regulations to bring about a 25 percent and 44 percent improvement in energy efficiency in 2010 and 2013 respectively, in order to achieve zero carbon residential development in 2016.

12.5 The Council will require all new development, either new build or conversion, to demonstrate that it will assist with the aim of reducing carbon dioxide emissions through the production of on-site renewable energy. A staged approach has been adopted, with more demanding standards for larger schemes where scales of economy come into play. The requirements are set in terms of a percentage of the expected carbon index of a building as calculated by the SAP 2005 (dwellings) and SBEM (non-domestic) methods. Building Regulations require these calculations to be carried out and so will not put an additional burden on designers of new buildings.

12.6 The Council will encourage developers to improve the energy efficiency of their buildings over and above those of the Building Regulations as this will further increase the carbon saving and have economic benefits for the developers and residents. The benefit to developers is because the renewable requirement will then be a percentage of a smaller overall figure. This in turn can be met by using a smaller and cheaper renewable energy system.

12.7 The Council will require an "Environmental Performance Statement" (EPS) to be submitted with planning applications for all residential schemes and for commercial/industrial over 500m². This should form part of the Design Statement. The EPS must show how the renewable energy generation is to be provided, including details of siting, size and location of renewable technologies. If developers are unable to meet the 20% target on sites of 10 or more units this should be justified in the EPS.

12.8 The Council will produce a Supplementary Planning Document to show how sustainable construction, renewable energy and energy conservation measures can be included into new development.

12.9 Small scale renewable energy projects will be permitted, having regard to any particular amenity, environmental or landscape constraints that might exist. For example wind turbines need to be considered in the light of a landscape assessment and solar panels/photovoltaics on important roof-scapes in conservation areas or on listed buildings might not be appropriate.

27 <http://www.communities.gov.uk/planningandbuilding/buildingregulations/legislation/englandwales/codesustainable/>

12.10 The Council will encourage existing householders to install energy conservation and renewable energy schemes by use of its discretionary powers and where available through grants.

Policy CSP 14

Sustainable Construction

The Council will encourage all residential development (either new build or conversion) to meet Code level 3 as set out in the published Code for Sustainable Homes. Commercial* development with a floor area of 500m² or greater will be encouraged to meet the BREEAM “Very Good” standard.

All new residential development (either new build or conversion) and commercial* development with a floor area of 500m² or greater will be required to reach a minimum percentage saving in CO₂ emissions through the incorporation of on-site renewable energy (as set out in the table below). The requirement varies according to the type of development and in the case of dwellings, the size of development.

Development Type	Percentage savings in Carbon Dioxide emissions through the provision of renewable energy technologies
Dwellings (1-9 units)	10%
Dwellings (10 + units)	20%**
Commercial* (500m ² +))	10%

Development over 5000m² will be expected to incorporate combined heat and power or similar technology.

Small scale renewable energy projects will be permitted except where there are overriding environmental, heritage, landscape, amenity or other constraints.

* Commercial includes all forms of non-residential development, for example social and leisure related development.

**Only where a developer can satisfy the Council why the higher target of 20% cannot be achieved will the lower target of 10% be applied.

13 Environmental Quality

13.1 Planning Policy Statement 25: Development and Flood Risk advises that within areas of high risk of flooding, new commercial and residential development should not take place; fortunately only small parts of the built up areas and villages are within flood zones where there is a high risk of flooding. Within the identified flood risk areas the Council will apply the sequential approach to development as set out in PPS25 (Annex D). New development will not be permitted in identified high flood risk areas, this is important as a measure to protect both life and property and prevents reducing existing flood storage capacity. A reduction in flood storage capacity is likely to displace flood waters and put others at risk. Where necessary the Council will require the provision of Sustainable Drainage Systems (SuDS) in order to mitigate the effect of surface water run-off. However where SuDS are proposed the Council will work with the Environment Agency, Thames Water and Southern Water to require that adequate measures are taken to ensure that they are managed and properly maintained as they are not usually adopted by sewerage undertakers.

13.2 The Council will consult and involve the Environment Agency when development is proposed in flood risk areas. Flood Risk Assessments will be required where proposals might in some way directly or indirectly affect areas liable to flood. Where appropriate the Council may require a legal agreement to require flood risk management measures. Avoiding areas at risk from flooding will help to “proof development” against the impacts of climate change. A Strategic Flood Risk Assessment has been undertaken to support this Core Strategy and if necessary this will be expanded to inform detailed site allocation work. The SFRA demonstrates that the scale and location of new development identified in the Core Strategy can be accommodated without the need to develop in areas at risk from flooding ⁽²⁸⁾.

13.3 Poor air quality is not a significant issue in Tandridge, however where it is likely to be an issue, mainly close to the motorways, this is outside the Council’s influence. However the overall aim of reducing the need to travel by car will assist in protecting air quality. In the event of proposals to widen the M25 or M23 the Council will work with the Highways Agency to provide adequate mitigation measures to address noise, air quality and light pollution.

13.4 Where there is contamination on development sites the Council will require appropriate remediation measures to be carried out prior to development or, where it is the most appropriate technical solution, the Council may permit development on uncontaminated areas and containment of the contamination. Where necessary the Council will require the submission of an appropriate method statement to show how decontamination will be undertaken.

13.5 The Council supports the objective of waste minimisation. In particular the Council supports the following sequential principles: reducing or reusing; recycling and composting; energy recovery and disposal.

13.6 The Council with its partners, Reigate & Banstead Borough Council and Mole Valley District Council published “A Strategy for dealing with Eastern Surrey’s Municipal Waste” in 2003, this has now been largely superseded by the Joint Municipal Waste Management Strategy published by the Surrey Local Government Association in August 2006 ⁽²⁹⁾. This Strategy sets out some 5 policies and 32 actions relating to those policies. The strategy contains the following vision:

“The vision is to provide Surrey with a forward looking strategy for a more sustainable future in which resources are used and managed efficiently so that by 2026:

- The amount of waste will be minimised;
- The overwhelming majority of materials will be reused, recycled or have value recovered from them; and
- The environment will be protected and enhanced for future generations.”

13.7 The Council will help to deliver the strategy primarily in its role as a waste collection authority, by encouraging recycling by making appropriate facilities available throughout the District and by undertaking door to door collection of recyclable materials. New buildings should incorporate space for recycling and collection of compostable materials. In January 2007 the Council adopted standards to ensure that adequate space is

28 http://www.tandridge.gov.uk/documents/document_display.htm?pk_document=1437

29 http://www.tandridge.gov.uk/documents/document_display.htm?pk_document=871

provided in new developments to allow recyclable materials to be stored pending collection⁽³⁰⁾. The Council will also promote home composting schemes. The Council will encourage new development to minimise non-renewable resource consumption including building materials and by reusing and recycling construction and demolition waste. Further details will be set out in the Supplementary Planning Document on sustainable construction.

13.8 The Surrey Waste Plan adopted by Surrey County Council in May 2008 sets out the principal strategy for waste minimisation and disposal within the County. The plan identifies part of the Hobbs Industrial Estate as a potential location for a waste management facility. The Surrey Minerals Plan will identify new sites for mineral extraction. In due course the District Council's Proposals Map will incorporate any site specific allocations arising from the approved Surrey Waste or Minerals Plans.

13.9 Tandridge is an extremely safe area in which to live, nevertheless this strategy supports the objective of safe and secure communities. The Council will primarily seek to achieve this through its Community Safety Strategy. In delivering the Tandridge Community Strategy objectives of reducing crime and promoting public reassurance and the Surrey Community Strategy Local Area Agreement project of reducing crime and anti-social behaviour the planning system has an important part to play; in particular the Council will seek to ensure that the design of new buildings and the layout of sites will minimise the opportunities for crime and provide safe environments. The Surrey Design Guide (section 5.3) includes advice on making public space feel safe. The Council will involve the Surrey Police Architectural Liaison Officer in the consideration of larger schemes.

13.10 The Community Strategy longer term initiative is to accommodate changing lifestyles by considering: lifestyles that have less impact on the environment; working lifestyles; the impact of ICT on lifestyles and living longer. Therefore new housing should be designed to ensure that it can easily be modified to meet the needs of people with disabilities. It should also incorporate the principles of "Lifetime Homes"⁽³¹⁾ so that as people become less mobile it continues to meet their needs. Working at home contributes to the reduction in the need to travel; information/communication technology can assist, and therefore new homes should be designed to allow home working to take place.

13.11 It is important to cater for the needs of those who may be less mobile or who have a disability. This can include those with a visual or hearing impairment. Therefore development should be designed to be fully accessible.

Policy CSP 15

Environmental Quality

In order to promote a high quality, flexible, safe living environment and to minimise the impact on natural resources the Council will:

- a) require the design and layout of new development to be safe and secure, by the inclusion of measures to address crime and disorder and where possible meet "Secured by Design" Standards;
- b) require all commercial and community development, including conversions, to be designed to be accessible to meet the needs of those with disabilities, including occupiers, employees and visitors;
- c) require Sustainable Drainage Systems (SuDS) to be included where necessary;
- d) encourage new dwellings to be designed to include "Lifetime Homes" principles so that they can be readily adapted to meet the needs of those with disabilities and the elderly;
- e) encourage the reuse of buildings before redevelopment;
- f) encourage innovative construction methods, such as "green roofs" to impede the flow of surface water run-off;

30 http://www.tandridge.gov.uk/documents/document_display.htm?pk_document=969

31 <http://www.lifetimehomes.org.uk/>

g) encourage all development to make provision for grey water recycling and/or require the separate disposal of surface and foul water to adoptable standards, including the provision of improvements to local sewer networks/treatment works where necessary;

h) encourage new development to include cabling and other technical resources to allow for the installation of information/communication technology.

Design and Access Statements should demonstrate how the above matters have been addressed or conversely, why it is not practicable or appropriate to do so.

13.12 Gatwick Airport has a significant effect on the District because of aircraft taking off or coming into land over Tandridge. The noise from aircraft has an impact on the community of Lingfield and surrounding areas. The Council accepts that the airport can expand within the limits of the existing single runway. The Council will work with the airport operator British Airports Authority (BAA), Crawley Borough Council and neighbouring authorities to ensure the impacts of the agreed growth are minimised. The Council will oppose any expansion beyond the agreed levels if it would adversely affect Tandridge residents. Similarly the Council will oppose any expansion of Biggin Hill Airport if it is likely to affect Tandridge, both in terms of aircraft noise and/or additional traffic on country roads. The Council will work with Bromley Borough Council in considering proposals. Redhill Aerodrome is a General Aviation airfield with a grass runway. Part of the sites lies within Reigate and Banstead Borough Council's area, and the Council will work with that authority in considering development proposals. The Council will oppose the formation of a hard surfaced runway or any other development, if it is likely to lead to additional aircraft movements to the detriment of the local community.

13.13 Gatwick Airport also affects the District in that there is pressure for off-airport parking in the vicinity of the airport. The Council wishes to see any identified shortfall in provision for parking provided within the airport and not through the establishment of new car parks or extension of existing sites within the Green Belt. Restrictions on airport parking will also support the aim of increasing access to the airport by public transport. The Council will work with BAA and the adjoining local authorities to monitor airport parking and to consider development proposals.

Policy CSP 16

Aviation Development

The Council will seek to minimise the impact of Gatwick Airport by working with BAA Gatwick, Crawley Borough Council and adjoining local authorities on the development of the airport up to the projected 45 million passengers per annum within the agreed limits of a single runway/two terminal airport. New off-airport parking and extensions to existing sites will be considered in the light of Green Belt policy and the need to minimise the use of the private car to travel to the airport.

The Council will oppose any expansion beyond the agreed limits that would adversely affect communities in Tandridge by way of aircraft noise or reduced air quality.

The Council will oppose any expansion of Biggin Hill Airport that would adversely affect communities in Tandridge by way of aircraft noise, air pollution, or that would result in additional traffic using country roads.

The Council will not permit development at Redhill Aerodrome that would be likely to intensify flying or related activities. The Council will not permit the construction of a reinforced runway or other development if it is likely to be significantly detrimental to the local community.

14 Biodiversity

14.1 Biodiversity can be defined as: “The variety of life forms, the ecological roles they play and the genetic diversity they contain” (Wilcox 1984). The District has a wealth of identified sites with biodiversity value that must be protected, properly managed and if possible enhanced, not only because of its intrinsic value but also because it contributes to human wellbeing. The Inventory of Environmental and Heritage Resources provides information on these sites ⁽³²⁾.

14.2 Although there are no European or international wildlife sites in Tandridge, there are such sites nearby, namely the Ashdown Forest and the Mole Gap to Reigate Escarpment. The Core Strategy has been assessed under the Habitats Regulations to ensure it will not have an adverse effect on these sites. Subsequent Development Plan Documents will similarly adhere to the Habitats Regulations ⁽³³⁾.

14.3 The strategy is to protect and enhance biodiversity within the District. This will be achieved by actions taken by the Council and its partners and through controls on new development. The Council will have regard to the Planning Policy Statement 9 - Biodiversity and Geological Conservation, which provides guidance on protecting biodiversity.

14.4 The Council will ensure that statutory sites, such as Sites of Special Scientific Interest (SSSI) receive the highest level of protection and that the value of other designated sites is protected, for example Local Nature Reserves (LNRs), Sites of Nature Conservation Importance (SNCIs) and Regionally Important Geological Sites (RIGs). Other sites such as Ancient Woodland and sites with protected species and important habitats will be protected and where possible enhanced. It should be noted that brownfield sites can often be important for wildlife. The Council will consult with Natural England concerning development proposals affecting statutory sites and protected species and will consult the Surrey Wildlife Trust about development proposals on other designated sites.

14.5 In terms of Council action the authority will continue to support the Downlands Countryside Management Project which operates in the north of the District and through practical tasks seeks to maintain, manage and improve biodiversity on particular sites. The Council will where possible support LNRs and Community Wildlife Areas (for example through its Environmental Initiatives Grant scheme and the Blindley Heath LNR Management Committee).

Policy CSP 17

Biodiversity

Development proposals should protect biodiversity and provide for the maintenance, enhancement, restoration and, if possible, expansion of biodiversity, by aiming to restore or create suitable semi-natural habitats and ecological networks to sustain wildlife in accordance with the aims of the Surrey Biodiversity Action Plan. ⁽³⁴⁾

The Council will seek to enhance biodiversity by supporting the work of the Downlands Countryside Management Project and by supporting Local Nature Reserves and Community Wildlife Areas.

32 http://www.tandridge.gov.uk/documents/document_display.htm?pk_document=417

33 Appropriate Assessment of Core Strategy - 2007:

http://www.tandridge.gov.uk/documents/document_display.htm?pk_document=1210

34 <http://www.ukbap.org.uk/lbap.aspx?id=456>

15 Character, Design and Density

15.1 The built-up areas and villages are generally attractive and their environments are valued by their communities. The strategy is therefore to require all new development to have regard to and respect the existing high quality of these areas. There are some areas where there will be opportunities to enhance the existing character through good design.

15.2 Many parts of the built-up areas have a distinctive character that derives from the wooded hillsides that still exist. These wooded hillsides can be found in Caterham Valley, Whyteleafe, Warlingham, Oxted - extending along the slopes of the greensand ridge into Limpsfield and Hurst Green and a significant part of the built-up area of Woldingham. (These wooded hillsides are defined on the Local Plan proposals map and will be defined on the Local Development Framework proposals map.) The Council will protect the distinctive and special character of these areas by ensuring new development respects this character and that tree cover is maintained.

15.3 Many of the built-up areas and villages have particularly distinctive characteristics that derive from the size of buildings, size of plot, distance from the road, boundary treatments, design features, materials and tree and shrub planting. The Council will ensure that new development reflects this local distinctiveness.

15.4 "Green spaces" within or separating existing built up areas and within the villages, but not covered by Green Belt policy, contribute to biodiversity, character and quality of life within the areas they are located. Therefore existing green spaces will be retained. Opportunities will be taken to improve such areas for the benefit of biodiversity and for recreation.

15.5 In line with Government advice the Council will seek to make the best use of urban land by requiring densities that provide more dwellings. However there will be locations where the character of the surrounding area is such that it will be necessary to limit densities to avoid a development that is out of character with its surroundings. If higher densities are to be achieved then good design is imperative. Therefore developers should seek to exhibit design flair and an understanding of the character of the area when preparing schemes. Development schemes will be required to consider the impacts on the amenities of surrounding properties, the topography of the site and existing trees and planting. The Council recognises that whilst residential gardens are defined as brown field land, this does not necessarily mean that they are suitable for development. PPS3 Housing indicates that more intensive development is not always appropriate and also states that "there is no presumption that land that is previously developed is necessarily suitable for housing development nor that the whole curtilage should be developed".⁽³⁵⁾ The Council will resist densities in excess of the ranges specified in the density policy unless there is no harm to character or the environment and provided the development is within a 5 minute safe and level walk to public transport and local services. The "5 minute safe and level walk" recognises that in many areas a 5 minute walk would include steep hills or could include roads without continuous footpaths which would limit access on foot.

15.6 The Council will develop parking standards through a Supplementary Planning Document that will take account of the importance of promoting good design. Layouts should consider the needs of pedestrians, cyclist and the users of public transport.

15.7 "Surrey Design" and Village Design Statements, such as the ones for Lingfield and Woldingham⁽³⁶⁾ should be used to guide new proposals, and the Council will assess proposals against this guidance. The Council will adopt the principle of "good enough to approve rather than bad enough to refuse" when considering development proposals.

15.8 The Council will develop the use of "Concept Statements"⁽³⁷⁾ to set out how development should be undertaken on important or sensitive sites.

15.9 There are parts of the District that are covered by specific "saved" Local Plan policies that control density and protect character. It will be necessary in due course to review these policies and if necessary to update them through new Development Plan Documents or Supplementary Planning Documents so that the character

35 PPS3 Housing paragraph 49 and Annex B: Definitions

36 Lingfield VDS: http://www.tandridge.gov.uk/documents/document_display.htm?pk_document=408 Woldingham VDS: http://www.tandridge.gov.uk/documents/document_display.htm?pk_document=448

37 <http://www.countryside.gov.uk/LAR/Landscape/CIAT/GrowthAreas/concept.asp>

of the areas they cover continues to be protected. In particular the Council will consider if character appraisals should be carried out and whether design codes should be prepared for particular areas.

Policy CSP 18

Character and Design

The Council will require that new development, within town centres, built up areas, the villages and the countryside is of a high standard of design that must reflect and respect the character, setting and local context, including those features that contribute to local distinctiveness. Development must also have regard to the topography of the site, important trees or groups of trees and other important features that need to be retained.

Development must not significantly harm the amenities of the occupiers of neighbouring properties by reason of overlooking, overshadowing, visual intrusion, noise, traffic and any other adverse effect.

The Council will have regard to “Surrey Design” and Village Design Statements in determining planning applications. The Council will apply the principle of “good enough to approve rather than bad enough to refuse”.

The Council will protect the wooded hillsides in the built-up areas by ensuring that new development does not adversely affect the character of these areas and that there is no overall loss of tree cover.

Within built up areas and villages existing green spaces that contribute to biodiversity, the quality of life, the character or amenities of the area or those that separate built up areas will be protected and where possible enhanced for the benefit of biodiversity and/or recreation.

Policy CSP 19

Density

Within the framework for the character and design of density as set out in Policy CSP18 the density of new development will be within the following ranges:

- (a) Rural Areas (Larger Rural Settlements/Woldingham/Green Belt Settlements /countryside) – 30 to 40 dwellings per hectare, unless the design solution for such a density would conflict with the local character and distinctiveness of an area where a lower density is more appropriate; such character and distinctiveness may also be identified in Village Design Statements, Conservation Area Appraisals or Supplementary Planning Documents. Saved policy BE7 “Woldingham” of the Tandridge District Local Plan 2001 will also continue to apply to development within the settlement boundary until this is replaced by a policy in a Development Control DPD.
- (b) Built up areas – 30 to 55 dwellings per hectare, unless the design solution for such a density would conflict with the local character and distinctiveness of an area where a lower density is more appropriate; such character and distinctiveness may also be identified in Village Design Statements, Conservation Area Appraisals or Supplementary Planning Documents.
- (c) Oxted and Caterham Valley town centres (as defined on the proposals map) 40 to 75 dwellings per hectare, unless the design solution for a higher density scheme is compatible with local character and distinctiveness.

Within the lower density areas (a) and in the medium density areas (b) the Council will resist densities above the specified ranges unless it can be demonstrated that development proposals will not harm the character of the area and the quality of the environment and provided the site is in an area that is within

0.5km (approximately a 5 minute safe and level walk) from frequent public transport and a town, village or other centre containing convenience shopping.

16 Heritage

16.1 The District contains a wealth of identified heritage features that contribute to the character, distinctiveness and cultural interest of the area. For full details see the Inventory of Environmental and Heritage Resources ⁽³⁸⁾. The strategy seeks to preserve, manage and enhance the District's heritage; this includes specifically identified features as well as the wider historic environment.

16.2 Planning Policy Guidance Note 15 "Planning and the Historic Environment" provides guidance on how development proposals should protect and respect Listed buildings.

16.3 The Council has identified other buildings which contribute to the character of the District; these buildings merit retention as part of the character of the area and wider historic environment although they do not qualify as listed buildings. The Council has adopted criteria for assessing whether a building qualifies for inclusion in the Schedule of Buildings of Character.

16.4 There are two Historic Parks and Gardens on the English Heritage Register of Parks and Gardens. Surrey County Council working with the Surrey Gardens Trust has identified further historic parks, gardens and designed landscapes of county interest within Tandridge.

16.5 Statutory protection for archaeological and historical sites is accorded to 20 Scheduled Monuments. The relevant legislation is the Ancient Monuments and Archaeological Areas Act 1979 and the relevant guidance is given in Planning Policy Guidance Note PPG15: Planning and the Historic Environment, and PPG16: Archaeology and Planning. There are also 200 identified Areas of High Archaeological Potential; these are areas where there is good evidence of archaeological deposits.

38 http://www.tandridge.gov.uk/documents/document_display.htm?pk_document=417

17 Landscape and Countryside

17.1 The District has many distinctive landscapes and the strategy is to protect and enhance them. There are four main character areas:

- North Downs
- Greensand Ridge
- Low Weald
- High Weald

For a description of these areas see section 3 of the Inventory of Environmental and Heritage Resources ⁽³⁹⁾.

17.2 The Surrey Hills (covering parts of the North Downs and Greensand Ridge) and High Weald Areas of Outstanding Natural Beauty (AONBs) are landscapes of national importance and therefore must be provided with the highest level of protection. Both areas are covered by adopted Management Plans prepared by the respective AONB Joint Advisory Committees on behalf of the Council, which will be used as the principal means of guiding the future management and enhancement of these areas ⁽⁴⁰⁾.

17.3 Some of the area immediately adjoining the Surrey Hills AONB is designated an Area of Great Landscape Value (AGLV). The AGLV extends across the width of Surrey and six of the Surrey Districts. However Planning Policy Statement 7 indicates that such designations should only be maintained where criteria based policies cannot provide the necessary protection. Local designations should be based on a formal and robust landscape assessment of the qualities of the landscape concerned. In response to this a countywide review has been undertaken to assess the qualities of the landscape within the AGLV. ⁽⁴¹⁾ The assessment concludes that parts of the AGLV share identical characteristics with the adjoining AONB (the green areas); that other parts share some of the characteristics of the AONB (the amber areas); and that some parts share few or no characteristics of the AONB (the red areas). The assessment recommends that an urgent review of the AONB boundary takes place and that no areas should be removed from AGLV designation until the case for an extended AONB has been considered. The assessment goes on to recommend that the "green areas" are capable of being included without further assessment; and that the "amber areas" require more detailed assessment and that any areas that remain outside a newly defined AONB should be subject to detailed landscape character appraisal and criteria based policies.

17.4 The Council believes that the AGLV designation, in Tandridge, covering parts of the North Downs dip slope and parts of the Greensand ridge, is important in its own right and acts as a "buffer" to protect the integrity of the AONB, in particular that many views from the AONB are into the AGLV. The assessment confirms that the character of a significant part of the AGLV is similar to the AONB and is therefore worthy of inclusion into the AONB. Because of the importance of the AGLV and the aim of including much of it within the AONB a criteria based approach alone would not be adequate. Therefore this strategy proposes the retention of the AGLV until such time as a review of the AONB boundary has been undertaken by Natural England; in the meantime the principles in the following policy will be applied to the AGLV. The Council will work with its partners to secure an urgent review of the AONB by Natural England.

Policy CSP 20

Areas of Outstanding Natural Beauty

The conservation and enhancement of the natural beauty of the landscape is of primary importance within the two Areas of Outstanding Natural Beauty, reflecting their national status. The principles to be followed in the area are to:

39 http://www.tandridge.gov.uk/documents/document_display.htm?pk_document=417

40 <http://www.surreyhills.org/> and <http://www.highweald.org/text.asp?PageId=12>

41 Surrey AGLV Review: Chris Burnett Associates April 2007:
http://www.tandridge.gov.uk/Planning/PlanningPolicy/tomorrows_tandridge.htm

- a) conserve and enhance the special landscape character, heritage, distinctiveness and sense of place of the locality;
- b) conserve and enhance important viewpoints, protect the setting and safeguard views out of and into the AONB;
- c) protect prominent locations on skylines and slopes and for development to take advantage of existing landscape features and tree screening;
- d) support suitable located sustainable development necessary to facilitate the environmental, economic and social well being of the AONBs and their communities;
- e) promote access to, particularly by means other than the car, recreation within and enjoyment of the area;
- f) apply the highest environmental design standards to development.

The same principles will be applied in the associated Area of Great Landscape Value which will be retained for its own sake; as a buffer to the Surrey Hills AONB and to protect views from and into the AONB. The AGLV will be retained until such time as there has been a review of the AONB boundary.

17.5 Other landscape character areas whilst not of national importance have their own distinctive attractive character and will also be protected by ensuring that new development does not adversely affect the landscape. This will be done by preventing prominent development that would adversely affect the area and where development is acceptable by ensuring it is built to a high standard of design with appropriate materials and if necessary screen planting. The Area of Local Landscape Significance designation is not being retained.

17.6 Although the quality of the landscape around the built up areas remains generally high there are pockets of land that are suffering, mainly through neglect. Within these “urban fringe” areas, particularly north of the M25, the Council will seek to improve the appearance of the landscape; this will be primarily through the Downlands Countryside Management Project. Work is currently underway to consider if a “Green Arc” project should be established to coordinate urban fringe management issues over a wide area in north Surrey and south west London. Tandridge District Council is not currently part of the project steering group, however it will consider if it should join as a way of securing co-ordinated improvements in the urban fringe.

Policy CSP 21

Landscape and Countryside

The character and distinctiveness of the District’s landscapes and countryside will be protected for their own sake, new development will be required to conserve and enhance landscape character.



A Sustainable Economy



18 The Economy

18.1 Tandridge is in some ways a paradox - it has an extremely high economic activity rate of 90.4% (that is number of people of working age who are economically active), with very low levels of unemployment but is has an extremely low job density, in other words there are considerably less jobs than there are workers. This is manifest by the very high out-commuting that takes place with a net out-commuting of over 10,000 people per day. This demonstrates that there is a considerable reliance on jobs outside the area. Of the 38,400 economically active residents (2005), some 22,600 commute out of the District, of these some 12,400 (55%) work in London. On the one hand London relies on commuters from areas like Tandridge and on the other hand residents of the District rely on London for employment. Recent population forecasts indicate that over the next 20 years the number of people in the working age population living in Tandridge will decline or remain fairly static which suggests the demand for additional employment opportunities within the District will not increase.

18.2 The economy of the District is therefore inextricably linked to the wider region and to London. However there is concern that the demand for labour in London will outstrip population growth within the capital leading to even more demand for workers from outside, including from Tandridge.

18.3 To the immediate south-west of the District lies Gatwick Airport. An area around the airport has been identified as the “Gatwick Diamond” – this stretches from the coast up to the edge of London. The vision for this area, set out by the Surrey and West Sussex Economic Partnerships and other partners is: “To become an internationally recognised business location, with a global future”. The Gatwick Diamond (which has no defined boundaries) includes much of Tandridge including the south west rural area where Green Belt policies will prevail. However the impact of the economy in the Gatwick Diamond on Tandridge must be recognised, particularly in that it may compete with other areas for labour.

18.4 Within Tandridge there has been limited investment in new commercial property in recent years relative to other parts of Surrey. The commercial market appears to be less buoyant in Tandridge with lower rateable values, for all sectors, than elsewhere in Surrey. In addition a number of large employers have moved out of the District and there has been little interest in the available floorspace. Although the District appears to have relatively good locational advantages the evidence suggests that Tandridge is not seen as a particularly good location for new businesses, particularly larger employers. More detailed information is available in the Economic Study of Tandridge.

18.5 However it is important to ensure that the existing employment base is protected to ensure that there is a local contribution to the economy and that there are jobs provided locally thereby reducing the need to travel. Economic growth will also be encouraged by supporting “smart growth”, for example through home working and making best use of information and communications technology without the need for additional land.

18.6 Hobbs Industrial Estate and Lambs Business Park are already identified as Major Developed Sites in the Green Belt ⁽⁴²⁾ and under this strategy are identified as Strategic Employment Sites (SES). These sites, and in particular Lambs Business Park are the exception in terms of commercial investment, with new buildings and yards being developed. In order to guide the future development and/or infilling of the Hobbs Industrial Estate the Council in conjunction with the site owners will prepare a site brief. No other employment sites are identified as being of strategic importance. The strategy therefore protects these Strategic Employment Sites for their existing range of commercial and industrial uses. These sites are within the Green Belt and not considered suitable for housing. Together they provide a significant amount of commercial floorspace, and alternative non-employment related uses will be resisted.

18.7 Working at home also reduces the need to travel and will be encouraged, particularly by encouraging developers to ensure new dwellings are equipped to meet modern ICT requirements.

18.8 Redundant industrial or commercial land and buildings will be released for housing or other appropriate alternative uses including mixed use schemes (subject to any site specific issues that may need to be considered). The Council will require the applicant to demonstrate that the land or buildings is no longer required

42 Both sites are shown on the Local Plan proposals map as MDS, the SES designation coincides with the MDS designation and this will be used to identify the sites until the proposals map is revised.

for industrial and commercial purposes. In some instances this may need to be by way of a robust marketing exercise. The Council may seek independent advice to test the veracity of such a marketing exercise. A detailed policy will be set out in the Development Control DPD.

18.9 Any demand for new employment will be met through the reuse of existing commercial sites, either by way of redevelopment or where appropriate more intensive use of existing sites. The reuse of rural buildings, for example farm buildings for employment uses will also be acceptable, subject to particular environmental constraints being considered. The Council will continue to operate saved policy RE6 "Conversion of buildings in the Green Belt outside the settlements" of the Tandridge District Local Plan 2001 until a new detailed policy is adopted in a Development Control DPD. Commercial development in the town centres is encouraged, including mixed developments. No allocations for new employment land will be made.

18.10 The strategy therefore encourages "smart growth" (which also reduces the need to travel). It will allow for growth by reusing existing sites particularly on the SESs where new investment is already taking place. This approach will support the objective of a sustainable economy, in other words growth within existing environmental limits. This strategy will also allow for the loss of redundant commercial land and buildings which will support the objectives of making best use of previously developed land and providing a supply of land to help meet the housing requirements.

18.11 Modern telecommunications systems have grown rapidly in recent years with more than two thirds of the population now owning a mobile phone. Mobile telecommunications are now considered an integral part of the success of most business operations and individual lifestyles. With new services such as the advanced third generation (3G) services, demand for new telecommunications infrastructure is continuing to grow. The Council are keen to facilitate this expansion whilst at the same time minimising any environmental impacts. The Council's policy is to reduce proliferation of new masts by encouraging mast sharing and location on existing tall structures and buildings. A detailed policy will be set out in the Development Control DPD.

Policy CSP 22

The Economy

The Council will seek to develop a sustainable economy by:

- a) Seeking to make best use of existing commercial and industrial sites, especially those suitable for occupation by small businesses;
- b) Allowing buildings in the Green Belt to be used for commercial purposes subject to environmental, farm viability, traffic and amenity considerations, (the Council's preference for the re-use of such buildings is for economic development purposes). Further details will be set out in the Development Control DPD;
- c) Allowing redundant or unsuitably located commercial and industrial sites within the built up areas, Larger Rural Settlements and Green Belt Settlements to be redeveloped for housing or other appropriate alternative uses. Further details will be set out in the Development Control DPD;
- d) Encouraging working at home (subject to amenity considerations).

The following sites are designated as "Strategic Employment Sites" and will be retained for the existing uses:

- Lambs Business Park
- Hobbs Industrial Estate

In the case of Hobbs Industrial Estate certain waste processing uses will be acceptable if the site is identified for such in the Waste Development Framework.

The Council will review the allocated employment site at Coopers Close, Smallfield through the site allocations DPD.

19 Town and Other Centres

19.1 The strategy for the town centres of Caterham Valley and Oxted is to protect and enhance them to maintain their role as local service centres providing key services for the local population, particularly its day to day needs. The existing functions are important in reducing the need to travel and ensuring that important services are accessible to all sections of the community. The strategy is not about promoting significant growth or additional retailing which would be inconsistent with their role and physical capacity. No change is proposed to the existing identified Town Centre boundaries. The context for the strategy is the sub-regional situation and the proactive approach adopted by the Council over the past 20 years.

19.2 Both Caterham and Oxted developed from small villages to small towns with the coming of the railways. There was a period of rapid expansion during the first half of the 20th Century. The town centres have developed to support the population in the immediately surrounding areas. The town centres have been constrained by the Green Belt and Caterham has also been constrained by the topography of the area.

19.3 Within the region and south London area other centres have developed that provide a much wider range of services and retailing. Croydon town centre, some 7 miles to the north of the District boundary is one of the largest regional centres in the south east of England and London. It is easily accessible by public transport from north Tandridge and significant additional floorspace is planned. To the west is Redhill which has developed into an important sub-regional centre. Although not easily accessible by public transport it is a popular shopping destination for Tandridge residents. Shopping floorspace in Redhill may also increase significantly as a result of the draft Redhill Town Centre Action Plan. Crawley to the south-west in another important sub-regional centre, although not easily accessible by public transport it is also a shopping destination for Tandridge residents and Crawley is identified for significant expansion. East Grinstead to the south fulfils a role serving the rural population in parts of southern Tandridge.

19.4 Within Oxted there is an opportunity to seek improvements to the centre through the redevelopment of the Oxted gasholder site. The one “area based initiative” in the Community Strategy concerns Caterham Valley town centre. The recently undertaken “Healthcheck” was the first and critical part of the process of identifying the issues. The following specific “Healthcheck” targets have been identified:

- Economy: No reduction in the existing level of retail provision.
- Social and Community: Expand range of community services and facilities.
- Transport and Accessibility: Reduce negative aspects of traffic and parking.
- Environment: Improve the physical environment in pedestrian networks.

The final results may make it possible to secure regional funding towards town centre improvements. There is one key privately owned site within Caterham Valley town centre that requires developing to improve the appearance of the area. The Council will seek to ensure that the town centres remain attractive, accessible and safe.

19.5 Up until the late 1980s Caterham town centre was in decline with the closure of many shops including a number of national retailers. The District Council was concerned about this decline and sought to reverse the situation. By proposing a comprehensive redevelopment of a Council owned surface car park and the Council offices together with a commercial property that fronted Station Avenue the Council was able to bring forward, with private investment a new shopping precinct, which included 21 shop units a large supermarket and a 550 space multi-storey car park. The centre which opened in 1988/89 has largely restored the fortunes of the town centre and encouraged the presence of a number of national multiples.

19.6 The Council was similarly concerned about the lack of a large supermarket in Oxted. Through the 1986 South of the Downs Local Plan the Council allocated the former station yard for a retail store. Ultimately this led to the development of a new supermarket, public house and a decked car park (part commuter/part shoppers) on the site. The store opened in the mid 1990s.

19.7 Since the development of these supermarkets there has been no pressure for additional supermarkets in the town centres. However supermarkets have also been built at Warlingham and at Caterham Hill, the latter

as part of a large mixed development. The recent Comparison Retail Needs Assessment - CACI 2007⁽⁴³⁾ carried out for the Council, indicates that whilst Caterham has some capacity for additional retailing it unlikely there will be much demand from retailers, particularly in the light of the potential growth of Redhill. Within Oxted there is little long term opportunity for new floorspace. There are therefore no requirements for site allocations.

19.8 The shopping function of both towns is important and needs to be protected; therefore within the primary shopping frontages it will be important to ensure that the shopping function is not impaired. However additional businesses, services and leisure facilities will be encouraged to meet local needs provided that these are not at the expense of retail floorspace. The existing Primary Shopping Areas as shown on the Tandridge District Local Plan 2001 saved Proposals Map under policy SH2 will be reviewed in the Development Control DPD in accordance with the definitions of the types of location and other relevant matters set out in PPS6.

19.9 Planning Policy Statement 6 – Planning for Town Centres suggests that local planning authorities should identify a network and hierarchy of centres and consider if there should be any rebalancing of activities to ensure a more even distribution of town centre uses to ensure everyday needs are met at a local level. The following policy proposes a hierarchy of town and other centres.

19.10 It is not considered that any rebalancing of activities is required, no one centre dominates the area, and any reduction in the current supply of services in Caterham Valley and Oxted could weaken them.

19.11 The other centres of Warlingham, Lingfield, Caterham Hill and Whyteleafe, do not provide the range of services that the two town centres do, nevertheless they do provide a range of shops and other services that meet some of the needs of their communities. Therefore the function of these centres should be protected by resisting the loss of key services. The Council will do this where possible through use of its planning powers and by seeking to influence service providers. Where development is proposed the opportunity should be taken to see if the centres can be enhanced.

Policy CSP 23

Town and other centres

The Council will seek to protect and enhance the role of Caterham Valley and Oxted town centres by working with its partners (such as Surrey County Council) to undertake specific improvements to the physical environment and increase the range of services and facilities. In particular the Council will support bids for regional funding following 'Health checks' and will actively pursue the redevelopment of:

- the former Rose & Young site in Croydon Road, Caterham; and
- the gasholder site and adjoining land in Oxted.

The above two sites would be suitable for a number of uses appropriate to a town centre, but would also be suitable for residential use. The Council will therefore be prepared to consider proposals on their merits. Retail proposals would, however, need to be assessed in accordance with the advice in PPS6.

The existing Primary Shopping Areas in Caterham Valley and Oxted as shown on the Tandridge District Local Plan 2001 saved Proposals Map under policy SH2 will be protected, and will be reviewed in the Development Control DPD along with the detailed criteria to achieve this protection.

The following hierarchy of centres has been identified:

1. Caterham Valley and Oxted
2. Warlingham and Lingfield
3. Caterham Hill
4. Whyteleafe

⁴³ http://www.tandridge.gov.uk/documents/document_display.htm?pk_document=1378

5. Other local centres and villages

The Council will seek to protect the role of Warlingham, Lingfield, Caterham Hill, Whyteleafe, and other local centres and villages which will be defined in a Development Control DPD along with a detailed policy to achieve this objective.

20 Rural Strategy

20.1 Many of the issues that affect the rural parts of Tandridge are covered by other parts of this strategy; however there are some particular issues that need specific reference. The strategy for the rural areas is to promote a sustainable rural economy, to eliminate any social disadvantages whilst at the same time conserving the character and environment of the countryside and villages.

20.2 Farming remains an important part of the rural economy and is also important in protecting the character and appearance of the landscape. However farming is under pressure and many farms remain vulnerable. About 60% of the land area in Tandridge is used for agriculture and 2% of employment is in agriculture/forestry, which is slightly higher than the south east and English regions' average of 1.45%. Over the years there has been diversification from the traditional rural activities primarily by the reuse of farm and other buildings for commercial purposes. This has not only helped to retain activity within rural areas but has also enabled some farms to remain operational as the diversified activity supports the farming business.

20.3 The Council will continue to support a balanced approach to diversification through the conversion of rural buildings provided that it does not result in any unacceptable environmental impacts and the character of the countryside is not adversely affected. Diversification involving the use of land will only be acceptable where it complies with Green Belt policy and where the environment and character of the countryside is protected.

20.4 Tandridge is not a particularly important area for tourism, however there are a small number of places that attract people, mainly day visitors. The countryside is itself an attraction with plenty of opportunities for walking. The strategy will be to support improved access to and enjoyment of the countryside where possible. Specific projects within the Surrey Hills AONB led by the Surrey Hills AONB Office in line with the Management Plan will be supported where resources permit to improve access to and enjoyment of the countryside.

20.5 Whilst many of the villages still provide a range of services for their communities the services are now very limited. It is important that the existing level of services is protected. However where planning permission is not required, the Local Planning Authority will not be able to prevent the loss of such facilities. The Council will encourage appropriate development in rural settlements that would assist in creating thriving and sustainable rural communities.

20.6 The Council will have regard to Village Appraisals and Parish Plans that have been produced when considering issues within particular areas. Rural housing provided under the Rural Exceptions policy CSP5 and the Rural Allocations policy CSP6 will assist in meeting the needs of rural communities in particular by helping people remain within their villages or living close to rural employment. The Council's support for projects such as the East Surrey Rural Transport Partnership (see section 10) will also help to prevent individuals in rural areas being isolated and excluded from services even if they do not have access to a car. The Council will work with its partners in the Surrey Rural Partnership to champion rural needs and to secure additional funding.

Part 3
Indicators, Targets
and Delivery

21 Indicators, Targets and Delivery

21.1 The Core Strategy must respond to changing needs and circumstances. Regular monitoring will be undertaken to ensure that the Core Strategy remains relevant to such changes. The Council is required to publish an Annual Monitoring Report (AMR) to demonstrate how effective the Development Plan policies are in delivering the expected outcomes. The AMR will indicate the extent to which the Core Strategy policies are being achieved and whether changes should be made, particularly if the policy is not working or outcomes are not being delivered. The AMR will report whether any policies should be discontinued because they are not working. In particular the AMR will show whether remedial action is required to ensure housing supply is maintained. Indicators and targets have been developed to provide a consistent basis for monitoring the strategy.

21.2 The Indicators have been drawn from a number of sources. They include some of those specified by the Government to be monitored in the Annual Monitoring Report where relevant ⁽⁴⁴⁾. Others have been taken from the Sustainability Appraisal Scoping Report; it should be noted that the Sustainability Appraisal Scoping Report contains a more comprehensive set of Indicators. Only a selection of these have been included within the Core Strategy as key Local Indicators. Some other indicators have been prepared specifically to assist in the monitoring of particular policies. Because of the resources available to undertake monitoring the aim has been to develop a manageable suite of indicators, ideally a maximum of two per policy. However where there are AMR Core indicators as required by the Government these have been included and as a result in some instances the number of indicators is more than two.

21.3 The indicators and targets are set out at Annex 1. Core Strategy Policies have an indicator or indicators and policies have been linked to the relevant Spatial Objectives which are set out at paragraph 5.1.

21.4 After each set of indicators is a note about the proposed delivery mechanism for each policy. Delivery will be through a number of means, including the application of policy and supporting initiatives that are led by other partners.

44 Local Development Framework Monitoring: A Good Practice Guide - March 2005 and Local Development Framework Core Output Indicators Update 1/2005 - October 2005



Annexes



Annex 1 Indicators, Targets and Delivery

Notes:

AMR Core Indicator - An Indicator that the Government requires Local Planning Authorities to monitor in the Annual Monitoring Report to measure policy performance/delivery of objectives - the reference in the last column relates to the Core Output Indicators set out in Local Development Framework Core Output Indicators (Update 1/2005) -ODPM October 2005.

Local Indicator - An Indicator set by the Local Planning Authority to measure policy performance/delivery of objectives.

Indicators/Targets/Delivery CSP 1

Location of Development

Spatial Objectives:

- Minimising the impact on climate change through a reduction in green house gas emissions and ensuring that development is able to withstand the effects of climate change
- Encouraging the reuse of previously developed land for residential, commercial and community uses
- Retention of the Green Belt to ensure that communities remain separated and to prioritise the re-use of brown field over green field sites, in particular those brown-field sites used for non-residential purposes

Indicator	Target	Comment
Percentage of housing development on previously developed land in built up areas	2006 - 2011 - 95% 2011 - 2016 - 90% 2016 - 2021 - 70% 2021 - 2026 - 60% (average per annum) to be on PDL	AMR Core Indicator (2b)
Amount/percentage of employment development by type on previously developed land	80% (average per annum) to be on PDL	AMR Core Indicator (1c)

Delivery Mechanism:

- Through the development control process, including the application of Green Belt policy
- By maintaining the Green Belt boundaries, as they may be revised.

Indicators/Targets/Delivery CSP 2

Housing Provision

Spatial Objectives:

- Provision of sufficient and adequate housing (sustainably located and constructed) to meet the needs of all sections of the community, including affordable dwellings, retirement accommodation, homes

for young people, sites for Gypsies/Travellers and Travelling Showmen and homes for those with special needs

Indicator	Target	Comment
Net number of dwellings completed compared with the South East Plan requirement	At least 625 dwellings to be delivered by 31 st March 2013; at least a further 625 dwellings by 31 st March 2018; at least a further 625 dwellings by 31 st March 2023; and at least a further annual average of 125 dwellings per annum to the end of the Plan period	Housing Trajectory/AMR Core Indicator (2a)

Delivery Mechanism:

- Through the development control process
- By monitoring the supply and demand for housing in the Annual Monitoring Report/Housing Trajectory
- By the preparation of a Strategic Housing Land Availability Assessment
- By allocating sites and identifying reserve sites through a Site Allocations DPD.

Indicators/Targets/Delivery CSP 3

Managing the Delivery of Housing

Spatial Objectives:

- Provision of sufficient and adequate housing (sustainably located and constructed) to meet the needs of all sections of the community, including affordable dwellings, retirement accommodation, homes for young people, sites for Gypsies/Travellers and Travelling Showmen and homes for those with special needs

Indicator	Target	Comment
Oversupply of housing compared with the South East Plan requirement	The rolling five year housing supply figure being exceeded by less than 20%	Local indicator

Delivery Mechanism:

- By monitoring the supply and demand for housing
- If actual housing delivery varies by more than 20% outside expected delivery (see Housing Trajectory) reasons for this should be established and appropriate responses would be to control supply of windfall sites on residential garden land.
- Through the development control process

Indicators/Targets/Delivery CSP 4

Affordable Housing

Spatial Objectives:

- Provision of sufficient and adequate housing (sustainably located and constructed) to meet the needs of all sections of the community, including affordable dwellings, retirement accommodation, homes for young people, sites for Gypsies/Travellers and Travelling Showmen and homes for those with special needs

Indicator	Target	Comment
Number of affordable housing units completed per year	50 affordable housing units per year will be delivered, with a total of 250 being delivered by 2012.	AMR Core Indicator (2d)
Percentage of affordable homes provided on eligible sites per year	34%	Local Indicator

Delivery Mechanism:

- Through market housing development with section 106 agreements to provide the affordable element
- By working closely with the Council's Housing Enabling Section and with Registered Social Landlords
- Through the development control process
- By working with partners to help deliver housing for people with special needs
- By monitoring affordable housing need

Indicators/Targets/Delivery CSP 5

Rural Exceptions

Spatial Objectives:

- Provision of sufficient and adequate housing (sustainably located and constructed) to meet the needs of all sections of the community, including affordable dwellings, retirement accommodation, homes for young people, sites for Gypsies/Travellers and Travelling Showmen and homes for those with special needs

Indicator	Target	Comment
The number of affordable units provided through the rural exceptions policy (year on year)	None identified	Local Indicator

Delivery Mechanism:

- By working closely with the Parish Councils and The Rural Housing Trust to determine local need and to identify potential sites
- By working closely with Registered Social Landlords and developers
- By working with the Surrey Rural Housing Group (under the auspices of Surrey Community Action)
- Through the development control process

Indicators/Targets/Delivery CSP 6

Rural Allocations

Spatial Objectives:

- Provision of sufficient and adequate housing (sustainably located and constructed) to meet the needs of all sections of the community, including affordable dwellings, retirement accommodation, homes for young people, sites for Gypsies/Travellers and Travelling Showmen and homes for those with special needs

Indicator	Target	Comment
The number of affordable units provided through the rural allocations policy (year on year)	None identified	Local Indicator

Delivery Mechanism:

- Sites identified in a Housing Allocations Development Plan Document
- By working closely with the Parish Councils and landowners
- By working closely with Registered Social Landlords and developers
- Through the development control process

Indicators/Targets/Delivery CSP 7

Housing Balance

Spatial Objectives:

- Provision of sufficient and adequate housing (sustainably located and constructed) to meet the needs of all sections of the community, including affordable dwellings, retirement accommodation, homes for young people, sites for Gypsies/Travellers and Travelling Showmen and homes for those with special needs

Indicator	Target	Comment
Percentage of dwellings completed per annum with one, two and three bedrooms	70%	Local Indicator

Delivery Mechanism:

- Through the development control process
- By monitoring the supply of and demand for housing by type and size
- By working with partners to help deliver housing for people with special needs

Indicators/Targets/Delivery CSP 8

Extra Care Housing

Spatial Objectives:

- Provision of sufficient and adequate housing (sustainably located and constructed) to meet the needs of all sections of the community, including affordable dwellings, retirement accommodation, homes for young people, sites for Gypsies/Travellers and Travelling Showmen and homes for those with special needs

Indicator	Target	Comment
Number of Extra Care Housing Units provided by 2016	At least 162 units (50% public sector, 50% private sector) by 2016. Further target for 2017- 2026 to be identified following updated Needs Assessment to be approved by the Council.	Local Indicator

Delivery Mechanism:

- Through the development control process
- By monitoring the supply of and demand for Extra Care Housing in the Annual Monitoring Report
- By the preparation of a Strategic Housing Land Availability Assessment
- By allocating sites through a Site Allocations DPD

Indicators/Targets/Delivery CSP 9**Gypsy and Traveller Caravan Sites****Spatial Objectives:**

- Provision of sufficient and adequate housing (sustainably located and constructed) to meet the needs of all sections of the community, including affordable dwellings, retirement accommodation, homes for young people, sites for Gypsies/Travellers and Travelling Showmen and homes for those with special needs

Indicator	Target	Comment
Number of new plots made available (year on year)	None identified*	Local Indicator

* Target to be developed in a future DPD following partial review of South East Plan

Delivery Mechanism:

- Through the allocation of sites to meet identified need
- Through the development control process
- By working with Surrey County Council as landowner of 2 existing local authority sites

Indicators/Targets/Delivery CSP 10**Travelling Showmen's Sites****Spatial Objectives:**

- Provision of sufficient and adequate housing (sustainably located and constructed) to meet the needs of all sections of the community, including affordable dwellings, retirement accommodation, homes for young people, sites for Gypsies/Travellers and Travelling Showmen and homes for those with special needs

Indicator	Target	Comment
Number of new plots made available (year on year)	None identified*	Local Indicator

* Target to be developed in a future DPD following partial review of South East Plan

Delivery Mechanism:

- Through the allocation of sites to meet identified need
- Through the development control process
- By working with the Showman's Guild of Great Britain in identifying sites and spare capacity on existing sites

Indicators/Targets/Delivery CSP 11

Infrastructure and Services

Spatial Objectives:

- Provision of adequate infrastructure (including drainage and other utility services) and services, (including health, social care and education) to accompany new development

Indicator	Target	Comment
Proportion of schemes per annum including infrastructure/service provision or a financial contribution	All development (excluding minor and householder) to include a contribution towards infrastructure and services to be monitored on a yearly basis.	Local Indicator

Delivery Mechanism:

- Through the development control process
- By regular liaison with infrastructure and service providers to monitor levels of provision, emerging and potential deficits and “stress points”

Indicators/Targets/Delivery CSP 12

Managing Travel Demand

Spatial Objectives:

- Encouraging the reuse of previously developed land for residential, commercial and community uses
- Retention of the Green Belt to ensure that communities remain separated and to prioritise the re-use of brown field over green field sites, in particular those brown-field sites used for non-residential purposes
- Provision of adequate transport infrastructure and services (including public transport) that supports the aim of reducing the need to travel by car

Indicator	Target	Comment
Amount of new residential development per annum within 30 minutes of public transport time of key services/employment/retail	80% of new residential development per annum to be within 30 minutes by public transport time of key services /employment/ retail	AMR Core Indicator (3b)
Amount of completed retail, office and leisure development and % in town centres per year	90% of new retail, office and leisure development to be in town centres.	AMR Core Indicator (4b)

Indicator	Target	Comment
Percentage of completed development within Use Classes A, B and D complying with car parking standards per year	100%	AMR Core Indicator (3a)
Percentage of commercial development located within the built up areas which has good access by public transport per year.	80% to be in town centres	Local Indicator

Delivery Mechanism:

- Through the development control process
- By liaison and close working with Surrey County Council as transport and highway authority
- By supporting the East Surrey and East Sussex Rural Transport Partnerships
- By targeted use of the Environmental Initiatives Grant scheme to assist with specific projects, such as the provision of cycle racks, publicity for Buses4U and the Uckfield and East Grinstead rail lines

Indicators/Targets/Delivery CSP 13

Community, Sport and Recreation Facilities and Services

Spatial Objectives:

- Provision of adequate infrastructure (including drainage and other utility services) and services, (including health, social care and education) to accompany new development
- Protection and provision of open space, sports, play, recreational facilities, community and cultural services that are sufficient to meet the community's needs and that are accessible to all

Indicator	Target	Comment
Extent/number of playing fields/sports facilities lost per year	No loss in extent or number of playing fields/sports/open space facilities and no loss of community/recreational facilities in any year	Local Indicator

Delivery Mechanism:

- Through the development control process
- By working with other bodies and the Council's partners to identify need for and provision of facilities
- By working with other partners to secure improvements to the rights of way network

Indicators/Targets/Delivery CSP 14

Sustainable Construction

Spatial Objectives:

- Minimising the impact on climate change through a reduction in green house gas emissions and ensuring that development is able to withstand the effects of climate change

- Reduction in the consumption of natural resources, in support of the aim of “one planet living”.
- New development constructed in accordance with sustainability principles, including location, siting, energy conservation and renewable energy sources

Indicator		Target	Comment
Renewable energy capacity installed by type to achieve the required % in carbon dioxide saving	1-9 units	10%	AMR Core Indicator (9)
	10+ units	20%	
	500m²+	10%	
	Monitored annually against all development completions within each year		
The percentage of dwellings meeting Code level 3 or greater and the percentage of commercial units with a floor area of 500m² or greater, meeting at least the BREEAM ‘very good’ standard	100% of residential units meet Code level 3 or greater.		Local Indicator
	100% of commercial units with a floor area of 500m² or greater meet the BREEAM ‘very good’ standard or better.		
	Monitored annually against all development completions within each year. This is not a requirement and so the percentage targets could be less		

Delivery Mechanism:

- Through the preparation of a Supplementary Planning Document regarding sustainable construction
- Through the development control process
- By working with other bodies such as the Energy Savings Trust to develop best practice

Indicators/Targets/Delivery CSP 15

Environmental Quality

Spatial Objectives:

- Minimising the impact on climate change through a reduction in green house gas emissions and ensuring that development is able to withstand the effects of climate change.
- Provision of sufficient and adequate housing (sustainably located and constructed) to meet the needs of all sections of the community, including affordable dwellings, retirement accommodation, homes for young people, sites for Gypsies/Travellers and Travelling Showmen and homes for those with special needs
- Provision of a safe and secure environment

Indicator	Target	Comment
Percentage of of new dwellings to incorporate “Lifetime Homes” standard	100% of new dwellings monitored annually against all housing completions within each year. This is not a requirement and so the percentage target could be less.	Local Indicator

Delivery Mechanism

- Through the development control process, including the application of Surrey Design and Lifetime Homes standards

Indicators/Targets/Delivery CSP 16

Aviation Development

Spatial Objectives:

- Minimising the impact of Gatwick Airport by working with BAA Gatwick on the development of the airport up to the projected 45mppa of the single runway and opposing expansion beyond its current agreed capacity

Indicator	Target	Comment
LEQ Levels around airport	No adverse change from 2006 levels year on year	Local Indicator

Delivery Mechanism:

- By making appropriate representations to the Government on Airport Policy.
- By making appropriate representations to neighbouring authorities and airport operators on proposals for airport development

Indicators/Targets/Delivery CSP 17

Biodiversity

Spatial Objectives:

- Protection and enhancement of biodiversity

Indicator	Target	Comment
Changes in priority habitats and species (year on year)	None identified	AMR Core Indicator (8i)
Changes in areas designated for their intrinsic environmental value	95% of land by area to be in favourable condition by 2010	AMR Core Indicator (8ii)

Delivery Mechanism:

- Through the development control process
- By supporting the work of the Downlands Countryside Management Project
- By supporting the effective management of Local Nature Reserves and Community Wildlife areas
- By targeted use of the Council's Environmental Initiatives Grant scheme to assist with specific wildlife projects

Indicators/Targets/Delivery CSP 18

Character and Design

Spatial Objectives:

- Protection and enhancement of the distinctive character of urban and rural areas

Indicator	Target	Comment
Number of “green spaces” lost per annum	Zero	Local Indicator

Delivery Mechanism:

- Through the development control process, including the application of Surrey Design, Village Design Statements, Conservation Area appraisals and future Supplementary Planning Documents
- By preparing additional Supplementary Planning Documents
- Monitoring extent of changes

Indicators/Targets/Delivery CSP 19

Density

Spatial Objectives:

- Encouraging the use of previously developed land for residential, commercial and community uses
- Provision of sufficient and adequate housing (sustainably located and constructed) to meet the needs of all sections of the community, including affordable dwellings, retirement accommodation, homes for young people, sites for Gypsies/Travellers and Travelling Showmen and homes for those with special needs

Indicator	Target	Comment
Percentage of dwellings completed at: • Less than 30dpha • Between 30-50 dpha • Above 50dpha	Average density per annum should reach 30dpha	AMR Core Indicator (2c)

Delivery Mechanism:

- Through the development control process
- Through the production of design/concept statements/codes

Indicators/Targets/Delivery CSP 20

Areas of Outstanding Natural Beauty

Spatial Objectives:

- Protection and enhancement of the character and appearance of the countryside and in particular the landscapes of national importance (the Areas of Outstanding Natural Beauty)

Indicator	Target	Comment
Number of enhancement/improved accessibility schemes undertaken (year on year)	None identified	Local Indicator

Delivery Mechanism:

- Through the development control process
- By working with partners to implement the AONB management plans
- By supporting the work of the Surrey Hills AONB office and the High Weald AONB unit

Indicators/Targets/Delivery CSP 21

Landscape and Countryside

Spatial Objectives:

- Protection and enhancement of the character and appearance of the countryside and in particular the landscapes of national importance (the Areas of Outstanding Natural Beauty)

Delivery Mechanism:

- Through the development control process

Indicators/Targets/Delivery CSP 22

The Economy

Spatial Objectives:

- Supporting an economy that is thriving and growing within environmental limits (both urban and rural)

Indicator	Target	Comment
Amount of floorspace developed for employment by type per year	None identified	AMR Core Indicator (1a)
Employment land available by type per year	None identified	AMR Core Indicator (1d)
Loss of employment land to residential and to other uses per year	None identified	AMR Core Indicator (1e & 1f)
Amount of completed retail, office and leisure development	None identified	AMR Core Indicator (4a)

Delivery Mechanism:

- Through the development control process
- By working with the Local Strategic Partnership to support local businesses
- By working with other partners within the "Gatwick Diamond" to encourage the promotion of and investment in the area

Indicators/Targets/Delivery CSP 23

Town and other centres

Spatial Objectives:

- Maintenance and enhancing of the role of town centres and other centres
- Provision of a safe and secure environment

Indicator	Target	Comment
The redevelopment of key sites in the town centres	The former Rose & Young site to be redeveloped by 2013 and the gasholder and adjoining land to be redeveloped by 2013	Local Indicator

Delivery Mechanism:

- Through the development control process
- By working with other partners, including the Local Strategic Partnership to secure town centre enhancements and service improvements
- To actively promoting the redevelopment of vacant and underutilised sites

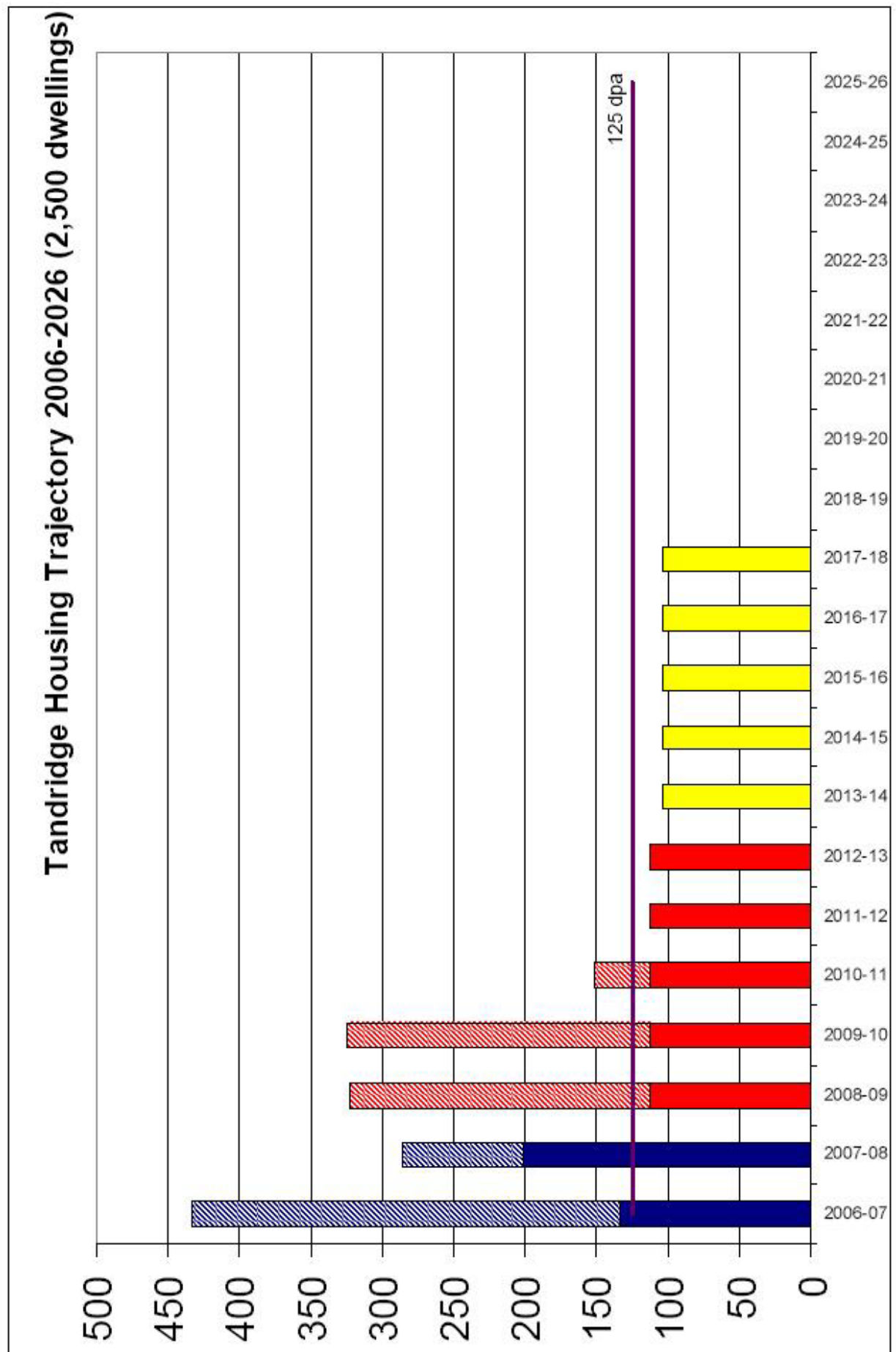
Annex 2 Housing Trajectory

Tandridge Housing Trajectory for the South East Plan 2006 - 2026 (2,500 dwellings)

Year	Completions and anticipated completions		Total* ¹
	Small & Medium Sites	Large Sites	
2006-07	77 + 57 = 134	299	433
07-08	142 + 59 = 201	84	285
08-09	(563/5) = 113	210	323
09-10	(563/5) = 113	211	324
10-11	(563/5) = 113	38	151
11-12	(563/5) = 113	0	113
12-13	(563/5) = 113	0	113
13-14	(24/5) = 5	(495/5) = 99	104
14-15	(24/5) = 5	(495/5) = 99	104
15-16	(24/5) = 5	(495/5) = 99	104
16-17	(24/5) = 5	(495/5) = 99	104
17-18	(24/5) = 5	(495/5) = 99	104
18-19	0* ²	0	0
19-20	0	0	0
20-21	0	0	0
21-22	0	0	0
22-23	0	0	0
23-24	0	0	0
24-25	0	0	0
25-26	0	0	0

*¹ gross completions less other dwelling losses

*² The Trajectory identifies specific housing sites for the first and second five year periods, however, in the last five years (2018 - 2023) and for the remaining years of the plan it has not been possible to identify specific sites, therefore, broad locations have been identified (in accordance with PPS3 advice) that will enable the continuous delivery of housing



Key

 Actual completions (to date) for small and medium sites

 Actual completions (to date) for large sites

 Expected completions for small and medium sites*¹
 Expected completions for large sites *²
 South East Plan Requirement 2006-2026 of 2,500 dwellings – Average per year = 125



The Housing Capacity Study Update identifies a supply of 495 dwellings for the second five year period (2013 – 2018) and a further 24 units have been identified on two medium sites.

*¹ Work carried out to identify the five year supply of deliverable small and medium sites shows that in the period 2008 – 2013 there will be 563 units completed.

*² Work carried out to identify the five year supply of deliverable large sites shows that in the period 2008 – 2013 there will be 459 units completed. By contacting the relevant developers the anticipated completion dates for large sites have been established.

Annex 3 Affordable Housing - Areas for Rural Thresholds/Rural Exceptions Sites and Definitions

Parishes and Settlements within which the Rural Thresholds apply (CSP4):

Parish	Settlements within the Parish
Bletchingley	Bletchingley
Burstow	Smallfield
Chelsham and Farleigh	
Crowhurst	
Dormansland	Dormansland; Dormans Park
Felbridge	Domewood; Felbridge
Godstone	Blindley Heath; Godstone; South Godstone
Horne	
Limpsfield (excluding the urban area)	Limpsfield Chart
Lingfield	Lingfield
Nutfield	Nutfield; South Nutfield
Outwood	
Tandridge	Tandridge
Tatsfield	Tatsfield
Titsey	

Settlements where Rural Exceptions sites may be released (CSP5):

Settlements	
Bletchingley	Lingfield
Blindley Heath	Nutfield
Domewood	Smallfield
Dormansland	South Godstone
Dormans Park	South Nutfield
Felbridge	Tandridge
Godstone	Tatsfield
Limpsfield Chart	

Annex 3 Affordable Housing - Areas for Rural Thresholds/Rural Exceptions Sites and Definitions

Affordable Housing Definitions:

Annex B to PPS3 sets out definitions of affordable housing. The following definitions which are used in this Strategy are consistent with those set out in PPS3, but are slightly expanded to show how the definitions will operate in detail in Tandridge:

“Affordable Housing is that provided with subsidy, for people who are unable to resolve their housing requirements in the local private sector housing market because of the relationship between housing costs and incomes”.

Affordable housing is aimed at people whose incomes are such that without some form of public subsidy they would not be able to house themselves. For more information on the current stock of Local Authority and housing association units see LDF Technical Paper 3 “Population and Social Profile”.

Affordable Housing should include provisions that it will remain at an affordable price for future eligible households or, if those restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

The types of affordable housing which meet the definition are as follows:

Social Rent

Units for rent provided by a Registered Social Landlord or approved developer, which is the major requirement. The organisation must enter into a nominations agreement with the Council which commits 100% of first lettings and 75% of subsequent lettings to applicants from the Council's housing register.

Shared Ownership (included within the general definition of Intermediate Housing)

Under the Shared Ownership scheme (also known as New Build Homebuy), the purchaser acquires an equity stake (or share) in a proportion of a property and the provider (usually an RSL) receives a subsidised rental payment, plus service charge where applicable, on the unsold equity. Shared ownership schemes, in which the cost of a house is shared between the occupier and a registered social landlord or employer, offers a potential route into home ownership for many people and is designed to be more affordable for those on average incomes than outright purchase. The Council may also support other shared ownership models, such as fixed equity schemes, which places a limit on the maximum amount of equity purchased.

Intermediate Rent (included within the general definition of Intermediate Housing)

These are properties usually provided by RSLs at a discount of 80% against market rents. These are available only to key workers.

Key Worker Housing

The Council launched its Key Worker Strategy in 2001, which created a separate key worker housing list and separate key worker targets. The Council defines key workers as those who provide essential and local public services such as health and personal care, education, police and emergency services, social services and other local authority staff; and/or contribute to the infrastructure and economic viability of the Tandridge area.

The Council separately identifies key worker applicants within the Housing Register and aims to let 10% of all RSL new rented developments and re-lets to key workers. Under the Shared Ownership scheme the Council aims to offer 10% of all new shared ownership properties to key workers, with some schemes designated entirely for key workers.

Low-cost market housing

Low cost market housing is not included within the definition of affordable housing. However there may be circumstances when the Council will be prepared to accept some low-cost market housing in lieu of some or all of the intermediate housing to be provided on a site. Any such units will be expected to be built to Housing Corporation Scheme Development Standards.

Annex 4 Glossary

Affordable Housing:- housing provided with a subsidy, for people unable to resolve their housing requirements in the private sector housing market.

Annual Monitoring Report:- a document to be produced each year showing progress in achieving the objectives of the Core Strategy.

Ancient woodland:- woodland that is likely to have existed since before 1600 and contains trees and shrubs that are predominantly native and not obviously planted.

Area of Great Landscape Value:- areas of land identified having a high visual quality of regional importance.

Area of High Archaeological Potential:- sites identified by the County Archaeologist where is suspected that there may be archaeological remains.

Area of Outstanding Natural Beauty:- areas of land having a national landscape importance, designated under the National Parks and Access to the Countryside Act 1949.

Biodiversity:- the variety of life forms, the ecological roles they play and the genetic diversity they contain (Wilcox 1984).

Biodiversity Action Plan:- strategies for conserving, restoring enhancing and creating habitats of importance for wildlife.

Brown field land:- land that has or had some form of built development on it (includes residential garden land).

Community, Sport and Recreation Facilities and Services:- Facilities or services for the community, including open space, sport and recreational facilities, community/village halls or buildings, shops, pubs, and children's play areas.

Concept Statement:- a short non-statutory document published by the local planning authority that sets out suggested guidelines and advice for the development of specific sites.

Conservation Area:- a statutory designation made by the local planning authority for areas that have a special architectural or historic interest. Designated under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

County Sites of Archaeological Importance:- sites identified by the County Archaeologist where there is evidence of archaeological interest that should be afforded protection.

Development Plan Document:- any part of the LDF that forms part of the statutory development plan – these are: Core Strategy, topic policies, area action plans, proposals map, and site allocations.

Diversification of farming:- enterprises started up by farmers that are not directly related to agriculture that are used to support the farming activity.

Extra Care Housing:- a type of housing that provides more care than sheltered accommodation, but not full nursing home care.

Green Belt:- predominantly open land around urban areas which has the strategic role of checking the sprawl of towns.

Green field land:- land that has never had any built development on it.

Green house gases:- a number of gases, principally carbon dioxide, emitting by burning fossil fuels that are responsible for trapping heat with the atmosphere, leading to global warming which in turn leads to changes in the climate

Historic Parks and Gardens:- sites included on the national Register of Parks and Gardens of Special Historic Interest, (not a statutory designation).

Housing Capacity Study:- a study carried out by the Council to examine the amount of housing that might be available from a number of sources over a specified time.

Lifetime Homes:- concept developed by the Joseph Rowntree Foundation. Dwellings built to Lifetime homes standard contain 16 specific design features to ensure that dwellings are adaptable and flexible enough to meet the changing needs of a household over time.

Listed Building:- a building of special historic or architectural interest listed by the Government under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

Local Development Document:- the individual documents that set out planning policies for specific topics or for geographical areas.

Local Development Framework:- the collective name given to all those policies and documents forming the planning framework for the District.

Local Nature Reserve:- an area designated by local authorities under the National Parks and Access to the Countryside Act 1949 to provide opportunities for educational use and public enjoyment in addition to protecting wildlife.

Local Plan:- the existing statutory plan for the area produced by the District Council setting out policies for controlling development and proposals for particular areas/sites.

Local Transport Plan:- a plan produced by the County transport (highway) authority setting out the strategy, objectives, priorities and investment funding for transport within the County.

Parish Plan:- comprehensive strategy produced by a local community setting out a vision for how the community should develop, identifying actions needed to tackle areas of concern. They have replaced village appraisals.

Plan, Monitor, Manage:- an approach to the provision of housing, in which local authorities plan for particular levels, regular monitor the supply and demand and make adjustments to planned provision in light of the monitoring.

Planning Policy Guidance:- guidance published by the Government setting out its policy (no longer being issued).

Planning Policy Statement:- a statement published by the Government setting out its policy.

Previously Developed Land:- see brown field land.

Primary Care:- medical services provided at community level, such as doctors' surgeries and community hospitals.

Regional Housing Strategy:- a strategy produced by the Regional Housing Board (will become part of Regional Assembly's functions) to show how housing, particularly affordable housing should be delivered across the region.

Regionally Important Geological Sites:- a non-statutory designation given to sites with an identified geological importance.

Regional Spatial Strategy:- overarching strategy produced by Regional Planning Body, (South East England Regional Assembly) with broad land use, transport and other policies to inform LDFs, will form part of the statutory development plan – called the South East Plan.

Renewable energy:- energy generated from the sun, the wind, hydro power and plant material (biomass).

Reserve Housing Site:- a site that has been removed from the Green Belt, and kept in reserve for housing at some future date, but not actually allocated for development.

Scheduled Monument:- a statutory designation for structures of national archaeological importance. Designated by the Government under the Ancient Monuments and Archaeological Areas Act 1979 (as amended by the National Heritage Act 1983).

Site on Nature Conservation Importance:- a non-statutory area designated by the Surrey Nature Conservation Liaison Group as being of county or regional wildlife value.

Site of Special Scientific Interest:- statutory designated site with national importance for wildlife, can relate to habitats or species of plants, birds, animals insects etc.

South East Plan:- see Regional Spatial Strategy.

Spatial Plan:- an approach to planning that ensures the most efficient use of land by balancing competing demands. Does not consider just the physical aspects of location/land use but also economic, social and environmental matters.

Spatial Strategy:- the strategy that determines the broad location of development within a geographic area.

Strategic Environmental Assessment:- an assessment of the potential impacts of policies and proposals on the environment, to include proposals for the mitigation of impacts, required by European Directive.

Strategic Housing Land Availability Assessment:- An evaluation of land availability, building on Housing Capacity Studies. It will also identify constraints and how they might be overcome.

Structure Plan:- a strategic plan policy document produced by at County level (no longer being produced).

Sustainability Appraisal:- an appraisal of the impacts of policies and proposals on economic, social and environmental issues - incorporates the Strategic Environmental Assessment.

Sustainable development:- ensuring a better quality of life for everyone now and for future generations.

Sustainable Drainage Systems:- systems designed to collect surface water run-off and to allow a slow discharge in to the ground or into water courses and to filter the water to improve its quality.

Sustainable economy:- an economy that is growing without compromising environmental quality or social objectives.

Supplementary Planning Document:- a document providing an elaboration of policies, design guidance, site development guidance, parking standards etc.

Travel Plans:- a plan produced, normally to accompany a planning application that demonstrates how the occupiers will be encouraged or supported to travel by means other than the private car. Schools and employers can also produce a Travel Plan not related to development proposals.

Urban Fringe:- land immediately adjoining towns and built up areas, but within the countryside that is often under pressure for development or from recreational activities such as horse keeping.

Village Appraisals:- see Parish Plan.

Village Design Statement:- a statement produced by a village community which sets out guidance on design specifically relevant to the character of the village.

Windfall development:- a site that becomes available for housing as a result of a planning permission, granted on land which has not been previously identified within the development plan.

Annex 5 List of Tandridge District Local Plan policies to be superseded by Core Strategy

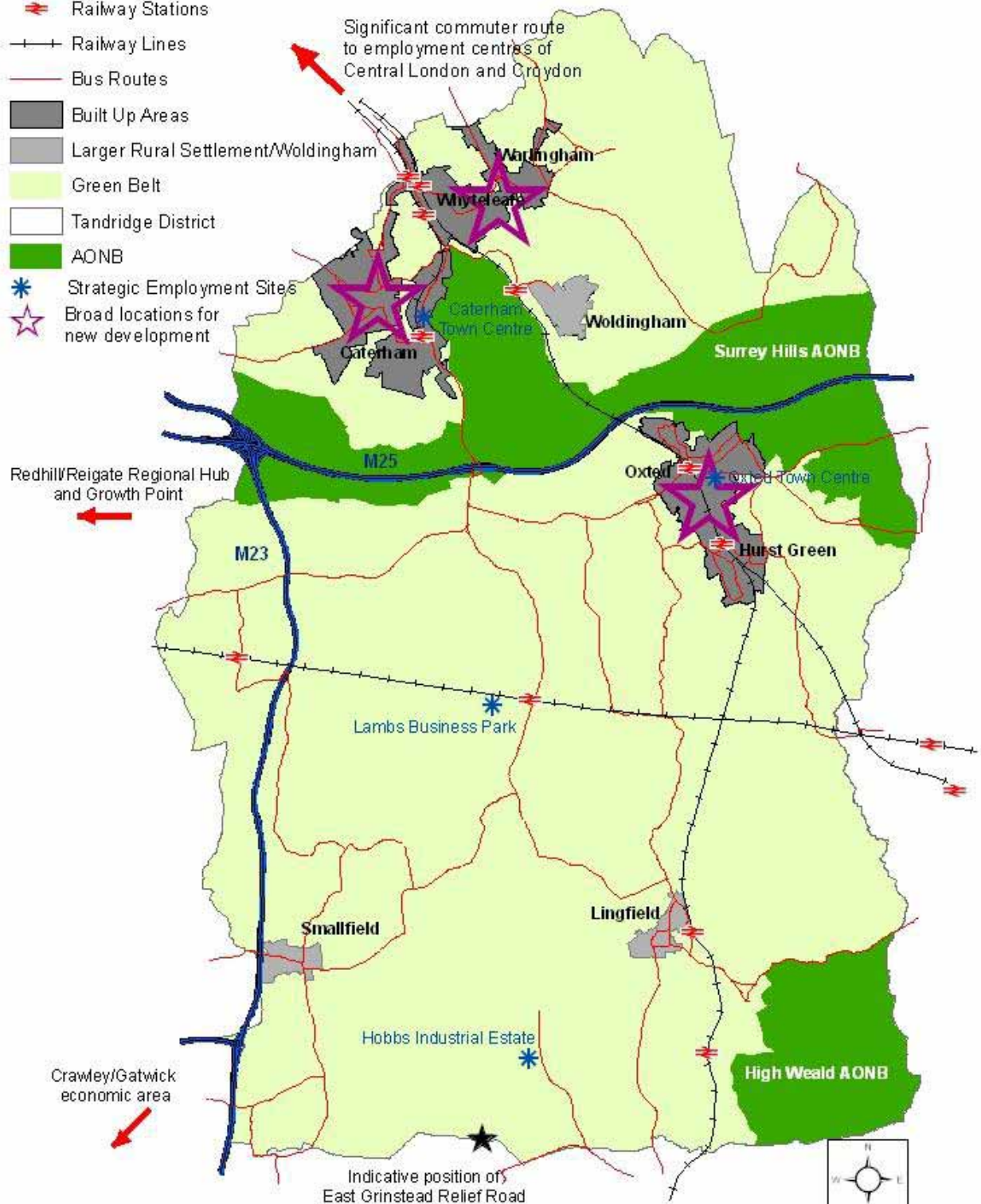
Annex 5 List of Tandridge District Local Plan policies to be superseded by Core Strategy

RE3	Housing in the Green Belt Settlements
RE4	Commercial and Community Facilities in the Green Belt Settlements
RE5	Dormans Park and Domewood
RE14	Redhill Aerodrome
RE15	Landscape Character
RE16	Areas of Outstanding Natural Beauty
RE17	Areas of Great Landscape Value
RE18	Areas of Local Landscape Significance
BE6	Succombs Hill and Landscape Road
BE9	Wooded Hillside
BE11	Land at Brook and Glebe Fields, Limpsfield
BE16	Crime Prevention and Design
BE17	Access for the Disabled
BE19	Play Areas on New Developments
NE1	Proposals Affecting Sites Valuable for Nature Conservation
NE2	Sites of Special Scientific Interest
NE3	SNCIs and RIGS
NE4	Potential SNCIs
NE5	Ancient Woodlands
NE6	Local Nature Reserves and Areas Managed as Non-Statutory LNRs etc
NE7	Protected Species
NE8	The Wider Environment
NE9	Development Related Enhancement
NE10	Woodlands and Hedgerow
HO6	Infrastructure and Service Provision
HO7	Dwellings for Small Households
HO9	Affordable Housing
HO10	Rural Exception Housing
HO11	Housing for People with Disabilities
HO12	Housing for the Elderly
HO15	Sites for Travelling Show People
EM1	Safeguarding Existing Industrial and Commercial Land
EM2	Existing Industrial and Commercial Land Use
EM4	Sites for Small Firms
EM5	New Employment Sites
EM7	Business Development in Oxted and Caterham Valley Town Centres
MO1	Accessibility of Development to Public Transport
MO2	Public Transport and New Development
MO3	Bus Access and New Development
MO4	Railways
MO6	Cycling and New Development
MO13	Movement and New Development
MO15	Company Transport Plans
CF1	Retention of Existing Community Facilities
RT1	Protection and Enhancement of Recreational Facilities
RT2	Protection of Playing Fields
EV1	Energy Conservation
EV2	Renewable Energy
EV4	Drainage and Sewerage of Foul and Surface Water
EV5	Water Supply

Key Diagram

Key

- Railway Stations
- Railway Lines
- Bus Routes
- Built Up Areas
- Larger Rural Settlement/Woldingham
- Green Belt
- Tandridge District
- AONB
- Strategic Employment Sites
- Broad locations for new development



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