

# Tandridge Local Plan

## Part 2: Detailed Policies

2014 – 2029

Adopted  
Version

July 2014





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# Overview and Introduction

## 1 Overview & Introduction

### Foreword

**1.1** The purpose of planning is to help achieve sustainable development. It is about positive growth and changing for the better – making economic, environmental and social progress for this and future generations. The planning system is an important tool in helping to deliver sustainable development across Tandridge, finding creative ways to enhance and improve the District for all sections of the community.

**1.2** The starting point in the positive preparation of all planning policies is the presumption in favour of sustainable development as expressed in the National Planning Policy Framework. From this, the Council seeks to address the challenging and sometimes conflicting needs of enabling appropriate levels of growth and new development whilst protecting the District's valued environment, assets and quality of life.

**1.3** The Council's overarching policy for assessing development proposals in the District is as follows:

#### **DP1: Sustainable Development**

**A. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.**

**B. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.**

**C. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then permission will be granted unless material considerations indicate otherwise – taking into account whether:**

- 1. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or**
- 2. Specific policies in that Framework indicate that development should be restricted.**

## Introduction

### What is this document?

**1.4** The Tandridge Local Plan Part 2: Detailed Policies has been prepared by the Council under the terms of the Planning and Compulsory Purchase Act 2004. It supports the adopted Core Strategy (Part 1 of the Tandridge Local Plan) by containing a set of detailed planning policies to be applied locally in the assessment and determination of planning applications over the plan period (2014 - 2029). The Plan will be monitored and can be reviewed in whole or in part to respond flexibly to changing circumstances over the plan period<sup>(1)</sup>. These detailed policies replace the remaining 'saved' policies from the 2001 Tandridge District Local Plan (see Annex 2 for table of superseded policies).

**1.5** Accompanying this document is the Policies Map. This illustrates geographically the application of the policies contained in all adopted Local Plan documents.

**1.6** It is not the purpose of the detailed policies to generally repeat or summarise national policy or guidance, nor those policies already included within the Core Strategy. There may be some circumstances where it is helpful to restate national policy for clarity or because the Local Plan is the principal source of policy information to those planning to undertake development. In the interest of streamlining and simplifying the planning process, this document contains a limited number of additional policies for managing development locally within Tandridge. These policies support development where it would help to achieve strategic objectives, and seek to find a balance between social, environmental and economic aspects in order to deliver sustainable development.

**1.7** For people considering development of any form, this document is intended to provide clear guidance on the nature of proposals likely to be acceptable. However, owing to varying local circumstances, there may be occasions when a broad balance between policy criteria and other material considerations has to be struck. The Council therefore strongly encourage applicants to enter into preliminary discussions before submitting an official planning application, in order that any concerns are identified at any early stage.

### The Plan in Context

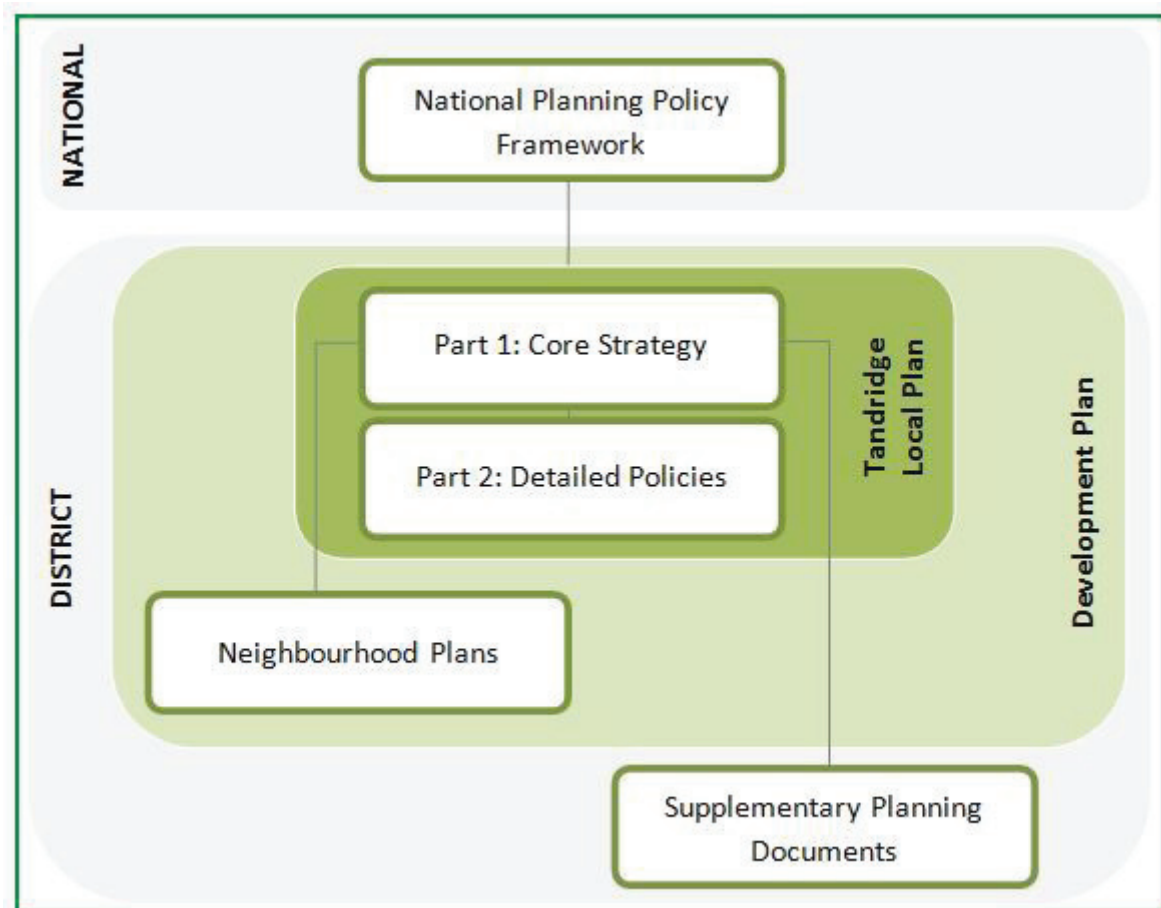
**1.8** At a District level, the Tandridge Local Plan is formed of two key parts: Part 1 containing the strategic policies (Core Strategy) and Part 2 containing the detailed policies (Detailed Policies document). Together these documents are considered to be the starting point for decision making on all proposals.

**1.9** Additionally, there are national and local level planning documents which contribute to the decision making process, but are not part of the Statutory Development Plan (see following diagram). A brief description of each document follows.

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1 National Planning Policy Framework (NPPF) paragraph 153.

## The Plan in Context



### ***National Planning Policy Framework***

**1.10** The National Planning Policy Framework (NPPF) (2012) is a single strategic planning document which outlines the Government's guiding principles and policies to achieve sustainable development across England. The NPPF stipulates that all Local Plans should be based upon and contain the presumption in favour of sustainable development as their starting point, with clear policies that guide how the presumption will be applied locally.

**1.11** There are three essential dimensions underpinning the presumption in favour of sustainable development: economic, social and environmental. The Council will pursue all three in an integrated way, looking for outcomes which deliver multiple goals. New development can have an effect on people, on places and on prosperity and to be sustainable such development should achieve positive outcomes for all three components wherever possible. In some situations the policy considerations applicable to new development will be drawn from the three components of this Development Plan Document. The structure of this document is based on the three dimensions set out in the NPPF: economic, social and environmental.

### ***Tandridge Local Plan Part 1: Core Strategy***

**1.12** The Core Strategy is the overarching document within the Local Plan which sets out the long term strategic vision for the District. In order to achieve this vision, the document highlights the issues facing Tandridge today and details specific objectives to overcome them. These objectives are implemented through the policies contained within the Core Strategy; all of which look to achieve sustainable development.



**1.13** The policies contained in the Tandridge Local Plan Part 2 do not repeat those from Part 1; however they will play an important role in the delivery of the overall vision and objectives for the District. For this reason, Parts 1 and 2 of the Tandridge Local Plan should be read in conjunction with one another.

### ***Neighbourhood Plans***

**1.14** Neighbourhood Plans are a new local level of planning prepared by, and for, communities, with the intention of handing place shaping power back to the community. The plans allow local people to establish planning policies for the development and use of land in their neighbourhood. Neighbourhood Plans will be able to say where growth should be located in the neighbourhood, and how it should look. The plans should not however promote less development than is set out in the Local Plan or undermine its strategic policies. Once adopted, neighbourhood plans will sit alongside the Tandridge Local Plan, forming part of the overall Development Plan used to assess development proposals in the District.

### ***Supplementary Planning Documents***

**1.15** Supplementary Planning Documents (SPDs) are produced as further guidance documents to supplement existing planning policies. They do not contain any new policies. In accordance with the NPPF, the Council may produce SPDs where necessary, however this will only be where they provide further guidance on specific issues.

## **Associated Documents**

### ***Sustainability Appraisal***

**1.16** The detailed policies were subject to a Sustainability Appraisal (SA) under the requirements of section 19(5) of the Planning and Compulsory Purchase Act 2004. The Sustainability Appraisal also incorporates the requirements of the Strategic Environmental Assessment (SEA) in accordance with European Union Directive 2001/42/EC.

**1.17** Each policy in turn was assessed against a number of sustainability objectives to measure the potential social, economic and environmental impacts. The SA is an important contributing tool used to shape the detailed policies, ensuring they promote the principles of sustainable development.

### ***Equalities Impact Assessment***

**1.18** An Equalities Impact Assessment (EqIA) is an important tool used to assess the impact of the detailed policies upon specific groups in the community. The EqIA helps to ensure that the overall plan and detailed policies do not have any negative impacts.

### ***Habitats Regulations Assessment***

**1.19** Under Articles 6(3) and 6(4) of the Habitats Directive, a Habitats Regulations Assessment (HRA) is required for any land use plan or project which is considered likely to have a significant effect on a European (Natura 2000) site. The purpose of the HRA is to assess the likely impact of the plan against the conservation objectives of the protected site.

**1.20** It was concluded that the Core Strategy either solely or in combination with other plans was unlikely to have any significant impact on any European site. As a 'daughter' document this Detailed Policies document is considered equally as unlikely to have any impact, as demonstrated by the Appropriate Assessment.

# A Sustainable Economy

## 2 Town Centre Development

**2.1** The National Planning Policy Framework expands the definition of town centres to include district and local centres, but exclude small parades of shops of purely neighbourhood significance. The Core Strategy sets out how all of the District's retail centres are positioned within a District-wide hierarchy. This hierarchy identifies two 'town centres' and four 'local centres' as well as referencing 'other local centres and villages'. It provides a framework for directing and encouraging appropriate levels of growth and development to each centre whilst maintaining their role, scale and function within the hierarchy.

### **Retail Hierarchy (taken from Core Strategy policy CSP23)**

#### ***Oxted and Caterham Valley Town Centres***

**2.2** Oxted and Caterham Valley are designated Town Centres as they are identified as being the principal shopping areas in the District. They are both of equal importance as Oxted Town Centre serves the southern part of the District, while Caterham Valley Town Centre serves the north.

#### ***Warlingham and Lingfield Local Centres***

**2.3** The centres of Warlingham and Lingfield are smaller than the main town centres; however they contain a range of shops and services which cater for local requirements.

#### ***Caterham Hill Local Centre***

**2.4** Caterham-on-the-Hill is somewhat unconventional in terms of its dispersed layout. The centre comprises of two distinct areas; namely the High Street and Raglan Precinct, as well as an out-of-centre supermarket located within the Caterham Barracks redevelopment and the Coulsdon Road local centre.

#### ***Whyteleafe Local Centre***

**2.5** Situated towards the north of the District, the local centre of Whyteleafe provides limited shops and services to meet local needs.

#### ***Other local centres and villages***

**2.6** Outside of the named centres identified above, are village shops and smaller parades of shops of purely neighbourhood significance. As these are not recognised by the NPPF as 'centres', they are not defined on the Policies Map.

### **Out-of-Centre Development**

**2.7** In order to protect the individual role, scale and function of the District's centres and provide a diverse range of services in sustainable, central locations, the Council will apply a Sequential Test <sup>(2)</sup> to proposals for main town centre uses that are not located in an existing town or local centre. In considering such applications, the Council may take into account any genuine difficulties which the applicant can demonstrate are likely to occur in operating the proposed business from a sequentially

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2 A sequential test will also be applied to extensions to retail or leisure uses only where the floorspace of the proposed extension exceeds 200 sq m. See NPPF, paragraphs 24 and 25 for further details.

preferable site. Furthermore, when assessing applications for retail, leisure and office development outside of town or local centres, whose floorspace measures over 2,500 sq m, the Council will also require the submission of an Impact Assessment <sup>(3)</sup>.

**2.8** In accordance with the NPPF, the sequential approach will not be applied to applications for small scale rural offices or other small scale rural development.

### Town Centres

**2.9** As well as retail shops, the District's town centres are host to a variety of activities. These include leisure activities such as restaurants, pubs and cinemas; businesses such as banks and estate agents; limited residential use; and other community facilities such as libraries and leisure centres. Whilst Tandridge does not contain any regionally significant retail centres, it is nevertheless recognised that its town and other centres are at the heart of the community and the Council will plan accordingly to support their viability and vitality.

**2.10** It is important that town centres are attractive, well-designed and well managed. A good mix of uses for shoppers and visitors can have positive sustainability benefits including reducing the need to travel, enhancing community cohesion and acting as a key focal point for businesses and social interactions. Main town centre uses <sup>(4)</sup> all contribute to the vitality and viability of the District's town centres, reinforcing their importance in the communities they serve.

**2.11** To ensure that a healthy balance of uses is maintained, the Council will actively manage the concentration of different Use Classes (under the Use Class Order) within different areas of the town centre. By designating and protecting key frontages within the town centre it is possible to control the distribution of retail and non-retail uses to ensure the District's town centres remain attractive places to shop.

**2.12** It should be noted however, that the Council is unable to determine exactly what the final use of a shop may be. For example, permission may be granted for an 'A1' use retail shop, but no distinction can be made as to whether this shop is, for example, a clothing shop, a hairdresser, or a charity shop.

### Shopping Area

**2.13** Within each town centre is a specifically defined area where the majority of retailing (A1) is concentrated, known as the Shopping Area. This area incorporates both the Primary Frontage and the adjoining or closely related Secondary Frontages and is mostly comprised of 'A' use premises. The Shopping Areas of Caterham Valley and Oxted Town Centres are shown on the Policies Map.

### Primary Frontage

**2.14** By assessing the ground floor uses of premises in the town centres of Caterham Valley and Oxted, the Council has identified the key locations where the concentration of retail (A1) uses is highest. These areas are designated as Primary Frontage and the Council will seek to protect existing A1 uses along this frontage, maintaining at least 70% of each town centre's primary frontage width

3 An impact assessment will also be required for applications in the existing centre which would substantially increase the attraction of the centre to an extent that the centre could have a negative impact on other centres in the hierarchy. See NPPF, paragraphs 26 and 27 for further details.

4 Main town centre uses include: A1 (shops); A2 (financial and professional services); A3 (restaurants and cafes); A4 (drinking establishments); A5 (hot food takeaways); B1a (offices); C1 (hotels); D1 (non-residential institutions); D2 (assembly and leisure, including intensive indoor sports and recreation); and appropriate Sui Generis uses (such as launderettes, theatres, taxi businesses, car showrooms/ garages, nail/tanning salons)

as A1 use. Maintaining a high concentration of retail uses ensures the attractiveness of the town centres as accessible, diverse shopping areas; which is paramount to the vitality and viability of the local economy.

**2.15** The following street sections are designated as Primary Frontage (see Policies Map):

### Primary Frontage Street Sections

Caterham Valley	Oxted
1-19 Godstone Road	1-59 Station Road East
1-5 Station Avenue	63-119 Station Road East
2-10 Station Avenue	129-139 Station Road East
2a-50 Church Walk	12-48 Station Road East
1-65 Croydon Road	54-84 Station Road East
2-10 Croydon Road	86 Station Road East
12-48 Croydon Road	28-56 Station Road West
4-14 The Square	

### Secondary Frontage

**2.16** In accordance with the NPPF, the Council seeks to ensure that retailing remains the main function in the Shopping Area, however it recognises that a mixture of other uses such as professional offices (e.g. solicitors, estate agents etc.), restaurants, and community facilities can contribute towards a diverse, vibrant and more sustainable town centre; often reducing the need for multi-trips. This vision is echoed in the Portas Review (2011) which states that shopping should be just one small part of a rich mix of activities<sup>(5)</sup>.

**2.17** The Secondary Frontages in Oxted and Caterham Valley Town Centres are characterised as areas that, whilst containing a clear retail element, offer greater opportunities for flexibility and a diversity of uses. This is in acknowledgement that these are not just shopping destinations and that appropriate complementary uses can enhance town centres, often encouraging footfall beyond the working day. It is however, important that the prevalence of non-retail uses is managed to ensure they do not begin to compromise or undermine the vitality and viability of the Shopping Area. As such, the Council will seek to ensure that a minimum of 45% of the ground floor frontage (measured in metres) remains in retailing (A1) use within the Secondary Frontages.

**2.18** The following street sections are designated as Secondary Frontage (see Policies Map):

### Secondary Frontage Street Sections

Caterham Valley	Oxted
2-28 Godstone Road	2-26 station Road West
9-31 Station Avenue	3-39 Station Road West

5 <http://www.bis.gov.uk/assets/biscore/business-sectors/docs/p/11-1434-portas-review-future-of-high-streets>

Caterham Valley	Oxted
18-32 Station Avenue	90-108 Station Road East
50-64a Croydon Road	147-159 Station Road East
66-82 Croydon Road	
73-83 Croydon Road	

### Food and Drink Uses

**2.19** Whilst cafés, restaurants, pubs and take aways add to the diversity of a town centre and can make a positive contribution to the vitality of the evening economy, there are also a number of undesirable impacts which can occur as a result of an over-concentration of such uses, including smell, noise and anti-social behaviour. Therefore, when considering applications for such uses in the town centre, the Council may seek to impose conditions such as limiting the hours of opening or requiring the installation of fume extraction equipment in order to protect the surrounding residential amenity.

**2.20** Additionally, Government guidance aimed at promoting healthier lifestyles specifically encourages planning authorities to actively manage the proliferation of fast food outlets. Whilst this does not currently pose an issue for Tandridge District, it is something which will be monitored and managed as necessary through future policy review.

### Temporary Uses

**2.21** Under newly introduced permitted development rights<sup>(6)</sup>, buildings in specific Use Classes (A1, A2, A3, A4, A5, B1, D1 and D2) will be able to change to one of a limited number of alternative Use Classes (A1, A2, A3 and B1) for a single continuous period of up to two years without requiring planning permission. Such permitted development is subject to certain conditions and is temporary in nature. However, there will remain instances where the change of use of a building does not constitute permitted development and would require the granting of planning permission.

**2.22** For the purposes of calculating the proportion of retailing in any given frontage (in the application of policies DP2(C) & (D) or DP3(A)), any building operating under a permitted 'flexible use' at the time of assessment will be considered on the basis of the use class it had prior to the temporary use change (in accordance with Class D2 (d) of the GPDO amendment). For example, a retail shop (A1) which has temporarily changed its use to a restaurant (A3) under the new permitted development rights would still be considered as an A1 unit for the purposes of determining the overall percentage of retailing (A1).

6 Class D of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 [GPDO]

**DP2: Town Centre Development*****Town Centres***

**A.** Within the Town Centres of Oxted and Caterham Valley, the Council will support proposals for new development, redevelopment, extension or change of use where they are appropriate in terms of scale, type and design. Where practical and viable, the Council will also encourage the introduction of pop-up shops and other appropriate temporary uses where they support the longer-term vitality and viability of the town centre.

**B.** In all cases, proposals must not adversely affect the viability and vitality of the Shopping Area, or the environment and amenities of the surrounding areas including residential properties, by reason of smell, noise or other environmental problems.

***Primary Frontage***

**C.** Proposals involving the change of use of ground floor premises from Use Class A1 to A2, A3, A4 or A5 within the primary frontage of a town centre will be permitted only where:

- 1.** No less than 70% of the town centre's total primary frontage width remains in retail (class A1) use; and
- 2.** No more than two non-retail units would be located adjacent to one another within the same primary frontage section (as defined in paragraph 2.15); and
- 3.** The property is vacant or is currently occupied by a pop-up or temporary use and the applicant is able to demonstrate that the property has been effectively marketed for sale or letting at a realistic price on the open market for a minimum period of 12 months and that no reasonable offers have been refused\*.

***Secondary Frontage***

**D.** Proposals involving the change of use of ground floor premises from Use Class A1 to A2, A3, A4, A5 or other appropriate main town centre sui generis uses within the secondary frontage of a town centre will be permitted only where:

- 1.** No less than 45% of the town centre's total secondary frontage width remains in retail (class A1) use; and
- 2.** The proposal maintains, where ever possible, an 'active' shop front i.e. a window display; and
- 3.** The proposal does not eliminate separate access arrangements to the upper floors, which could be used for residential, community or employment uses.

**\* The Council may seek independent advice to test the veracity of any marketing exercise.**

## 3 Local Centres, Other Centres & Villages

### Local Centres

**3.1** Continuing down the centre hierarchy, the Core Strategy identifies the Local Centres of Warlingham, Lingfield, Caterham Hill and Whyteleafe; the boundaries of which are shown on the Policies Map. These centres are largely retail based, containing at least one small supermarket/ convenience store alongside other local service outlets including pubs, takeaways and local niche operators. The Council acknowledges that whilst the local centres may not provide the same extent of shops and services as the main town centres, they do still cater for the needs of people in the local area and contribute towards maintaining sustainable communities. It is therefore important to protect the function of these identified centres through policies which seek to resist the loss of retail (A1) use premises.

### Other Centres and Villages

**3.2** Outside of the District's established retail centres, there are scattered shops, many of which are isolated from other retail and commercial uses. Although not individually listed within the Core Strategy, they are collectively classified as 'other local centres and villages' (category 5 of the CSP23 retail hierarchy). These shops are predominantly located in residential areas and can include anything from an individual shop, to neighbourhood or village shops and shopping parades. Very often the retail (A1 use) shops provide a quick stop for local residents wishing to purchase essential day-to-day 'top up' or convenience items such as bread or milk. Whilst the type and quantity of these shops varies considerably, the Council recognises the importance of these shops in serving their community – particularly those who find travelling difficult – and as such will seek to retain these facilities where possible.

**3.3** In considering proposals that involve the loss of existing retail (class A1) use shops situated anywhere outside of the defined town centres (Caterham Valley and Oxted) and local centres (Warlingham, Lingfield, Caterham Hill and Whyteleafe), the Council will need to be satisfied that there is no longer a demand for the premises in the current retail (class A1) use. In addition, where a proposal is for the change of use away from an essential day-to-day 'top up' retail (A1) use (including, but not limited to; post offices, newsagents, convenience stores, selling food items and pharmacies), it must be demonstrated that the overall shopping provision available to meet local residents' day-to-day 'top up' needs is not adversely affected.



**DP3: Local Centres, Other Centres & Villages*****Local Centres***

**A. Within the defined local centres of Warlingham, Lingfield, Caterham Hill, and Whyteleafe, proposals involving the change of use or redevelopment of ground floor premises from use class A1 to A2 , A3, A4 or A5 will be permitted only where:**

- 1. No less than 50% of the local centre's total frontage width remains in retail (class A1) use; and**
- 2. It can be shown that there is no demand for retail (class A1) use through an effective 12 month marketing exercise where the property has been offered for sale or letting on the open market at a realistic price and no reasonable offers have been refused\*.**

**B. Within the Local Centres, non A-class uses will not normally be permitted at ground floor level, although development for community uses and mixed uses with a strong retail element will be permitted provided that they meet criterion A(1) above.**

***Other Centres & Villages***

**C. Beyond the District's defined town and local centres (as shown on the Policies Map), proposals involving the change of use of retail (class A1) shops, whether in a parade of shops or individual neighbourhood or village shops, will be permitted only where:**

- 1. It can be shown that there is no demand for the premises in retail (class A1) use through an effective 12 month marketing exercise where the property has been offered for sale or letting on the open market at a realistic price and no reasonable offers have been refused\*; and**
- 2. In the case of a shop that currently provides an essential day-to-day 'top up' retail (class A1) use (or where such a use existed within the preceding three years), there is another shop of comparable use that is similarly accessible to serve the customers within the same local catchment area.**

**D. In all cases, the design of the frontage should be compatible with the use of the premises and the surrounding area. Additionally, the proposals must not adversely affect the environment and amenities of the surrounding areas including residential properties, by reason of smell, noise or other environmental problems.**

**\* *The Council may seek independent advice to test the veracity of any marketing exercise.***

## 4 Alternative Use of Commercial & Industrial Sites

**4.1** As a District, Tandridge experiences a relatively high proportion of out-commuting (particularly to London) by its economically active residents, which reflects the area's original growth as a commuter area following the arrival of the railways. As a location for new business, Tandridge is seen as less favourable when compared to the larger nearby towns of Croydon and Redhill/Reigate. As a result there has been limited investment locally in recent years, either to develop new premises or refurbish existing stock.

**4.2** As the demand for employment land fluctuates in response to changes in the economy and market demands, circumstances arise under which the release of unsuitable or redundant commercial and industrial premises for alternative uses is appropriate. Indeed, paragraph 22 of the NPPF actively discourages the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.

**4.3** However, the Core Strategy makes it clear that any demand for new employment development will be met through the re-use of existing sites, either by way of redevelopment or where appropriate, more intensive use of existing sites. It is therefore important to strike a healthy balance between retaining the existing stock of employment land within the District to help maintain its viability and vitality, and allowing the release of land for alternative uses where it is proven to be the most suitable option. The Council will particularly seek to retain employment land/sites that contribute to the viability and vitality of Town and Local Centres. In May 2013 the Government introduced new permitted development rights<sup>(7)</sup> allowing the change of use of offices to residential, subject to certain limitations and conditions. Policy DP4 will apply where permitted development rights cannot be exercised.

**4.4** Where the retention of an employment site is demonstrated to be no longer viable, it is expected that all other alternatives are explored before the loss of the employment land is considered. In the first instance, the site in its current form may be suitable for an alternative commercial or industrial business. Alternatively, it may be possible to redevelop the site for a wholly different type of commercial or industrial use. If neither of these options is appropriate, the site should be considered as part of a mixed-use development scheme which retains a high proportion of the commercial/ industrial use.

**4.5** Policy DP4 explains that there are two main reasons that an existing employment site may no longer be suitable for its current use. An applicant need only demonstrate one of these criteria, not both. Firstly, an applicant may demonstrate that the employment site is unsuitably located, for example because of inadequate access for heavy goods vehicles (as per policy DP4 (A)(1)). Or alternatively, an applicant may demonstrate that the current use of the site for employment is no longer viable. If there are proposals for a site with a lawful use for employment to be redeveloped for alternative uses, the lack of viability of the site for employment use must be demonstrated. The Council would expect this to be by way of a minimum 12 month active marketing campaign for sites within Category 1 and Category 2 settlements, and Strategic Employment Sites. For sites not falling within these areas a minimum of 6 months marketing will be required. This is to ensure that opportunities are given to retain employment sites in suitable locations.

**4.6** This detailed policy expands on Core Strategy Policy CSP22, criterion (c) and details the circumstances under which alternative uses of commercial and industrial sites would be appropriate. It should be applied to all types of commercial and industrial activities, whether they fall within the 'B' Use Class or sui generis.

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7 Town & Country Planning (General Permitted Development) (Amendment) (England) Order 2013

**DP4: Alternative Use of Commercial & Industrial Sites**

**A. Proposals for the alternative use of commercial and industrial sites (both premises and land), whether vacant or occupied, will be permitted only where it can be demonstrated that:**

- 1. The site is unsuitably located, for example because of inadequate access for heavy goods vehicles or harm/potential harm to the amenities of nearby residential property by reason of traffic, noise or general disturbance, and that these issues cannot be sufficiently mitigated whilst retaining its use; or**
- 2. The current site use is no longer viable, even for an alternative commercial use, or as part of a redevelopment or mixed-use development scheme. This should be through a minimum 12 month active marketing exercise (or minimum 6 months as set out in paragraph 4.5)\* where the site (whether vacant or occupied during that time) has been offered for sale or letting on the open market at a realistic price and that no reasonable offers have been refused.**

***\* The Council may seek independent advice to test the veracity of any marketing exercise.***

## 5 Highway Safety & Design

**5.1** The NPPF is clear that the transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. Through the Core Strategy, the Council seeks the provision of appropriate levels of infrastructure and service provision, highlighting the significant need to manage travel demand and promote accessibility by modes of transport other than the private car. This is an important step in striving to achieve the Core Strategy objective which seeks a reduction in projected carbon emissions to minimise the impact on climate change.

**5.2** Applications for new development should be able to demonstrate that they can be served by existing transport infrastructure and public transport services without detriment to the existing operation of those services. New development should also make provision for more sustainable modes of travel by providing, for example, footpaths, cycleways, or bridleways linking the new development to existing networks. This will not only increase accessibility and connectivity, but will also encourage people to use alternative forms of transport.

**5.3** Highway capacity, safety and design are relevant for all activities that occur on or within the public highway by all modes of transport, including vulnerable road users such as pedestrians, cyclists and horse riders. It is expected that where a development is likely to generate significant amounts of movement, proposals should be accompanied by a Transport Statement or Transport Assessment as defined in the National Planning Policy Framework (Annex 2: Glossary). As a general rule the Council and Highway Authority will use the indicative thresholds in Appendix B of the Department of Transport's 'Guidance on Transport Assessment' (2007) when determining if a Transport Statement or Transport Assessment is required.<sup>(8)</sup> Only in circumstances where adverse impacts on highway capacity and safety cannot be sufficiently mitigated, will planning permission be refused on highways grounds.

**5.4** It is the responsibility of the relevant Highways Authority (Surrey County Council) to provide technical advice and comments on planning applications specifically involving highways safety and design issues. As such, the County Council has a wide range of guidance available<sup>(9)</sup> which should be used to assist applicants prior to submitting a planning application to Tandridge District Council.

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8 <https://www.gov.uk/government/publications/guidance-on-transport-assessment>

9 <http://www.surreycc.gov.uk/environment-housing-and-planning/planning/transport-development-planning>

**DP5: Highway Safety & Design**

**A. Development will be permitted subject to meeting the requirements of all other appropriate Development Plan policies and where the proposal:**

- 1. Complies with the relevant Highway Authority's and any other highways design guidance;**
- 2. Does not unnecessarily impede the free flow of traffic on the existing network or create hazards to that traffic and other road users;**
- 3. Retains or enhances existing footpaths and cycleway links;**
- 4. Provides safe and suitable access to the site which is achievable by all and promotes access by public transport, foot and bicycle to nearby residential, commercial, retail, educational, leisure and recreational areas where appropriate; and**
- 5. Fully funds where appropriate, or contributes towards the costs of any measures required to cost effectively mitigate the significant impacts arising from the development.**

**B. In accordance with the Council's Local Validation Requirements and national guidance, all development proposals that generate significant amounts of movement should be supported by a Travel Plan and either a Transport Statement or Transport Assessment (proportionate to the scale of the proposed scheme and extent of the transport implications), both of which should be submitted alongside the planning application.**

## 6 Telecommunications Infrastructure

**6.1** Today's society is highly reliant on fast, dependable communications to foster economic growth and to provide important services and facilities in the community. However, the location of infrastructure to support this technology is often a sensitive matter. This is largely due to the visual impact on an area and the perceived health issues that people associate with the supporting physical structures - especially masts. The development of third generation (3G) services, superfast broadband and new technology including 4G services may also have implications on the demand for additional infrastructure, particularly in rural areas where the provision of fibre connections may not always be possible.

**6.2** The siting of substantial masts, which are essential to the operations of the various mobile phone companies, must be carried out with great care to ensure that sensitive areas do not suffer a loss of residential or visual amenity. Regard must be had however, to the limitations imposed by the nature of the telecommunications network and the technology that can constrain operators' choice of sites. A balance, therefore, needs to be struck.

**6.3** Telecommunications operators are afforded a general level of permitted development rights under Part 24 of the General Permitted Development Rights Order 1995 (as amended)<sup>(10)</sup>. However, certain permitted development is conditional upon the operator making a prior approval application to the Council. In either case, it is expected that applicants adhere to the Code of Best Practice on Mobile Network Development<sup>(11)</sup>.

**6.4** In instances where the erection of a mast requires planning permission, their siting should, wherever possible, be avoided in the sensitive areas of the District. These areas include Sites of Special Scientific Interest (SSSIs); Areas of Outstanding Natural Beauty (AONB); Areas of Great Landscape Value (AGLV); Conservation Areas; locations close to listed buildings and Ancient Woodland. Where a proposal is considered likely to affect these sensitive areas, applicants must also have regard to policies DP19: 'Biodiversity, Geological Conservation and Green Infrastructure' and DP20: 'Heritage Assets'.

**6.5** There is also a clear need to ensure communication between different operators to avoid the erection of duplicate masts. Careful thought should be given to the potential for mast sharing where feasible, and any new masts erected should, where possible, be capable of taking additional antennae. Also a consideration is the placing of masts on existing buildings where their overall impact can be less than for a freestanding structure.

### DP6: Telecommunications Infrastructure

**A. Proposals for telecommunications development will be permitted provided they accord with all relevant Development Plan policies and where the following criteria are met:**

1. **The siting and appearance of the proposed apparatus and structures minimise the impact on the visual amenity, character and appearance of the surrounding area;**
2. **If on a building, apparatus and associated structures are sited and designed in order to minimise impact to the external appearance of the host building;**
3. **Where a new mast is proposed, there is no reasonable possibility of combining the proposal with an existing installation, or of erecting the apparatus on an existing building or structure; and**
4. **The option of sharing facilities has been explored and only rejected for good reason.**

10 [http://www.legislation.gov.uk/ukxi/2011/2056/pdfs/ukxi\\_20112056\\_en.pdf](http://www.legislation.gov.uk/ukxi/2011/2056/pdfs/ukxi_20112056_en.pdf)

11 [Code of best practice](#)

# Social Progress

## 7 General Policy for New Development

**7.1** Within the Core Strategy, there are two key policies pertaining to the character, design and density<sup>(12)</sup> of developments. Together, policies CSP18 and CSP19 ensure that all new development proposals have regard for the character of existing built-up and rural areas of the District respecting the attractive environments which are valued by their communities. In keeping with these strategic policies, it is considered that there are a number of more detailed principles of development which should be applied in all cases, resulting in high quality, safe, sustainable schemes that respect the amenities of neighbouring properties and the area in which they are located.

### *Design of Development*

**7.2** The Council will always seek to secure high quality design which makes the best use of the land, whilst respecting the often distinctive character of the local area. Where opportunities exist for innovative design proposals, the Council will consider each application on its merits, evaluating the extent to which it achieves the overall objectives of the Development Plan. Any development proposal of poor design (whether innovative or not) that fails to take the opportunities available for improving the character and quality of an area and the way it functions will not be accepted, in accordance with the NPPF (paragraph 64).

**7.3** In all cases, proposals are expected to maximise opportunities to improve health, social and cultural well being for all. Schemes should be designed to be easily accessed by all people and should provide linkages to local services and the surrounding area. The inclusion of cycle paths and footpaths in new developments offer people a safe and easy travel alternative to the private car, as well as reducing carbon emissions and contributing towards tackling the effects of climate change. A well thought out layout can also increase the opportunity for social interactions and help to ensure the creation of a safe environment where people do not fear crime. When designing a scheme, applicants should have regard to the advice contained in the Police guidance 'Secured by Design'. Where proposals are likely to generate large crowds of people, for example a large sports venue, regard will also be given to the government guidance on terrorism in the Planning Practice Guidance.

**7.4** The Council expects that where relevant, proposals comply with Aerodrome Safeguarding requirements laid down by laid down by the CAA (Civil Aviation Authority) and implemented by GAL (Gatwick Airport Ltd) or any other officially safeguarded airport operator in order to ensure that the operational integrity and safety of any affected airport is not compromised. For example there may be restrictions on height, on the detailed design of buildings or on development which might create a bird hazard. Wind turbines and large banks of solar panels will need to be assessed at an early stage as they have the potential to impact on navigational aids at airports or aerodromes.

### *Safeguarding Amenity*

**7.5** The Council will always seek to safeguard existing and secure good standards of new amenity for all current and future occupants of land and buildings. This is achieved through the application of policy criteria relating to amenity, privacy and the provision of appropriate facilities. These criteria are general principles with sufficient flexibility to account for individual circumstances in order to achieve the best outcome. Whilst it should be understood that the planning system does not exist as a means of protecting the private interests of an individual against the activities of another, the Council regards the application of the principles of equity and good neighbourliness as generally appropriate in considering the acceptability of a development proposal.

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12 Net dwelling density is calculated by including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided.



## ***Safeguarding Assets, Resources & the Environment***

**7.6** Development schemes should address the connections between people and places, and new development should integrate well with the natural, built and historic environment. It is expected that development schemes will contribute to conserving and enhancing the natural environment through the provision of appropriate landscaping measures and Green Infrastructure. The Council recognises that a single site can provide multiple benefits and encourages schemes to seize opportunities for multi-functional spaces where they exist. For example, the provision of open land can perform many functions such as providing a wildlife habitat, recreation opportunities, flood risk mitigation or food production.

**7.7** Trees and woodlands are highly valued in the District for their contribution to nature conservation and biodiversity, and for historic and aesthetic reasons. The presence of trees within new development can significantly enhance proposals by softening the visual impact of the development. For these reasons and for their intrinsic value, the Council places great weight on the retention of existing trees wherever possible. Where the Council considers trees to be under threat and where their removal would significantly adversely affect public amenity in rural and urban areas, a Tree Preservation Order (TPO) may be made to protect the trees. However, the Council acknowledge that there are instances where felling of trees the subject of a Tree Preservation Order is unavoidable. In such cases, the applicant will be required to provide appropriate (in terms of size and species) replacement planting as agreed by the Council.

**7.8** Where proposals are likely to affect a heritage asset or its setting, appropriate conservation and/or enhancement measures will be required to ensure the enjoyment of the asset for this and future generations.

### **Residential Extensions**

**7.9** Many proposals for extensions do not require planning permission because they are 'permitted development'. These rights to extend without a specific planning permission apply in the Green Belt as well as in the built up areas. However, there are limits to permitted development and therefore proposals for extensions which go beyond the permitted development 'allowance' will require planning permission. This allowance is applicable to initial extensions as well as subsequent further extensions. Further information on permitted development is available online at [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

**7.10** Proposals for extensions to dwellings need to be assessed both in respect of the effects they will have on the amenities of neighbouring properties and to ensure that they complement and do not detract from the character of the house, the street scene and the surrounding landscape. Whilst the circumstances of each individual proposal will vary, the relevant design and amenity principles outlined under policy DP7: 'General Policy for New Development' will be applied in all cases to ensure the development of appropriate extensions to residential properties.

### **Residential Extensions in the Green Belt (outside the Defined Villages)**

**7.11** People who choose to live, but do not work in the countryside should accept the restrictions imposed by the Green Belt policies, designed to benefit the whole community, and should not purchase a small dwelling with the intention of disproportionately enlarging it at a later date. For applicants who do wish to extend or alter a dwelling which is located within the Green Belt (outside the Defined Villages), regard must be had to the requirements of policy DP13: 'Buildings in the Green Belt' in addition to DP7: 'General Policy for New Development'.

### DP7: General Policy for New Development

A. All new development will be expected to be of a high quality design. Development should integrate effectively with its surroundings, reinforcing local distinctiveness and landscape character. Innovative designs will be encouraged where appropriate.

B. Where the principle of the proposed new development – whether on a site that is previously developed or green field – is in accordance with other policies in the Development Plan, permission will be granted where the following matters are effectively addressed:

#### *Design of Development*

1. **Character & layout:** The proposal respects and contributes to the distinctive character, appearance and amenity of the area in which it is located with layouts that maximise opportunities for linkages (for example footpaths and cycle paths) to the surrounding area and local services;
2. **Built form:** The proposal is in keeping with the prevailing landscape/streetscape, reflecting the variety of local building types by using complementary building materials and designs, and does not result in overdevelopment or unacceptable intensification by reason of scale, form, bulk, height, spacing, density and design. In the case of a residential extension, the proposal should not result in the creation of a terracing effect;
3. **Parking:** The proposal has regard to the adopted Parking Standards SPD (2012) or successor documents; maintains existing off-street parking spaces (including garages) where they are considered necessary to serve the existing buildings or use; and does not result in additional on-street parking where this would cause congestion or harm to amenity or highway safety;
4. **Design Guidance:** The proposal conforms with the guidelines as set out in adopted Conservation Area Appraisals, Village Design Statements, and Design Guidance in the form of Supplementary Planning Guidance (SPGs) and Supplementary Planning Documents (SPDs);
5. **Safety:** The proposal has regard to the Police 'Secured by Design' standards to create safe and secure environments that reduce the risk of crime. Where appropriate, a scheme should also incorporate advice contained in the government's guidance on terrorism in the Planning Practice Guidance.

#### *Safeguarding Amenity*

6. **Amenity:** The proposal does not significantly harm the amenity of neighbouring properties by reason of pollution (noise, air or light), traffic, or other general disturbance;
7. **Privacy:** The proposal does not significantly harm the amenities and privacy of occupiers of neighbouring properties (including their private amenity space) by reason of overlooking or its overshadowing or overbearing effect. In most circumstances, where habitable rooms of properties would be in direct alignment, a minimum privacy distance of 22 metres will be required. This distance may need to be increased to protect those parts of gardens which immediately adjoin dwellings or where sites are sloping. In most circumstances, a minimum distance of 14 metres will be required between principal windows of existing dwellings and the walls of new buildings without windows;
8. **Environment:** The proposals provide a satisfactory environment for the occupiers of both the existing and new development;

9. **Facilities:** The proposal provides appropriate facilities for individual and communal use including bicycle storage, amenity areas and garden areas (proportionate to the size of the residential units and appropriate for the intended occupiers); as well as facilities for the storage and collection of refuse and recycling materials which are designed and sited in accordance with current Council standards, avoiding adverse impacts on the street scene and the amenities of the proposed and existing properties;

#### *Safeguarding Assets, Resources & the Environment*

10. **Assets:** The proposal seeks to protect and, where opportunities exist, to enhance valuable environmental (including public open space) and heritage assets;
11. **Resource efficiency:** The proposal promotes the use of sustainable design and construction that provides for efficient use of minerals and enables the incorporation of a proportion of recycled or secondary aggregates, in accordance with the Surrey Minerals Plan Core Strategy (2011);
12. **Landscaping:** The proposal ensures that landscaping is an integral element in layout design, making provision for suitable new planting, trees and boundary treatments to enhance the appearance, character and amenity of the site from the outset. The proposal is also expected to retain existing important features such as trees, hedgerows and walls wherever possible. Where a new road is required, a suitably hard and/or soft landscaped gap will be required between any existing properties and the new carriageway; and
13. **Trees:** Where trees are present on a proposed development site, a landscaping scheme should be submitted alongside the planning application which makes provision for the retention of existing trees that are important by virtue of their significance within the local landscape. Their significance may be as a result of their size, form and maturity, or because they are rare or unusual. Younger trees that have the potential to add significant value to the landscape character in the future should also be retained where possible. Their retention should be reflected in the proposed development layout, allowing sufficient space for new and young trees to grow to maturity, both above and below ground. Where existing trees are felled prior to permission for development being sought, the Council may require replacement planting as part of any permission granted.

## 8 Residential Garden Land Development

**8.1** The existing built-up areas in the District are generally regarded as attractive places to live and their communities value both the built and natural environments which contribute to the distinct characteristics of each area. Factors including building sizes, plot sizes, existence of trees and other vegetation, distance from the road and boundary treatments give rise to local distinctiveness in any given locality. In many parts of the District the cumulative impact of private gardens creates a significant amenity for residents beyond their own private space. Over time, many of these gardens have matured to provide important wildlife habitats and green networks. The character of the residential areas within the District is determined not just by the form, size and layout of the dwellings and significant consideration must be given to the often mature landscapes that contribute as much to the positive character of an area as the buildings themselves.

**8.2** The Council attaches great weight to the protection of the high standards of local character, residential amenity and biodiversity in the District and seeks to prevent the inappropriate development of residential garden land which would result in the significant harm to, or loss of, such character, amenity and biodiversity. This approach is supported by paragraph 53 of the National Planning Policy Framework (NPPF) which advises planning authorities to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

**8.3** It is important that applications for the redevelopment of residential garden land are considered in the context of the presumption in favour of sustainable development and planning permission will be granted unless the adverse impacts on character, amenity and biodiversity outweigh the benefits of the development. The Council acknowledges that the development of residential garden land can contribute to achieving sustainable growth by making the most effective use of land - provided it reinforces the local character and maintains the appearance and amenity of the existing residential area.

**8.4** Infilling, back land and the complete or partial redevelopment (i.e. that which includes the demolition of all or some of the existing dwellings) of residential garden land may be acceptable, subject to meeting all the necessary policy requirements. Tandem development means the introduction of a new dwelling or dwellings behind an existing dwelling or dwellings that front a road (generally with an access to serve the new development situated between the frontage dwellings). Piecemeal development is the development of individual or multiple plots rather than a comprehensive and properly planned redevelopment of an area. Proposals involving such tandem or piecemeal development of residential garden land are unlikely to be acceptable, particularly as continued incremental back land and piecemeal development of a series of sites in an area may lead to detrimental changes in the character and quality of the local environment. Such detrimental changes can be avoided where a site is properly and comprehensively planned. The Council acknowledges that these general principles cannot cover every instance and applications will be assessed on their individual merits, based on these general principles.

**8.5** The Council will adopt a balanced approach to assessing applications involving the development of residential garden land by seeking to encourage sustainable development whilst maintaining local character and distinctiveness, high standards of residential amenity and biodiversity. In accordance with paragraph 64 of the NPPF poor design or design which is inappropriate in its context or fails to take the opportunities available for improving the character and quality of an area and the way it functions will be refused. Proposals will also be required to meet any other relevant Development Plan policies, including DP7: 'General Policy for New Development'.

**DP8: Residential Garden Land Development**

**A. Subject to Core Strategy Policy CSP3, any other relevant Development Plan policies, adopted Supplementary Planning Guidance or Supplementary Planning Documents, proposals involving infilling, back land or the complete or partial redevelopment of residential garden land will be permitted within the settlements of Caterham, Oxted (including Hurst Green and Limpsfield), Warlingham, Whyteleafe and Woldingham, only if the development scheme:**

- 1. Is appropriate to the surrounding area in terms of land use, size and scale;**
- 2. Maintains, or where possible, enhances the character and appearance of the area, reflecting the variety of local dwelling types;**
- 3. Does not involve the inappropriate sub-division of existing curtilages to a size below that prevailing in the area\*, taking account of the need to retain and enhance mature landscapes;**
- 4. Presents a frontage in keeping with the existing street scene or the prevailing layout of streets in the area, including frontage width, building orientation, visual separation between buildings and distance from the road; and**
- 5. Does not result in the loss of biodiversity or an essential green corridor or network.**

**B. Within the settlements as listed in criterion 'A' (above), proposals that would result in the piecemeal or 'tandem' development of residential garden land, or the formation of cul-de-sacs through the 'in-depth' development of residential garden land will normally be resisted, particularly where they are likely to prejudice the potential for the satisfactory development of a larger area or result in multiple access points onto the existing frontage.**

**C. Within the Special Residential Character Areas of Harestone Valley and Woldingham as identified on the policies map or in any other areas subsequently designated, the Council will use Design Guidance where it has been adopted as a Supplementary Planning Document in assessing development proposals and in determining planning applications.**

***\* Within Woldingham, the further subdivision of part of an already subdivided curtilage will normally be considered inappropriate.***

## 9 Gates, Fences, Walls & Other Means of Enclosure

**9.1** The provision of walls and tall or ornamental gates at the entrances to properties can give a hard appearance and are generally considered as out of character in rural areas. The use of native hedging, shrubs and low wooden fencing will usually be more in keeping with the informality of such areas.

**9.2** Any publicly visible fencing should preferably be close boarded. Other types of fencing including Larch lap may be acceptable if it is dark stained or would otherwise be inconspicuous in the street scene.

**9.3** The following policy applies to the erection of gates, fences, walls or other means of enclosure that are not considered 'permitted development' under the Town and Country Planning (General Permitted Development) Order 1995.

### **DP9: Gates, Fences, Walls & Other Means of Enclosure**

**A. Where it is required, planning permission will usually be granted for fencing, walling, gates or other means of enclosure, where:**

- 1. Proposals would not result in the enclosure of incidental landscaped garden areas or open plan gardens which contribute to the character of a residential area.**
- 2. In rural areas, proposals seek to incorporate native hedging, shrubs or low wooden fencing as they are generally considered to be more in keeping with the informality of such areas. Proposals involving harsh and/or incongruous features are unlikely to be permitted.**
- 3. In areas covered by a Village Design Statement or Design Guidance (SPG/SPD), proposals should conform to the guidelines and principles set out.**

**B. In all cases, proposals must not result in adverse effects on the amenities of neighbours or on the character and appearance of the locality by reason of the scale of the proposals or the materials used.**

## 10 Green Belt

**10.1** The Green Belt in Tandridge is part of the Metropolitan Green Belt surrounding London. It is therefore important for the Council to carefully manage development in order to maintain the fundamental aim of keeping land permanently open. Without the Green Belt the outward spread of London would be uncontrolled, resulting in an expanding urban area and the coalescence of settlements.

**10.2** The Core Strategy acknowledges the importance of the Green Belt and proposes no changes to the current boundaries, unless sufficient land cannot be identified for housing within existing settlements. In this instance, growth will be directed to sustainable locations on land immediately adjoining built up areas i.e. which are currently within the Green Belt.

**10.3** It is important to note that the classification of land as 'Green Belt' is a planning designation, rather than a description of the land itself and that Green Belt policy is primarily a 'tool' used to control urban development and maintain the openness of land around towns, as opposed to a countryside protection policy. Nevertheless its designation is crucial to check the unrestricted sprawl of London; to prevent neighbouring towns merging; to assist in safeguarding the countryside from encroachment and to assist in urban regeneration by encouraging the re-use of previously developed land.

**10.4** Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. In the case of Tandridge, this would either be through a review of the Core Strategy and/or through the production of a Site Allocations Development Plan Document. However, in the event of such a review, the purposes of the Green Belt will remain unaltered.

**10.5** As is consistent with the national approach, the construction of new buildings is inappropriate in the Green Belt (as defined on the Policies Map); exceptions to this are set out at paragraph 89 of the NPPF. Certain other forms of development are also not inappropriate provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt; these are set out at paragraph 90 of the NPPF.

**10.6** As with previous Green Belt policy, inappropriate development which is, by definition, harmful to the Green Belt will not be approved unless the applicant is able to demonstrate the existence of very special circumstances. Such 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

### **DP10: Green Belt**

**A. The extent of the Green Belt is shown on the Policies Map. Only in exceptional circumstances will the Green Belt boundaries be altered and this would be through a review of the Core Strategy and/or through a Site Allocations Development Plan Document.**

**B. Within the Green Belt, planning permission for any inappropriate development which is, by definition, harmful to the Green Belt, will normally be refused. Proposals involving inappropriate development in the Green Belt will only be permitted where very special circumstances exist, to the extent that other considerations clearly outweigh any potential harm to the Green Belt by reason of inappropriateness and any other harm.**

## 11 Development in Larger Rural Settlements

**11.1** The villages of Smallfield and Lingfield were excluded from the Green Belt through the South of the Downs Local Plan 1986 and defined as Larger Rural Settlements. The purpose for excluding them was that they were designated for limited development, but more extensive than limited infilling. Since that time a number of large previously developed sites and allocated sites have been developed. No additional allocations were proposed through the Tandridge District Local Plan 2001.

**11.2** The spatial strategy for the District set out in the Core Strategy and specifically through policy CSP1 Location of Development identifies Smallfield and Lingfield as Category 2 settlements where development appropriate to the needs of rural communities will be permitted through infilling, and on sites allocated for affordable housing. This means that infilling of gaps within existing substantially developed frontages rather than redevelopment of existing properties will be acceptable. There may be exceptions, for example previously developed non-residential land may need to be considered for redevelopment which may go beyond the strict infilling policy. The other exception will be on sites specifically allocated for affordable housing within the settlement boundaries where development rather than just infilling will be permitted.

**11.3** Infilling could include a new building or an extension to an existing building, and may include side garden plots or corner plots. It does not however, include the inappropriate sub-division of existing curtilages to a size below that prevailing in the area, nor does it include the development of more extensive areas such as backland areas or the replacement of existing dwellings with more intensive forms of residential development.

**11.4** The following policy is aimed at ensuring the continued protection of the character of the Larger Rural Settlements (in accordance with the second sentence of paragraph 86 of the National Planning Policy Framework) and that development is limited to that which is appropriate to the needs of the community. The policy applies to all types of development, not just residential.

### **DP11: Development in Larger Rural Settlements**

**A. Development within the Larger Rural Settlements of Smallfield and Lingfield will be permitted where the proposal comprises:**

- 1. Infilling within an existing substantially developed frontage. Infilling does not include the inappropriate subdivision of existing curtilages to a size below that prevailing in the area;**
- 2. The partial or complete redevelopment of previously developed land, even if this goes beyond the strict definition of infilling;**
- 3. The development of sites within the settlement boundaries following allocation for affordable housing;**
- 4. Extensions or alterations to buildings and the erection of new ancillary domestic buildings within the curtilage of a dwelling;**
- 5. Development that provides new, or assists in the retention of, community facilities.**

**B. In all circumstances, infilling, redevelopment and other forms of development must be in character with the settlement, or that part of it, and will be subject to any other relevant Development Plan policies.**



## 12 Development in Defined Villages in the Green Belt

**12.1** The Green Belt Settlements were originally defined in the South of the Downs Local Plan 1986 as villages where infilling and small-scale redevelopment would be permitted. Up until that time limited development had been permitted but because the built-up confines of these villages had not been defined this led to uncertainty about where development was acceptable.

**12.2** The South of the Downs Plan defined the confines of certain villages taking into account their existing character and development pattern. Boundaries were drawn within which suitable infilling and small-scale development was permitted. The policy excluded certain villages and settlements that were isolated or had a very loose-knit pattern of development, for example Outwood.

**12.3** The spatial strategy for the District set out in the Core Strategy and specifically through policy CSP1 'Location of Development' identifies the Green Belt Settlements (that is the Defined Villages within the Green Belt) as Category 2 settlements where development appropriate to the needs of rural communities will be permitted through infilling, and on sites allocated for affordable housing.

**12.4** The Core Strategy policy goes on to explain that the Green Belt Settlements and their exact boundaries will be decided in a subsequent Development Plan Document. Since the adoption of the Core Strategy in 2008 the Council has continued to treat all the existing Green Belt Settlements as suitable for infilling. However in finding the Core Strategy 'sound' the Inspector was concerned that "some of the Green Belt Settlements.....were little more than small, isolated collections of dwellings, clearly dependent on the private car, and which would require major development initiatives to become sustainable communities."

**12.5** Therefore the Council has undertaken a two-stage Sustainability Appraisal of the existing Green Belt Settlements. Stage 1 of this review was the subject to a public consultation in 2011 whilst Stage 2 was consulted on in January 2013.

**12.6** A noticeable difference between the existing Core Strategy policy and this detailed policy is the terminology used. This policy no longer refers to 'Green Belt Settlements' and instead makes reference to 'Defined Villages in the Green Belt'. The National Planning Policy Framework in the first sentence of paragraph 86 states: "If it is necessary to prevent development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt villages should be included in the Green Belt". However paragraph 89 states that: "A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions are: (5<sup>th</sup> bullet point) limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan". The policy which follows is a local approach suitable to the Tandridge context but also consistent with the NPPF in that the Defined Villages are included within the Green Belt but have been identified as suitable for limited infilling and limited affordable housing. The NPPF does not specify whether boundaries should or should not be drawn around the villages in the Green Belt within which infilling can occur. Therefore the sole purpose of drawing a line around these villages is to make it clear precisely where infilling can take place and where Green Belt policy will apply.

**12.7** Rather than identify the Defined Villages in a Site Allocations Development Plan Document (as proposed in the Core Strategy) it is more appropriate to list them in this Detailed Policies document where the associated policy is included. The following 9 Defined Villages are considered to be suitable for limited infill development:

### Defined Villages in the Green Belt

Bletchingley	Old Oxted
Blindley Heath	South Godstone
Dormansland	South Nutfield
Felbridge	Tatsfield
Godstone	

**12.8** All other villages located in the Green Belt, including those previously defined as ‘Green Belt Settlements’ that are not listed, are not considered sustainable locations for even limited development. These villages will therefore no longer be suitable for infilling (or redevelopment) and general Green Belt policy will apply.

**12.9** The policy for development in the Defined Villages in the Green Belt expands on policy CSP1 in the 2008 Core Strategy and takes into account the guidance in the NPPF. Infilling of gaps within existing substantially developed frontages will be acceptable; redevelopment of existing properties other than like for like replacements will not be acceptable. Infilling could include a new building or an extension to an existing building, and may include side garden plots or corner plots. It does not however, include the inappropriate sub-division of existing curtilages to a size below that prevailing in the area, nor does it include the development of more extensive areas such as backland areas or the replacement of existing dwellings with more intensive forms of residential development. There may be exceptions, for example previously developed non-residential land may need to be considered for redevelopment which may go beyond the strict infilling policy. Another exception will be on sites specifically allocated for affordable housing within the defined area where development rather than just infilling will be permitted. Other exceptions will be for development that is appropriate in the Green Belt generally. The policy applies to all types of development, not just residential.

**12.10** The boundaries of the Defined Villages in the Green Belt have been reviewed and as a result, a number of minor adjustments have occurred to correct anomalies and account for the current pattern of development. The Policies Map shows the boundaries of the nine Defined Villages in the Green Belt.

### Rural Exceptions

**12.11** In accordance with the NPPF (paragraph 89) and Core Strategy policy CSP5 ‘Rural Exceptions’ or successor policies, proposals for limited affordable housing to meet local needs on land adjoining or closely related to the defined rural settlements (see Core Strategy Annex 3<sup>(13)</sup>) will be considered an exception to what would otherwise be inappropriate development.

13 Those settlements no longer considered appropriate for infill development as a result of the ‘Green Belt Settlement Review’ are also no longer considered as appropriate locations for the provision of rural exception sites. As such, land adjoining or closely related to the villages of Domewood, Dormans Park, Limpsfield Chart, Nutfield and Tandridge will not be released for the provision of limited affordable housing to meet local needs under Core Strategy policy CSP5.

**DP12: Development in Defined Villages in the Green Belt**

**A. In the Green Belt development within the Defined Villages of Bletchingley, Blindley Heath, Dormansland, Felbridge, Godstone, Old Oxted, South Godstone, South Nutfield and Tatsfield as shown on the Policies Map will be permitted where the proposal comprises:**

- 1. Infilling within an existing substantially developed frontage; this does not include the inappropriate subdivision of existing curtilages to a size below that prevailing in the area;**
- 2. The partial or complete redevelopment of previously developed land, even if this goes beyond the strict definition of infilling;**
- 3. The development of sites within the villages boundaries following allocation for affordable housing;**
- 4. Extensions or alterations to existing buildings and the erection of new ancillary domestic buildings within the curtilage of a dwelling;**
- 5. Development that provides new, or assists in the retention of, community facilities;**
- 6. Any other form of development that is defined by the National Planning Policy Framework as not being inappropriate in the Green Belt.**

**B. In all circumstances, infilling, redevelopment and other forms of development must be in character with the village, or that part of it, and will be subject to any other relevant Development Plan policies.**

## 13 Buildings in the Green Belt

### Extension or Alteration

**13.1** The Council recognises that as commercial and industrial practises change and evolve, some activities may require additional space. In order to remain in their current premises and support a thriving rural economy, commercial activities currently located in the Green Belt may need to extend or alter their current operational buildings. To ensure the openness of the Green Belt is maintained, any extensions or alterations to buildings in the Green Belt must not result in a disproportionate addition over and above the size of the original building. For all non-residential buildings, the 'original building' is taken to be a building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

**13.2** In the case of the extension or alteration to a residential dwelling, the 'original building' is taken to be the dwelling as it existed at 31 December 1968 (when the policy was first introduced) or, if constructed after 1968, as it was built originally. This is to ensure that the policy is applied fairly to all and does not unduly penalise those whose properties were extended between 1948 and 1968. Adoption of 1948 for residential extensions would mean that any extensions built in the 20 year period to 1968 would need to be taken into account in determining whether the cumulative impact of extensions is disproportionate. However the many properties extended from 1968 until now, will not have been disadvantaged by having to take into account pre-1968 extensions. Therefore to ensure equitable treatment the 1968 base date is appropriate in the Tandridge situation. This pragmatic approach is considered compliant with the general thrust of the NPPF, consistent with the long term approach in the District which is suitable and appropriate to local circumstances.

**13.3** In determining what constitutes a 'disproportionate addition' in the context of a building extension or alteration, the Council will adopt a pragmatic approach. The NPPF does not provide any direction as to what may be regarded as a 'proportionate' or 'disproportionate' addition. Therefore the Tandridge approach will be to judge each proposal on its individual merits. In determining applications the Council will take into account factors such as the size of the original building, the bulk, height, mass and prominence of the extension or alteration and the impact of the proposal on the openness of the Green Belt.

**13.4** As a general rule the Council will use a calculation of external volume as the measure of whether a proposal is mathematically disproportionate rather than using an increase in floor area or footprint. This measure is inclusive of all spaces such as basements and roof spaces, on the basis that even with a limited visual impact on the Green Belt, the primary consideration remains the proportion of the additions over and above the size of the original building (NPPF paragraph 89, bullet 3). Detached structures within the curtilage of the building to be extended or altered will be excluded from the calculations.

### Replacement, Infilling and Redevelopment

**13.5** The policy below contains criteria dealing with the replacement of buildings and the limited infilling or partial or complete redevelopment of previously developed sites within the Green Belt. The criteria are based on those contained within the NPPF (paragraph 89). Although these policy criteria may be seen as a restatement of national advice they are contained within this policy for completeness and to aid the user who wishes to see and fully understand the Council's approach to the existing buildings in the Green Belt.

**13.6** The Council has identified and supports the contained development of two Strategic Employment Sites which are brownfield sites in the Green Belt, outside the Defined Villages. These are Hobbs Industrial Estate and Lambs Business Park, which comprise a range of commercial and industrial uses. Also within the District there are other brownfield sites outside the Defined Villages

that make a significant contribution to the rural economy of the District. The retention and further development of these important employment sites will also be encouraged within the constraints of Green Belt policy.

### Conversion or Re-use

**13.7** There are often opportunities for re-using buildings in rural areas, especially at a time where changes in agricultural practises render barns and other farm buildings redundant to their original use. The re-use of such buildings can contribute towards the reduction in demand for new buildings in the Green Belt and can also be a means of conserving traditional buildings which are a distinctive feature within the District's rural landscape.

**13.8** Core Strategy policy CSP22, criterion (b) allows for the re-use of buildings located in the Green Belt for commercial purposes subject to environmental, farm viability, traffic and amenity considerations, with a preference for the re-use of such buildings for economic development purposes. In May 2013 the Government introduced new permitted development rights<sup>(14)</sup> allowing the change of use of agricultural buildings to other uses, subject to certain limitations and conditions. Therefore policy CSP22 and DP13 will only apply where permitted development rights cannot be exercised. Only in some circumstances will residential conversions be considered more appropriate, as set out in the policy below. Whilst very special circumstances are not required for the re-use of buildings within the Green Belt, the Council will investigate proposals where there are reasonable grounds to suspect the applicant has attempted to abuse the system, for example by constructing a new farm building under permitted development rights with the intention of early conversion to another use.

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14 Town & Country Planning (General Permitted Development) (Amendment) (England) Order 2013

**DP13: Buildings in the Green Belt**

Unless very special circumstances can be clearly demonstrated, the Council will regard the construction of new buildings as inappropriate in the Green Belt. However, subject to other Development Plan policies, exceptions to this are as follows:

*New Buildings & Facilities*

**A.** The construction of new non-residential buildings directly related to agriculture or forestry, or new residential dwellings for agricultural workers in accordance with policy DP15.

**B.** The provision of appropriate facilities for outdoor sport and recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.

**C.** Limited infill development within the Defined Villages in accordance with policy DP12.

**D.** Limited affordable housing to meet local community needs, either in accordance with policy DP12 (within the Defined Villages) or policy CSP5 (rural exceptions).

*Extension & Alteration*

**E.** The extension or alteration of buildings within the Green Belt (outside the Defined Villages), where the proposal does not result in disproportionate additions over and above the size of the original building as it existed at 1 July 1948 (for non-residential buildings) or 31 December 1968 (for residential dwellings), or if constructed after the relevant date, as it was built originally\*.

*Replacement*

**F.** The replacement of buildings within the Green Belt (outside the Defined Villages), where the proposed new building:

1. Is in the same use as the building it is replacing;
2. Is not materially larger than the building it is replacing; and
3. Is sited on or close to the position of the building it is replacing, except where an alternative siting within the curtilage demonstrably improves the openness of the Green Belt.

*Infill, partial or complete redevelopment*

**G.** The limited infilling or the partial or complete redevelopment of previously developed (brownfield) sites in the Green Belt (outside the Defined Villages), whether redundant or in continuing use (excluding temporary buildings), where the proposal would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

*Re-use*

**H.** The re-use of buildings within the Green Belt (outside the Defined Villages) for industrial, commercial, community or residential\*\* purposes, where:

1. The proposal preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;

2. The buildings are of permanent and substantial construction, are structurally sound\*\*\* and capable of re-use without major alterations, adaptations or reconstruction;
3. The proposed use can be wholly or substantially contained within the building identified for re-use; and
4. The proposal is not likely to result in the need to construct additional agricultural buildings, unless it can be demonstrated that the building to be re-used is no longer suitable for an agricultural use.

I. Any other form of development as listed under paragraph 90 of the NPPF.

*\*When assessing proposals for the extension of rebuilt buildings, the Council will consider the original building (as defined in criterion 'E') in comparison with the present building and the proposed extension, in order to determine whether the proposal would result in a disproportionate addition.*

*\*\*Where the re-use of a building within the Green Belt (outside the Defined Villages) for residential purposes would result in the creation of a new isolated home in the countryside, the Council will need to be satisfied that there are special circumstances such as those set out in paragraph 55 of the NPPF. Where permission is granted for the residential re-use of buildings in the Green Belt (outside the Defined Villages), the Council may consider applying conditions which restrict permitted development rights.*

*\*\*\*Applications should normally be accompanied by a structural survey and a Conversion Method Statement (see glossary), effectively demonstrating that the building is capable of re-use without significant major alterations, adaptations or reconstruction.*

## 14 New Garages & Other Ancillary Domestic Buildings in the Green Belt (outside the Defined Villages)

**14.1** As with any dwellings, there are often circumstances in which ancillary residential buildings such as garages, stables, and other out-buildings can be erected without the need for planning permission, under permitted development rights. Within the Green Belt where buildings cannot be erected under permitted development rights they constitute inappropriate development (as described in paragraph 89 of the National Planning Policy Framework (NPPF)). Nevertheless there may be circumstances where a building would not be 'permitted development' but would be a reasonable addition to the domestic use of the property; however to be permitted there need to be 'very special circumstances' (see paragraph 88 of the NPPF). The following policy is to deal with those situations where a building would be a reasonable addition and compliance with the policy would in effect constitute 'very special circumstances'. Where planning permission is required for such development in the Green Belt, the Council will seek to ensure that particular attention is paid to the overall dimensions and appearance of the proposed buildings. If left unchecked, development of this kind can conflict with the objective of preserving the openness of the Green Belt through the creation of an overly built-up appearance. Given that the majority of the District is designated as Green Belt, there are a substantial number of homes located within the Green Belt (outside of the Defined Villages) to which this policy could apply.

**14.2** Where ancillary domestic buildings are required in the Green Belt, they should be clearly subservient to their associated residential dwelling in terms of their function, design and scale in order to safeguard the appearance and character of the countryside and to ensure the impact on the openness of the Green Belt is minimised. In granting planning permission for ancillary domestic buildings in the Green Belt outside of the Defined Villages, the Council may impose conditions preventing their conversion to residential accommodation without planning permission.

### **DP14: New Garages & Other Ancillary Domestic Buildings in the Green Belt (outside the Defined Villages)**

**A. Where planning permission is required, new ancillary domestic buildings in the curtilage of dwellings located in the Green Belt (outside the Defined Villages) will be permitted provided they:**

- 1. Do not constitute a dominant feature and are not excessive in size having regard to the size of the dwelling they are to serve;**
- 2. Do not detract from the rural character or appearance of the locality;**
- 3. Are not to replace any existing garage that has been converted to residential use; and**
- 4. Will not be used for any purpose which is not incidental to the enjoyment of the dwelling.**



## 15 Agricultural Worker's Dwellings in the Green Belt (outside the Defined Villages)

**15.1** In Tandridge, all settlements and defined village boundaries are drawn tightly around the built form, and all remaining countryside is designated as Green Belt. Whilst national guidance is clear that new isolated homes in the countryside should be avoided, there are certain special circumstances under which the construction of new dwellings in the countryside is acceptable. For example, in order to support and maintain a prosperous rural economy there may be an essential need for a rural worker to live permanently at or near their place of work in the countryside (National Planning Policy Framework (NPPF) paragraph 55). Nowhere in Tandridge can be described as being 'deep rural', as such the Council does not consider that general rural worker's dwellings will be required and therefore detailed policy criteria are only necessary for agricultural worker's dwellings. Given the limited forestry industry in Tandridge, the Council do not anticipate receiving applications for forestry worker dwellings in the Green Belt. However, in the unlikely event that such proposals are submitted, they will also be assessed using the criteria in policy DP15.

**15.2** Where the functional need for a new agricultural worker dwelling cannot be fulfilled by another existing dwelling or any other existing accommodation in the area, the provision of an essential temporary or construction of an essential new, permanent dwelling in the Green Belt (outside the Defined Villages) will be permitted. To prove a 'functional need' for an agricultural worker dwelling, an applicant must demonstrate that one or more workers must be readily available on site at most times, day and night. Examples include, but are not limited to; livestock or agricultural processes requiring essential care at short notice, or the need to respond quickly to emergencies that could otherwise cause serious loss of crops or products.

**DP15: Agricultural Worker's Dwellings in the Green Belt (outside the Defined Villages)*****Temporary Dwellings***

**A. The siting of a new temporary agricultural worker's dwelling in the Green Belt (outside the Defined Villages) will be permitted where:**

1. The new dwelling is essential to support a new agricultural activity, whether on an already established or newly-created complex;
2. The applicant is able to demonstrate an essential, functional need for a new dwelling to house a full-time agricultural worker and that this need cannot be fulfilled by another existing dwelling on the complex, or any other suitable, available accommodation in the area;
3. The applicant can demonstrate their intention to develop the enterprise based on a sound financial plan; and
4. The proposal satisfies all other relevant Development Plan policies including DP7: 'General Policy for New Development'.

**B. A temporary agricultural worker's dwelling will usually take the form of a caravan or mobile home and will normally be permitted for no more than three years. Where the agricultural enterprise is not yet fully established by the expiration of the temporary consent, or is insufficient to justify a permanent dwelling, an extension to the temporary consent will not usually be allowed.**

**C. If the enterprise is successfully established by the expiration of the temporary consent, temporary structures such as mobile homes will not normally be allowed to be retained on a permanent basis and should be replaced with a permanent dwelling.**

**D. Permission will not be granted for the erection of a temporary agricultural worker's dwelling in a location where a permanent dwelling would not be permitted.**

***Permanent Dwellings***

**E. The construction of a new permanent agricultural worker's dwelling in the Green Belt (outside the Defined Villages) will be permitted where:**

1. The applicant is able to demonstrate an essential, clearly established functional need for a new dwelling to house a full-time agricultural worker and that this need cannot be fulfilled by another existing dwelling on the complex, or any other suitable, available accommodation in the area;
2. The unit and agricultural activity have been established for a minimum of three years (at least one of which has been profitable) and is demonstrably financially sound, both at present and for the prospective future;
3. The proposed dwelling is of a size and type appropriate to the needs of the holding; and
4. The proposal satisfies all other relevant Development Plan policies including DP7: 'General Policy for New Development'.

**F. The Council will impose agricultural occupancy conditions on all new agricultural workers' dwellings. Where an additional dwelling on a farm holding is permitted, an occupancy condition may, in appropriate circumstances, be applied to the original**

farmhouse. The Council will also consider imposing conditions which restrict permitted development rights. Further extensions to agricultural workers' dwellings will be considered on their functional need.

G. The Council may require an agreement under Section 106 of the Town and Country Planning Act 1990 preventing the sale of the dwelling or parts of the land separately from the land forming the holding.

## 16 Removal of Agricultural Worker Occupancy Conditions

**16.1** Due to their prescriptive use, agricultural workers' dwellings will often have certain occupancy conditions attached to them. These conditions are intended to ensure that suitable accommodation is available in the countryside to meet the requirements of key agricultural workers for as long as such a need exists. However, as changes in agricultural practises occur and the desirability of living in the countryside remains strong, these dwellings increasingly come under pressure to have their occupancy conditions removed.

**16.2** Applications can be made to the Council for the removal of agricultural worker occupancy conditions. They will be the subject of careful consideration in order to assess whether a long term need for an agricultural worker's dwelling remains. In all cases, the onus is on the applicant to demonstrate that such a need no longer exists. Applicants will be expected to have investigated the possibility of disposing of or letting the dwelling to someone acceptable under the terms of the occupancy conditions, and at a realistic price before consideration is given to the removal of the conditions.

### **DP16: Removal of Agricultural Worker Occupancy Conditions**

**The removal of agricultural occupancy conditions will be permitted only where the Council is satisfied that there is no longer a continued need for such accommodation in the locality (that is, within a 15-20 minute car journey of the dwelling).**

## 17 Equestrian Facilities

**17.1** Horse riding and other equestrian related activities are popular forms of recreation in the countryside that can complement traditional farming activities. Activities associated with horse keeping, such as saddlers, farriers, veterinary services and producers of feed and bedding all help to maintain and diversify rural economies. However, equine related development can also have negative impacts upon rural areas through overgrazing of pasture, overuse of bridledways, and the proliferation of ancillary items harming the openness of the Green Belt. It is therefore important for the Council to find a balance between the need to accommodate the requirements for horses and the long term protection of the environment, landscape and amenities of neighbouring properties.

### Domestic Use Equestrian Facilities

**17.2** Private stables and loose boxes can have a detrimental visual impact on the character of the countryside particularly where there is an accumulation of other items such as jumps and equipment such as horse boxes. This visual impact may be further compounded if a field has been divided up into a number of horse paddocks, each with an accumulation of equipment. The Council will expect that where stables are intended for private use, their size and number will be commensurate with such private use and therefore not likely to be used commercially.

**17.3** In some circumstances, the erection of stables or loose boxes within the curtilage of a dwelling (i.e. within a garden, not in a separate adjoining paddock) may not require planning permission, as they may have permitted development rights<sup>(15)</sup>. Further information on permitted development rights is available at the Planning Portal: [www.planningportal.gov.uk](http://www.planningportal.gov.uk).

### Commercial Use Equestrian Facilities

**17.4** Commercial equestrian developments can include riding schools, livery uses, indoor riding arenas and the stabling and/or training of horses owned by a third party. Such enterprises can positively contribute to the maintenance of a prosperous rural economy; however, this type of commercial activity must be cautiously balanced against the potential loss of agricultural land which in turn may affect the viability of existing farms.

**17.5** Given the generally larger scale of commercial equestrian activities, it is of particular importance that the proposed facilities are well related to existing public bridledways in order to minimise the need to exercise horses on the highway. Regard will be had to increased levels of use of bridledways and the impacts on the wider countryside arising from over-intensification of use. Potential traffic generation, effects on the amenities of local residents and other planning considerations will be assessed against the relevant Development Plan policies.

**17.6** In considering proposals for all types of equestrian facilities<sup>(16)</sup>, the Council will seek to ensure that the size and scale of the development, including any cumulative impacts, is appropriate to its intended use and to the land in which the development is situated. Careful attention should be given to the design, siting and landscaping details to avoid an adverse impact on the character and appearance of the countryside, the openness of the Green Belt and the amenity of neighbouring properties in terms of noise, smell, light or other general disturbances; consideration should be given to the handling and storage of manure at the outset. Exposed, prominent or isolated locations should also be avoided. Within areas of high landscape value, primarily the Areas of Outstanding Natural Beauty (AONB) and Areas of Great landscape Value (AGLV), particular attention will be paid to the need to conserve the landscape and scenic beauty of the area.

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15 Under the Town and Country Planning (General Permitted Development) Order 1995

16 Equestrian facilities include stables, looseboxes, indoor riding buildings, ménages, horse walkers, etc.

### Provision of a Suitable Environment

**17.7** In determining the acceptability of equestrian developments, whether they are intended for private or commercial use, the Council will assess the size of any proposed stables or looseboxes based on the established British Horse Society (BHS) recommended standards<sup>(17)</sup>. Additionally, the Council will assess applications in relation to the provision of adequate pasture land which is appropriate to the intended use. The reasons for this are to ensure that the land is not overgrazed and subsequently becomes degraded. The Equine Industry Welfare Guidelines<sup>(18)</sup> state that horses generally require a minimum of 0.4 hectares (one acre) per animal where no supplementary feed is provided, and more if the land is also used for exercise and/or hay production. Anything below this will not provide adequate grazing unless the horse is stabled for some of the time and with supplementary feeding. An allowance of 0.8 hectares (2 acres) per horse can provide reasonable space for the animal's full requirements.

**17.8** The level of provision of pasture for horses is not a precise science and proposals will be assessed on a case by case basis taking into account the general standards and guidelines. The Council will also look at any constraints on the use of the land such as existing or proposed buildings and landscape features e.g. access tracks, trees or watercourses, which would reduce the total amount of 'useable' pasture available for horses. Applications for stables or looseboxes on land below 0.4 hectares may only be considered acceptable where the applicant demonstrates an adequate provision of accessible, available land to allow for the proper care (exercise and grazing) of the proposed number of horses. For example, this could take the form of long term agreements for the use of adjoining land not under the direct ownership of the applicant (i.e. leased or rented land). The Council will expect to see the evidence of such agreements and will need to be satisfied that the applicant has genuine access for a long period of time to the sufficient amount of land required to meet the welfare needs of the proposed number of horses. If there is uncertainty that adequate land will be available over the longer period then permission may not be forthcoming. General advice on grazing agreements<sup>(19)</sup> and other useful information is available from Surrey County Council's website.

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17 [BHS standards](#)

18 <http://www.newc.co.uk/wp-content/uploads/2011/10/Equine-Brochure-09.pdf>

19 [Advice on grazing agreements](#)

**DP17: Equestrian Facilities**

**A. Development of equestrian facilities, whether domestic or commercial, will be permitted where the proposal:**

- 1. Is of an appropriate size and scale, relative to its intended use and the fields concerned;**
- 2. Prioritises the re-use of existing buildings and, in the case of a new facility, is satisfactorily integrated with existing buildings where they are present;**
- 3. Is appropriate in terms of siting, design, scale, layout, external materials and appearance;**
- 4. Does not adversely impact upon the character of the landscape, the nature conservation value of the land and the quality of the pasture, by reason of overgrazing or otherwise;**
- 5. Preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;**
- 6. Is sustainably located in terms of general accessibility and in relation to the existing bridleway network, and will not result in the over-use or deterioration of bridleways nor cause a hazard to other highway users; and**
- 7. Does not have a detrimental effect on the amenity of neighbouring properties and the wider local area by reason of noise, smell, overlooking, or other general disturbance.**

**B. In all cases, applicants will be expected to demonstrate the adequate provision of land to allow for the proper care of horses, including stabling, grazing and exercise, in accordance with the Equine Industry Welfare Guidelines and the British Horse Society standards.**

**C. Particular consideration will be given to the cumulative effects of proposals on the local area and the wider landscape and environment.**

## 18 Community, Sports & Recreational Facilities

### Community Facilities

**18.1** The Council acknowledges the importance of maintaining a diverse range of community facilities (see glossary) in the District and the contribution that these facilities can make to residents' quality of life. Although ultimately unable to prevent the closure of a community facility, the Council will seek to retain facilities of recognised community importance and will support the re-use of the facility for alternative community uses where appropriate.

### Open Space, Sports and Recreational Facilities

**18.2** Local networks of high quality and well managed and maintained open spaces (including allotments), sports and recreational facilities and services contribute towards creating attractive urban and rural environments, as well as helping to meet the broader government aim to promote healthier lifestyles. The District's open space, sport and recreation facilities act as a focal point for local communities and provide good opportunities for social interaction.

**18.3** Core Strategy policy CSP13 seeks to resist the loss of existing community facilities and to safeguard existing sport and recreation facilities. CSP13 also actively encourages the provision of new facilities and services where there is an identified demand that cannot be met through the use of existing facilities. The Council particularly supports the provision of such facilities in highly accessible locations; significantly reducing the number of multi-trips and lowering carbon emissions as a result. Such facilities should be sustainably located in areas which are easily accessible by foot and by bicycle, and the development itself should be accessible to all groups. This policy provides additional detail to complement Core Strategy Policy CSP13.

#### **DP18: Community, Sports & Recreational Facilities**

**A. Proposals involving redevelopment or a change of use which would result in the loss of any premises or land currently or last used as a community facility will be permitted where:**

1. **There is no longer a demand for the facility, rendering it financially unviable. This should be demonstrated through an active 12 month marketing exercise, where the building or land has been offered for sale or letting on the open market at a realistic price and no reasonable offers have been refused; and**
2. **There are sufficient similar facilities nearby or where alternative provision can be made on another site to the same or a higher standard in terms of community benefit; or**
3. **The current use will be retained and enhanced by the development of part of the site.**

**B. Proposals for the provision of new community, sports and recreational facilities will be encouraged where they are sustainably located and are suitable to meet the needs of the local community, subject to other relevant Development Plan policies.**

**C. Proposals involving the loss of existing open space, sports and recreational buildings and land will generally be resisted and will only be found acceptable where they satisfy the requirements of paragraph 74 of the National Planning Policy Framework.**



# Environmental Protection

## 19 Biodiversity, Geological Conservation & Green Infrastructure

**19.1** The complex and often fragile network of natural resources, flora and fauna all work as part of a balanced ecosystem which is essential to our very existence. Tandridge contains a wide variety of environmental assets, including biological assets (wildlife and plant life), geological assets (rocks, landforms, minerals and soils), and networks of natural and open spaces (such as gardens, parks, amenity space, woodland and countryside), including aquatic environments (rivers and ponds). Collectively, these elements create the predominantly rural and semi-rural character of the District and the Council is committed to protecting and enhancing this diverse natural environment.

### Biodiversity and Geological Conservation

**19.2** The principal Core Strategy policy detailing the Council's strategic approach to biodiversity is CSP17. This policy, in conjunction with the government's Biodiversity 2020 Strategy for England<sup>(20)</sup> and any relevant publications by the Surrey Nature Partnership<sup>(21)</sup> (as the formally recognised Local Nature Partnership)<sup>(22)</sup> can contribute to the assessment of planning applications; all with the wider aim of moving from a net loss of biodiversity to achieving positive gains for nature (NPPF, paragraph 9).

**19.3** The purpose of this detailed policy is to expand upon CSP17 and it is applicable to all proposals for development on or affecting the following categories of protected wildlife sites and landscape areas, which are shown the Policies Map (this list is not exhaustive and may be added to following the identification of any future designations e.g. Nature Improvement Areas)<sup>(23)</sup>:

- Sites of Special Scientific Interest (SSSIs)<sup>(24)</sup>
- Sites of Nature Conservation Importance (SNCIs)\*
- Regionally Important Geological Sites (RIGS)
- Potential SNCIs\*
- Local Nature Reserves (LNRs)
- Community Wildlife Areas

\* The Council will undertake a review of these sites in due course. The policy will be applied to existing SNCIs, pSNCIs and, following a review, to any retained or new sites. Potential SNCIs are not protected sites but may have the potential to be so; however because of access or ownership issues they have not been surveyed. Applications affecting a pSNCI will normally allow the potential of the site to be assessed.

**19.4** Also identified on the proposed Policies Map are the Biodiversity Opportunity Areas (BOAs). These are regionally identified priority areas of opportunity for restoration and creation of Priority Habitats and should be considered as areas of opportunity, not constraint. The BOAs identified on the Policies Map do not include all the areas where Priority Habitat could exist and there may be further opportunities for the identification of BOAs at a local level. In Tandridge the BOAs comprise parts of the North Downs, the Wealden Greensand and rivers. It is not the aim for the whole of each BOA identified to be restored to Priority Habitat quality. Rather, the Policies Map identifies the areas of greatest potential for restoration and creation.

20 <https://www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services>

21 <http://surreynaturepartnership.org.uk/>

22 <https://www.gov.uk/government/publications/role-of-local-nature-partnerships-an-overview>

23 <http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/funding/nia/default.aspx>

24 SSSIs are a national designation which should be given a high degree of protection. Further guidance in respect of statutory obligations for biological conservation is given in Circular 06/2005.

**19.5** Although not listed above, the District also contains significant areas of Ancient Woodland, thought to have been in existence since 1600. In 2011, the Council in partnership with the Surrey Wildlife Trust completed a survey of Ancient Woodland in Surrey, producing and publishing an inventory. Whilst Ancient Woodlands are widely recognised as irreplaceable habitats, many are not protected by a national or local designation. It is therefore important that, in keeping with the overall aim of conserving and enhancing biodiversity, planning permission will be refused for development which would result in the loss or deterioration of Ancient Woodland or aged or veteran trees unless the need for, and benefits of, the development in that location clearly outweigh the loss (as per NPPF paragraph 118). The Council will also seek to retain aged or 'veteran' trees found outside Ancient Woodland.

**19.6** In addition there may be other non-designated sites that contain protected species. The Council wish to ensure that such species are unaffected by development proposals. In some situations mitigation measures may be possible, translocation will only be considered as a last option. The Council will have regard to the Standing Advice on Protected Species issued by Natural England<sup>(25)</sup>.

**19.7** Adequate information must be submitted with planning applications for proposals which may affect any designated site, non-designated site, protected species or Priority Habitats and Priority Species as listed in s.41 of the Natural Environment and Rural Communities Act (2006). A mitigation strategy must accompany applications where necessary.

### Green Infrastructure

**19.8** Green Infrastructure (GI) is a term which refers to the living network of green spaces, water and other environmental features in both urban and rural areas. It is often used in an urban context to cover benefits provided by trees, parks, gardens, road verges, allotments, cemeteries, woodlands, rivers and wetlands. In a rural context, it might refer to the use of farmland, woodland, wetlands or other natural features to provide services such as flood protection, carbon storage or water purification<sup>(26)</sup>. A fundamental function of GI is the maintenance of critical ecological links between town and country.

**19.9** As shown in the table which follows, GI can take a multitude of forms, all of which can provide multiple benefits to the local community. For example, woodland can be a source of fuel, define a landscape, hold an important recreational and wellbeing value, play a positive role in biodiversity and contribute to combating climate change; or well designed cycle paths might contribute to improved access, healthy living and provide corridors for wildlife.

### Types of Green Infrastructure

Type	Examples
Parks and Gardens	Urban parks, country parks, formal gardens
Amenity Greenspace	Informal recreation spaces, green spaces in and around housing, outdoor sports facilities, domestic gardens, village greens
Natural and Semi-Natural Urban Greenspaces	Woodland, urban forestry and scrub, grasslands e.g. downland, commons and meadow, hedgerows, heathland, wetlands, open and running water, wastelands and disturbed ground, bare rock habitats e.g. cliffs and quarries, protected habitats such as SSSI and BAP areas

25 <http://www.naturalengland.org.uk/ourwork/planningtransportlocalgov/spatialplanning/standingadvice/default.aspx>

26 [Government White Paper, The Natural Choice: securing the value of nature \(2011\)](#)

Type	Examples
Green and Blue Corridors	Rivers and canals including their banks, road verges and rail corridors, cycle routes, pedestrian paths, bridleways, public rights of way
Other	Allotments, community gardens, farmland, cemeteries & churchyards, accessible countryside to urban fringe areas, provision for children and teenagers e.g. skateboard parks, ponds, trees in urban areas and green roofs and walls

**19.10** The Council takes a strategic approach to the protection and enhancement of the District's GI, acknowledging that many features will be cross-boundary in nature and may transcend between urban and rural landscapes, or from land to water. A good example of such strategic features is the restoration of mineral working sites and their important contribution towards increasing and enhancing the GI in the District. For example, the Nutfield Ridge and Marsh project to the east of Redhill has led to the creation of a 2.3km long Surrey Wildlife Trust wetland nature reserve. The emphasis is now on extending this 'landscape scale' approach to restoration beyond the Holmesdale BOA to Godstone<sup>(27)</sup>.

**19.11** In planning for an integrated GI, regard is given to the identified Biodiversity Opportunity Areas (BOAs) which provide an evidence base for a future nature conservation strategy, as well as seeking the protection and improved management of protected and priority habitats and species. Importantly, Tandridge District Council will encourage development that maximises the opportunities to increase provision of, and access to multi-functional GI within the District. The Council will also encourage applications which seek to link up wildlife habitats such as ancient woodland in order to provide help for habitats and species to adapt to climate change and aid genetic exchange to secure the viability of future populations. Proposals which protect, enhance or increase landscape-scale GI and biodiversity will be particularly encouraged.

27 [http://www.surreycc.gov.uk/\\_data/assets/pdf\\_file/0003/535494/Chpt-9.Restoration-12.pdf](http://www.surreycc.gov.uk/_data/assets/pdf_file/0003/535494/Chpt-9.Restoration-12.pdf)

**DP19: Biodiversity, Geological Conservation & Green Infrastructure**

**A. There will be a presumption in favour of development proposals which seek to:**

1. **Protect, enhance or increase the provision of, and access to the network of multi-functional Green Infrastructure (GI);**
2. **Promote nature conservation and management;**
3. **Restore or create Priority Habitats; or**
4. **Maximise opportunities for geological conservation.**

**B. In order to conserve and enhance the natural environment, proposals which would result in significant harm to local, national or statutory sites of biological or geological importance or the broader GI network will be refused planning permission unless:**

1. **All reasonable alternative locations with less harmful impacts are demonstrated to be unsuitable; and**
2. **The proposal incorporates measures to avoid the harmful impacts arising, sufficiently mitigate their effects, or, as a last resort, compensate for them.**

**C. Where a proposal is likely to result in direct or indirect harm to an irreplaceable environmental asset of the highest designation, such as a Site of Special Scientific Interest (SSSI), ancient woodland or veteran trees, the granting of planning permission will be wholly exceptional.**

1. **With regard to SSSIs, exceptions will only be made where benefits of development at the site clearly outweigh both the impacts on the features of the site and on any broader networks of SSSIs.**
2. **In the case of ancient woodland and veteran trees exceptions will only be made where the need for and benefits of the development in that location clearly outweigh the loss.**
3. **In all cases, any impacts or harm should not just be mitigated, but overall ecological benefits should be delivered.**

**D. Planning permission for development directly or indirectly affecting protected or Priority species will only be permitted where it can be demonstrated that the species involved will not be harmed or appropriate mitigation measures can be put in place.**

## 20 Heritage Assets

**20.1** Tandridge has a valuable historic environment containing many significant heritage assets including buildings and places which all make a positive contribution to the local character, culture, environment, communities and economy. The Council recognises that all heritage assets are an irreplaceable resource and therefore seeks to positively plan for their conservation to ensure they are enjoyed both now and by future generations.

**20.2** In recognition of the importance of the built and historic environment, the District already contains 19 Conservation Areas and almost 600 listed buildings, alongside locally recognised buildings of character, historic parks and gardens and numerous identified areas of archaeological importance or potential. The Council will, as resources permit, undertake additional Conservation Area appraisals and management plans/reviews and will assist in seeking appropriate uses for historic buildings. The Council will also seek to promote the enjoyment of the historic environment and its contribution to the local economy.

### Designated Heritage Assets

**20.3** Within Tandridge, the following are identified at a national and local level as types of designated heritage asset that contribute to the historic environment:

- Statutory Listed Buildings
- Conservation Areas
- Scheduled Monuments
- Historic Parks and gardens

### Non-designated Heritage Assets

**20.4** Outside of the nationally recognised designation categories, the Council recognises the importance of the local level historic environment and the value of the heritage assets contained within it. This type of local 'non-designated' heritage asset as listed below will also merit careful consideration in planning decisions:

- Buildings of Character (sometimes known as Local Heritage Listings)
- County Sites of Archaeological Importance
- Areas of High Archaeological Potential

**20.5** There may be instances where it is discovered that a building, monument, site, place, or area has significance as a heritage asset. The Council may identify new heritage assets at any stage of the planning process and their identification would be a material consideration in any planning decision. From time to time other assets will be brought to the Council's attention by Parish Councils and others. The Policies Map shows the location of the District's Conservation Areas, Scheduled Monuments, Historic Parks and Gardens and known archaeological sites.

**20.6** There may be occasions where heritage assets of archaeological interest are not, for various reasons, designated as scheduled ancient monuments, although they are of demonstrably equivalent significance. The absence of a designation for such heritage assets does not indicate a lower significance and they should therefore be considered subject to the policies for designated heritage assets.

**20.7** Development proposals must be accompanied by a description of the significance of the heritage asset including any contribution made by their setting. Applicants should consult the Historic Environment Record (HER)<sup>(28)</sup> and the heritage asset should be assessed using appropriate expertise where necessary. The HER should be consulted for most planning applications, even those not directly involving a heritage asset to ensure that any potential impacts on the significance of nearby assets are identified. In addition, the Council may require that an approved programme of recording the asset is in place prior to the commencement of any development.

#### **DP20: Heritage Assets**

**A. There will be a presumption in favour of development proposals which seek to protect, preserve and wherever possible enhance the historic interest, cultural value, architectural character, visual appearance and setting of the District's heritage assets and historic environment. Accordingly:**

- 1. Only where the public benefits of a proposal significantly outweigh the harm to, or loss of a designated heritage asset or its setting, will exceptional planning consent be granted. These benefits will be proportional to the significance of the asset and to the level of harm or loss proposed.**
- 2. Where a proposal is likely to result in substantial harm to, or loss of, a designated heritage asset of the highest significance (i.e. scheduled monuments, grade I and grade II\* listed buildings, and grade I and grade II\* registered parks and gardens), granting of permission or consent will be wholly exceptional.**

**B. In all cases the applicant will be expected to demonstrate that:**

- 1. All reasonable efforts have been made to either sustain the existing use, find viable alternative uses, or mitigate the extent of the harm to the asset; and**
- 2. Where relevant the works are the minimum necessary to meet other legislative requirements.**

**C. With the granting of permission or consent the Council will require that:**

- 1. The works are sympathetic to the heritage asset and/or its setting in terms of quality of design and layout (scale, form, bulk, height, character and features) and materials (colour and texture); and**
- 2. In the case of a Conservation Area, the development conserves or enhances the character of the area and its setting, including protecting any existing views into or out of the area where appropriate.**

**D. Any proposal or application which is considered likely to affect a County Site of Archaeological Importance, or an Area of High Archaeological Potential (AHAP), or is for a site larger than 0.4 hectares located outside these areas, must be accompanied by an archaeological desk-top assessment. Where the assessment indicates the possibility of significant archaeological remains on the site, or where archaeological deposits are evident below ground or on the surface, further archaeological work will be required. Evidence should be recorded to enhance understanding and where possible material should be preserved in-situ. In cases where the preservation of remains in-situ is not possible, a full archaeological investigation in accordance with a Council approved scheme of work will be required; the results of which should be made available for display at the East Surrey Museum or other suitable agreed location.**

28 Surrey Historic Environment Record:  
<http://www.surreycc.gov.uk/recreation-heritage-and-culture/archaeology/historic-environment-record>

## 21 Sustainable Water Management

**21.1** There is a high demand for water across the South East of England, creating pressure on water supplies and the natural environment. The effects of a changing climate and continued planned growth may result in water becoming a precious commodity. As such, it is important that development is carried out in a sustainable way to protect all natural resources for use by future generations, and to adapt against and mitigate the impacts of predicted climate change.

### Minimising Water Consumption

**21.2** The application of water efficiency measures in all areas; from construction, through to commercial activity and day-to-day living is encouraged for both new and existing development in an effort to keep water consumption levels to a minimum. To manage the supply and quality of water, the Council encourages all new homes to be designed to achieve a minimum water efficiency of 105 litres per person per day (equivalent to Code for Sustainable Homes Levels 3/4) in advance of mandatory requirements e.g. through the installation of domestic rainwater harvesting systems. To achieve level 3/4 for water use will only cost around an additional £189 per property (over and above baseline cost for standard appliances at 2007 prices)<sup>(29)</sup>. Whilst the South East of England is water stressed it is not considered that Tandridge has any special circumstances which justify such standards being introduced in advance of the mandatory requirements, however developers are encouraged to implement such measures.

### Water and the Environment

**21.3** Protection of vital water resources can also assist in the maintenance of often fragile ecosystems, susceptible to the varying flows and availability of water. Increasingly, frequent extreme weather events result in heavy, prolonged rainfall and long dry spells impacting on river levels and flows. These events can create pressure on underground drainage systems and affect the level of rainfall available to recharge groundwater supplies.

**21.4** With any proposals, applicants will be required to demonstrate that the scheme has the capacity to provide an adequate fresh water supply, surface water drainage, foul drainage and sewerage treatment, both on and off site, and that the scheme would not lead to problems for existing users in accordance with Core Strategy policy CSP11 or successor policies.

**21.5** In line with the objectives of the Water Framework Directive (WFD) and the actions contained in the Thames River Basin Management Plan, the Council will work with applicants in seeking to improve the local water environment for people and wildlife, and promote the sustainable, prudent use of water. This includes seeking to ensure that development proposals avoid damage to the Groundwater Source Protection Zones and result in water bodies maintaining or achieving a 'good' ecological status.

### Flood Risk

**21.6** Although floods are naturally occurring events, the areas and extent of flood risk can be estimated using modelling and forecasting techniques. This information provided by the Environment Agency can be used to appropriately plan for and minimise the impacts of flooding on development; something which is set to rise in significance as climate change predictions show an increased possibility of flood frequency. In response it is important that the Council adopts and maintains a general presumption against inappropriate forms of development within all known flood risk areas, as well as operating a sequential approach when considering applications for development within these areas.

29 Assessing the cost of compliance with the Code for Sustainable Homes - Environment Agency - 2007: <http://a0768b4a8a31e106d8b0-50dc802554eb38a24458b98ff72d550b.r19.cf3.rackcdn.com/scho0107bltr-e-e.pdf>



**21.7** As the lead local flood authority, it is the responsibility of Surrey County Council (SCC) to prepare a Preliminary Flood Risk Assessment Report, as well as Flood Hazard Maps, Flood Risk Maps, and Flood Risk Management Plans for the county<sup>(30)</sup>. By 2015, SCC is required to have the Surrey Local Flood Risk Management Strategy in place, which will include details of objectives for managing flood risk. Where appropriate, development proposals in the District should have due regard to the adopted and emerging material produced by SCC.

**21.8** SCC also acts as the Local Approving Body for Sustainable Drainage Systems (SuDS). All proposals incorporating SuDS will need to be reviewed, approved and adopted through a separate procedure alongside the planning approval system. The Council considers the design and integration of SuDS to be an integral tool in managing surface water run-off and as such encourages their use wherever possible through Core Strategy Policy CSP15 'Environmental Quality'. This policy also encourages innovative construction methods such as 'green roofs' to impede the flow of surface water run-off.

**21.9** Ultimately, the most effective and appropriate way to minimise flood risk is to direct development away from identified high flood risk areas. As part of the supporting evidence for the Core Strategy, a Strategic Flood Risk Assessment (SFRA) of the District was undertaken. The SFRA work demonstrated that all future development identified in the Core Strategy could be accommodated without the need to develop in areas at risk from flooding<sup>(31)</sup>. However, any proposals for development in areas identified as being at risk from flooding will be subject to the detailed policy that follows.

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30 [Flood risk regulations and plans](#)

31 [http://www.tandridge.gov.uk/yourcouncil/documents/document\\_display.htm?pk\\_document=1437](http://www.tandridge.gov.uk/yourcouncil/documents/document_display.htm?pk_document=1437)

**DP21: Sustainable Water Management**

**A. Water will be retained in the natural environment as far as possible. Proposals which seek to restore natural flows in the river systems or re-establish areas of functional floodplain will be supported, particularly where they would provide opportunities for recreation, habitat restoration/enhancement or additional Green Infrastructure provision.**

*Water Quality, Ecology and Hydromorphology*

**B. Proposals should avoid damage to Groundwater Source Protection Zones, having regard to the Environment Agency's 'Groundwater Protection: Policy and Practice' guidance or successor documents.**

**C. Development adjacent to, or likely to affect underground or surface water bodies covered by the Water Framework Directive and Thames River Basin Management Plan should, where possible, make improvements to the quality, ecology and hydromorphology of these water bodies. Additionally, such proposals should contribute towards the maintenance or achievement of 'Good Ecological Status' for the affected water bodies. This may take the form of on-site measures or a financial contribution to off-site measures.**

*Flood Risk*

**D. Proposals should seek to secure opportunities to reduce both the cause and impact of flooding; for example through the use of Green Infrastructure for flood storage and, where necessary, the incorporation of Sustainable Drainage Systems (SuDS) suitable to the scale and type of the development, ensuring the discharge of surface run off is restricted to that of the pre-development site. Consideration should be given as to the future maintenance of any proposed SuDS schemes.**

**E. Development within flood risk zones 2 and 3 or on sites of 1 hectare or greater in zone 1, and sites at medium or high risk from other sources of flooding as identified by the Council's Strategic Flood Risk Assessment, will only be permitted where:**

- 1. The sequential and, where appropriate, exception tests as detailed in 'Technical Guidance to the National Planning Policy Framework'<sup>(32)</sup> have been applied and passed and the proposal is a development form compatible with the level of risk;**
- 2. For all sources of flood risk, it can be demonstrated through a site specific Flood Risk Assessment (FRA)\* that the proposal would, where practicable, reduce flood risk both to and from the development or at least be risk neutral; and**
- 3. Appropriate flood resilient and resistant design, and mitigation and adaptation measures are included in order to reduce any level of risk identified through a site specific FRA to acceptable levels.**

*\* The FRA should demonstrate how flood risk is to be mitigated, development adapted and, where practicable, risk reduced including the consideration of risks from other sources where appropriate. The content and scope of the FRA should be commensurate with the scale of development and be agreed by the District Council in consultation with the Environment Agency.*

32 <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115548.pdf>

## 22 Minimising Contamination, Hazards & Pollution

### Land Contamination

**22.1** The term 'land contamination' covers a wide range of situations where land is contaminated in some way. Often this may be associated with industrial processes or activities that have ceased, but where waste products or residues remain in the ground that may be of a potentially hazardous nature. In some cases such as older Victorian housing stock, even the accumulated ash from coal fires can cause significant issues. In a small number of these situations where certain criteria are met, a site might be determined 'contaminated land' which has a specific legal definition set out in Part IIA of the Environmental Protection Act.

**22.2** Contamination is subject to a range of pollution control legislation but paragraphs 120-122 of the NPPF require planning policies to ensure that as a minimum land should not be capable of being determined as 'contaminated land' under Part IIA of the Environmental Protection Act 1990. The guidance also states that responsibility for securing a safe development rests with the developer. To assist in meeting these obligations applicants may be required to submit a preliminary risk assessment of their development site.

**22.3** The Council will consult with appropriate pollution control authorities where development is proposed on land that it is or may be contaminated. Where there is evidence of a high risk from residual contamination the applicant will be required to show as part of the application how decontamination will be undertaken; this will not be left to a subsequent condition on a planning permission. In granting permission, the Council will need to be satisfied that the remedial measures are adequate and that there is a realistic prospect of the measures being achieved. It will be for the applicant to consider if such measures would be cost effective.

### Hazards

**22.4** There are a number of hazardous sites in the area including gas storage facilities, oil and gas pipelines. Proposals for development within certain distances of such hazards will be referred to the Health and Safety Executive.

### Noise

**22.5** Bustling town centres and vibrant villages provide an array of sights and sounds in the built up areas of the District. In the more rural areas, agricultural activities, livestock and wildlife all contribute to the variety of different sounds in the countryside. It is only when a 'sound' exists in the wrong place or at the wrong time such that it causes or contributes to some harmful or otherwise wanted affect that it becomes 'noise pollution'.

**22.6** Unlike many other forms of pollutants, noise pollution depends not just on the physical aspects of the sound itself, but also the human reaction to it; and whilst there are currently no European or national noise limits which have to be met, the Council recognises that unwanted sound can have a significant effect on the environment and on the quality of life enjoyed by individuals and communities.

**22.7** The planning system can play an important role in minimising noise pollution levels and policy guidance in the National Planning Policy Framework seeks to prevent both new and existing development from contributing to or being put at risk from, or being adversely affected by unacceptable levels of noise pollution (paragraph 109). The World Health Organisation (WHO) and the Department

for Environment, Food and Rural Affairs (DEFRA) have both produced their own useful standards and policy guidance on noise<sup>(33)</sup>. Separate national technical guidance is also available for planning applications involving noise related to minerals workings.<sup>(34)</sup>

**22.8** It is important to ensure that, wherever practicable, noise-sensitive developments<sup>(35)</sup> are separated from major sources of noise (such as road, rail and air transport and certain types of industrial development). It is equally important that new development involving noisy activity should, if possible, be sited away from noise-sensitive land uses. Where this is not possible, plant, equipment and noise generating activities associated with commercial or industrial development shall be designed and operated to ensure that they do not increase the existing background noise levels at the nearest noise sensitive premises.

**22.9** This detailed policy provides the framework within which noise related issues can be weighed, however, careful assessment of all other factors will also be required when individual applications for development are considered. Where it is not possible to achieve such a separation of land uses, the Council will consider whether it is practicable to control or reduce noise levels, or to mitigate the impact of noise, through the use of conditions or obligations.

**22.10** To assist in the determination of applications for new residential development proposed close to transport-related noise sources, the long established concept of Noise Exposure Categories (NEC) will be utilised (see table below). The NEC range from A to D, with category A representing the circumstances in which noise is unlikely to be a determining factor, while category D relates to the situation in which development should normally be refused. This procedure of using NEC cannot be used in the reverse context for proposals which would introduce new noise sources into areas of existing residential development.

### **Noise Exposure Categories**

Noise Levels <sup>a</sup> Corresponding To The Noise Exposure					
Categories For New Dwellings LAeq,T dB					
Noise Source	Time	Noise Exposure Category			
		A	B	C	D
Road Traffic	07.00-23.00	<55	55-63	63-72	>72
	23.00-07.00 <sup>b</sup>	<45	45-57	57-66	>66
Rail Traffic	07.00-23.00	<55	55-66	66-74	>74
	23.00-07.00 <sup>b</sup>	<45	45-59	59-66	>66
Air Traffic <sup>c</sup>	07.00-23.00	<57	57-66	66-72	>72
	23.00-07.00 <sup>b</sup>	<48	48-57	57-66	>66
Mixed Sources <sup>d</sup>	07.00-23.00	<55	55-63	63-72	>72

33 WHO Night Noise Guidelines for Europe (2009) [http://www.euro.who.int/\\_data/assets/pdf\\_file/0017/43316/E92845.pdf](http://www.euro.who.int/_data/assets/pdf_file/0017/43316/E92845.pdf); WHO Guidelines for community noise (1999) <http://www.who.int/docstore/peh/noise/guidelines2.html>; DEFRA Noise Policy Statement for England (2010) <http://www.defra.gov.uk/publications/files/pb13750-noise-policy.pdf>

34 <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115548.pdf>

35 Housing, hospitals and schools should generally be regarded as noise-sensitive development.

	23.00-07.00 <sup>b</sup>	<45	45-57	66	>66
<b>General guidelines as to acceptability of residential development scheme based on noise levels</b>					
<b>NEC A</b>	Noise is unlikely to be a determining factor in the decision of an application.				
<b>NEC B</b>	Noise levels will be taken into account when determining planning applications and, where appropriate, conditions may be imposed to ensure an adequate level of protection against noise.				
<b>NEC C</b>	Permission will not normally be granted for residential development unless there are very special circumstances demonstrating that the benefit of the development will outweigh the harm by way of noise. If approval is granted, conditions will be applied to ensure an adequate level of protection against noise.				
<b>NEC D</b>	Permission will not be granted for residential development.				

<sup>a</sup>**Noise levels:** the noise level(s) (LAeq,T) used when deciding the NEC of a site should be representative of typical conditions.

<sup>b</sup>**Night-time noise levels (23.00 - 07.00):** sites where individual noise events regularly exceed 82 dB LAmax (S time weighting) several times in any hour should be treated as being in NEC C, regardless of the LAeq,8h (except where the LAeq,8h already puts the site in NEC D).

<sup>c</sup>**Aircraft noise:** daytime values accord with the contour values adopted by the Department for Transport which relate to levels measured 1.2m above open ground. For the same amount of noise energy, contour values can be up to 2 dB(A) higher than those of other sources because of ground reflection effects.

<sup>d</sup>**Mixed sources:** this refers to any combination of road, rail, air and industrial noise sources. The "mixed source" values are based on the lowest numerical values of the single source limits in the table. The "mixed source" NECs should only be used where no individual noise source is dominant.

### Aircraft noise

**22.11** The Southern part of the District is affected by the noise of aircraft using Gatwick Airport. To a lesser extent, areas adjoining Redhill Aerodrome are also affected by aircraft noise. Although individual noise events have reduced, primarily due to the introduction of quieter aircraft, the number of aircraft movements has increased and it remains important to strictly manage potential housing development in such areas. Core Strategy policy CSP16 specifically deals with aviation development in order to protect the amenity of Tandridge residents. There shall be no residential development in the area covered by the Gatwick Airport standardised noise contour band LAeq<sub>(16hour)</sub> 66-69dB current at the time the application is made.

### Lighting & Illumination

**22.12** Lighting in itself is not a problem; it only becomes a problem where it is excessive, poorly designed, badly installed or poorly maintained. Light pollution can affect both urban and rural areas, but it is a particular problem in the countryside where dark skies at night are one of the special intrinsic qualities of the rural landscape. Artificial lighting can obscure the stars, introduce an urban character into rural areas, intrude on residential amenity and affect the ecology and wildlife of an area. Light

pollution also represents a waste of energy and resources. As such, where planning permission for artificial lighting is granted the Council will require schemes to be designed to avoid unnecessary glare and light spillage. Within the Green Belt floodlighting may be regarded as an appropriate facility for outdoor sport and outdoor recreation as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.

### ***Outdoor Sports and Recreation Facilities***

**22.13** Where existing sports and recreation facilities are refurbished or applications for new facilities are submitted, applicants may wish to include some form of artificial lighting in order to maximise the use of the facility. The Council recognises the advantages of making the most effective use of such facilities, but is conscious that proposals can have an adverse environmental impact in terms of light pollution. A balance must therefore be struck between the need to provide suitable, functional lighting and the need to protect the environment and amenity of the surrounding area.

**22.14** Proposals for the addition of floodlights to existing recreational facilities or floodlights to accompany proposed new recreational facilities such as sports pitches or race tracks should be the minimum necessary for the effective working of the facility. The Council will take into consideration factors such as the intended use of the facility, the design of the lighting together with its location.

**22.15** Whilst not all forms of lighting require planning permission, the Council can influence lighting at the planning application stage to ensure that light pollution is minimised.

### **Air Quality**

**22.16** As part of the Local Air Quality Management duties, specified by the Environment Act 1995, the Council continually monitor the quality of the air in the District, producing annual reports and assessments. Generally, the air quality in Tandridge is good and, to date, no Air Quality Management Areas (AQMA) have been declared.

### ***Traffic***

**22.17** It is however, to be expected that areas in close proximity to the M25 and M23 motorways and busy traffic thoroughfares will be susceptible to higher levels of air pollutants from motor vehicles. Whilst motorway traffic is largely outside of the Council's control, it is expected that by strategically guiding new development towards existing built up areas in the District, the need to travel by car is reduced thereby reducing vehicle emissions.

### ***Commercial & Industrial Installations***

**22.18** Most proposals for commercial or industrial installations that have the potential to emit pollution such as 'Part B' installations, may require an assessment as part of a permit application under the Pollution Prevention and Control (PPC) regime and the same assessment can often be used to help determine the impact of the development in terms of air quality for a planning application. If for whatever reason planning permission is being sought in the absence of an assessment having been carried out for a permit application or similar, then the applicant will be required to provide one.

**22.19** Where it is clear from the initial specification of the development that it is likely that the development will have an impact on air quality, developers may wish to consider identifying air quality mitigation measures from the start as part of the development, instead of undertaking a full air quality assessment.

**22.20** In determining whether an air quality assessment should normally be undertaken, the Council will consider issues including, but not limited to, the following:

- Locality of the proposed development, including relevant exposure

- Length of time and scale of demolition/construction phase
- Likely increase in traffic levels from existing base (either through servicing or parking requirements)
- New industrial development e.g. boiler plant/energy production/ permitted installations/ authorised processes
- Size of development – residential/commercial floorspace or number of units
- Street canyons and stationary or queueing traffic
- Significant increase in HGV movements (e.g. more than 20 per day)
- New rail, road building and signalling, bridge, tunnel or airport developments
- Waste handling activities

**DP22: Minimising Contamination, Hazards & Pollution*****Land Contamination***

A. Proposals for development on land that is or may be contaminated will be permitted provided that there will be no unacceptable risk to health or the environment and provided adequate remedial measures are proposed which would mitigate the effect of any contamination and render the site suitable for use. Where there is evidence of a high risk from residual contamination the applicant will be required to show as part of the application how decontamination will be undertaken.

***Hazards***

B. Proposals for development close to hazardous installations will be permitted provided the number of people at risk is not significantly increased. The Council will take into account the views of the Health and Safety Executive when considering proposals for new notifiable installations and the risks it might pose to the surrounding population.

***Noise***

C. The Council will require noise generating forms of development or proposals that would affect noise-sensitive development to be accompanied by a statement detailing potential noise generation levels and any mitigation measures proposed (such as containment of the noise generated, screening barriers or restrictive activities/hours of operation) to ensure that all noise is reduced to an acceptable level. Where a development proposal is able to demonstrate that acceptable noise levels will be achieved, the application will be supported.

D. For proposals involving new residential development sited close to transport derived noise sources, applications will be considered against the noise exposure categories as outlined in the Noise Exposure Categories table (see supporting text), as well as other material considerations where necessary.

E. For proposals involving residential and other noise sensitive development that would be sited close to commercial/industrial noise sources (i.e. where transport is not the dominant noise source), the Council will consider applications against the current version of BS4142 in order to assess the likelihood of complaints from future occupiers and therefore the acceptability of the proposed development.

***Lighting & Illumination***

F. Proposals for external lighting as part of a new or existing development will be permitted where the applicant can demonstrate that the lighting scheme is the minimum necessary for security, safety, working or recreational purposes and that it minimises the potential pollution from glare or spillage. Particular attention will be paid to schemes in or close to open countryside or intrinsically dark landscapes, close to residential property and areas important for nature conservation.

G. Proposals for or including floodlighting will be permitted provided there is no significant harm to the character of the area, to the amenities of the occupiers of residential property or to areas important for nature conservation. In addition, within the Green Belt floodlighting to illuminate sport and recreation facilities will only be permitted where there is no harm to the openness of the Green Belt.



***Air Pollution***

**H. Development will be permitted provided it would not:**

- 1. Have an adverse impact on health, the natural or built environment or amenity of existing or proposed uses by virtue of odour, dust and/or other forms of air pollution; or**
- 2. Be likely to suffer unacceptable nuisance as a result of proximity to existing sources of odour, dust and/or other forms of air pollution.**

## 23 Minerals & Waste

**23.1** Surrey County Council (SCC) is responsible for managing all aspects of minerals and waste planning across the county. To this end, SCC has produced the Surrey Waste Plan (2008), the Surrey Minerals Plan Core Strategy (2011)<sup>(36)</sup>, the Surrey Minerals Plan Primary Aggregates Development Plan Document (2011)<sup>(37)</sup> and the Aggregates Recycling Joint Development Plan Document for the Minerals and Waste Plans (2013)<sup>(38)</sup>. Collectively, these documents make up the Surrey Minerals and Waste Development Framework.

**23.2** The purpose of the Minerals Plan is to ensure that Surrey can meet its requirements for minerals in the most sustainable way, and to set the framework and policies within which future planning applications for mineral development will be considered. Similarly, the Waste Plan sets out the planning framework for the development of waste management facilities throughout Surrey, and the Aggregates Recycling Joint Development Plan Document provides the framework for the development of aggregate recycling facilities throughout the county.

**23.3** Whilst this Detailed Policies document does not contain any local minerals or waste specific policies, the Policies Map does detail all boundaries relevant to the SCC Minerals and Waste Development Framework policies and allocations (in practice the only allocations and safeguarding zones in the District are for minerals sites, there are no waste or aggregate recycling site allocations). Planning applications being considered by the District Council will be referred to the County Council if there is a potential for the proposal to prejudice a minerals or waste site.

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36 [http://www.surreycc.gov.uk/\\_data/assets/pdf\\_file/0004/177259/Adopted-Core-Strategy-Development-Plan-Document.pdf](http://www.surreycc.gov.uk/_data/assets/pdf_file/0004/177259/Adopted-Core-Strategy-Development-Plan-Document.pdf)

37 [http://www.surreycc.gov.uk/\\_data/assets/pdf\\_file/0006/177261/Adopted-Primary-Aggregates-Development-Plan-Document.pdf](http://www.surreycc.gov.uk/_data/assets/pdf_file/0006/177261/Adopted-Primary-Aggregates-Development-Plan-Document.pdf)

38 [Aggregates recycling joint development plan](#)

# Annexes

# Annex 1: Glossary

## Annex 1: Glossary

**Brownfield land/site:** See Previously Developed Land (PDL)

**Community Facilities:** Facilities or services for the community, including community/village halls or buildings, cultural facilities, places of worship, pubs, allotments and children's play areas.

**Conservation Area:** An area designated by a local planning authority in accordance with the Town and Country Planning (Listed Buildings & Conservation Areas) Act 1990 (as amended), as being of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. Conservation Area Consent is required for the demolition or partial substantial demolition of unlisted buildings in Conservation Areas. Other restrictions also apply, contact the Planning Service for further information or see the Planning Portal ([www.planningportal.gov.uk](http://www.planningportal.gov.uk)).

**Conversion Method Statement:** A Conversion Method Statement sets out the specific programme of works to be undertaken in order to convert a building and should be submitted as part of a planning application for the conversion of a building.

**Defined Village in the Green Belt:** A village located in the Green Belt whose confines are defined by a boundary as shown on the Policies Map. Within this boundary limited infilling will be acceptable, in accordance with paragraph 89 (bullet point five) of the National Planning Policy Framework.

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

**Green field land/site:** Land that has never had any built development on it. This includes residential back gardens.

**Hydromorphology:** Hydromorphology is a term used in river basin management to describe the combination of hydrological and geomorphological (structural) processes and attributes of rivers, lakes, estuaries and coastal waters.

**Infill Development:** Infill development could include a new building or an extension to an existing building, and may include side garden plots or corner plots. It does not include the inappropriate sub-division of existing curtilages to a size below that prevailing in the area, nor does it include the development of more extensive areas such as backland areas or the replacement of existing dwellings with more intensive forms of residential development.

**Larger Rural Settlement (LRS):** A settlement inset (excluded) from the Green Belt whose unique character is recognised and protected through specific Development Plan policies, in accordance with paragraph 86 of the National Planning Policy Framework. The LRS boundaries are shown on the Policies Map.

**Main Town Centre Uses:** Retail development; leisure, entertainment facilities, the more intensive sport and recreation uses (including cinemas, restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities); and other appropriate sui generis uses (such as laundrettes, taxi businesses, car showrooms/garages and nail/tanning salons).

**Pop-up shop:** A retail store occupying an otherwise vacant unit that is opened on a temporary basis - anywhere from a matter of days up to a year - and which contributes to the vitality and diversity of the town or local centre. Such shops represent opportunities including, but not limited to: taking

advantage of trends or seasonal activities (e.g. Christmas shops); the targeted launch of new products to consumers; or helping start-up organisations or businesses to establish themselves affordably with the aim of acquiring permanent retail space if successful.

**Previously Developed land/sites:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

**Primary Frontage (PF):** Primary frontages include a high proportion of retail (A1) uses including food, drinks, clothing and household goods. A minimum of 70% of the Primary Frontage (frontage width measured in metres) in a town centre should be in retail (A1) use.

**Secondary Frontage (SF):** Secondary frontages provide greater opportunities for a diversity of A1, A2, A3, A4 and A5 uses such as cafés, restaurants and financial services. A minimum of 45% of the Secondary Frontage (frontage width measured in metres) in a town centre should be in retail (A1) use, ensuring that retailing remains concentrated within the Shopping Area.

**Shopping Area:** Defined area within a town centre where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary frontage). In the NPPF defines this as the Primary Shopping Area.

**Special Residential Area:** A distinctive residential area which derives its particular character from a combination of topography and historic development. As a result, these areas benefit from a high level of residential amenity,

**Structural Survey:** A Structural Survey sets out the structural condition of the building which should be proportionate to the age and condition of the building and should be submitted as part of a planning application for the conversion of a building.

**Transport Assessment (TA):** A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

**Transport Statement (TS):** A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.

**Travel Plan (TP):** A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action, and is articulated in a document that is regularly reviewed.

**Town Centre:** Area defined on the Policies Map, including the Shopping Area and areas predominantly occupied by main town centre uses within or adjacent to the Shopping Area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

# Annex 2: Superseded 2001 Local Plan Policies

## Annex 2: Superseded 2001 Local Plan Policies

The Detailed Policies document supersedes all remaining 'saved' policies from the 2001 Local Plan. As required by section (8)(5) of the Town and Country Planning (Local Planning) (England) Regulations 2012, the table below details the superseded 2001 Local Plan policies.

### Superseded Local Plan (2001) Policies

Policy Number	Policy Title
RE1	Green Belt Boundary
RE2	Development in the Green Belt outside the settlements
RE6	Conversion of buildings in the Green Belt outside the settlements
RE8	Extension of dwellings in the Green Belt outside of the settlements
RE9	Replacement of dwellings in the Green Belt outside the settlements
RE10	Garages and other Ancillary Domestic Buildings in the Curtilages of Dwellings in the Green Belt outside the settlements
RE11	Large Dwellings in the Green Belt outside the settlements
RE21	Prior approval of Agricultural Development
RE22	New Agricultural and Forestry Buildings
RE24	New Agricultural Dwellings
RE25	Agricultural Occupancy Conditions
RE26	Farm Diversification
BE1	General Policy for New Development
BE2	Development on the Edge of Built-up Areas and Villages
BE4	Landscape Design of New Developments
BE5	Harestone Valley Area
BE7	Woldingham
BE12	House Extensions
BE13	Two Storey Extensions
BE14	Residential Fencing and Walls
BE18	Disabled Parking Spaces
BE20	Shop Front Design
NE12	Tree Work Requirements
HE1	Listed Buildings



Policy Number	Policy Title
HE2	Buildings of Character
HE3	Development in Conservation Areas
HE4	Historic Parks and Gardens
HE5	Ancient Monuments and County Sites of Archaeological Importance
HE6	Development in Areas of High Archaeological Potential
HE7	Archaeological Monitoring of Development Sites
HO1	Retention of Existing and Proposed Housing Stock
HO5	Reserve Housing Land
HO8	Sub-division of Dwellings
EM3	Development on Major Developed Sites
EM10	Land at Smallfield
SH1	New Retail Development in the Town Centres
SH2	Protection of Existing Retailing in the Town Centres
SH3	Retail Development Outside Town Centres
SH4	Local Shopping Centres
SH5	Village Shops
SH6	Shopping parades
SH8	Restaurants, Hot Food Takeaway Shops and Licensed Premises
MO14	Parking Standards
CF2	Provision of new Community Facilities
CF3	Changes of Use of Dwellings to Hostels, Nursing Homes, Care Homes and Similar Facilities
CF4	Use of Buildings for Child Minding
RT4	Golf Courses
RT5	Sports Pitches in the Green Belt
RT6	Sports Pitches outside the Green Belt
RT7	Horse Related Development
RT9	Horse Related Development Within the Curtilage of a Dwelling
RT10	Sand Schools

Policy Number	Policy Title
RT11	Noisy Sports, War Games and Similar Activities-
RT12	Rights of Way
RT13	Water Based Recreation
RT14	Children's Play Spaces
RT18	The Arts
EV3	Development in Flood Plains
EV6	Water Quality
EV7	Contaminated Land
EV8	Hazards
EV9	Light Pollution
EV10	Noise
EV11	Housing Development Affected by Transport Related and other Noise
EV12	Environmental Pollution and New Development
EV13	Telecommunications
SS1	Caterham Valley Central Area
SS2	Oxted Gasholder

# Annex 3: Monitoring Framework

## Annex 3: Monitoring Framework

In order for the Council to know the effectiveness of any policies, it is important to monitor them wherever possible, to know whether targets for the delivery of development are being met and whether any policies need to be reviewed. To this end, the Council produces an 'Authority's Monitoring Report' (AMR) which measures, amongst other things, the Council's performance against adopted planning policies. The AMR is a statutory requirement of the Planning and Compulsory Purchase Act 2004 (as amended) and is published by the Council, including on its website on an annual basis.

In preparing a monitoring framework for the Tandridge Local Plan Part 2: Detailed Policies, the Council has produced a table setting out: a series of indicators; how those indicators are to be measured; and sets a target for each indicator. These will be incorporated into the AMR.

The following table lists each of the detailed policies and any proposed monitoring framework.

### DP1: Sustainable Development

As this policy is concerned with the overall approach to assessing applications rather than the delivery of specific development outcomes, no monitoring is proposed.

### DP2: Town Centre Development

Indicator	Measure	Target
Total proportion of retailing (A1 use) in each of the Primary and Secondary Frontages of Caterham Valley and Oxted Town Centres.	<ul style="list-style-type: none"> <li>Total percentage of retailing (A1 use) in Primary Frontage (measuring frontage width).</li> <li>Total percentage of retailing (A1 use) in Secondary Frontage (measuring frontage width).</li> </ul>	<ul style="list-style-type: none"> <li>Minimum 70% retailing (A1 use) in each town centre Primary Frontage.</li> <li>Minimum 45% retailing (A1 use) in each town centre Secondary Frontage.</li> </ul>

### DP3: Local Centres, Other Centres & Villages

Indicator	Measure	Target
<ul style="list-style-type: none"> <li>Total proportion of retailing (A1 use) in each of the four designated local centres (Caterham Hill, Lingfield, Warlingham and Whyteleafe).</li> <li>Change of use of shops located outside of the designated centres from retailing (A1) to other uses.</li> </ul>	<ul style="list-style-type: none"> <li>Total percentage of retailing (A1 use) in each local centre (measuring frontage width)</li> <li>Number of shops outside of the designated centres that change their use from retailing (A1) to other uses per annum.</li> </ul>	<ul style="list-style-type: none"> <li>Minimum frontage of 50% retailing (A1 use) in each local centre.</li> <li>No target identified – local monitor only.</li> </ul>

**DP4: Alternative Use of Commercial & Industrial Sites**

Indicator	Measure	Target
Commercial/ Industrial sites redeveloped for alternative uses.	Amount of land (hectares) redeveloped for alternative non-commercial/industrial uses per annum.	This indicator is already monitored – see Core Strategy CSP22 indicator.

**DP5: Highway Safety & Design**

Indicator	Measure	Target
Planning permissions granted contrary to Highways Authority advice.	Number of applications permitted per annum contrary to Highways Authority advice.	Zero applications approved contrary to advice of Highway Authority.

**DP6: Telecommunications Infrastructure**

Indicator	Measure	Target
Planning appeals allowed overturning Council's decision	Percentage of appeals allowed	None (0%)

**DP7: General Policy for New Development**

Indicator	Measure	Target
Planning appeals allowed overturning Council's decision	Percentage of appeals allowed	None (0%)

**DP8: Residential Garden Land Development**

Indicator	Measure	Target
Planning appeals allowed overturning Council's decision	Percentage of appeals allowed	None (0%)

**DP9: Gates, Fences, Walls & Other Means of Enclosure**

Indicator	Measure	Target
Planning appeals allowed overturning Council's decision	Percentage of appeals allowed	None (0%)

**DP10: Green Belt**

Indicator	Measure	Target
Planning permissions granted for development in the Green Belt	Number of applications permitted in the Green Belt (outside the	Zero applications approved, where there

Indicator	Measure	Target
(outside the Defined Villages) where no 'very special circumstances' are proven.	Defined Villages) where no 'very special circumstances' are proven.	are no 'very special circumstances'.

### DP11: Development in Larger Rural Settlements

Indicator	Measure	Target
Planning appeals allowed overturning Council's decision	Percentage of appeals allowed	None (0%)

### DP12: Development in Defined Villages in the Green Belt

Indicator	Measure	Target
Planning appeals allowed overturning Council's decision	Percentage of appeals allowed	None (0%)

### DP13: Buildings in the Green Belt

Indicator	Measure	Target
Planning appeals allowed overturning Council's decision	Percentage of appeals allowed	None (0%)

### DP14: New Garages & Other Ancillary Domestic Buildings in the Green Belt (outside the Defined Villages)

Indicator	Measure	Target
Planning appeals allowed overturning Council's decision	Percentage of appeals allowed	None (0%)

### DP15: Agricultural Worker's Dwellings in the Green Belt (outside the Defined Villages)

Indicator	Measure	Target
Planning permissions granted for temporary and permanent agricultural worker's dwellings in the Green Belt (outside the Defined Villages).	Number of applications permitted for temporary and permanent agricultural worker's dwellings in the Green Belt (outside the Defined Villages).	No targets identified – local monitoring only.

### DP16: Removal of Agricultural Worker Occupancy Conditions

Indicator	Measure	Target
Planning permissions granted to remove agricultural occupancy conditions.	Number of applications permitted to remove agricultural occupancy conditions, per annum.	No target identified – local monitoring only.

**DP17: Equestrian Facilities**

Indicator	Measure	Target
Planning appeals allowed overturning Council's decision.	Percentage of appeals allowed.	None (0%)

**DP18: Community, Sports & Recreational Facilities**

Indicator	Measure	Target
Loss of community, sports and/or recreational facilities	Net loss of community, sports and/or recreation land/sites (hectares) per annum.	This indicator is already monitored – see Core Strategy CSP13 indicator.

**DP19: Biodiversity, Geological Conservation & Green Infrastructure**

Indicator	Measure	Target
<ul style="list-style-type: none"> <li>Planning permissions granted that enhance or increase provision/access to Green Infrastructure (GI) or restore or create Priority Habitats.</li> <li>Planning permissions granted for development involving direct or indirect harm to an SSSI, SNCI, veteran trees/ Ancient woodland, Priority habitat or protected and Priority species.</li> </ul>	<ul style="list-style-type: none"> <li>Number of schemes with improved access to GI. Area of additional GI created. Area/quality of Priority Habitats restored or created.</li> <li>Number of applications approved involving direct or indirect harm to an SSSI, SNCI, veteran trees/ Ancient woodland, Priority habitat or protected and Priority species per annum.</li> </ul>	<ul style="list-style-type: none"> <li>No target identified – local monitoring only.</li> <li>Zero applications approved</li> </ul>

**DP20: Heritage Assets**

Indicator	Measure	Target
Planning permissions granted for development involving the significant harm to, or loss of, a designated Heritage Asset.	Number of applications approved involving the significant harm to, or loss of, a designated Heritage Asset per annum.	Zero applications approved.

**DP21: Sustainable Water Management**

Indicator	Measure	Target
Planning permissions within Flood risk zones not meeting exception tests or granted contrary to Environment Agency advice.	Number of applications permitted within flood risk zones not meeting exception tests or contrary to Environment Agency advice on flood risk or water quality grounds, per annum. This should only include unresolved issues.	Zero applications approved.

**DP22: Minimising Contamination, Hazards & Pollution**

Indicator	Measure	Target
Planning permission granted on contaminated land, number of permissions close to hazardous installations, contrary to the relevant agency's advice.	Number of applications permitted on contaminated land where there may be harm to health or the environment or close to hazardous installations where there is an increase in the number of people at risk, or contrary to the relevant agency's advice, per annum. This should only include unresolved issues.	Zero applications approved.





