

Tandridge District Council
Authority Monitoring Report (AMR)
1st April 2022 – 31st March 2023



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1 Introduction

1.1 What is the Authority Monitoring Report?

- 1 This Authority Monitoring Report (AMR) produced by Tandridge District Council covers the period from 1st April 2022 to 31st March 2023 (the monitoring period).
- 2 The AMR serves a number of purposes:
 - i. Monitoring progress of the delivery of the Council's adopted land allocations.
 - ii. setting out the Council's progress against its Local Development Scheme, the Council's formal timetable for production of new planning documents.
 - iii. assessing the performance of the Council's current planning policies and to monitor the delivery of the Council's adopted Development Plan.
 - iv. monitoring the level of housebuilding that has been taking place in the District (the Council's position in relation to future housing land supply is now provided in the Housing Delivery Test Action Plan)
 - v. monitoring the levels of development funding received for infrastructure provision; and setting out progress on compliance with the duty to co-operate and the preparation of neighbourhood plans across the District.

1.2 What are the Key Components of the Authority Monitoring Report?

- 3 Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out what information the report must contain, although there is other useful information that can be set out. In particular, the report can highlight the contributions made by development, including section 106 planning obligations, Community Infrastructure Levy and New Homes Bonus payments, and how these have been used.
- 4 The Government's Planning Practice Guidance (PPG) also details various pieces of information which Local Planning Authorities (LPAs) should report.
- 5 The PPG states that local planning authorities must publish information at least annually that shows progress with Local Plan preparation; report any activity relating to the duty to cooperate; and show how the implementation of policies in the Local Plan is progressing. Furthermore, LPAs are encouraged to report as frequently as possible on planning matters to communities. This is important to enable communities and interested parties to be aware of progress.
- 6 The Council has a set of its own monitoring indicators set out in Annexe 1 of the adopted Tandridge Core Strategy).
- 7 LPA's can also use the AMR to provide up-to-date information on the implementation of any neighbourhood plans that have been made, and to

determine whether there is a need to undertake a partial or full review of the Local Plan.

- 8 The AMR should be made publicly available.

2 Development Plan Documents

- 9 Decisions on planning applications are taken in accordance with adopted planning policies, unless material considerations indicate otherwise. The Development Plan for the District comprises the following documents:

- i. Tandridge Core Strategy (2008)
- ii. Tandridge Local Plan Part 2 - Detailed Policies Local Plan (2014)
- iii. Tandridge Proposals Map
- iv. Caterham, Chaldon and Whyteleafe Neighbourhood Plan (2021)
- v. Woldingham Neighbourhood Plan (2016)
- vi. Limpsfield Neighbourhood Plan (2019)
- vii. Surrey Minerals and Waste Plans

- 10 The Council has also produced a number of Supplementary Planning Documents (SPDs) and guidance, which expand on policies in the Development Plan or cover specific areas of the District. Further information on these documents can be found at [\[Supplementary planning guidance - Tandridge District Council\]](#).

- 11 The Core Strategy covers the period from 2008 to 2026 and the Tandridge Local Plan Part 2 – Detailed Policies covers the period 2014 to 2029.

3 Our Local Plan 2033

- 12 Our Local Plan 2033 set out a spatial strategy to guide the predicted growth in the District up to 2033. It was submitted for independent examination under Regulation 22 (Submission Draft Plan) on 18th January 2019, with initial hearings in October and November 2019. The Inspector's preliminary report (ID-16, December 2020) identified areas where further work was required to support the plan. Further work was undertaken during 2021 and 2022, in particular in relation to the M23 J6. Work was paused in September 2022, following communication from National Government indicating potential significant changes to the plan making system, as documented in TED57.

- 13 Following further National Government announcements in December 2022 on potential future changes to the NPPF and the introduction of the Levelling Up and Regeneration Bill, the Council wrote to the Inspector in March 2023 stating its intention to continue progressing its draft Local Plan to adoption (TED58)¹ and setting out several options to progress the draft Local Plan. The Inspector wrote

¹ TED58 – Letter from Tandridge District Council to Planning Inspector Mr P Lewis

back to the Council on 31st March 2023(TED22), acknowledging receipt of the letter and stating that the Local Plan Examination remains paused until the Inspector responds to the Council's suggestion following the local elections. As of 31st March 2023, Our Local Plan 2033 therefore remained under examination.

4 Progress on the Local Development Scheme Implementation

- 14 The Council is required to prepare and maintain a 'Local Development Scheme' (LDS) in accordance with Section 15 of The Planning and Compulsory Purchase Act 2004 (as amended). The LDS sets out the individual elements of the Local Plan that the Council is planning to prepare and gives a timetable for their production. This section will consider whether the timetable for the preparation of documents set out in the [Local Development Scheme \(LDS\) 2022](#) (approved at the 23 June 2022 meeting of the Council's Planning Policy Committee) has been met.
- 15 The LDS (2022) identified that the Main Modification consultation (Regulation 19) would take place in Q2 of 2023/24 (July to September 2023), and that the Local Plan would proceed to Adoption (Regulation 26) in Q3 of 2023/24 (October to December 2023).
- 16 As already set out in paragraph 13, Our Local Plan 2033 examination currently remains on pause. Therefore, it is currently looking unlikely that the emerging Local Plan timetable as set out in the LDS 2022 will be met. Progress on the next stages of the emerging Local Plan (potential Modifications and adoption) will be recorded in future AMRs.
- 17 The LDS also sets out a timetable for the production of the South Godstone Garden Community Area Action Plan. This would cover strategic and detailed policies to guide the development and delivery of the Garden Community. The LDS identifies that the Preparation Stage, including the Regulation 18 issues and approaches consultation would take place in Q4 22/23. Given the current progress of the Local Plan, this has not yet taken place and the timetable for the production of the Area Action Plan will need to be revised in a future iteration of the LDS.

5 Neighbourhood Plans

- 18 The Localism Act 2011 granted powers for communities to produce their own neighbourhood plans which, once voted for through a local referendum and made by the local authority, become part of the statutory Development Plan used to determine planning applications.
- 19 Since the introduction of Neighbourhood Planning, the Council have received a number of applications for Neighbourhood Plans and their progress is recorded in detail on the [Council website](#):

- [Burstow](#)
- [Caterham Hill, Caterham Valley, Chaldon and Whyteleafe](#)
- [Crowhurst](#)
- [Dormansland](#)
- [Godstone](#)
- [Limpsfield](#)
- [Lingfield](#)
- [Tandridge](#)
- [Tatsfield](#)
- [Woldingham](#)

20 The current status of the emerging and adopted Neighbourhood Plans within Tandridge District is summarised below. It should be noted that in some cases, Parish Councils have been awaiting the outcome of the Examination of the Local Plan, and the implications for their parish, before progressing their neighbourhood plans through further formal stages.

21 Made Neighbourhood Plans:

- CCW Caterham, Chaldon and Whyteleafe (formerly known as CR3) including Caterham Hill, Caterham Valley, Chaldon and Whyteleafe) (24 June 2021)
- Limpsfield (25 June 2019)
- Woldingham (April 2016)

22 Designated Neighbourhood Areas:

- Burstow- (June 2015)
- Crowhurst- (October 2015)
- Dormansland- (May 2014)
- Godstone- (March 2017)
- Lingfield- (June 2014)
- Tandridge (June 2017)
- Tatsfield- (June 2017)

23 During the year, Limpsfield Parish Council progressed a commitment in their Neighbourhood Plan to produce a Conservation Area Appraisal and Management Plan, in association with Surrey County Council's Heritage Team and Tandridge District Council. Consultation took place during early Spring 2022 and the final version was considered by the Planning Policy Committee in June 2022 and adopted as a Supplementary Planning Document.

24 In addition, Tatsfield Parish Council progressed their draft Neighbourhood Plan to Regulation 14 consultation, the first statutory stage of consultation, in early Spring 2022. The Plan is now moving forward to Regulation 16 stage.

- 25 As the Woldingham, Limpsfield and CCW Neighbourhood Plans have been “made” (adopted), they form part of the Development Plan document for Tandridge District. We therefore must consider the progress indicators set out in the Woldingham, Limpsfield and CCW Neighbourhood Plans when monitoring the indicators of the District.
- 26 The Council has contacted Woldingham, Limpsfield and Caterham, Chaldon and Whyteleafe Parish Council’s/Neighbourhood Plan Groups to establish what steps they have taken to monitor the effectiveness of the policies featured in their Neighbourhood Plans. An update of these Neighbourhood Plans is set out in Appendix 4, 5 and 6 to the AMR.

6 Duty to Cooperate

- 27 As part of the preparation of Our Local Plan 2033, the Council have carried out constructive and active engagement with relevant bodies as part of an on-going process, to maximise effective working on the preparation of the Plan in relation to strategic matters. To report upon this, the Council adopted a Duty to Cooperate (DtC) scoping statement in December 2014. The scoping statement was always intended to be a live document and since 2014, this document has been updated on four occasions and published to accord with each of the stages of consultation the Council has undertaken (Issues and Approaches Consultation December 2015, Sites Consultation October 2016, Garden Villages Consultation August 2017 and Regulation 19 Consultation July 2018). The updated versions have been made available on the Examination Library page of the Council’s website. The report sets out the way the duty has been fulfilled as the Council have prepared and consulted on the Regulation 19 Publication draft of Our Local Plan 2033.
- 28 In addition to the Duty to Cooperate scoping statement updates, the Council also prepared several Statements of Common Ground (SoCG) to reflect the agreed DtC positions between Tandridge District Council and neighbouring authorities, County Council’s and other named bodies. The purpose of these SoCGs is to set out the basis on which the Council and the selected party have actively and positively agreed to work together to meet the requirements of the Duty, as well as describing the established mechanisms for ongoing cooperation on strategic matters. The SoCGs and all other DtC documents can be viewed on the Council’s website. The published documents provide a comprehensive record of the Council’s DtC activity and decisions.
- 29 Co-operation with other authorities is ongoing with liaison on:
- opening of a second runway at Gatwick Airport with all local authorities affected
 - proposed extensions to the AONB with the Surrey Hills AONB Management Board
 - joint co-operation with Surrey County Council as highway authority and Mid

Sussex Council on the A22 corridor issues

- with Surrey County Council as highway authority and National Highways on Junction 6 of M25
- with Sevenoaks District Council, the adjoining authority in Kent, on the preparation of their updated Local Plan
- with Reigate and Banstead Borough Council, the adjoining authority in Surrey, on the preparation of their updated Local Plan
- with London Borough of Croydon on the preparation of their updated Local Plan
- with Surrey County Council and all Surrey District Councils on the Surrey Place Ambition initiative.

7 Monitoring of Current Policies

30 This section provides an update on the Council's position in relation to targets set out in relevant policies from the adopted Core Strategy (2008) and the Local Plan Part 2 - Detailed Policies (2014). Additionally, this chapter reviews the use of adopted policies, including where decisions are appealed.

7.2 Policy CSP1 – Location of Development

31 Policy CSP1 within the Core Strategy promotes the best use of Previously Developed Land (PDL) by focusing development into the existing built-up areas.

Target: 70% of housing development to be built on PDL from 2016 – 2021 and 80% of employment development by type per annum.

Indicator: Percentage of housing development on PDL and percentage of employment development by type on PDL.

Performance: Percentage of housing developments completed on PDL in the year 22-23

- 81% using the original PDL definition
- 79% revised definition² excluding garden land
- 100% of employment developments completed on PDL

32 Although the definition of PDL has changed since the publication of the Core Strategy (2008), it is evident that the target for 70% of housing developments and 80% of employment developments on PDL is being met.

7.3 Policy CSP2 – Housing Provision

33 Policy CSP2 of the Core Strategy ensures that provision will be made for a net increase of at least 2,500 dwellings in the period 2006 to 2026.

² As stated in the glossary of the 2012 NPPF and subsequent NPPF versions.

Target: Provision will be made for a net increase of at least 2,500 dwellings (average 125 per year) in the period 2006 to 2026.

Indicator: Net number of dwellings completed.

Performance: 4,271 dwellings completed.

- 34 Since the start of the Core Strategy housing requirement period, 1st April 2006, there have been 4,271 net additional completions.
- 35 Thus, the target of 2,500 net completed dwellings has been met and has in fact been exceeded by over 1,700 net dwellings. Table 1 shows the target was met within the 2015/2016 monitoring year, ten years before the end of the Plan period.

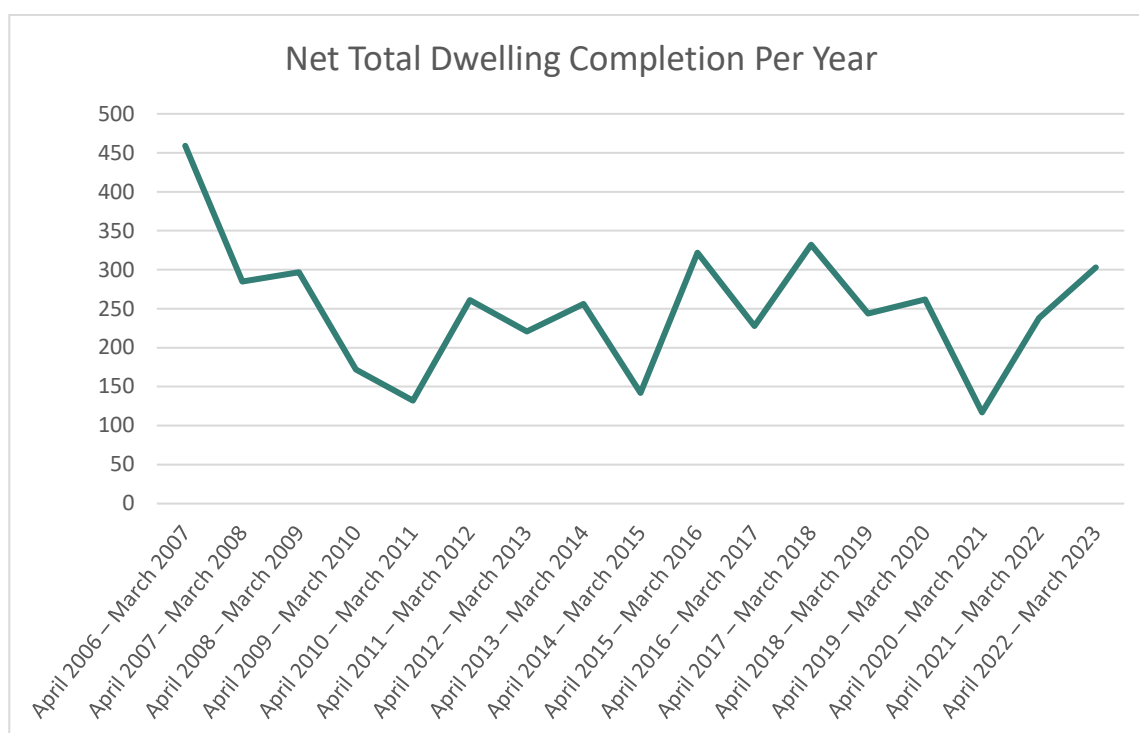
Table 1 Net Number of Dwellings Completed

Year	Net completion total per year	Cumulative total
April 2006 – March 2007	459	459
April 2007 – March 2008	285	744
April 2008 – March 2009	297	1,041
April 2009 – March 2010	172	1,213
April 2010 – March 2011	132	1,345
April 2011 – March 2012	261	1,606
April 2012 – March 2013	221	1,827
April 2013 – March 2014	256	2,083
April 2014 – March 2015	142	2,225
April 2015 – March 2016	322	2,547
April 2016 – March 2017	228	2,775
April 2017 – March 2018	332	3,107
April 2018 – March 2019	244	3,351
April 2019 – March 2020	262	3,613

Year	Net completion total per year	Cumulative total
April 2020 – March 2021	117	3,730
April 2021 – March 2022	238	3,968
April 2022 – March 2023	303	4,271

36 As shown in Figure 1 there has been a further rise in housing completions this year compared with the last year. The number of net dwellings completed this year is the highest that it has been since the 2017-2018 monitoring period. The effect of the COVID-19 pandemic and of the national shortage of certain building materials is starting to ease and housing delivery is slowly coming back to its pre-pandemic levels.

Figure 1: Net Number of Dwellings Completed



7.4 Policy CSP4 – Affordable Housing

37 Policy CSP4 within the Core Strategy requires all eligible housing sites to provide 34% of the units as affordable.

Target: 50 affordable housing units per year will be delivered. (800 units to be delivered between 2006 – 2022)

Indicator: Number of affordable housing units completed per year

Performance: 60 affordable housing completions in 2022/2023:

- 58 affordable rent
- Two shared ownership

Table 2 Affordable Housing Provision

Year	Total gross dwelling completions³	Total gross affordable home completions	% of gross affordable home completions	Cumulative total gross affordable home completions
April 2006 – March 2007	502	256 ⁴	51	256
April 2007 – March 2008	335	64	19	320
April 2008 – March 2009	345	49	14	369
April 2009 – March 2010	209	8	4	377
April 2010 – March 2011	161	61	38	438
April 2011 – March 2012	217	62	29	500
April 2012 – March 2013	247	47	19	547
April 2013 – March 2014	292	57	20	604
April 2014 – March 2015	163	56	34	660
April 2015 - March 2016	361	12	3	672
April 2016 – March 2017	240	85	35	757
April 2017 – March 2018	356	91	26	848
April 2018 – March 2019	253	55	22	903
April 2019 – March 2020	290	127	44	1,030

³ This column represents gross rather than net completions due to a Government requirement that this remains consistent across England

⁴ The high number of affordable completions in 2006-2007 is largely due to 208 key worker affordable completions at 'Well Farm Heights' in Whyteleafe.

Year	Total gross dwelling completions ³	Total gross affordable home completions	% of gross affordable home completions	Cumulative total gross affordable home completions
April 2020 – March 2021	177 ⁵	9	5	1,039
April 2021 – March 2022	256	51	20	1,090
April 2022- March 2023	363	60	17	1,150
Total	4,767	1,090	25	1,150

- 38 It is important to note that the number of affordable units completed each year is not solely dependent on those provided through the planning system. The Council, as a housing enabling authority, has a responsibility to maximise the level of affordable housing within the District. This can involve bringing forward sites in the Council’s ownership and by seeking and obtaining funding from the Government.
- 39 Ninety-one affordable rent units are under construction on sites in Caterham and Warlingham that should have completed in 2022/23 or earlier. These sites (2 x Council owned and 1 x Housing Association owned) were delayed due to a contractor going into administration. These units will be completed in 2023/24 and 2024/25.
- 40 In addition, the Council has progressed four other small sites in Caterham during the period which will deliver a total of 13 affordable rent homes in late 23/34 early 24/25.
- 41 Planning approval was granted for a further three affordable housing developments in the same period with a total of 33 units to rent, which will start on site in 24/25.

⁵ This figure has been amended to reflect a discrepancy in calculating the figures for 2020/21

7.5 Policy CSP5 – Rural Exceptions and Policy CSP6 – Rural Allocations

42 Policy CSP5 within the Core Strategy allows, exceptionally, land adjoining or closely related to rural settlements which would otherwise be considered inappropriate for development, to be released to provide affordable housing in perpetuity to meet local needs. Through the use of policy CSP6 the Council may, subject to there being an identified need and suitable sites being identified, allocate land within the defined rural settlements to provide affordable housing in perpetuity to meet local needs.

Target: It should be noted that policies CSP5 and CSP6 which encourage the provision of rural affordable housing sites have no monitoring targets.

Performance: No rural exceptions sites have been developed during 2022/23.

7.6 Policy CSP7 – Housing Balance

43 Policy CSP7 ‘Housing Balance’ within the Core Strategy requires all housing developments of five units and above to contain an appropriate mix of dwelling sizes in accordance with current identified needs for particular areas of the District.

Target: 70% of completed homes to contain 3 or fewer bedrooms.

Indicator: Percentage of dwellings completed per annum with one, two and three bedrooms.

Performance: During the monitoring period, 327 out of the 354 gross dwelling completions in the district were 3 bedrooms or less, which is equivalent to 92%. This indicator has been met every year over the past 14 years.

7.7 Policy CSP8 – Extra Care Housing

44 Policy CSP8 within the Core Strategy ensures that through the allocation of sites and/or granting of planning consents, the Council will provide for the development of at least 162 units of Extra Care Housing in the period up to 2016.

Target: The Council will provide for the development of at least 162 units of Extra Care Housing in the period up to 2016 and 50 Extra Care Housing units per annum in the period since 2016.

Indicator: Number of Extra Care Housing units provided.

Performance: 21 Extra Care Housing units and 46 Extra Care rooms were completed in 2022/23. This amounted to a loss of 2 units and a gain of 23 rooms.

Table 3 Net Provision of Extra Care (EC) Units for 2022-23

Site address	Uplands, Eden Way, Warlingham, CR6 9DP
Planning application reference	2018/649
Description	Demolition of existing sheltered accommodation, comprising of 2 storeys with 23 dwellings. Erection of replacement accommodation comprising of a terrace of 4 houses, 4 semi- detached houses, and a 2-storey building with 13 bed flats
Gross Extra Care units completed	21
Net EC units completed	-2
Gross Extra Care rooms completed	46
Net Extra Care rooms completed	23

7.8 Policy CSP9 Gypsy and Traveller Caravan Sites and Policy CSP10 Travelling Showmen’s Sites

- 45 Policies CSP9, and CSP10 adopted in 2008, state that the Council would make provision for sites for Gypsies and Travellers and Travelling Showmen through a Site Allocations Development Plan Document (DPD) in accordance with any identified need and taking into account the existing authorised provision within the District.
- 46 The policies themselves did not identify the level of need but Policy CSP9 did set two requirements, to assess the level of need and to identify the level of provision in the District.
- 47 Since 2013, a total of 18 pitches have been approved to date, although five of these pitches are subject to temporary planning permissions. Details of approved and refused planning permissions are available in appendix 3.
- 48 A Gypsy and Traveller Accommodation Assessment (GTAA) was published in 2017 and identifies a need for 21 additional plots for Travelling Showpeople and five additional pitches for Gypsy and Traveller caravan sites between 2016 and 2033.
- 49 The Council’s approach was queried at the Examination in Public of Our Local Plan 2033. The GTAA was commissioned as a joint and common instruction with other Surrey District Councils. The approach was found to be robust by the inspector examining the recent Reigate and Banstead Borough Council review.
- 50 However, it has to be acknowledged that nationally the approach has been found to under-estimate gypsy and traveller accommodation needs. The approach in the GTAA found only 10% of the non-interviewed gypsy and traveller households met the definition of gypsy/traveller in the Annex to the national Gypsy and

Traveller Accommodation Assessment (GTAA). There now seems to be a recognition based on the outcome of other examinations in public of local plans that the GTAA definition applies to 25% of the non-interviewed gypsy/travellers. But even so, if the 25% figure is accepted as applying to Tandridge District Council, that is less than 10 plots for gypsy/travellers over the period to 2033.

7.9 Policy CSP11 Infrastructure and Services

51 Policy CSP11 seeks to ensure appropriate levels of infrastructure and services are sought through both public and private funds. The policy introduces a Community Infrastructure Levy (CIL) to be applied all residential and commercial development to ensure a more equitable contribution is made to infrastructure and service provision. The position on CIL receipts is recorded separately (see Section 12 below). Where appropriate, CIL is to be used to supplement any negotiated Section 106 Agreement.

Target: All development (excluding minor and householder) to include a contribution towards infrastructure and services to be monitored on a yearly basis.

Indicator: Proportion of schemes per annum including infrastructure/service provision or a financial contribution.

Performance: During the monitoring year of 2022/2023, one scheme was granted planning permission with a negotiated section 106 agreement providing a financial contribution towards local infrastructure with a total value of £62,750. Details are provided in Table 5 below.

Table 4 Section 106 Contributions Received in Monitoring Period

Planning permission with negotiated financial obligation	Financial obligations	Amount
2021/2178– Land West of Limpsfield Road, Warlingham, Surrey, CR6 9RD	Highways and monitoring fee	£62,750
Total Financial Obligations Negotiated:		£62,750

7.10 Policy CSP12 – Managing Travel Demand

52 Policy CSP12 requires new development to make infrastructure improvements particularly for the provision of adequate transport infrastructure and services. This supports the aim of reducing the need to travel by car by providing housing and commercial development within reasonable distance of key services, employment and retail.

Target: 80% of new residential and commercial development per annum to be located within the built-up areas which have good access by public transport. 90% of new retail, office and leisure development to be in town centres.

Indicator:

- Amount of new residential development per annum within 30 minutes of public transport time of key services/employment/retail.
- Amount of completed retail, office and leisure development and percentage in town centres per year.
- Percentage of commercial development located within the built-up area which has good access by public transport per year.

Performance: 51% of completed developments resulting in a net gain of residential premises located within urban areas and within access to key services and facilities in 2022/23. 33% of commercial gains were completed within urban areas with 5% being within town or local centres in the monitoring year.

7.11 Policy CSP19 – Spatial Objectives

53 Policy CSP19 of the Core Strategy sets out a range of densities to be applied across the District, unless the design solution for such a density would conflict with the local character and distinctiveness of an area where a lower density is more appropriate.

Target: Average density per annum should reach 30 dwellings per hectare (dph).

Indicator: Percentage of new dwellings completed at:

- Less than 30 dph.
- Between 30 and 50 dph.
- Above 50 dph.

Performance: Percentage of new dwellings (gross) completed at:

- Less or equal to 30 dph: 25%
- Between 31 and 50 dph: 5%
- Greater than 50 dph: 70%

54 The figures above show that modal density of development in Tandridge during 2002-2023 was above 50dph. While the sites' average density was 42dph. The difference in densities reflects the fact that the majority of completions were in the form of houses rather than flats. Overall, the average number of dwellings per hectare is above the target set within Policy CSP19.

7.12 Policy CSP22 – The Economy and DP4 – Alternative Use of Commercial & Industrial Sites

55 Policy CSP22 of the Core Strategy seeks to develop a sustainable economy by making the best use of existing commercial and industrial sites, especially those

suitable for occupation by small businesses. The policy also allows for buildings in the Green Belt to be used for commercial purposes.

- 56 Policy CSP22 also allows for redundant or unsuitably located commercial and industrial sites to be redeveloped for housing or other appropriate alternative uses, with further details set out in the Local Plan Part 2 - Detailed Policies (2014). Policy DP4 explains that if it can be demonstrated through a robust marketing exercise that the site is genuinely not required then redundant industrial or commercial land and buildings will be released for housing or other appropriate alternative uses.

Target: Policy CSP22 identifies no specific target in relation to employment land/floorspace however, the amount of employment floorspace and land will continue to be monitored to identify how well the local economy is performing.

Indicator: Policy CSP22:

- Amount of floorspace developed for employment by type per year.
- Employment land available by type per year.
- Loss of employment land to residential and to other uses per year.
- Amount of completed retail, office and leisure development.

Indicator: Policy DP4:

- Commercial/industrial sites redeveloped for alternative uses.

Performance: The business floorspace stock statistics in Figure 2 indicate a gradual decline in office and industrial premises.

- 57 Table 5 shows the overall business floorspace stock for Tandridge from 2006/07 to 2022/23 (latest available data). Data is sourced from the Valuation Office website: <http://www.voa.gov.uk/>. The data is also displayed as a graph in Figure 2 which shows the gradual decline in business floorspace since 2006.
- 58 The business floorspace stock statistics in Figure 2 indicate a gradual decline in the amount of office and industrial floorspace available in the District.

Table 5 Business Floorspace Stock

Year	Floorspace in thousands m ²	
	Industrial ⁶	Office
2006/07	217	60
2007/08	217	60
2008/09	216	61
2009/10	220	62
2010/11	202	67
2011/12	201	67
2012/13	206	67
2013/14	194	66
2014/15	194	66
2015/16	199	62
2016/17	198	62
2017/18	202	56
2018/19	202	55
2019/20	201	54
2020/21	198	53
2021/22	197	53
2022/23	193	48

⁶ This column is taken directly from the Government's Valuation Office website and it is noted that these figures differ from previous AMRs.

Figure 2 Business Floorspace Stock Evolution since 2006, including Office and Industrial Stock

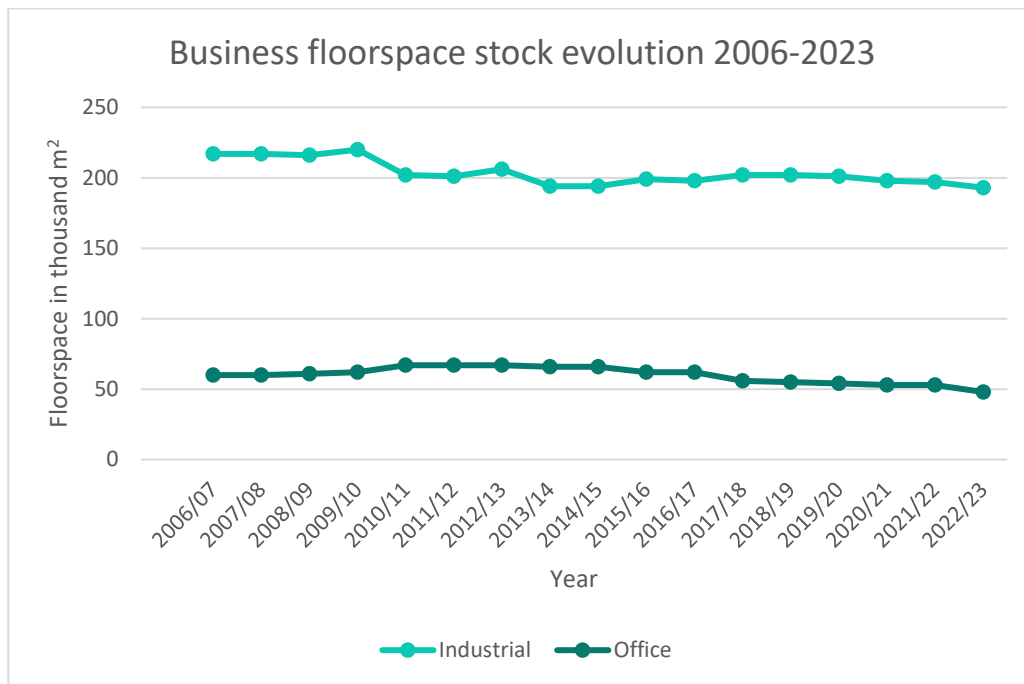


Figure 3 Employment Land Lost (in hectares)



59 Table 6 shows that there has been substantial take-up of permitted development rights.

Table 6 Approved Permissions Proposing a Change of Use

Note: change of use from either Class E (commercial, business and service) to Class C3 (dwellinghouses) (Prior Approval Class MA Part 3 Schedule 2) or

Class B1(a) (offices) to Class C3 (Prior Approval Class O Part 3 Schedule 2) - as at March 2023.

Prior approval granted			
Application no	Site address	Existing floor area m²	Net number of C3 (dwelling) units gained
2022/206/NC	2 Timber Hill Road, Caterham, Surrey, CR3 6LD	198	3
2022/1223/NC	158 Pollards Oak Road, Hurst Green, Oxted, Surrey, RH8 0JP	45.7	1
2022/1618/NC	Dippen Hall, Eastbourne Road, Blindley Heath, Lingfield, Surrey, RH7 6JX	599	10
2023/95/NC	2 Timber Hill Road, Caterham, Surrey, CR3 6LD	140.3	3
Total m²		983	17

7.13 Policy CSP23 – Town and other centres

60 Policy CSP23 in the Core Strategy seeks to protect and enhance the role of town and other centres. It also states that the Council would actively pursue the re-development of the former Rose & Young site in Croydon Road, Caterham and the gasholder site and adjoining land in Oxted.

61 Policy CSP23 sets out a hierarchy of retail centres. However, the Local Plan Part 2 - Detailed Policies (2014) sets target for retail, office and leisure provision in the town and local centres.

Target: Policy CSP23: The former Rose & Young site, Caterham and the gasholder site and adjoining land, Oxted be redeveloped by 2014.

Policy DP2 sets a target for a minimum of 70% retailing (A1 use) in each town centre primary frontage and a minimum of 45% retailing (A1 use) in each town centre secondary frontage.

Policy DP3 specifies a target for a minimum total frontage of 50% retailing (A1 use) in each local centre.

Indicator:

Policy CSP23: The re-development of key sites in the town centres.

Policy DP2: Total proportion of retailing (A1 use) in each of the primary and secondary frontages of Caterham Valley and Oxted town centres.

Policy DP3: Total proportion of retailing (A1 use) in each of the four designated local centres (Caterham Hill, Lingfield, Warlingham and Whyteleafe); and Change of use of shops located outside of the designated centres from retailing (A1) to other uses.

Performance:

The gasholder site in Oxted has been re-developed into 111 residential apartments. Work is still underway on the former Rose and Young site in Caterham following the planning permission for 48 residential units situated above a ground floor supermarket).

As part of the Local Plan process, the Council are required to produce a number of evidence-base documents. One technical study is the Town and Local Centre Review (2021) which evaluates the performance of existing town and local centres in their provision of retail, office and leisure premises. The study measures the performance of each indicator or against the policy criteria stipulated in the Core Strategy (2008) and the Local Plan Part 2 - Detailed Policies (2014). The findings of this study are shown on Table 7. More details can be found in the original study, available on the Council's website.

Table 7 shows that except in Smallfield, Use Class E⁷ is the predominant use class of the Town Centres and Local Centres in Tandridge.

Table 7 Town Centres and Local Centres Frontage use

Town centres/ Local centres	% of Frontage width in new Class Order (for 2021)				
	C3	E	F.1	F.2	Sui Generis
Oxted	3	87	0	1	10
Caterham Valley Town Centre	9	71	5	4	11
Caterham Hill	3	74	0	1	21
Lingfield	2	79	0	0	19
Warlingham	1	61	2	7	29
Whyteleafe	0	73	0	0	27
Godstone	37	45	0	1	17
Smallfield	2	26	57	8	8
Caterham Westway	8	61	12	0	18
Hurst Green	0	56	0	44	0
Bletchingley	31	40	12	2	15

8 Self-build and Custom Housebuilding

62 [The Self-build and Custom Housebuilding Act 2015](#) requires Councils to keep local registers of people looking to buy plots of land to commission or build their own home. As required by the legislation and detailed in current Planning Practice Guidance (PPG), since 1 April 2016 the Council has kept a Custom and Self-Build Register.

63 As of 31 October 2016 new Regulations dealing with custom and self-build homes registers came into force (Self-build and Custom Housebuilding Regulations 2016 and the Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016). In accordance with new legislation, on 5 April 2018 the Council set a local connection and financial solvency tests. As a result, there are two parts to the register:

⁷ Use Class E was introduced on 1 September 2020 and includes the old A2, A3, S1a, B1b and B1C uses, as well as some A1 uses. For more information on use class changes, please see statutory instrument 2020 No. 757 at <https://www.legislation.gov.uk/ukSI/2020/757/made>

Part 1: for those who meet the national and local eligibility conditions and have paid the fee.

Part 2: for those who only meet the national eligibility conditions and have paid the fee.

- 64 Further information on the eligibility criteria and how to register for either Part 1 or Part 2 of the register can be found on the [Council's website](#).
- 65 The level of demand for self-build and custom housebuilding in the area is established by reference to the number of entries added to the Council's register during a base period. The first base period ended on 30 October 2016. Each subsequent base period is the period of 12 months beginning immediately after the end of the previous base period. Subsequent base period will therefore run from 31 October each year (not concurrent with the monitoring period for the AMR).
- 66 At the end of each base period, local authorities have 3 years in which to permit an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period.
- 67 At the end of the 7th base period (30 October 2021 – 30 October 2022, the Council have a total of 3 individuals entered on the register, with 1 individual on Part 1 of the register and 2 individuals on Part 2. This is summarised in 8.
- 68 All 3 individuals on the register wish to commission or build a detached house for owner-occupation. The individuals' desired locations vary within the district
- 69 Since the introduction of the Council's new criteria and fees, to remain on the register applicants are required to pay an annual fee. As such, the Council submits letters to those applicants who wish to remain on the register and pay the annual renewal fee on an annual basis. Where applicants do not wish to renew their place and remain on the register this will result in removal from the register. Table 8 takes into account those applicants that did not wish to remain on the register or failed to pay the renewal fee.
- 70 Table 8 details the number of entries on the Council's self-build register as well as the number of self-build CIL exemptions that have been granted on planning permissions for new dwellings. The number of CIL exemptions permitted for self-build dwellings exceeds the demand on the register, which indicates that the Council is meeting its duty to the custom and self-builder to grant sufficient suitable development permissions.

Table 8 Number of Entries on Self-build Register and Granted CIL Self-build Exemptions.

Base Period	Date	Number of entries (individuals)	Part 1	Part 2	Group	Number of self-build CIL exemptions granted for new dwellings
1	01 April 2016 – 30 October 2016	61	N/A	N/A	0	
2	31 October 2016 – 30 October 2017	64	N/A	N/A	0	
3	31 October 2017 – 30 October 2018	4 ⁸	3	1	0	6
4	31 October 2018 – 30 October 2019	8	3	5	0	21
5	31 October 2019 – 30 October 2020	4	3	1	0	14
6	31 October 2020 – 30 October 2021	10	7	3	0	12
7	31 October 2021 – 30 October 2022	3	1	2	0	12
Total from 2018 - 2022		25	17	12	0	65

9 Tandridge District Community Infrastructure Levy

71 The Tandridge District Council Community Infrastructure Levy (CIL) Charging Schedule was approved by Full Council on the 24th July 2014 and came into effect on the 1st December 2014. Planning applications decided on or after the 1st December 2014 may therefore be subject to CIL.

72 The District Council uses CIL to secure Strategic Infrastructure which will have a district wide impact. Local Infrastructure is secured through Planning Obligations

⁸ Number of entries on self-build register decreases significantly due to the introduction of the Council's local connection test on 5th April 2018.

in line with the Policies of the Development Plan and utilising the Planning Obligations and Community Infrastructure Levy Guidance published on the Council's website⁹.

- 73 The Council received a total of £1,528,791.07 in the 2022/2023 financial year. This brings the combined total of CIL funds collected since the Charging Schedule came into force in December 2014, to £10,143,124.32

Table 9 Total CIL Funds Collected

Parish year	Tandridge CIL	Parishes CIL	Total TDC + Parish CIL
14/15 In Arrears	£0.00	£0.00	£0.00
15/16 In Arrears	£29,142.78	£5,142.87	£34,285.65
16/17 in arrears	£311,025.82	£54,887.20	£365,913.02
17/18 in Arrears	£965,901.64	£171,062.20	£1,136,963.84
18/19 in Arrears	£652,826.23	£115,205.22	£768,031.45
April 19 adjustment in reporting period	£644,819.77	£113,791.78	£758,611.55
19/20	£2,621,381.81	£498,454.74	£3,119,836.55
20/21	£754,240.27	£141,907.09	£896,147.36
21/22	£1,227,472.69	£230,322.63	£1,534,543.83
22/23	£1,194,277.61	£258,073.90	£1,528,791.07
Total 14-23	£8,401,088.61	£1,588,847.63	£10,143,124.32

- 74 The CIL Regulations require the Council to pass over to Parish Council's a percentage of the CIL as a 'meaningful proportion' (also known as 'neighbourhood fund'). The Council is required to pass 15% of the CIL receipts to relevant Parish Councils, in line with developments in their areas, with a cap of £100 per dwelling assessed for Council Tax in the parish per annum. This rises to 25% in areas with an adopted Neighbourhood Plan, and no cap. Parish Councils reports (receipts and total expenditure) as well as detailed financial reports are available via the Council's website¹⁰.

- 75 The CIL receipts (minus the parish element and administration fee) are pooled into a centralised pot for the purpose of delivering strategic

⁹ Community Infrastructure Levy - <https://www.tandridge.gov.uk/Planning-and-building/Planning-strategies-and-policies/Current-and-adopted-planning-policies/Community-Infrastructure-Levy>

¹⁰ Website URL for CIL spending reports: <https://www.tandridge.gov.uk/Planning-and-building/Planning-strategies-and-policies/Current-and-adopted-planning-policies/Community-Infrastructure-Levy/Spending-the-Community-Infrastructure-Levy-and-reports>

infrastructure/improvement on a district-wide basis. Infrastructure Providers are invited to bid for the release of funds from this centralised pot to appropriate projects in line with the key spending themes identified by the Council.

- 76 During the monitoring year the annually updated Infrastructure Funding Statement (IFS) was published for Tandridge on the Council website¹¹. This sets out in the income and expenditure section 106 (S106) agreements and section 278 (s278 – relating to highways), and all CIL, that have been awarded or spent.
- 77 The statement sets out where the CIL receipts have been spent and committed on the following projects:
- 78 Table 9 sets out the future projects agreed and ongoing schemes agreed previously.
- 79 During the monitoring year, the Council awarded the sum of £2,863,901 to various schemes and projects. Since the start of the CIL schedule charge in December 2014, the Council has awarded a total of £8,803,788.00 and has paid out the sum of £717,140 as shown in Table 10.

¹¹ [Infrastructure Funding Statement \(IFS\)](#)

Table 10 CIL Spent Projects

IFS Agreement number	IAG title	Agreement date	Total obligation amount	Amount received	Bidding round	Yr	Committee date	Decision status	Committee name
IA-00222	Infrastructure Feasibility Match Funding		£1,000,000.00	£0.00			13/06/2019	Committee Pass	Strategy and Resources
IA-00223	Smallfield Flood Alleviation		£275,000.00	£125,000.00			15/09/2016	Committee Pass	Planning Policy Committee
IA-00224	Master Park Pavilion	20/11/2020	£500,000.00	£5,358.00			22/09/2020	Committee Pass	Strategy and Resources
IA-00225	Burstow Road Safety Scheme	04/12/2020	£360,000.00	£0.00			09/07/2020	Committee Pass	Strategy and Resources
IA-00226	Whyteleafe Surgery	29/01/2021	£502,000.00	£502,000.00			22/09/2020	Committee Pass	Strategy and Resources
IA-00231	Expansion of St Peter and St Paul CE Infant School, Chaldon		£1,000,000.00	£0.00	Spring	22	22/11/2022	Application	Planning Policy Committee
IA-00232	Warlingham Green Improvements Scheme: Phase One		£491,355.00	£0.00	Autumn	21	02/12/2021	Committee Pass	Strategy and Resources

IFS Agreement number	IAG title	Agreement date	Total obligation amount	Amount received	Bidding round	Yr	Committee date	Decision status	Committee name
IA-00235	The Friends of Limpsfield Common Access and Infrastructure Project – Responding to Community Needs	28/09/2021	£71,032.00	£34,782.00	Autumn	21	02/12/2021	Committee Pass	Strategy and Resources
IA-00236	A25 Westerham Road, Limpsfield Signalise existing informal pedestrian crossing and speed reduction measures	30/09/2021	£0.00	£0.00	Autumn	21	02/12/2021	Withdrawn	Strategy and Resources
IA-00237	Croydon Road Regeneration Improvements		£950,000.00	£0.00	Autumn	21	02/12/2021	Committee Pass	Strategy and Resources
IA-00239	Wolf's Hill, Hurst Green - Road Widening & Pavement		£0.00	£0.00	Autumn	21	07/10/2021	EOI Pass; On Hold	CIL Working Group
IA-00240	Barn 100, Oxted (theatre)	30/09/2021	£50,000.00	£50,000.00	Autumn	21	02/12/2021	Committee Pass	Strategy and Resources

IFS Agreement number	IAG title	Agreement date	Total obligation amount	Amount received	Bidding round	Yr	Committee date	Decision status	Committee name
IA-00259	Blanchmans Farm All Weather Disabled Trackway Warlingham		£104,000.00	£0.00	Spring	22	23/06/2022	Committee Pass	Planning Policy Committee
IA-00260	De-Stafford School 3G pitch Option 1		£80,000.00	£0.00	Spring	22	23/06/2022	Committee Pass	Planning Policy Committee
IA-00264	Lingfield Sports Association Grounds and Clubhouse		£211,562.00	£0.00	Spring	22	25/01/2022 16/11/2023	EOI Pass; Deferred Committee Pass	Planning Policy Committee
IA-00267	Warlingham Sports Club Renovation Project		£556,500.00	£0.00	Spring	22	23/06/2022	Committee Pass	Planning Policy Committee
Total CIL amount awarded and paid out since December 2014			£6,151,449	£717,140					

10 Appendix 1: Identification of Windfall Allowance

Table 11 Small Site Windfall Completions between 2006 and 2023

Note: Windfall sites defined as of 4 units and under

Year	Total small site windfall completions	Total small site windfall completions on residential garden land	Total small site windfall completions excluding residential garden land
2006/2007	53	19	34
2007/2008	51	26	25
2008/2009	40	17	23
2009/2010	46	21	25
2010/2011	37	16	21
2011/2012	39	12	27
2012/2013	64	31	33
2013/2014	82	41	41

Year	Total small site windfall completions	Total small site windfall completions on residential garden land	Total small site windfall completions excluding residential garden land
2014/2015	38	20	18
2015/2016	66	33	33
2016/2017	18	10	8
2017/2018	78	18	60
2018/2019	60	7	53
2019/2020	60	9	51
2020/2021	39	3	36
2021/2022	31	3	28
2022/2023	31	3	28
Average	49	17	32

11 Appendix 2: Existing policies within the Local Plan that are not being Implemented (in Part or Fully)

2008 Tandridge District Core Strategy - Policy CSP 3 – Managing the Delivery of Housing

- 80 Policy CSP 3 states that in order to manage the delivery of housing and should the District's rolling five-year housing supply figure be exceeded by more than 20%, the Council will not permit the development of unidentified residential garden land sites of 5 units and above.
- 81 Given the identified supply of housing, as detailed in section 4 of this report, CSP 3 would be triggered when assessing relevant planning applications relating to residential development on garden land. However, an appeal decision made in 2014 (TA/2013/414 and TA/2013/417) concluded that the application and interpretation of CSP 3 could be contrary to paragraph 53 of the NPPF which states that *“Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area”* and the presumption in favour of sustainable development. The reasoning set out by the inspector was *“In my assessment, for redevelopment of garden land which would not be inappropriate, and would not cause harm to the area, paragraph 53 of the NPPF is a material consideration which would outweigh any conflict with LP1 policy CSP 3”*. It is therefore considered that the use of a policy restricting the supply of housing in circumstances where development would otherwise be acceptable does not comply with the NPPF.
- 82 This appeal represents a material planning consideration in terms of decision taking. The policy would, in the context of conformity with the NPPF, only lend weight to the decision-making process where the development of residential garden was already considered contrary to policies seeking to protect the character of an area, such as DP7, DP8 and CSP18. It is not a policy that can be used to refuse otherwise acceptable development on the basis of housing supply alone.

12 Appendix 3: Planning Applications for Gypsy, Travellers and Travelling Showpeople Sites / Plots since 2013 – 31/03/2023 Update

Table 12 Gypsy and Travellers Site Planning Applications

Application No.	Site Address	Description	Number of proposed pitches/plots	Is site already occupied/Is this a retrospective application?	Current status
2014/1484	Hare and Hounds, Lingfield Common Road, Lingfield	Variation of condition 1 and 2 of permission TA/2009/962 to allow for permanent stationing of three caravans and to enable the occupation by any other un- named Gypsy and Travellers	3 pitches	Occupied site comprising 3 unauthorised pitches. Site previously granted temporary permission for 3 pitches.	Granted permanent permission on 3/7/2019
2015/227	Ivy Hatch, Downlands Lane, Copthorne	Stationing of three mobile homes with access, parking and private amenity space. (Retrospective)	3 pitches	Occupied site comprising 3 unauthorised pitches. Retrospective planning application.	Granted 22/04/21.
2015/1913	High View Manor Park Beech Farm Road Warlingham	Change of use of land to a private gypsy and traveller caravan site providing for 4 caravan pitches	4 pitches	Occupied site comprising 4 unauthorised pitches. Retrospective planning application.	Refused January 2018. Appeal allowed 8/7/2019
2015/1991	Kew Gardens, Antlands Lane, Shipley Bridge	Erection of utility block, day room/ store, stable block with storage barn and kennel (retrospective) and variation of	1 pitch	Occupied site comprising 1 authorised pitch and 1 unauthorised pitch.	Refused August 2017. Appeal submitted but out of time.

Application No.	Site Address	Description	Number of proposed pitches/plots	Is site already occupied/Is this a retrospective application?	Current status
		condition 2 of appeal decision APP/M3645/C/11/2149181 and APP/M3645/C/11/2149182 dated 15 September 2011 to allow for an additional pitch on site.		Retrospective planning application in relation to buildings and 1 unauthorised pitch.	Enf notice served and enf appeal determined January 2019. Notice largely upheld
2015/2203	Land adj caravan site, Beech Farm Road, Warlingham (Field 2472)	Change of use of land for residential occupation of caravans by gypsy-travellers with associated hard standing, utility blocks and fencing for three additional pitches (part retrospective)	3 pitches	Occupied site comprising 4 unauthorised pitches. Retrospective planning application. Site overlaps with 2017/2377.	Refused – appeal lodged but subsequently withdrawn 21/8/2019.
2017/1457	Burstow Stables, Church Lane, Burstow, RH6 9TG.	Change of use of land to a gypsy and traveller caravan site consisting of 1 pitch	1 pitch	Occupied site comprising 1 unauthorised pitch. Site previously granted temporary permission for 1 pitch. This application seeking permanent permission.	Approved – 22/4/2021
2017/1721	The Plantation, Springbottom Lane, Bletchingley.	Change of use of land for the stationing of a mobile home with associated hard-standing.	1 pitch	Occupied site comprising 1 unauthorised pitch. Retrospective planning application.	Refused 10/6/19. Enforcement notice upheld but compliance period for 14 months – 21/06/2021

Application No.	Site Address	Description	Number of proposed pitches/plots	Is site already occupied/Is this a retrospective application?	Current status
2017/2377	Land adj caravan site, Beech Farm Road, Warlingham	Change of use of land for the stationing of four static caravans for residential occupation by gypsy travellers, formation of new access and track, hard- standing, utility block, cesspool, storage area for up to four touring caravans and fencing. (Part retrospective)	4 pitches	Occupied site comprising 4 unauthorised pitches. Planning application part retrospective. Site overlaps with 2015/2203.	Refused & appeal dismissed 22/10/2019.
2017/2652	Land at Farm Lane, Godstone, RH9 8DH	Proposed siting of 10 mobile homes and touring caravans and two-day rooms	10 pitches	Unoccupied site.	Refused 4/9/2018.
2018/839	Plot 2, The Paddocks (formerly Black Barn)	Change of use of land for a proposed two pitch site for settled gypsy accommodation	2 pitches	Occupied site comprising 2 unauthorised pitches. Retrospective planning application.	Refused 13/03/19.
2018/840	Plot 1, The Paddocks (formerly Black Barn)	Change of use of land for a proposed two pitch site for settled gypsy accommodation	2 pitches	Occupied site comprising 2 unauthorised pitches. Retrospective planning application.	Refused 13/03/19 – appeal withdrawn.
2018/1139	Beechfield, Moats Lane, South Nutfield RH1 5PF	Stationing of 2 mobile homes	2 pitches	Occupied site comprising 2 unauthorised pitches. Retrospective	Permanent planning permission granted 27/06/19 (2017/2394

Application No.	Site Address	Description	Number of proposed pitches/plots	Is site already occupied/Is this a retrospective application?	Current status
				planning application.	withdrawn)
2018/1592	Land north of Effingham Road, Burstow	Change of use to a private gypsy and traveller caravan site consisting of 6 pitches each containing 1 mobile home, 1 day room, 1 touring caravan and associated development	6 pitches	Unoccupied site.	Refused 22/5/19.
2019/24	Land between Dornalong and The Retreat, Kemsley Lane, TN16 2BH.	Change of use to a private gypsy and traveller caravan site consisting of 1 pitch	1 pitch	Unoccupied site.	Refused 6/6/19 – appeal dismissed 3/3/2020.
2019/84	Land at Warwick Wold Road, Bletchingley, Redhill RH1 3DH	Change of use of land to use as a residential caravan site for one Gypsy family including laying of hard-standing and erection of ancillary amenity building	1 pitch	Unoccupied site.	Approved 17/07/2020.
2019/155	Land to rear of 64-70 Copthorne Road, Felbridge.	Outline application with all matters reserved for a proposed single pitch site for settled gypsy accommodation.	1 pitch	Unoccupied site.	Refused 26/04/19.
2019/1524	Plot 2, The Paddocks, Crab Hill Lane, South Nutfield	The use of land for the stationing of caravans for residential purposes for one no. Gypsy pitch, together with	1 pitch	Re-submission following refusal of previous app.	Refused 31/12/2019. Appeal submitted – not yet determined.

Application No.	Site Address	Description	Number of proposed pitches/plots	Is site already occupied/Is this a retrospective application?	Current status
		the formation of hardstanding and utility/day room ancillary to that use			
2019/1584	Land off Green Lane, Outwood	The use of land for the stationing of caravans for residential purposes for 2 Gypsy pitches, together with the formation of hardstanding and utility/day rooms ancillary to that use and the erection of a stable	2 pitches	SMA017 – separate to existing Green Lane site.	Refused 07/11/2019. Appeal submitted – not yet determined.
2019/2117	Land Adj to Caravan Site, Beech Farm Road, Warlingham CR6 9QG	Retention of use of land for the stationing of four static caravans for residential occupation by gypsy travellers, formation of new access and track, hardstanding, utility block, cess pool, storage area for up to four touring caravans and fencing with additional landscaping works	4 pitches	Occupied	Refused 31/01/2020.
2020/1186	Woodlands, weatherhill Common, Smallfield, Surrey, RH6 9JF	Change of use of land for the stationing of caravans for residential purposes.	1 pitch	Unoccupied site	Appeal allowed 09/11/2021
2020/156	Whitegate Farm, Eastbourne Road, Blindley Heath RH7	Use of land for the stationing of 4 caravans occupied permanently by 4 independent	4 pitches	Occupied (but not G&T)	Refused 10/06/2021.

Application No.	Site Address	Description	Number of proposed pitches/plots	Is site already occupied/Is this a retrospective application?	Current status
	6LG	households (Certificate of Lawfulness for Existing Use)			
2020/1255	Swallows End, Crab Hill Lane, South Nutfield (formerly Plot 1, The Paddocks)	Stationing of a mobile home (certificate of lawful development for an existing use or development)	1 pitch	Previous application refused for 2 pitches on site (2018/840).	Refused 21/09/2020. Appeal allowed 29/07/2021 but not a G&T site
2020/2158	Beechfield, Moats Lane, South Nutfield, Redhill, Surrey, RH1 5PF	Proposed use of land as a private gypsy and traveller caravan site consisting of 4 pitches (1 pitch retrospective) (amended description)	4 additional pitches	1 pitch occupied	Refused 22/04/2021
2021/905	Pendell Camp, Bletchingley Road, Merstham, Surrey, RH1 3DL	CLUED - Use of 0.43ha. of land at the former Pendell Camp as a gypsy and Traveller site for more than 10 years, including vehicular access from Merstham Road and use of hardstanding for static and touring caravan bases (4no. pitches), residents' vehicle parking a	4 existing pitches	SCC site. Occupied for many years.	Withdrawn.
2021/1285	Beechfield, Moats Lane, South Nutfield, Redhill, Surrey, RH1 5PF	Proposed use of land as a private gypsy and traveller caravan site consisting of 2 pitches (1 pitch retrospective)	2 pitches	1 pitch occupied	Refused 05/11/2021. Temporary 3 years planning permission granted on appeal

Application No.	Site Address	Description	Number of proposed pitches/plots	Is site already occupied/Is this a retrospective application?	Current status
					October 2022.
2021/2002	Victoria Fields, Clay Lane, Newchapel, Surrey, RH7 6HX	Proposed use of land as a private gypsy and traveller caravan site consisting of 1 pitch; revised application further to TA/2021/102 - Erection of a chalet bungalow and permission 2012/846 for stable / tack room / hardstanding.	1 pitch	Recent application for erection of a chalet bungalow refused (2021/102)	Refused 05/09/2022. Appeal dismissed on 04/01/2023
2022/840	Ivy Hatch Residential Site, Green Lane, Outwood, Surrey, RH1 5QW	Variation of condition 2 (Approved Plans) Retrospective. attached to pp TA/89/1278 'Continued use of existing gypsy caravan site on a permanent basis to provide 19 family pitches with ancillary blocks, working & storage areas together with associated bunding, landscaping & management improvements'. Date of decision 13.12.89	19 exiting pitches	Occupied for many years	Approved on 02/03/2023

Application No.	Site Address	Description	Number of proposed pitches/plots	Is site already occupied/Is this a retrospective application?	Current status
2023/115	Woodlands, Weatherhill Common, smallfield	Variation of Condition 3 (Number of caravans) of planning permission ref: 2020/1186 to allow for a second static caravan.	2 pitches	Occupied site comprising 2 pitches.	Permanent permission granted 28/03/2023

Table 13 Travelling Showpeople Plots Planning Applications

Application No.	Site Address	Description	Number of proposed pitches/plots	Is site already occupied/Is this a retrospective application?	Current status
2016/863	Former Lingfield Common Nursery, Lingfield Common Road, Lingfield	Change of use of land to create 12 plots for travelling showpeople with equipment storage area	12 plots	Unoccupied site.	Refused October 2017. No appeal lodged.
2019/236	Land adjacent to Michael's Commercials, East Park Lane, Newchapel.	Change of use of land to create 17 plots for travelling showpeople with creation of new access to highway.	17 plots	Unoccupied site.	Refused 16 May 2019 Appeal dismissed 24/04/2020
2021/1531	Michaels Business Centre, East Park Lane, Newchapel, Lingfield, Surrey, RH7 6HS	Change of use of land to create 17 plots for travelling showpeople with creation of new access to the highway	17 plots	Unoccupied site	Withdrawn.

13 Appendix 4: Woldingham Neighbourhood Plan Monitoring

Table 14 Woldingham Neighbourhood Plan Monitoring for the monitoring year 2022/23

Objective	Policy Number	Description	Comments on Progress
1 – preservation of the unique Heritage and Character of the village	Policy L1	Building Design	Ongoing review of planning applications.
	Policy L2	Village Character Areas	Ongoing review of planning applications.
	Policy L3	Landscape Impact	Ongoing review of planning applications.
	Policy L8	Local Green Spaces	Involvement with Tandridge Council's Open Spaces Consultation; fed into the AONB review to help protect Woldingham beauty spots, including follow up on proposals; support of local organisations like the Glebe and Downlands Partnership to protect the SNCI lands and walking paths
2 - Dwellings	Policy L1	Dwellings suitable for downsizing	Ongoing review of planning applications. Note that since NP many flats on the Crescent were built.
3 – Community Facilities	Policy L4	Additions/Improvements to Community Facilities	Substantial work on land owned by The Glebe and The Scouts undertaken in 2018/2019 providing enhanced footpath and a new enclosed relaxation garden where open scrub land was previously. Village community group started pop-up coffee shop; repaired many footpaths and signs; funded Scout project and signage for new Jubilee paths that launched in June 2022
	Policy C4	Improvements to Village Website and Noticeboards	The village website has a dedicated webmaster to co-ordinate communication across the village. Woldingham.com is a one stop shop for all village community groups and clubs plus council and community information. It is maintained up to date and visited by many residents. Launched a revamped website for the WPC and the community. The Woldingham facebook page has also taken off in the past

Objective	Policy Number	Description	Comments on Progress
			couple of years and is another place to find community information. The administrators for both FB and Woldingham.com work closely together. We also launched a Parish Council facebook page and put parish announcements and meeting information on this page. Use of physical notice boards is diminishing – currently 3 remain: Woldingham Parish Council, Woldingham Association, Village Hall. One notice board, The Scouts, has been taken out of commission in 2019. That said, the Parish Council funded and installed a larger noticeboard in the centre of the village.
4 – Regeneration of The Crescent	Policy L5	Parking and Retail Facilities in The Crescent	Substantial work on land owned by The Glebe and The Scouts undertaken in 2018/2019 providing enhanced footpath and a new enclosed relaxation garden where open scrub land was previously. In 2018/2019 the Parish Council undertook a review of the parking challenges on The Crescent. A plan to make The Crescent one way was drawn up in conjunction with Surrey County Council, however without the support of the police it was not implementable. Work has begun by Woldingham Parish Council to engage with the owners of the BT buildings which are empty in some cases and falling into a state of dilapidation. The Crescent has been resurfaced. Electricity for lighting facilities has been installed. Quotes will now be sought to have the pavement redone. Benches and the little library have been installed and trees and flowers planted.
5 – Business and Commercial Activity	Policy L5	Commercial Facilities in The Crescent	The One-Stop shop has expanded their customer space and the garage has plans to upgrade their customer space. The shop has added tables and chairs out front and a new barista coffee machine. We have given commercial facilities as well as all community offerings visibility in a village wide event to promote our village offerings and services.
	Policy L7	Improvements/Changes to	Vodafone have installed a phone mast at St Pauls Church – this

Objective	Policy Number	Description	Comments on Progress
		Broadband and Mobile Communications	<p>has significantly improved mobile reception. Fibre broadband was installed in Lunghurst Road and Butlers Dean Road – initiated and funded by road resident groups.</p> <p>A Councillor identified all other roads in the village needing fibre broadband. However, OpenReach required the Parish Council to commit to the financial responsibility of village-wide installations should residents not sign up for their own broadband contracts. This was too much of a risk for the PC and, consequently, much of the village suffers from poor broadband connection.</p>
6 – Safer and Easier Access to Key Facilities	Policy L5	Parking and Pedestrian Safety in The Crescent	<p>In 2018/2019 the Parish Council undertook a review of the parking challenges on The Crescent. A plan to make The Crescent one way was drawn up in conjunction with Surrey County Council, however without the support of the police it was not implementable. Woldingham Parish Council continue to consider the options available.</p> <p>The project undertaken behind the Crescent was an upgrade to the central path network in and around the Crescent. A path network now exists from Slines Oak Road to The Crescent and The Glebe field providing buggy/wheelchair access to key facilities in the village. No new parking options are presently available. Pavements are presently sufficient for pedestrians.</p>
	Policy L6	Accessibility of Woldingham Station	No improvement has been made to Station Parking; out of the purview of the Parish Council.
	Policy C1	Improvements to Resident Safety	Installed Vehicle Activated Signs (VAS) on Northdown Road and Lunghurst Road to help slow traffic and observe speeding issues. CCTV added on Church Road. Speed tests previously done on Station Road, funded by WPC, carried out by SCC. Additional tests conducted on North Downs Road and The Ridge. New CCTV cameras being sourced as upgrade to old cameras on Church

Objective	Policy Number	Description	Comments on Progress
			Road. Working regularly with the police and neighbourhood groups on crime and security. Held sessions with the police and residents to raise awareness of how to protect homes and cars. Help fund neighbourhood watch and Keeling Woldingham Safe to ensure community groups are working.
	Policy C2	Improvements to operation of local transport services	The WPC and other resident groups had written to rail transport and to our MP and continue to press for full reinstatement of services. Services improved over the past year. Sadly, local bus service was discontinued due to insufficient usage but there is a dial a ride service now in place.
	Policy C3	Improvements to Footpaths and Cycleways	The project undertaken behind the Crescent was an upgrade to the central path network in and around the Crescent. A path network now exists from Slines Oak Road to The Crescent and The Glebe field providing buggy/wheelchair access to key facilities in the village. The WPC regularly reviews all footpaths, cycleways and bridleways in the village continuously to determine path condition and needed upgrades and signage upgrades needed. WPC have paid for some path upgrades in the past year and continue to pursue more. Previously, additional dog refuse bins were paid for and installed around the village, in conjunction with TDC.

14 Appendix 5: Limpsfield Neighbourhood Plan Monitoring

Table 15 Limpsfield Neighbourhood Plan Monitoring for the monitoring year 2022/23.

Topic	Policy Number	Description	Indicator	Comments on Progress
Housing	LNP1	(1a) To help meet housing needs by supporting the delivery of new housing in sustainable locations across the Parish and in other locations within the Limpsfield/Oxted/Hurst Green area.	Number, type and size of houses built per year in Limpsfield Parish and Oxted Parish	Completions data for the 2022/23 monitoring period identifies the following for Limpsfield and Oxted Parish: 3 net units in total completed in Limpsfield Parish 1 net units in total completed in Oxted Parish
	LNP2	(1b) To help meet the need for smaller and more affordable homes by securing a more appropriate mix of housing in new developments.	Cumulative proportion of new houses/apartments of 3 bedrooms or less built in Limpsfield Parish	One 2-bedroom house was built in Limpsfield Parish in the 2022/23 monitoring year.
	LNP3	(1c) To ensure that any new housing is built on sites and at densities which would not harm the prevailing character of the area in which it is set or the amenity of nearby properties.	Housing density percentage changes by character areas	The six sites completed in Limpsfield Parish had an average density of 11 dwellings per hectare.
Design and Heritage	LNP3	(2a) To ensure that all new development respects the particular character of the area in which it takes place,	Proportion of successful planning objections when the above criteria are not met	In 2022/23 the planning committee considered 125 new development applications. TDC approved 76 of these applications; and refused 8. A small number were withdrawn, not required to

Topic	Policy Number	Description	Indicator	Comments on Progress
		in terms of its design, layout and materials, whilst maintaining opportunities for more sustainable designs.		<p>submit planning or asked to submit full planning applications. A few are still not yet determined. In 2022/23, the LPC planning committee made 15 objections on the basis of LNP criteria. Some of these applications are pending decisions, however, we have been disappointed with the outcome of Green Hedges and its subsequent conditions changes (particularly the addition of balconies). We commented on over 30 over application to ensure LNP criteria were met and are pleased with the results/conditions of these applications. A list of Limpsfield Neighbourhood Plan planning criteria has been published on the planning page of our website and circulated via our newsletter in order to encourage residents and developers to consider these criteria before making planning applications to avoid unnecessary changes or refusals.</p> <p>Listed Buildings and Local Listed Assets We submitted 17 local structures for consideration, most of which we believe have been included in the updated list.</p>
	LNP4, LNP5, LNP6	(2b) To protect and enhance the Parish's heritage, including the Limpsfield Village Conservation Area, Listed buildings and other locally important buildings and structures across the Parish.	Publication of Conservation Appraisal and Management Plan by 2021, the latter with its own performance indicators	<p>We are delighted that following two years of work, the Limpsfield Village Conservation Area Appraisal and Management Plan (LVCAAMP) was formally adopted by Tandridge District Council on 23rd June 2022.</p> <p>The LVCAAMP is now a Supplementary Planning Document (SPL), and the boundary change and name change have also been agreed. Tandridge</p>

Topic	Policy Number	Description	Indicator	Comments on Progress
				<p>District Council has amended its dedicated page on the website, and this now also contains the SPD: www.tandridge.gov.uk/limpsfield.</p> <p>We created a management plan for the Limpsfield Village Conservation Area (LVCA), to include an enhancement scheme for the historic village centre.</p> <p>Improvements to date have included the replacement of bins in the conservation area with more appropriate black bins and the addition of the ancient replica milestone opposite St Peter's Church.</p> <p>We have begun investigations into the renovation of the ironstone cobbles and paving within the Village Conservation Area and will also be replacing the remaining non-heritage street lamps in the conservation area over 2023.</p> <p>We have started work on a useful pamphlet for residents and businesses within the "LVCA", which will advise on responsibility, restrictions, dos and don'ts.</p> <p>We hope this will serve to clarify any issues or question you may have as property owners/tenants within the area.</p> <p>We also contributed to the footpath/laneway resurface by the side of The Bull Inn. This is officially a footpath, but also an "unclaimed road", so Surrey County Council is not responsible for its upkeep.</p>
Environment	LNP7	(3a) To protect and enhance	Number of local green	We have 9 designated local green spaces and have

Topic	Policy Number	Description	Indicator	Comments on Progress
		the most valued open spaces for the use of the community within and adjacent to the built-up areas.	spaces protected assessed every three years (levels of protection will vary from assets of community value, to Green Belt and Local Green Space designation)	not felt the need to re-assess these or add to them. We will review our current assets of Community Value in 2023/2024 (The Carpenters Arm, The Bull Inn, Memorial Stores).
	LNP1	(3b) To protect the Green Belt from inappropriate forms of development	Number of planning applications approved in the Green Belt for forms of development usually considered inappropriate	We objected to several application in the Green Belt, including Beresford Court (approved), Hillview Farm – which was refused by TDC and at appeal, and Red Lane Farm Stables – which was approved by TDC which was very disappointing. Other outstanding – Treveureux Stables, Orchard Cottage Farm. We are keeping an eye on Wolf's Row old allotment plot. We are very concerned that with the lack of Tandridge Plan and potential creep into the Green Belt. Surrey Hills AONB Review: We have formally submitted 6 areas that we believe should be included in AONB, therefore giving them more protection from development. All have been included in the draft review and we await its conclusion in early 2024.
	LNP8	(3c) To maintain and improve biodiversity and the quality of the natural environment	Additional number of nesting locations and number of lost views	We are working alongside local organisations such as Friends of Limpsfield Common, National Trust, and Woodland Trust and landowners/tenant farmer to support any biodiversity activity in our area. We intend to develop a biodiversity and sustainability strategy for Limpsfield in 2023/24 and will be funding some environmental improvements.

Topic	Policy Number	Description	Indicator	Comments on Progress
				<p>We have supported the FOLC Nature Trail on Limpsfield Chart.</p> <p>We have created additional wildflower areas at the top of Limpsfield High Street / Wolf's Row.</p>
Business and Economy	LNP9, LNP10	(4a) To support the local economy and maintain opportunities for smaller businesses to grow and develop in appropriate locations across the Parish, including working from home and farm diversification.	Number of active SMEs recorded each year	<p>We have not found a suitable and achievable way of recording all local SMEs, however we are working with LImpsfieldSurrey.com website to encourage local businesses to contact us/LimpsfieldSurrey in order to include them in an ongoing and updatable online small business directory – to monitor local businesses and help support them via promotion across online / social media.</p> <p>We are also working with The Bull Inn in Limpsfield on any potential community / local business-based projects.</p> <p>We have supported the Limpsfield Cookery School's Christmas and Summer Fairs which showcase the high street and other local businesses.</p>
Community Services, Leisure and Recreation	LNP11, LNP12	(5a) To support the delivery of local services and community facilities in locations which are accessible to the local community.	Resident's survey to be completed in 3-5 years	<p>We achieved funding from SCC for The Limpsfield Way and Limpsfield Community Cycle Route, which includes accessible pathways for buggies and wheelchairs at Grub Street and New Road.</p> <p>We have also installed a new accessible Rest and Play area in the NT woodland off New Road to encourage and enable local families to make more use of Limpsfield Common.</p>
	LNP11, LNP12	(5b) To improve the recreation and leisure opportunities for local residents and visitors to the	Resident's survey to be completed in 3-5 years	<p>To complete another survey in the next year.</p> <p>We are actively looking for more recreation possibilities for the parish (including a playground if a suitable site can be found).</p>

Topic	Policy Number	Description	Indicator	Comments on Progress
		Parish, protecting existing assets and encouraging enhancements which increase their availability and use.		<p>Our woodland natural play area as part of our Limpsfield Way project is proving very popular. We have created an entire family friendly, accessible circular 4.5mile walking route around Limpsfield and Limpsfield Chart – launched in September 2022 and a family friendly “there and back” cycle route from the Village to the Chart Village that requires no cycling on major roads – both of which are proving very popular.</p> <p>We have installed 3 new benches at the Grub Street Club for use by walkers and cricket spectators. WE also installed new bins at Glebe Meadow and Grubb Street Cricket pitch.</p> <p>Previous years: Leased land from the NT on behalf of Limpsfield Infants School for a new Trim Trail along the side of Limpsfield CofE Infants School. Leased and continue to manage a small orchard area (from the NT) at Stoneleigh Road by Limpsfield Chart Cricket Club to be enjoyed by the community and visitors. Gave financial support for installation of watering system at the Limpsfield Community Orchard. Gave financial support for Chart Cricket Club for their outfield work and have also provided a new bench. We are working with the Friends of Limpsfield Common to assist with their activities including their Chart trails.</p>
Transport and	LNP13	(6a) To secure	Residents’ survey to be	Survey to be completed over the coming year,

Topic	Policy Number	Description	Indicator	Comments on Progress
Communication		improvements to the local travel infrastructure, making the Parish's roads safer for all users and reducing the effects of through traffic, including HGVs.	completed in 3-5 years	however this also forms part of the CAAMP as far as the Limpsfield Village area is concerned. We continue to work with Cameron McIntosh to ensure certain unsuitable roads are "ghosted" on the Commercial vehicle SatNav system as well as monitoring road name signs, google maps etc for anomalies in road designations (e.g. tracks that are not accessible to vehicles) We submitted a number of suggestions to the 2023 Parking Review, a few of which are being taken up. We are also working with SCC's parking officers regarding more parking enforcement in Limpsfield Village area.
	LNP14	(6b) To secure improvements to the Parish's network of pavements, footpaths, bridleways and cycleways, linking together different parts of the Parish and providing better connectivity and leisure opportunities.	Map of footpaths, pavements, bridleways and cycleways including their accessibility – every 3 years	Maps: We have published a link to maps of the walking routes around the parish on our website and are keeping this updated in conjunction with Limpsfieldsurrey.com. Footpaths and Bridleways - In FY22/23, key footpaths projects have included: <ul style="list-style-type: none"> • Replacement / repair of several footpaths and finger posts • Replacement of the tricky stile with a kissing gate on the footpath (FP75) by Oxted School through the fields to the footbridge over the M25 • Installation of a pedestrian gate at the top of Padbrook on the footpath into Priest Hill, following concerns by residents about the use of motor scooters and pushbikes on the footpath.

Topic	Policy Number	Description	Indicator	Comments on Progress
				<ul style="list-style-type: none"> Reduction of the gradient of the pathway from Granville Road to the Brook Field. This path is now much more user friendly and we have had very positive feedback, including from a wheelchair user who found it very easy to navigate. Cleared and "widened" The Pebble Hill Path, clearing much of the surrounding vegetation to allow the lighting to be more effective. Replaced the stile on footpath 71 that goes from Grub Street across to the A25.
	LNP13	(6c) To ensure that appropriate parking provision is made within new developments and that better parking is provided in Limpsfield Village	Number of new parking places provided every year	<p>We are currently monitoring the situation and actively looking for any potential off-street parking areas within the village area, but this is a long-term view.</p> <p>There are currently no available sites that we know of, but we are keeping our ears and eyes open for opportunities.</p>
	LNP1	(6d) To promote improved access to faster broadband across the Parish.	Broadband speeds map – updated every year	<p>We have published information online and via our newsletters in terms of what broadband schemes and providers are available for rural residents and information about the Rural Gigabit Voucher scheme.</p> <p>We have also provided information on the current Govt Consultation for local residents to have their say.</p> <p>We have a link to Broadband speed checker on our website.</p>
Crime	LNP3	(7a) Working with local	Burglaries and shoplifting	We have published crime prevention information,

Topic	Policy Number	Description	Indicator	Comments on Progress
Prevention		business, residents, the District Council and the police, to secure measures which reduce crime, including burglaries and theft.	rates collected each year	<p>advice and key contacts on our website and via Newsletter and encouraged residents to keep communication via WhatsApp Groups. Link for local Crime statistics is also on the LPC website.</p> <p>We are working with Oxted PC and Local police regarding the installation of CCTV in Oxted (installation due December 2023) for which we have also committed around £4554 in funding.</p> <p>We are also working with the Oxted BID, TDC, Surrey CC and local MP with regards to what can be done about the escalation in shop crime and ASB in Oxted Town Centre.</p>

15 Appendix 6: Caterham, Chaldon and Whyteleafe (CCW) Neighbourhood Plan Monitoring

Table 16 Caterham, Chaldon and Whyteleafe Neighbourhood Plan Monitoring for the monitoring year 2022/23

Objective	Description	Indicator	Source	Comments on Progress
Objective 1	To define and protect neighbourhood character areas and promote development within them that respects their integrity.	Average density per annum of housing within the Neighbourhood Plan area	TDC Monitoring	The average density per annum of housing permitted within the Neighbourhood Plan area for the monitoring year 2022/23 is 45 dph.
		Net number of permissions granted for new housing on designated Character Areas (where designated)	TDC Monitoring	<ul style="list-style-type: none"> CA1 (Rural Fringe): 2 planning permissions CA2 (Queens Park): 3 planning permissions CA3 (West: Caterham-on-the-Hill): 2 planning permissions CA4 (East: Caterham-on-the-Hill): no planning application CA5 (Whyteleafe valley side): 1 CA6 (Whyteleafe and Caterham Valley bottom): 5 planning permissions

Objective	Description	Indicator	Source	Comments on Progress																								
				<ul style="list-style-type: none"> CA7 (Wooded Caterham Valley): no planning permissions 																								
		Review of Heritage Buildings List	Neighbourhood Plan Steering Group	Surrey County Council's Historic and Environment Planning Team are working towards producing an updated local heritage asset list for Tandridge which will replace the existing local list (known as Buildings of Character). There are 65 Buildings on this List.																								
Objective 2	To support sustainable housing development with a range of design and size that will provide for the whole community, primarily located on brownfield sites.	Number, type and size of houses built each year in the Neighbourhood Plan area, including affordable housing	TDC Monitoring	<p>For the monitoring year 2022-2023, the following breakdown of number and size of housing were built in the Neighbourhood Plan area, including affordable housing:</p> <table border="1"> <thead> <tr> <th></th> <th>Flat</th> <th>House</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>1 bed</td> <td>95</td> <td>0</td> <td>95</td> </tr> <tr> <td>2 bed</td> <td>116</td> <td>7</td> <td>123</td> </tr> <tr> <td>3 bed</td> <td>1</td> <td>31</td> <td>32</td> </tr> <tr> <td>4+ bed</td> <td>0</td> <td>8</td> <td>8</td> </tr> <tr> <td>Total</td> <td>212</td> <td>46</td> <td>258</td> </tr> </tbody> </table>		Flat	House	Total	1 bed	95	0	95	2 bed	116	7	123	3 bed	1	31	32	4+ bed	0	8	8	Total	212	46	258
	Flat	House	Total																									
1 bed	95	0	95																									
2 bed	116	7	123																									
3 bed	1	31	32																									
4+ bed	0	8	8																									
Total	212	46	258																									
		Percentage of housing build each year in the Neighbourhood Plan area on brownfield	TDC Monitoring	In the 2022/23 monitoring year, 80% of the houses built were built on previously developed land (brownfield land).																								

Objective	Description	Indicator	Source	Comments on Progress
		land		
Objective 3	To preserve and enhance green spaces and corridors, keeping them accessible, while improving biodiversity and the protection of endangered species.	Net gains of new build development on designated Local Green Spaces in the Neighbourhood Plan area	TDC Monitoring	The net gains of development on designated Local Green Spaces in the Neighbourhood Plan area, for the monitoring year 2022/23, is as follows: 0 net gains of new build development.
		Net number of permissions granted for new housing on Green Belt land	83 TDC Monitoring	During the 2022/23 monitoring year, 3 granted planning applications for new dwellings were situated in the Green Belt.
Objective 4	To encourage the development of infrastructure and services which will support existing and new development: including a range of community, leisure, cultural and educational facilities in locations that are accessible to the local population.	Annual review of changes in infrastructure provision within the Neighbourhood Plan area	Neighbourhood Plan Steering Group using information from Utilities, Education, Health and Highways providers	<p>During the monitoring year the annually updated Infrastructure Funding Statement (IFS) was published for Tandridge on the Council website. The statement sets out where the CIL receipts have been spent and committed. For the neighbourhood plan area, this includes:</p> <p style="text-align: center;">CATERHAM ON THE HILL</p> <ul style="list-style-type: none"> • Tree Planting £7441.57 • Noticeboard £1468.07 • Railing Refurbishment £4000 • Grant to Westway Centre for Warm Hub £25,000 • Grant to Caterham Barracks Trust for Accessible Toilets £50,000 <p style="text-align: right;">TOTAL CIL RETAINED £79479.94</p> <p style="text-align: center;">CATERHAM VALLEY PARISH COUNCIL</p>

Objective	Description	Indicator	Source	Comments on Progress
				<ul style="list-style-type: none"> ST Johns/Markfield Road Refurbishment £40521.66 Tree Planting £1916.30 NOTE: £100.000 is still being held over as a contribution to the Croydon Road refurbishment project-total spend from other sources is Approx £1m. <p>TOTAL CIL RETAINED £105619.83</p> <p>CHALDON VILLAGE COUNCIL</p> <ul style="list-style-type: none"> Drainage Works £1660 <p>TOTAL CIL RETAINED £1505.27</p> <p>WHYTELEAFE VILLAGE COUNCIL</p> <ul style="list-style-type: none"> Queens Platinum Jubilee Orchard £2812.93 Purchase of new street bins time 16 £6110.50 QE11 Memorial Tree in Community Garden £144.44 <p>TOTAL CIL RETAINED £62503.21</p>
		Gains/losses in community services floorspace in the Neighbourhood Plan area	TDC Monitoring	There had been 0 completions of gains/losses in community services floorspace in the Neighbourhood Plan area, for the monitoring year 2022/23.
Objective 5	To help promote	Metrics of bus and rail	Neighbourhood	During the monitoring year, the main factor

Objective	Description	Indicator	Source	Comments on Progress
	reliable and regular public transport that serves all areas of the community.	service provision and use	Plan Steering Group using information from bus and rail service providers	<p>influencing public transport in the Neighbourhood Plan Area was the continuing aftereffects of the Covid Pandemic, including increased home working.</p> <p>Usage of local services have now increased to between 65-80%. There no likelihood of an increase in service levels at present, although passenger numbers continue to be monitored by the operating companies The main impact on Train Services in the Neighbourhood Plan Area has been the withdrawal of direct services to London Victoria on the Caterham Line and stopping services from Norwood Junction to London Bridge. The East Surrey Transport Committee is vital in presenting evidence and lobbying for service improvements on both Trains and Buses Locally. The Committee secured some additional services on the Oxted line including a theatre train leaving Victoria at 23.50. They will continue to lobby for improvements on these lines which include the restoration of Caterham to Victoria peak services.</p> <p>During the year, the GTR Passenger Benefit Fund provided a number of improvements to station facilities in the area. The covered ramp at Caterham has been refurbished.</p> <p>East Surrey Transport Committee put forward a case for "Access for All" funding</p>

Objective	Description	Indicator	Source	Comments on Progress
				<p>for Upper Warlingham to be made step free. GTR have agreed to support this and have submitted Upper Warlingham to the DfT.</p> <p>TfL announced in 2021 that it would make a number of changes to bus routes in Sutton and Croydon. This would impact bus routes in Caterham and Whyteleafe that run into Croydon. At present, due to ongoing negotiations on funding between TfL and the Government these changes have been put on hold.</p> <p>On local bus routes, operated by Metrobus and Southdown, these were hit quite hard by reductions in passengers due to the pandemic. As a result, Southdown reviewed their services in Caterham and Warlingham. This resulted in the withdrawal of routes and reduces services. However, other services on particular routes were also increased and a Sunday service was introduced between Caterham and Warlingham via Whyteleafe.</p> <p>In June Metrobus took over Southdown Buses. The routes were formally transferred to Metrobus in September. East Surrey Transport Committee continue to lobby for a later 400 leaving East Surrey Hospital at the end of evening visiting.</p> <p>TfL route 404 operation transferred from RAPT to Abbelio in September</p>

Objective	Description	Indicator	Source	Comments on Progress
Objective 6	To promote quality employment through the encouragement of flexible business, retail and service centres, including the provision of attractive public spaces.	Annual review of business health, vacancies in offices and shops	BID survey	The latest survey completed is the Town and Local Centre Review 2021 which is published on the Council's website: here . As a result there is no reported changes against this indicator compared with the 2021/22 monitoring period.
		Changes in retail and employment floorspace in the Neighbourhood Plan area	TDC Monitoring	<p>Eight completed developments have contributed to a total loss of employment space of 2,198 sqm in the Neighbourhood Plan over the monitoring year 2022/23:</p> <ul style="list-style-type: none"> • Conversion of retail unit at the front of the ground floor into a 2 bedroom ground floor flat: -100 sqm (pp 2021/1595) • Change of use from vacant rail space to dwelling house: -100 sqm (pp 2021/1758/NC) • Change of use from office to flat: -145 sqm (pp 2021/58) • Change of use from office use to dwellinghouse: -250 sqm (pp 2021/583/NC) • Demolition of existing building and erection of a three storey mixed use building: net non -residential floorspace: -299 sqm (see pp 2017/240) • Erection of 18 flats involving

Objective	Description	Indicator	Source	Comments on Progress
				<p>demolition of existing building : -624 sqm (pp 2019/799)</p> <ul style="list-style-type: none"> • Demolition of existing office buildings, light industry and storage. Erection of three detached residential chalet bungalows with associated landscaping, access and parking: -639 sqm (pp 2021/855) • Studio Flat at Lower Ground level : - 41 sqm (pp 2022/701)
General		Crime within the Neighbourhood Plan area	Neighbourhood Plan Steering Group using Police statistics	<p>Caterham Valley and Harestone During the last twelve months the Crime Rate per month varied monthly with November showing the smaller incidents of crime and January and October showing the largest (10-11% of the total).</p> <p>While ASB and Criminal damage accounted for 27% of reported crime, somewhat worryingly 38.8 % of reported crime involved Violence and Sexual Offences.</p> <p>Caterham Hill Chaldon and Whyteleafe similarly recorded 40.2% Violence and Sexual Offences with ASB accounting for 18% and Criminal Damage 9.8% respectively. Reported crime was lowest in December November and October.</p>