

Planning Matters



Applications for planning permission are determined by Tandridge District Council (TDC) who will decide whether proposed development meets the criteria contained within relevant policies in the Local Plan published in 2001. Policies fall into two broad categories: general that apply to all development, and specific that depend on site location. A summary of both follows. National planning guidance issued by Government may also be relevant in certain cases. (Planning Policy Guidance Notes (PPG's) can be obtained from the Office of the Deputy Prime Minister - www.planning.odpm.gov.uk.)

The Local Plan was subject to major revision in 2007/8, however a number of its Policies were retained, including Policy BE7 referred to below. In 2008 TDC issued its Core Strategy document which contains wide ranging Core Strategy Policies (CSP) that also relate to planning and development in Woldingham (CSP1). In addition, Woldingham published its own widely praised Village Design Statement (VDS) which was adopted by TDC as a Supplementary Planning Document in 2005. More recently in 2011 TDC published its own Woldingham Design Guidance document which is to be read alongside the VDS. Copies of all these documents are available from the TDC Offices and more information on local planning policies can be found on the TDC website www.tandridge.gov.uk.

Proposals for specified minor extensions and alterations are controlled by the 2008 national Town & Country Planning (General Permitted Development) Order. Helpful Technical Guidance notes and more information for householders on this can be found by following links on the Government web site www.communities.gov.uk.

Before Local Plans were established, development in Woldingham was governed by the Gilford Covenants and the London Union Land Company Covenants (see overleaf). These Covenants still apply to virtually all of the village today. Throughout their history the Woldingham Association (WA) has sought to enforce the Covenants where necessary to preserve the special character of our village. Elements of the Covenants have been incorporated into the Local Plan.

In the Local Plan, the Parish of Woldingham is sub-divided into different areas with designations that determine which specific policies apply. The village is surrounded by Metropolitan Green Belt, where development is strictly controlled by local and national planning policies. For those areas around the village that are designated as Areas of Outstanding Natural Beauty and Areas of Great Landscape Value, there are additional controls. In the residential part of the village the Woldingham Policy, BE7, applies. Around the village green is a Conservation Area. Parts of the West and East of the residential area are designated as Wooded Hillides. There are also various Sites of Special Scientific Interest, High Archaeological Potential and Nature Conservation Importance.

The maps included within both the Local Plan and the VDS give more details of these variously designated areas whilst the Woldingham Design Guidance Document introduces further 'character area' designations and requirements. To ensure that proposals for any works involving the Planning Application process meet the wide range of potential regulations and guidance quoted above, and are thus more likely to succeed, professional advice should be sought. TDC Planning Dept is happy to give informal advice in such cases.

The Parish Council consider every planning application submitted to TDC and, where necessary, make representations on behalf of the village. Before the formation of the Parish Council the WA undertook this function and still make representations to TDC on important planning matters which we feel affect the future of the village and the Metropolitan Green

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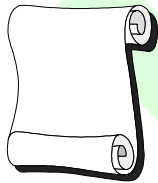
Belt, and we oppose proposals for development which threaten the special sylvan character of the village. Together with the Parish Council (PC) we also alert Tandridge to breaches of development control and unauthorised development, and where necessary make representations at planning appeals and public enquiries.

Woldingham is a rare Victorian designed village which has remained largely intact due to the efforts of the Woldingham Association, the residents, the TDC and since 2000, the PC.

The following information is intended to alert property owners to the existence of the Gilford Covenants, and their ownership and enforcement by the Woldingham Association. It is given to property owners without any assumption of responsibility on the part of the Woldingham Association. All property owners should rely upon their own investigations, enquiries and separate legal advice for any action which they may contemplate taking.



THE GILFORD COVENANTS



In the 1880s, much of the land that now forms Woldingham was owned by William Gilford. He divided the Parish into a number of plots and, as they were sold off, he entered into legally binding Covenants with the purchasers. The aim was to preserve the spacious rural nature of the village by specifying large plots with wide frontages each containing a single detached house.

Properties in the following roads are subject to these (and possibly other) Covenants: Church Road, Croft Road, Long Hill, Lunghurst Road, Nethern Court Road, Park View Road, Southdown Road, Southfields Road, Southview Road, Upper Court Road.

In addition, some areas of land are also covered by these Covenants, for example, Boulton's View and Great Church Wood.

The Covenants should be referred to in the Charges Register of your title at the Land Registry and a copy of the Indenture between William Gilford and the first purchaser of your plot may also be bound into your Land Certificate. For reference, the Woldingham Association holds the signature of the first purchaser of each plot which makes the Covenants legally binding.

As an illustration, some of the provisions of the Covenants are as follows:

- The road's surface and the verges are owned by the Woldingham Association
- Owners of plots agree to pay an appropriate proportion of the maintenance of the road until it is adopted by the Local Authority (this still applies to some of the above roads)
- A building line of 25 feet has to be observed
- Buildings can only be used as private houses, not for commercial purposes
- Each plot is only permitted to contain a single dwelling house
- Temporary buildings are not allowed, with the exception of a temporary shed or workshop during the construction of a house

By enforcing the Covenants the WA has successfully prevented the conversion of properties into hotels, a dog breeding establishment, nursing homes, and homes for delinquent children. In special circumstances, e.g. at Woodlea School, the WA has agreed to vary the Covenants.

THE LONDON UNION LAND COMPANY (LULC) COVENANTS

The LULC provisions mirror those within the Gilford Covenants. Most of the remaining roads in Woldingham are covered by the LULC Covenants (e.g. High Drive) and these can be administered by a fellow LULC covenantor.