Woldingham Neighbourhood Plan
First Report
August 2014

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1. Introduction

1.1 The purpose of this first report in the preparation of the Woldingham Neighbourhood Plan (WNP) is to summarise the work undertaken on the first stage of preparing the Plan. It comprises an overview of the planning policy context and of the community engagement outcomes in respect of the potential scope and content of the WNP. A summary paper detailing work of the project groups and parish statistics has been published as a separate annex.

Woldingham Parish

1.2 Woldingham Parish lies in the District of Tandridge in the County of Surrey and within the Metropolitan Green Belt of London. Part of the parish also lies within the Surrey Hills Area of Outstanding Natural Beauty. The parish is centred on the village of Woldingham and lies to the north of the M25 and east of the A22 and the larger settlement of Caterham. At the 2011 Census, the parish population was 2,140 living in 745 households. The average population age is slightly older than the England average. The number of detached homes (71%) is significant higher than the England average (22%), with all other housing types therefore significantly underrepresented. Similarly, a very high proportion (83%) of homes are owner-occupied with very few affordable rented homes (2%).

1.3 The village of Woldingham has a long history dating back to the Domesday Book. It remained a tiny hamlet until expansion from 1884 onwards with the coming of the railway line and a station to serve Woldingham. The modern shape of the village is based on the principal road network and field patterns. William Gilford’s sensitive design of his new settlement of the nineteenth century, which followed the existing field boundaries and worked with the natural contours. This has resulted in a village of a special and distinctive character.

1.4 The WNP will be the first neighbourhood plan prepared for the parish. Tandridge District Council (TDC), the local planning authority, designated a Neighbourhood plan Area covering the whole of Woldingham Parish on the 14 May 2013 (see Plan A below). This has enabled Woldingham Parish Council (WPC), as the ‘qualifying body’, to prepare the WNP. The scope and content of the WNP will be informed by this First Report.
Neighbourhood Plans

1.5 Neighbourhood Plans are a new part of the development planning system created by the 2011 Localism Act. The National Planning Policy Framework (NPPF) of 2012 states:

“... neighbourhoods should: develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development; plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan”. (para 16)
“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes … can use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications.” (para.183).

Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.” (para.184)

Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict”. (para.185)

1.6 For a neighbourhood plan to be made part of the development plan - so that it can be used to determine planning applications – it must meet four ‘basic conditions’:

- Is the Plan in general conformity with the strategic policies of the development plan?
- Has the Plan had regard to national planning policy?
- Does the Plan contribute to the achievement of sustainable development?
- Is the Plan compatible with EU obligations?

1.7 These basic conditions are less onerous for justifying the policies of a neighbourhood plan that the ‘tests of soundness’ by which Local Plans and other development plan documents are examined. Hence, the qualifying body must demonstrate that it has properly engaged the local community in preparing the Plan, and this is put to the ultimate test of a referendum. Once made, however, a neighbourhood plan carries the same significant weight as any other up-to-date development plan in making decisions on planning applications.

The Plan Preparation Process

1.8 The process of preparing and seeking final adoption of the WNP is in accordance with the Neighbourhood Plan Regulations 2012 and has been agreed by the Parish Council. Its intention is to submit the Plan to the District Council to arrange its examination in early 2015.

1.9 The process up of preparing the Plan to submission comprises three main stages:
• First Report – this report, which summarises the planning context and evidence on which the Plan will be based
• Pre-Submission WNP – the draft version of the Plan that will comprise the draft vision, objectives, policies, proposals and map of the plan for a statutory six week public consultation period
• Submission WNP – the final version of the Plan that will take into account the representations received on the draft Plan during the public consultation period and will be amended as necessary for submission to the District Council

1.10 Unlike other development plans, Neighbourhood Plans are not required to include a Sustainability Appraisal (though they must show they contribute to sustainable development). However, they may require a Strategic Environmental Assessment (SEA) under EU Directive 42/2001. A screening opinion of the need for an SEA will therefore be requested from the TDC using the contents of this First Report. If an SEA is required then a SEA Scoping Report will be produced to consult on the proposed assessment framework. The agreed framework will then inform the preparation of the Pre-Submission version of the WNP (with a separate SEA report published for consultation). A final SEA report will accompany the Submission Plan for examination.

1.11 In addition, TDC will be asked to advise on the need for a Habitats Regulations Assessment (HRA) under EU Directive 92/43/EEC, in respect of any European designated sites within influencing distance of the parish. Should an HRA be necessary then WPC will agree with TDC how this is undertaken.

1.12 At the final stage, the WNP will be subject to an independent examination. Any recommendations made by the Examiner will be considered by WPC and TDC and the plan may be amended as necessary before being approved for a local referendum. If supported by a majority vote at the referendum, the WNP will be made by TDC as planning policy for the parish.
2. The Neighbourhood Plan and the Tandridge Development Plan

2.1 The Parish lies within Tandridge District in the County of Surrey. There are a number of adopted and emerging policies and proposals at a national and local level that have a significant influence over the strategy and detailed content of the WNP. The diagram below illustrates the relationship between neighbourhood plans in the District and the development plan and national policy.

National Planning Policy Framework (NPPF)

2.2 Aside from the specific references to neighbourhood planning quoted in para 1.5 above, the NPPF, published in April 2012, contains a number of key policy principles that will shape the policies of the WNP, including:

- The presumption in favour of sustainable development (para. 14)
- Delivering a wide choice of high quality homes (50)
- The quality of development (58)
- Promoting healthy communities (69)
- The designation of Local Green Spaces (76/77)
- Protecting the Green Belt (79-92)
- Conserving and enhancing the natural environment (109-115)
- Conserving and enhancing the historic environment (126-141)
2.3 These policies are likely to be those of most relevance to the WNP but many other principles in the framework will have some bearing on the preparation of the document in due course. Importantly too, Para 198 of the NPPF states that, “where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted”.

2.4 Given the current status of the strategic policies of the development plan – that is the Tandridge Local Plan 2008, which predates the publication of the NPPF – the provisions of the NPPF are especially important in shaping how the WNP will consider its policies.

Planning Practice Guidance (PPG)

2.5 The PPG was published in March 2014 and contains a series of guidance statements of importance to the preparation of neighbourhood plans, notably:

- What communities can use neighbourhood planning for (ID 41-002)
- What should a neighbourhood plan address (ID 41-004)
- Must a community ensure its neighbourhood plan is deliverable (ID 41-005)
- What evidence is needed to support a neighbourhood plan (ID 41-040)
- How should the policies in a neighbourhood plan be drafted (ID 41-041)
- Should a neighbourhood plan consider infrastructure (ID 41-045)
- What is meant by general conformity (ID 41-074)
- What is meant by strategic policies (ID 41-075)
- What are the relevant EU obligations (ID 41-078)
- Does a neighbourhood plan require a strategic environmental assessment (ID 11-028)
- How can neighbourhood plans use housing need guidance (ID 2a-007)
- Design – good plan and policy formulation (ID 26-031)
- Local Green Space designation (ID 37-005 – ID 37-022)
- How should viability be assessed in plan making (ID 10-005 – ID 10-015)

2.6 Together with the NPPF, the PPG has replaced the majority of previous national planning guidance. Again, the list of references above is not exhaustive but identifies those that are likely to be the most relevant for preparing the WNP.

Tandridge District Local Plan Part 1: Core Strategy (2008)

2.7 The WNP is being prepared in accordance with the Neighbourhood Planning Regulations 2012, the Localism Act 2011 and the Planning & Compulsory Purchase Act 2004. As such, once made, it will complement the Tandridge development plan, which primarily and currently consists of the Core Strategy of 2008 and the District Local Plan Part 2 (DLP2) of 2014.

2.8 The Core Strategy sets out the key planning policies for the district until 2029 (see the Key Diagram, showing Woldingham village, in Plan B below).
2.9 There are a number of policies in the Core Strategy 2008 that need to be considered by the WNP, which are listed below (and see Plan C for the Proposals Map Inset for the area covering the parish):

- CSP1 Location of Development
- CSP2 Housing Provision
- CSP4 Affordable Housing
- CSP5 Rural Exceptions
- CSP6 Rural Allocations
- CSP11 Infrastructure and Services
- CSP12 Managing travel Demand
- CSP13 Community Sport and Recreation Facilities and Services
- CSP17 Biodiversity
- CSP18 Character and Design
• CSP19 Density
• CSP20 Areas of Outstanding Natural Beauty
• CSP21 Landscape and Countryside
• CSP23 Town and other centres

2.10 Policy CP1 proposes that the majority of new development take place on brownfield sites within the existing built up areas of the larger settlements to prevent encroachment into the Green Belt and coalescence especially towards London. However due to the insufficient brown field land appropriate for development, some land adjoining the built-up areas that are in the Green Belt will need to be allocated for development.

2.11 More specifically, in regard to Woldingham, it states that there will be no expansion to Woldingham village, which it designates as a Category 2 Settlement in its settlement hierarchy. It does, however, also state that saved policy BE7 in respect of density control will continue to apply but that policy has since been replaced by DLP2, which does not contain a policy making the same provision (see later).

2.12 In the supporting text to the policy, in relation to Woldingham, it states that,

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

The density of development will be within the range of 30 to 40 dwellings per hectare. However in many circumstances it will be appropriate to build to a lower density because a density within the range would have an adverse impact on the special character of the area, therefore saved policy BE7 “Woldingham” of the Tandridge District Local Plan 2001 will continue to apply to development within the settlement boundary until this is replaced by a policy in a Development Control DPD.” (Para 6.13)

2.13 Policy CSP 19 (part (a)) states that in Rural Areas, including Woldingham, future development should have a density of 30-40 dwellings per hectare unless it would conflict with the character of the area which is described in a Village Design Statement, Conservation Area Appraisal or other Supplementary Planning Documents. Again, it refers to saved 2001 Policy BE7 in respect of Woldingham, which has since been replaced.
Plan C: Tandridge District Proposals Map 2008 - Woldingham
2.14 TDC embarked on replacing the Core Strategy in 2012 and its latest Local Development Scheme indicates that the first draft version of the District Local Plan – Strategic Policies Part 1 (DLP1) will be published for consultation by the end of 2014. This timing will coincide with the preparation of the Pre Submission WNP and so its contents will be taken into account.

**Tandridge Local Plan Part 2: Detailed Policies (DLP2)**

2.15 The DLP2 was adopted in July 2014 and replaced all the saved policies from 2001. It sets out the development management policies and some site specific policies for the District.

2.16 Some of the policies are specifically significant to the parish of Woldingham which have been summarised in the paragraphs below. Other also relevant have been noted in the bullet points below.

- DP3 Local Centres, Other Centres & Villages
- DP5 Highway Safety & Design
- DP6 Telecommunications Infrastructure
- DP7 General Policy for New Development
- DP8 Residential Garden Land Development
- DP9 Gates Fences Walls & Other Means of Enclosure
- DP10 Green Belt
- DP13 Buildings in the Green Belt
- DP19 Biodiversity
- DP20 Heritage Assets

2.17 Policy DP7 General Policy for New Development sets out the design of development in terms of the character and layout, parking and built form. It also refers to safety and design guidance where development proposals need to have regard for the specific guidance for the area in question and general standards. The policy further safeguards amenities such as minimum privacy distances, proportionate gardens to dwellings and in avoiding negative impact to the street scene. The environment, assets and resources are also safeguarded to uphold and protect the existing landscape and layout. Importantly, it requires development proposals to reflect adopted design guidance – in this case a combination of the adopted Village Design Statement, Character Appraisal and Design Guidance.

2.18 The Residential Garden Land Development Policy DP8 permits infilling, back land development and the redevelopment of residential garden land provided a number of criteria are adhered to. It identifies Woldingham as a settlement to which the policy applies and the Special Residential Character Area, where the adopted Design Guidance will be used to inform proposals. It further states specifically in regards to Woldingham, that any subdivision of an already subdivided curtilage is deemed inappropriate, although this does not necessarily achieve the same degree of control of sub-division as the previous saved Policy BE7.
2.19 The Village Design Statement was adopted in 2005 as a Supplementary Planning Document to inform development proposals in the village and their consideration by TDC. It describes the key elements of local character of the village (in its section 4) and contains a series of guidelines for future development (in its section 5).

2.20 The Woldingham Character Assessment and Woldingham Design Guidance documents were both adopted as Supplementary Planning Documents by TDC in 2011. The purpose of the former is to provide an up-to-date assessment of the built up area of Woldingham, setting out the key characteristics that contribute positively towards its distinctive character. It defines ten Character Areas and also identifies potential opportunities and threats that may be presented by development proposals.

2.21 The latter is intended to complement the 2005 Statement by promoting good design and sustainability in the village and to explain how the design principles will apply to different parts of the village, using the defined Character Areas of the Character Assessment.
3. Community Engagement

3.1 There has been considerable community engagement activity on the WNP leading up to this First Report. This will be described in greater detail in the Consultation Statement, which will be published by the Parish Council as part of the submission documentation in due course.

3.2 The work of a number of thematic groups has been especially informative, as they have analysed the technical evidence base for the WNP and reviewed the outcomes of the various community activities. A brief summary of the conclusions of each group thus far is provided below.

Housing & Character Group

3.3 The Focus Group noted that scope for acceptable development of new housing in Woldingham Parish is limited as a result of the points set out above. The specific constraints can be summarised as follows.

1. Residents have given strong support to the protection of the Green Belt – about 90% of the parish - from new housing or large extensions; 91.1% of responses to the Survey gave this high or medium priority. That protection is also established in principle in the National Planning Policy Framework and the policies in Tandridge District Council’s Local Plan.

2. As recognised by the Woldingham Character Assessment SPD of 2011, much of Woldingham’s smaller “urban area” generally has a spacious, low density character. Residents were also concerned to protecting that character from over-development. Protection from back-land development, tandem development and sub-division of plots below the size prevailing in the area were rated as of high or medium priority by 78.1%, 82.7% and 77.3% of responders respectively. These protections are now included in Tandridge District Council’s Local Plan Part 2, in Policy DP8, although they are qualified.

3. Infrastructure constraints would make significant new housing development inappropriate and unacceptable. Roads (in many cases unadopted) have limited capacity; parking in The Crescent, at Woodlea Primary School and at the station is already overstretched; medical facilities are not available in the village; Woodlea School has limited capacity (as demonstrated by difficulties in enabling children of residents to get places in 2013); and main drainage is not available in substantial areas of the village.

3.4 Within these major constraints, the Survey results indicated some concern to promote a balanced stock of housing types and sizes to meet local needs. 66% of responses to the Survey gave this high or medium priority. High land values are a further severe constraint on any additional provision of affordable housing, given that the more substantial development schemes that could be required to include affordable dwellings as a condition for permission would be inappropriate in Woldingham for the reasons set out above.

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3.5 It is however recommended that the Neighbourhood Plan should facilitate provision of additional smaller units of market housing to meet demand for down-sizing.

3.6 The Focus Group also recommends that the Neighbourhood Plan should include provisions to provide further protection for the character of the village and parish in accordance with the Survey results. Specifically:

1. Protection of the Green Belt: The National Planning Policy Framework requires extensions of houses to be “not disproportionate” and replacements to be “not materially larger than the building they replace”. The recent trend has been for extensions and replacements to be larger than used to be permitted only a few years ago. Protection of the Green Belt from new housing and large extensions was given high or medium priority by 91.1% of respondents to the Survey. The Neighbourhood Plan should seek to define “not disproportionate” and “not materially larger” more clearly for the purposes of Woldingham’s Green Belt areas, to resist the trend towards larger extensions and replacements.

2. The following issues received strong support in the Survey and it is recommended that they should be addressed by specific policies in the Neighbourhood Plan:
   a. Preservation of general tree cover including established “Wooded Hillsides” (91.8% high or medium priority in Survey responses);
   b. Strengthening of measures to combat pollution and nuisance (including noise, excessive lighting, litter, refuse burning, flytipping, overgrown trees and hedges (90.4% high or medium priority in Survey responses); and
   c. Effective sanctions against both infringements of local planning policies prior to consent and of conditions imposed as part of consent (90.0% high or medium priority in Survey responses).

3. The spacious character of the urban area was until recently protected by a requirement that plots resulting from sub-division of curtilages should not be less than 0.2 hectare. This was revoked when Tandridge District Council’s Local Plan Part 2 was adopted in July 2014. Consideration should be given to reintroducing this quantified provision in the Neighbourhood Plan, but focused more clearly on those parts of the village where it has had and should continue to have an important effect on the spaciousness and character of the immediately surrounding area. That focus can then allow scope for facilitating smaller units of market housing in appropriate location in the village. Consideration should also be given to strengthening the provisions against backland development and tandem development of garden land in Tandridge District Council’s policy DP8, in particular if those provisions are subject to legal challenge.

4. Selected points in the existing Woldingham Village Design Statement and Woldingham Design Guidance SPDs should be given enhanced status as
policies in the Neighbourhood Plan, so that they have full policy status equal with Tandridge Council’s policies are not so easily overlooked or overruled: useful analysis has been done on the detail underlying this point.

5. Consideration should also be given to facilitating improvement of The Crescent, both in terms of its visual character and to bring more life to this centre of the village.

Facilities Group

3.7 Residents may not be fully aware of the facilities already available to them; or they may have discounted them, whether or not justifiably, and they might do well to try them out.

3.8 The village is to some extent a ‘dormitory’. The demands of long employment hours and travel leave residents little time for socializing after work. There is also a tendency to go elsewhere for recreation, exercise, shopping and other facilities. We may be at an early stage in addressing the needs and interests of the increasing number of residents who live longer and may not live near the centre of the village where most facilities are located.

3.9 Local providers are a mix of social enterprises and commercial ventures. Especially where existing facilities are underused, adding more of the same is going to be commercially unwelcome. But increasing the overall volume of users could benefit all.

3.10 There is a perceived danger in improving the attraction of facilities to the extent that they become a magnet for external users, with consequences for the character of the village, parking overload, noise and vandalism. On the other hand, existing facilities are already used by non-residents and would not survive on local patronage alone (station, school, sporting clubs, estate agent, etc).

3.11 Some key facilities, eg in the Village Hall, are perceived as regularly not being accessible to residents because they are in daily use by paying users. Is there a way to meet conflicting demands? Is there scope for expanding premises? If so, what would the priorities be for additional accommodation?

3.12 The group also noted (a) a lack of volunteer help to sustain what is already provided, and (b) limited access to investment for the future. Revenue can be improved by increasing the number of paying users but there is limited scope for capital expenditure to fund expansion, renovation or relocation of premises, unless it can come from loans or redeployment of existing assets.

3.13 The purpose of the Neighbourhood Plan is to identify and facilitate development priorities that meet residents’ needs over the period of the Plan (15 years?) and to help preserve the character of the village against inappropriate development. The Plan will most likely include priorities for housing and might also include priorities for leisure. There is scope for the Plan to articulate support for types of leisure development in specified areas. Once projects are identified it will be
clearer what role the Plan might play. However it is safe to say that developing leisure facilities would involve consideration of common planning issues such as location, appearance, parking, noise, lighting, licensing of premises, change of use, etc.

**Transport, Law and Order Group**

3.14 Woldingham is a predominantly rural parish served by a network of both adopted and unadopted roads. Residents rely to a considerable extent for retail services on vehicular access to neighbouring hubs (such as Oxted, Caterham and Croydon) and many commute by train to London for work and leisure. One of the main attractions of the village is the immediately surrounding countryside which benefits from a number of footpaths and bridleways.

3.15 Woldingham has a low crime rate, which is nevertheless monitored closely. This project group analysed and discussed in detail the issues for transport, law and order identified in the Residents’ Survey. Those issues were generally endorsed. It was accepted that actions to deliver solutions to relevant problems were to a great extent in hands of Surrey Highways Agency and Surrey Police with whom further liaison would be required.

3.16 For transport, the main recommendations made by the group for future development were the following

- Regular maintenance of road surfaces, paths and verges and efficient drainage (including areas affected by The Bourne)
- Action to control speeding traffic, including speed restrictions and speed checks
- Reducing traffic risk at a number of perceived danger spots such as the junction at the bottom of Bug Hill
- Improved parking facilities at the Station and The Crescent
- Review the scope for improved public transport, including the existing bus service and taxi facilities
- Introduce new cycle paths where possible

3.17 The Village survey confirms that Woldingham is and perceived to be a safe place to live. The majority of reported incidents are to vehicles and take place in or near the station. Many of these crimes are preventable by not leaving valuables on display. There have been no reported incidents (in the past 5 years) of personal injury or attack. The Village run Speed Watch has had a good effect on reducing speed in the village. The Neighbourhood Watch scheme is active and is available to every house hold in every road. Reports are sent out weekly using e mail. An article is printed in the Parish Magazine each month. NHW signs are displayed throughout the village. The main concern is the lack of street lighting, especially around the station, but this is an emotive subject and people currently wish to preserve our country ambiance. The police are very visible with a weekly surgery held in the village store and a bi-monthly Action Forum.
4. Towards a Neighbourhood Plan

4.1 At this stage in the project, there is emerging a reasonably clear scope and focus for the WNP. In addition to the significant planning policy constraints imposed by national and local planning documents, the local community is keen that the essential character of the parish is conserved and protected from harmful development.

4.2 The Parish Council has begun the process of identifying potential policy areas for the WNP, based on the work of the Focus Groups and the outcome of the Residents’ Survey. Its early conclusions are set out below:

- Protection of the local Green Belt from new* housing and large home extensions or ancillary buildings (*does not refer to replacement housing)
  - Policy to define ‘very special circumstances’ that would allow departures from GB policy on disproportionate extensions?
  - Reintroduce a ‘percentage increase’ guideline?
- Preservation of general tree cover including established wooded hillsides
  - Policies to address abuses: abandoned promises once planning permission gained? Disregard of conditions?
  - More protection through TPOs and wooded hillside designations?
  - Policy to favour applications that propose tree planting?
  - Policies to prevent development on plots where there is evidence of preemptive removal of trees prior to an application? What possible sanctions? How enforced?
- Strengthening of measures to combat pollution and nuisance (including noise, lighting, litter, refuse burning, flytipping, overgrown trees and hedges)
  - Policy to discourage installation of permanent decorative lighting not related to safety improvement? Restriction on types of lighting allowed (eg to reduce pollution)?
  - Policy to extend lighting on specified roads where there is a significant risk to personal safety? (Station Road, Church Road?). Restriction on type of lighting allowed in these locations?
  - Lighting might be included in a general policy on transport safety issues.
- Effective sanctions against both infringements of local planning policies prior to consent and of conditions imposed as part of consent
  - See trees section above.
  - Other common infringements eg related to traffic management and noise during construction?
- Promotion of fast telecommunication services for householder and local businesses
  - This priority is now being achieved.
  - Possibly promote installation of fast broadband as part of new homes and extensions?
- Promotion of parking measures to assist residents to use Woldingham Station throughout the day
  - Policy implications depend on locations to be considered.
  - Topic might be included in a general policy on transport issues.
• Protection of gardens from backland development
  o No further action necessary as the Tandridge Local Plan now extends
good policy protection to the whole district?
• Protection of gardens from tandem development (one house behind another
sharing the same access)
  o No further action necessary as the Tandridge Local Plan now extends
good policy protection to the whole district?
• Stipulation of a minimum plot size that reflects the prevailing plot size in the
surrounding area
  o The Local Plan now supports the use of this criterion. However, the loss
of the 0.2ha protection appears to cause significant local concern.
Possible introduction of minimum plot sizes for specified areas, or
blanket minimum with relaxations in certain areas? Need to devise a
measure/specification of ‘prevailing’ that is not open to exploitation.
Need to tie any variation to a specific purpose, eg type of housing?
• Restrictions on the placement of telecommunication equipment
  o Specification of locations that would be unsuitable (eg conservation
area, beside buildings of character, etc.). Policy would need to be
worked out with Telecom companies who have few current
obligations. Might take the form of an agreed code of practice
• Promotion of a balanced stock of housing types and sizes to meet
demonstrated local needs
  o Policy to support provision of smaller accommodation units
  (downsizing, younger residents, families, etc.)? Need to be specific
about location, plot size/density, quantity to be supported, with
safeguards for village character.
• The Crescent
  o Making The Crescent the centre of the village.
  o Upgrading the appearance of The Crescent
• Village facilities
  o Locating additional facilities in The Crescent, the Village Hall or
elsewhere
  o Making the best of what we already have.
  o Filling the gaps in provision (health, needs of older people, a social
centre, a coffee shop/meeting place, a learning resource centre etc)
• Getting around the village
  o Improving road safety, eliminating danger spots
  o Connecting things up: walking routes, cycle paths, signs
  o Improving parking, strategy for use of cars
• Law and order
  o CCTV, more police, speed prevention

4.3 These policy ideas are comprehensive in their scope and indicate the WNP will
be especially valuable to the local community. That said, not all the above policy
ideas are directly related to the use and development of land, and my therefore not
qualify as valid planning policies in due course. Some may only repeat existing
development plan or NPPF policy, and if not refined to fit a Woldingham context,
may also not qualify.
4.4 The next stage will be to review each policy idea and to frame a vision and some key objectives for the WNP, which the eventual policies will seek to implement. Once the list of ideas is shortened to a core list then policy drafting will commence, together with the necessary explanatory text. This will form the basis of the Pre Submission WNP.
APPENDIX A

Evidence Base

- Tandridge District Strategic Flood Risk Assessment (supporting the 2008 Core Strategy)
- Woldingham Village Appraisal 2002 [responses to wide-ranging questions on demography and the maintenance/improvement of the environment and services]
- Woldingham Village Design Statement 2005 [guidelines for design of buildings and their settings]
- Woldingham Character Assessment 2010 [evidence of special residential character]
- Woldingham Neighbourhood Plan Detailed Annex – (parish statistics and project groups reports)
- Woldingham Residents survey 2013 [responses to questions similar to those in the 2002 appraisal in the context of a proposed neighbourhood plan]
- Woldingham Rural community profile (ACRE Rural evidence project 2014)
- Woldingham Map (based on OS Survey) [including the location of buildings, roads and footpaths]
- Wokingham subscribers list [names and contact numbers of Wokingham residents]
- Electoral rolls [ownership and addresses of properties in Wokingham]
- Valuation office [valuation of properties in Wokingham]
- Visual inspection [physical review of properties/areas capable of development]
- TPO map [TDC map showing location of trees subject to tree preservation orders]
- WPC database [particulars of past planning applications, recommendations, decisions and appeals]
- Estate agents [potential reports on pricing, perceived advantages/disadvantages of residence in Wokingham]
- ONS [census figures, 2011 and previous]
- Surrey-i [census figures, 2011 and previous, localised]
- TDC Local Development Framework Evidence Base (2005-2008) [evidence base for core strategy, including population and social profile, flood risk, housing, retail and transport needs]
- TDC SHLAA Report 2011 [identification of sites available for housing]
- Email from Matthew Chapman TDC re housing stock and projections [application of TDC SHLAA to Wokingham]
- DEFRA, Digest of Rural Statistics [high level statistics of social and economic issue, inc housing, crime and education]
- SCC Highways [particulars of SCC’s responsibilities for highway maintenance and projects for improvement]
- SCC transport data [including transport statistics for Surrey: movement monitoring report 2008]
• Bus/train timetables [to and from Woldingham and connections]
• Office of Rail Regulator [estimates of station usage, advice on station car park enlargement/improvement]
• Inspectors Report 1987 [status of roads and ways in Woldingham]
• SCC Cycle Guide [map of cycle routes through Woldingham]
• UK Crime stats [high level crime statistics]
• Police UK [local crime map]
• Emergency Services/First Responders [experience of call on/efficacy of these services]
• Nomis [labour market profile]
• List of businesses [identification of local businesses and facilities]
• Woodlea School papers (admission criteria) [estimations of intake to local school provided in connection with WPC objection to proposed criteria]
• GP practices [potential reports on key issues affecting Woldingham residents, including access to medical care]
APPENDIX B

Strategic Housing Land Availability Assessment (SHLAA)

In the most recent iteration of the SHLAA in 2011, only three sites were submitted for assessment. All three were on land in the Green Belt and have been assessed as not suitable for allocation as housing sites (see below).

<table>
<thead>
<tr>
<th>No.</th>
<th>SHLAA Address</th>
<th>TDC Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>WOL 001</td>
<td>Hurst Place, Woldingham</td>
<td>Not suitable</td>
</tr>
<tr>
<td>WOL 002</td>
<td>Land at Lunghurst Road, Woldingham</td>
<td>Not suitable</td>
</tr>
<tr>
<td>WOL 003</td>
<td>Land at Long Hill, Woldingham</td>
<td>Not suitable</td>
</tr>
</tbody>
</table>

Plan D: Tandridge SHLAA sites - Woldingham