

WOLDINGHAM NEIGHBOURHOOD PLAN



Adopted by Tandridge District Council, April 2016
Period of the Plan: to 2031.



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FOREWORD

On behalf of Woldingham Parish Council, I am privileged to present the result of many months of work by the Parish Council, the Steering Group and other volunteers who have given their time and services so freely to the village to produce this Plan.

The decision to proceed with a Plan was made by the previous Parish Council and confirmed by its successor in May 2012. A chief concern was to ensure that local planning policies were robust enough to protect the character of Woldingham, including its green environment and attractive built up areas, at a time when the trend towards relaxation of planning restrictions was gathering pace. For this reason, much of our Plan is designed to safeguard key elements of our Supplementary Planning Documents (Woldingham Village Design Statement and Woldingham Design Guidance) by elevating their status from planning guidance to full planning policy within the Tandridge Local Development Plan.

The Council also wishes to take the opportunity that the Plan gives for residents to shape the future of the village. The Residents' Survey carried out in late 2013 gave us an invaluable starting point. It helped to demonstrate residents' priorities over many areas of village life. We hope that the policies in the Plan will facilitate action by our community.

Our Plan is not being driven by external demands such as an allocation of housing from Tandridge Council. Nor does the Parish Council own the assets necessary to deliver some of the residents' priorities, especially for facilities and housing. That responsibility remains with landowners and local trusts. However, as required by law, the Plan has been 'positively prepared' by identifying expressed local needs, responding positively to them and proposing sustainable development where relevant.

The Parish Council will receive funds from the new Community Infrastructure Levy (CIL). The levy attaches to certain types of planning approval in the Parish. The funds can be put towards achieving the objectives of the Plan. There may also be some merit in creating a vehicle for implementation that allows local organizations to work together to raise the necessary resources and to ensure that developments complement what we already enjoy.

Frank Myers

Chairman, Woldingham Parish Council

April 2013 - January 2016

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PART 1: INTRODUCTION

Background and Purpose

1.1 Woldingham Parish Council has prepared a Neighbourhood Plan for the Parish Area. For this purpose Tandridge District Council, the local planning authority, designated the whole of the Parish Area as a Neighbourhood Area on 14 May 2013.

Map B on pages 24-25 shows the parish boundary.

1.2 The Woldingham Neighbourhood Plan has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012, the Localism Act 2011 and the Planning & Compulsory Purchase Act 2004.

Woldingham Parish

1.3 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 on the North Downs to the north of the M25 and east of the A22 and the larger settlement of Caterham. At the 2011 Census ^[11], the parish population was 1823, living in 745 households, plus 317 boarders at Woldingham School, an independent school for girls, making a total of 2140. The average population age is slightly older than the England average. The number of detached homes (71%) was significantly higher than the England average (22%), with all other housing types therefore significantly below national averages. Similarly, a very high proportion (83%) of homes were owner-occupied with very few affordable rented homes (2%).

1.4 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. William Gilford's sensitive design of his new settlement of the late nineteenth century followed the existing field boundaries and worked with the natural contours. The modern shape of the village is based on the principal road network and field patterns. This has resulted in a village of a special and distinctive character. Nikolaus Pevsner (*The Buildings of England, Surrey volume, 1962*) commented: *'This tiny downland hamlet SE of Caterham has gradually become a very leafy suburb. The parish is full of steep-sided valleys and the houses are hidden away in these, usually drowned in trees...'*

1.5 In addition to its spacious sylvan character and surroundings, some key factors that contribute to Woldingham's life as a village include:

- a) the schools - Woodlea Primary School in the centre of the village and Woldingham School in its secluded situation surrounded by the Area of Outstanding Natural Beauty;
- b) the businesses in The Crescent (including the Village Stores and Post Office and the garage) and in other parts of the parish, engaged in activities typical of rural areas and providing employment opportunities;
- c) Woldingham Station, providing direct transport to Croydon, Central London and East Sussex;
- d) the leisure facilities provided by The Glebe, the Village Hall, the Garden Village Peace Hall and the Village Club (all run by village trusts), and by golf courses, riding stables, footpaths and bridleways; and
- e) St Paul's and St Agatha's Churches.

1.6 The Metropolitan Green Belt covers most of Woldingham Parish. In recognition of the enduring nature and high quality of the landscape, much of this Green Belt is designated as an Area of Outstanding Natural Beauty (AONB) or an Area of Great Landscape Value (AGLV) (see Map B on pages 24-25). The biodiversity of the Green Belt area in this part of the North Downs is recognised by the designations of some parts as Sites of Special Scientific Interest (SSSI) and Sites of Nature Conservation Importance (SNCI). Some parts are owned by the National Trust and the Woodland Trust. The landscape of the North Downs is a key contributor to the sylvan, semi-rural character of Woldingham and views towards and from these areas require special protection.

1.7 The purposes of the Green Belt as set out in para. 80 of the National Planning Policy Framework (NPPF) include checking the unrestricted sprawl of large built-up areas, preventing neighbouring towns merging into one another, assisting in safeguarding the countryside from encroachment, and preserving the setting and special character of historic towns.

1.8 Preservation of the Green Belt was the highest priority for local residents in the Residents' Survey carried out in 2013 in preparation for this Plan. While the Green Belt boundaries are a matter for Tandridge District Council, Woldingham Parish Council considers that the Green Belt contributes an essential element to the distinctive character of Woldingham.

1.9 The Woldingham Neighbourhood Plan is the first neighbourhood plan prepared for the parish. Although its Green Belt and other environmental designations constrain development in and around the village, Woldingham does face continual pressures for new development. The Parish Council believes the Woldingham Neighbourhood Plan will complement the district-level planning policies of Tandridge District Council in managing these pressures more effectively in future.

Neighbourhood Development Plans

1.10 The Woldingham Neighbourhood Plan is one of many neighbourhood development plans prepared or in preparation in England under the terms of the Localism Act (2011). The National Planning Policy Framework states:

“Neighbourhoods should develop plans that support the strategic development needs set out in Local Plans ... (and) ... 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)

1.11 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 five 'basic conditions':

Has the Plan had regard to national planning policy?

Does the Plan contribute to the achievement of sustainable development?

Is the Plan in general conformity with the strategic policies of the development plan for the area?

Is the Plan compatible with EU obligations?

Does the Plan comply with prescribed conditions and prescribed matters in connection with the proposal for it?

1.12 These basic conditions are less onerous for justifying the policies of a neighbourhood plan than the 'tests of soundness' by which Local Plans and other development plan documents are examined. Hence, the Parish Council 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 documents in making decisions on planning applications.

1.13 The very considerable community engagement activity that was undertaken is summarised in Part 6. The planning policy framework within which the Neighbourhood Plan will fit is described in more detail in Part 7.

The Plan Preparation Process

1.14 The process of preparing and seeking final adoption of the Woldingham Neighbourhood Plan has followed the requirements of Neighbourhood Planning (General) Regulations 2012 and has been agreed by the Parish Council. The process up to submission had three main stages:

First Report - this report of August 2014 summarised the evidence on which the Woldingham Neighbourhood Plan is based.

Pre-Submission Plan - this document set out the vision, objectives, policies and the policy maps; it was made available to the public for a statutory six week consultation period.

Submission Plan - this document took into account the representations received on the Pre-Submission Plan during the public consultation period, amended as necessary for submission to the local planning authority, together with the Basic Conditions and Consultation Statements.

1.15 The Woldingham Neighbourhood Plan has since been subject to consultation by Tandridge District Council under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 and to independent examination and approved for submission to a local referendum subject to some amendments, which have been made.

1.16 The Woldingham Neighbourhood Plan now forms part of the Local Development Plan. The Plan was endorsed by the referendum held on 17 March 2016 and was made by Tandridge District Council on 21 April 2016. It will be in force for fifteen years from that date.

PART 2: VISION AND OBJECTIVES

Vision

2.1 The vision for Woldingham in 15 years time is of a thriving and vibrant community that has successfully balanced increasing pressure for development in the village with preservation of its special heritage and character. The village will continue to evolve through limited and sensitive development that is carefully planned to meet the needs of its diverse and inclusive community. Residents will continue to express high levels of satisfaction with the village as a place to live and newcomers will feel welcome. This vision reflects the priorities expressed by residents and underpins the policies and aspirations in the Plan.

Objectives and Progress Indicators

2.2 Policy objectives and progress indicators have been defined to ensure that, through regular reviews and reports, residents can see real progress in implementing the vision over the 15 year period of the Plan.

Objective 1 (Policies L1-L3, L8): Preservation of the unique built heritage of the village, the special character of each area, retention of greenery within the built environment, protection of the local Green Belt, AONB, AGLV and Wooded Hill-sides and formal designation of Local Green Spaces.

Progress indicators: design policies operating successfully along with the Tandridge Local Plan, leading to a high level of agreement between the District and the Parish Council on planning decisions; appropriate areas of the Parish given additional legal protection through designation as Green Spaces; no reduction in overall tree cover; more valued trees and wooded areas under protection; closer adherence to planning application design statements.

Objective 2 (Policy L1): More dwellings suitable for the use of older residents wishing to downsize in order to remain in the village.

Progress indicators: records of increased availability of downsizing accommodation units over the period of the Plan in line with evidence of demand; dwellings that reflect the design and location criteria indicated in paragraphs L1.18 and L1.19 below.

Objective 3 (Policies L4, C4): Upgraded and expanded facilities and better communication networks to meet the social and leisure needs and interests of residents.

Progress indicators: improvements to one or more of the existing facilities to serve the role of a ‘community hub’; improved accommodation for the enjoyment of sport (changing, training, spectating); a meeting place close to the village centre to enjoy informal socialising and refreshment; additional accommodation for meetings and visiting services; improved village website and noticeboards, all leading to higher levels of engagement by residents in local social, sporting and leisure activities, clubs and societies.

Objective 4 (Policy L5): Regeneration of The Crescent

Progress indicators: improvements to dilapidated infrastructure; retention of retail units; more convenient parking; investigation of alternative use for the telephone exchange site, redesign of the entrance to The Glebe.

Objective 5 (Policies L5, L7): Thriving and appropriate business and commercial activity in the village.

Progress indicators: retention of key retail outlets in The Crescent, wider access to up to date technology in support of ‘smart growth’ (innovative ways of working in and from the village, high speed mobile and broadband services for those working from home).

Objective 6 (Policies L5, L6, C1-C3): safer and easier access for residents to key village facilities and locations.

Progress indicators: fewer complaints from residents about parking problems at the Station and The Crescent; improved safety at recognised danger spots; an upgraded network of footpaths and cycleways connecting main village facilities and encouraging pedestrian access.

PART 3: LAND USE POLICIES

The Woldingham Neighbourhood Plan contains a series of land use policies (L1-L8). If successfully applied during the plan period, these policies will help to achieve the community’s vision for the parish.

It is not the purpose of the Woldingham Neighbourhood Plan to contain all land use and development planning policy relating to the parish. One important limitation on neighbourhood plans is that they cannot modify the strategic policy of the local planning authority. For example, although the Residents’ Survey in 2013 showed that the protection of the Green Belt is a top priority for residents, Tandridge District Council has made it clear that they regard the Green Belt as a strategic matter which is wholly within their responsibility. It has not, therefore, been possible to include a specific policy in this Plan on protecting the Green Belt and its boundaries. Tandridge District Council’s policies apply to the Green Belt, as do Policies L1-L3 of this Plan where relevant.

Tandridge District Council, as the local planning authority, will apply the Land Use Policies of this Plan, alongside the relevant policies of the Tandridge Development Plan and of the National Planning Policy Framework, to determine planning applications.

Policies L1-L3: The Character of Woldingham

Policies L1-L3 are design policies intended to protect and enhance the distinctive character of Woldingham while accommodating appropriate development. The importance of this character to the residents can be demonstrated by the existence of three Supplementary Planning Documents (SPDs) including a Character Assessment (described in paras 7.17-19), each of which was developed in close collaboration with Tandridge Council as the local planning authority. The residents also demonstrated the priority that they give to maintaining the village character in their responses to the Residents' Survey (2013).

The main points in the adopted SPDs have been distilled for inclusion in the land use policies of this Neighbourhood Plan. The status of this Plan and the SPDs in relation to the Tandridge Development Plan is described in para.7.20.

Policy L1 applies to the whole parish but also contains requirements that are more specifically relevant to the built-up area (see Map B on pages 24-25). Policies L1 and L2 relate to the Character Areas defined in the Woldingham Character Assessment (see Map A on page 18). Policy L3 again applies to the whole parish.

Policy L1: General Design Policy

Development proposals should be permitted, provided that they comply with relevant policies in the Tandridge Local Plan and this Plan and meet all the following criteria where relevant.

A. General Character

Proposals for development:

- 1) should retain or enhance the spacious, sylvan character of Woldingham and its setting;
- 2) should respect and preserve views from and towards Woldingham;
- 3) should allow the landscape to remain as the dominant feature, in which buildings should be subservient in terms of visual prominence;
- 4) should not formalise road treatments: subject to considerations of safety, roads that do not currently have pavements should be retained as such;
- 5) should not require the inappropriate or progressive subdivision of curtilages (subdivision will be inappropriate where it results in curtilages of less than 0.2 ha or where it involves the further subdivision of part of an already subdivided curtilage);
- 6) should not include tandem development or development in depth involving the formation of cul-de-sacs;
- 7) should maintain plot frontage widths of a size which is not below those prevailing in the road; and
- 8) should place buildings informally without defining road edges (except in The Crescent and the Core Fringe Character Area).

B. Relationship of built form to site

Proposals for development:

- 1) should not fill the width of the plot*: adequate space must remain on all sides of the building for planting of trees, shrubs and hedging and to allow views through;
- 2) should not appear out of scale or dominate neighbouring properties in terms of location, orientation, height or bulk;
- 3) should have a plot/footprint ratio similar to the average for the relevant character area as shown in Table 4.1 of the Woldingham Design Guidance unless there are strong reasons otherwise;
- 4) should be sited in a way that is consistent with the topographical layout described in the Table 6.1 of the Woldingham Design Guidance; and
- 5) should, where possible, ensure that where planning permission is required for a new drive entrance, the entrance is offset to avoid a formal layout, and is aligned neither with the centre of the frontage of the dwelling nor with any drive on the opposite side of the road.

* Where permission is given for a new or replacement dwelling, a condition removing permitted development rights will normally be imposed to enable any subsequent proposals that would fill the width of the plot to be considered under Policy L1.B.1).

C. Built form and design

Proposals for development:

- 1) should not involve extensions and replacements that are out of scale or disproportionate to the footprint or bulk of the original building; they should pay due regard to the footprint of the original building in relation to the boundaries of the plot;
- 2) should maintain the tradition of high quality individual design in Woldingham (avoiding repetitive design on adjacent or nearby sites, and including high quality contemporary architecture); development should be constructed of high quality materials appropriate to the surroundings; and should incorporate high quality detailing;
- 3) should not remove or damage Buildings of Character identified and included in the list maintained by Tandridge District Council or other existing examples of good quality architecture; these should be retained, and substantive alterations to them should be avoided;
- 4) should comply with Design Principle SD1 of the Woldingham Design Guidance, with regard in particular to energy efficiency and sustainable water systems; and
- 5) should where necessary be accompanied by elevation drawings that comprehensively and accurately show the proposed development in relation to its overall surroundings, existing and proposed ground levels and neighbouring buildings.

D. Neighbouring and local amenity

Proposals for development:

- 1) should not significantly harm the amenities of occupiers of neighbouring properties by reason of noise, light, traffic or other adverse environmental effects;
- 2) should avoid light pollution by keeping any lighting for which permission is required to a minimum.

E. Trees and landscaping

Proposals for development:

- 1) should not involve the inappropriate lopping, topping or felling of trees, or removal of trees, shrub areas or boundary hedges which contribute to the character and amenity of the area, and should not involve the overall loss of tree cover;
- 2) should provide for additional tree and shrub cover where necessary to lessen the impact of any development, and provide in particular for the replacement of trees that are removed or damaged before planning permission is sought or during construction, with an appropriate species and size that will in years grow to full maturity and add to the tree cover;
- 3) should include a landscaping scheme for the site when they involve new or replacement dwellings, to be submitted with the application, demonstrating that landscaping is an integral element in the design. Landscaping should be compatible with the guidance on landscaping, gardens, open spaces and boundary treatments for the relevant Character Area as shown in Tables 7.1, 7.2 and 8.1 of the Woldingham Design Guidance.

F. Parking, garaging and ancillary buildings

Where planning permission is required, parking, garaging and ancillary buildings should be well integrated into the plot and its landscaping. They should be visually subservient and should not obscure or dominate the house frontage or approach, and should be softened with adjacent planting.

L1.1 This General Design Policy establishes the key design principles that apply to all development in all the Character Areas of the village and the surrounding Green Belt. It draws on the adopted Woldingham Design Guidance (2011), Woldingham Character Assessment (2011) and Woldingham Village Design Statement (2005).

L1.2 This Policy complements Tandridge District Council's Local Plan policies in relation to considering the design merits of planning applications. For the avoidance of doubt, Green Belt policies apply to those parts of the Character Areas that are located within the Green Belt.

L1.3 Except in the Historic Core Area defined in the Character Assessment, Woldingham is a planned village. Its present character results in large measure from its original planned development in the late 19th century and the maintenance of the resulting layout, and not from the organic development over time that can be observed in many other places.

L1.4 The Woldingham Character Assessment describes in detail the character, historic development, topography and landscape setting of Woldingham as a whole, as well as each sub-character area. In summary, Woldingham has a positive and distinctive character today, because of controls placed on building uses by the Gilford Covenants, a building line of 25 feet (7.6 m) and the minimum plot sizes recognised by Tandridge District Council until 2014 in policies specific to Woldingham (most recently Policy BE7 in the 2001 Local Plan). These and other factors have protected Woldingham's village character from urbanizing influences that can be seen in other parts of Surrey.

L1.5 Woldingham's character is also the result of its topography and siting surrounded by Green Belt on a long ridgeline, its strong landscape character and its historical pattern of development from a small agricultural hamlet recorded in the Domesday Book to a planned village of high quality dwelling houses, many in large plots of 0.2 ha or more, laid out in the late nineteenth century on a simple infrastructure following the old field tracks and boundaries. This character is created primarily by:

- a) buildings set far apart from one another in large spacious plots, with little coalescence. They are informally arranged and as a result of their varied positioning have little influence on the spatial definition of the roads;
- b) high quality detached houses that have been individually designed by a variety of architects;
- c) the landscape being the dominant feature, with buildings being subservient in terms of visual prominence, with strong topography that offers glimpsed views between buildings to wooded hillsides or open countryside (Policy L1.A.2) and 3));
- d) a sylvan character formed by tree cover, soft front, rear and side boundary treatments, consisting of hedges and mature shrubs, with only limited, well-integrated areas of hard standing; and
- e) informal roads that are primarily defined by planting, with few pavements, road lights or highway markings, and the unusual lack of parked cars as one leaves the centre of the village (Policy L1.A.4)).

L1.6 In addition, a number of non-residential building groups and open spaces located in the centre of the village contribute to the character of the wider village. These are The Green (the original hamlet, fronted by a terrace of small cottages and larger properties); The Village Hall, incorporating an old school building; The Crescent (a formal suburban parade of buildings, including shops and other businesses that serve the local community, set back from Station Road behind a small open space); The Glebe (a significant recreational open space set at the heart of the village, yet tucked away from road frontages); Woodlea Primary School; and St Paul's Church (designed by the eminent architect Sir Herbert Baker, sited at the junction between Station Road, Long Hill and Croft Road, and now fronted with a new Memorial designed by a distinguished national memorial architect).

L1.7 The Garden Village, wholly within the Green Belt, constitutes another smaller centre in the Parish, separated from the main village by woodland and fields, separated from the main village by several areas of open space, some of which are designated as Local Green Spaces (see Policy L8). Some surviving features mark its honourable history as a military camp in the First World War.

L1.8 It is a key objective of this Plan that appropriate development is welcomed but that it will be appropriate only if it enhances and does not detract from the spacious sylvan character of the village (Policy L1.A.1)) and the part of it in which the development would take place. To be sustainable, any development must take account of two key limitations on Woldingham's infrastructure. These factors greatly restrict the extent to which Woldingham could be regarded as a suitable location for anything other than very limited sustainable development:

- a) main drainage: this is only available in some parts of the village. The lack of such drainage is a major constraint on any significant development; and
- b) transport: while there is a good train service to Croydon, London and East Sussex, the bus service is extremely limited. Residents depend on cars for access to shopping and other facilities beyond the limited range that is available in the village itself. Accumulated water from the hillsides can also create a risk of flooding from time to time, in particular from the Bourne. In 2013, this impeded access to the village by road for many weeks.

L1.9 The views mentioned in Policy L1.A.2) include views from and towards an Area of Outstanding Natural Beauty (AONB), part of the Surrey Hills AONB, managed under the Surrey Hills AONB Management Plan, and Areas of Great Landscape Value (AGLV). Together they cover more than half of the designated area of the Neighbourhood Plan. They include Marden Park, within the AONB, and adjoining areas of woodland, much of which is in the care of the Woodland Trust and the National Trust. These areas are a key contributor to the sylvan, semi-rural character of Woldingham, and views towards and from these areas require special protection.

L1.10 As explained in Paragraph 5.8 of the Woldingham Design Guidance, views are an important characteristic of the village and allow residents and visitors to appreciate its elevated location and high quality landscape. As these views benefit everyone, Policy L1.A.2) is intended to ensure that buildings should be carefully placed so that views from and to the roads and the public realm from, to and across the Green Belt, AONB and AGLV are not unduly impeded.

L1.11 It is an objective of this Plan to preserve the rural unspoilt character of the Character Areas that are either adjacent to or that include Green Belt areas, with buildings located and designed to blend well into the countryside.

L1.12 An important part of the established character of Woldingham is the scattered nature of the residential development in the Character Areas. In many areas, buildings are either wholly obscured or only glimpsed through the extensive mature vegetation.

L1.13 Policy L1.A.5) sets a minimum plot size for new dwellings. There was support in the 2013 Residents' Survey for such a policy. The size of residential plots is a feature that can help to determine the character of an area. Where it does so there is a strong case to include it in a policy intended to preserve the character of that area. 'Woldingham has a positive and distinctive character today, because of controls placed on building uses by the Gilford Covenants, and the minimum plot sizes.' (Woldingham Design Guidance 2011, section 1.12.)

L1.14 A consultation was carried out in January 2015 on two options for a minimum plot size policy for the built up area of the village. A minimum size of 0.2ha had been the requirement in District Local Plans since 1992. In the Local Plan Part 2 (2014) it was replaced by a policy where the minimum size was determined by the size prevailing in the area. In some areas of the village this would be less than 0.2ha. There was significant support for both options but a clear majority in favour of restoring the previous 0.2ha policy.

L1.15 Policy L1.A.6) resists tandem development or development in depth involving the formation of cul-de-sacs, using the wording of the Woldingham Village Design Statement (WVDS, para. 5.2g).

L1.16 Policy L1.A.7) clarifies a point touched on in LP2 DP8.A4 and covered in the WVDS (para.5.2f), making it clear that the frontage width in question is the frontage of the plot, not the building. There has been confusion about this in the past.

L1.17 In recent years there has been a tendency for smaller houses to be replaced by larger dwellings or extended on a significant scale, leading to a loss of small or medium sized dwellings and a growing number of substantial executive houses. The loss of more modest accommodation and its positive contribution to the balance of housing is regrettable. Policy L1.B seeks to moderate this trend, both to limit the creeping change in the character and density of built form in Woldingham that results from it, and to counteract the trend towards a significant imbalance in the housing stock of the village.

L1.18 The consultation mentioned in paragraph L1.14 above also asked whether residents were interested in additional opportunities for downsizing within the village. Over 100 responses, largely from older residents, expressed such interest. The clear preference of those residents was for smaller, low-rise, detached or terraced dwellings within safe and convenient walking reach of the centre of the village.

L1.19 While there is no specific policy on this issue in this Plan, general housing requirements for Woldingham, both open market and affordable, will be provided by the District Local Plan, and Tandridge Core Strategy Policy CSP7 (Housing Balance) encourages ‘the provision of housing for the elderly and for people with special needs where appropriate, whilst avoiding an undue concentration in any location’. Policy L1 will contribute towards the balance of housing in the village, including dwellings to meet the needs of older residents who wish to occupy smaller dwellings whilst remaining within the village, in accordance with Objective 2 of this Plan. Such dwellings will have to comply with the requirement in Policy L1.A and L1.B that the design of buildings should be in character with and sympathetic to their immediate surroundings, and with all other relevant planning requirements.

L1.20 Policy L1.B.3) refers out to the average plot/footprint ratios of the various Character Areas that are set out in Table 4.1 of the Woldingham Design Guidance. These ratios are a significant aspect of the character in each area. As part of the measures to maintain that character, Paragraph 4.7 of the Design Guidance provides that development should normally be of similar ratio to its character area unless there are strong reasons otherwise. Policy L1.B.3) gives policy weight to that guidance, which continues:

4.8 Typically in Woldingham houses are placed in large plots that provide for a substantial amount of garden area around the house. This loose and spacious character must be maintained and buildings must not be crowded or hemmed in by boundaries.

4.9 The adjacent plot/footprint ratio serves as guidance and is not a definitive standard. Any development disregarding the plot/footprint ratio must be in keeping with the character generally and comply with the other design principles. Footprints are calculated including garages and any permanent outbuildings.

L1.21 Chapter 6 of the Woldingham Design Guidance explains that in some character areas buildings are generally set at road level, while in others buildings are set above or below. Policy L1.B.4) refers out to the details for the Character Areas that are specified in Table 6.1 of the Design Guidance.

L1.22 Policy L1.B.5) supports the contribution to village character to be made by the treatment of driveways. Most existing drive entrances are offset from the building. This layout makes an essential contribution to ‘buildings being subservient to the landscape’, because with this layout only glimpses of houses can be seen from the road. Otherwise houses would be more visible, detracting from the spacious and sylvan character of Woldingham. In addition, drive entrances are usually offset from, rather than directly opposite, each other, further contributing to the informal character described in the Woldingham Character Assessment and Woldingham Design Guidance.

L1.23 Houses in Woldingham have generally been individually designed. Buildings do not visually merge with one another and there is a sense of separation and space within plots and between buildings. Policy L1.A, L1.B and L1.C set out requirements to ensure that development meets the basic objective of enhancing and not detracting from the character of Woldingham. Further guidance on design and the importance of appropriate, high quality materials and detailing is provided in Section 10 of the Woldingham Design Guidance.

L1.24 Woldingham has a number of Listed Buildings and buildings on Tandridge District Council’s list of Buildings of Character. A list of other non-designated heritage assets that are greatly valued within the community is being developed. These are part of Woldingham’s tradition of high quality architect designed houses. While the style of much of Woldingham reflects its early origins and development in the late 19th and early 20th centuries, contemporary architecture is also welcome if its design is of high quality and takes proper account of the surroundings.

L1.25 Woldingham is valued by residents as a quiet rural village, separated by Green Belt of high landscape quality from the London conurbation and the local centres of Caterham and Oxted. To respect this part of its character, Policies L1.D.1) and L1.D.2) aim to protect the amenity of neighbours from noise and other disturbance.

L1.26 Policy L1.D.2) addresses the question of lighting, following the guidance in paragraph 3.2 i) of the Woldingham Village Design Statement, which is now endorsed by the more recent statement in paragraph 125 of the NPPF:

“By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.”

Woldingham is a dark landscape due to the absence of street lights and sparse, minimally lit, residential development screened by extensive vegetation. In the absence of this policy, this dark landscape would be eroded. This would harm the rural character of the area, views into and out of the AONB and also be adverse to wildlife.

L1.27 Policy L1.E deals with the need for treescapes to be appropriately maintained and replaced where necessary. Landscaping of gardens and areas surrounding buildings is also of great importance to character, with planting between buildings to create the layered effect, typical of Woldingham, of development and planting. Trees are a vitally important component of the character of Woldingham, with substantial parts of its built-up area designated as Wooded Hillside by Tandridge District Council, as shown on Map B on pages 24-25 - see also Policy L2.1.b).

L1.28 The significance of trees, shrubs, walls and other landscape features may be as a result of their size, form and maturity, or because they are rare or unusual. Younger trees that have the potential to add significant value to the landscape character in the future should also be retained where possible. Their retention should be reflected in the proposed development layout, allowing sufficient space for new and young trees to grow to maturity, both above and below ground.

L1.29 The Woldingham Character Assessment and Woldingham Design Guidance document the differences in landscaping and boundary treatment that contribute to the distinctiveness of the various Character Areas. Policy L1.E.3) requires proposals to comply with the guidance for the relevant Character Area provided in these documents.

L1.30 Policy L1.F reflects the fact that it is unusual for residential roads to be free of regularly parked cars in an area so close to the London conurbation in the 21st century. It is a significant feature of the character of Woldingham. There are exceptions in only three central areas of denser housing (the Historic Core by The Green, The Crescent and a nearby part of Slines Oak Road), as well as during the day on Church Road by the station. The policy seeks to ensure that adequate off-road parking is provided. Residents are encouraged to retain garages for parking, to help to maintain this desirable feature of the village and avoid the need for regular parking on the road.

L1.31 Policy L1.F is also intended to ensure that garages and other ancillary buildings remain ancillary and visually subservient to the main dwelling and landscape even if they are located forward of the main dwelling.

L1.32 Policy L1.F also seeks to ensure that, where planning permission is required, landscape is taken into account when proposals for garages are assessed. Additional planting, such as new hedging, may be required to further reduce the impact of the development. Without this policy, overly large and prominent garages could adversely impact the street scene and this would be detrimental to the character of the area.

Policy L2: Woldingham Character Areas

Proposals for development in the Character Areas should be permitted, provided that they comply with relevant policies in the Tandridge Local Plan and this Plan, and meet the criteria set out below.

1. Residential Character Areas (see Map A on page 18)

A: High Drive, B: Long Hill, C: Western Hillside, E: Park View/Northdown Close, G: Southern Approach, I: Southfields Road, J: Eastern Hillside.

- a) New or replacement dwellings in the above Character Areas should consist of individually designed detached dwellings.
- b) Development must not adversely affect the character of the Wooded Hillside areas in Character Areas B, C and J (see Map B on pages 24-25).

2. Woldingham Centre Character Area (Area D)

- a) Development within The Crescent should maintain its distinctive character and the group value of its buildings. Proposals should be in keeping with the scale, density, massing, height, layout, materials, landscaping and access arrangements that currently exist.
- b) Development proposals should maintain the openness of the Glebe, the green space in The Crescent, the space around the Village Hall and the generous neighbouring gardens within the Character Area.
- c) Any development of or in the grounds or immediate vicinity of St Paul's Church should respect its character, location and importance to the local community and preserve the unrestricted view of the church tower from Station Road.
- d) Advertising and other signage on commercial properties should not be obtrusive or use unnecessary lighting.
- e) Except within The Crescent, frontages should normally be bounded by hedges, with buildings set back behind planted front gardens.

3. Historic Core Character Area (Area F)

- a) The form of development should be appropriate to its location and the size of the development site; it should normally consist of dwellings that have no accommodation above the first floor and visually subservient ancillary buildings.
- b) Detached buildings should be informally placed without defining road edges.
- c) Frontages should normally be bounded by hedges, flint walls, shrub planting and trees, with buildings set back behind planted front gardens.

4. Core Fringe Character Area (Area H)

- a) The form of development should be appropriate to its location and to the size of the development site, and should consist of detached and semi-detached dwellings, and short terraces with ancillary and visually subservient buildings only.
- b) The development should preserve the important views from The Green, from the roads and between buildings toward the hillsides to the east.
- c) The development should maintain the existing pattern of garden layout and avoid the merging of plots.
- d) Alterations or replacements of semi-detached or terraced houses should be designed to preserve the symmetry of the pair or group of buildings, and follow the rhythm of other buildings in the area.
- e) Development frontages should normally be bounded by hedges, with buildings set back behind planted front gardens.

L2.1 The Residential Character Areas covered by Policy L2.1 consist predominantly of detached dwellings (Policy L2.1.a)).

L2.2 The Wooded Hillside areas are mentioned in the Tandridge Core Strategy, and Policy L2.1.b) confirms the policy designation of those areas within Woldingham's built up area. As with all established woodland the value of the Wooded Hillside areas depends on the ensemble of wooded cover rather than specimen trees. The policy provisions on the Wooded Hillside areas seek to give special protection to the designated wooded areas on the western and eastern sides of the built up area. By helping to ensure that the cover of treescape and vegetation is maintained to screen buildings from full view, that protection is also expected to make an important contribution to preserving the views towards the village from the countryside in the AONB and AGLV to the west and east of the village.

L2.3 Descriptive notes about each of the Character Areas are set out below (see Map A on page 18).

Character Area A: High Drive

L2.4 The High Drive Character Area differentiates itself from the rest of the village by the very well maintained wide and broadly linear road. The road is distinctive with its red tarmac and wide grassed verges. It is a private road with no public right of access or on-street parking. Each house is surrounded by trees with no coalescence with its neighbours. Glimpsed views of houses set far back exist through driveways and beyond high hedges. Built form is subservient to the landscape character. The majority of houses are 2-storey without accommodation above the first floor and are asymmetric in design. There is an absence of cars parked in driveways.

L2.5 There are consistent plot widths but no formal development rhythm. The topography is relatively flat.

Character Area B: Long Hill

L2.6 This area is more rural in character with a natural, overgrown appearance. There is a distinct sense of leaving the village and entering the countryside. Some of the houses sit at the valley bottom allowing views along and across the valley.

L2.7 Plots and development layout are irregular. The topography slopes down north and westwards.

Character Area C: Western Hillside

L2.8 This area most clearly reflects Gilford's original vision. Houses are accessed from a road that winds along the contours and through the characteristic tree-planted landscape. Houses are set well within their plots with many of them hardly visible from the road. To the west, striking glimpsed views of the countryside can be had through gaps between houses.

L2.9 There is a broadly consistent plot width and informal positioning of buildings. The area is located on a ridge with land falling away to the north and west - the western slopes are very prominent.

Character Area E: Park View/Northdown Road Close

L2.10 This is a discreet pocket of two cul-de-sac developments located off Park View Road and Northdown Road. Their distinctiveness is due to their consistent architectural design, but in terms of landscape and plot and building sizes they resemble the remainder of the village.

L2.11 There is a consistent plot size and an informal development layout. The topography is flat with a slight slope down to the south.

Character Area G: Southern Approach

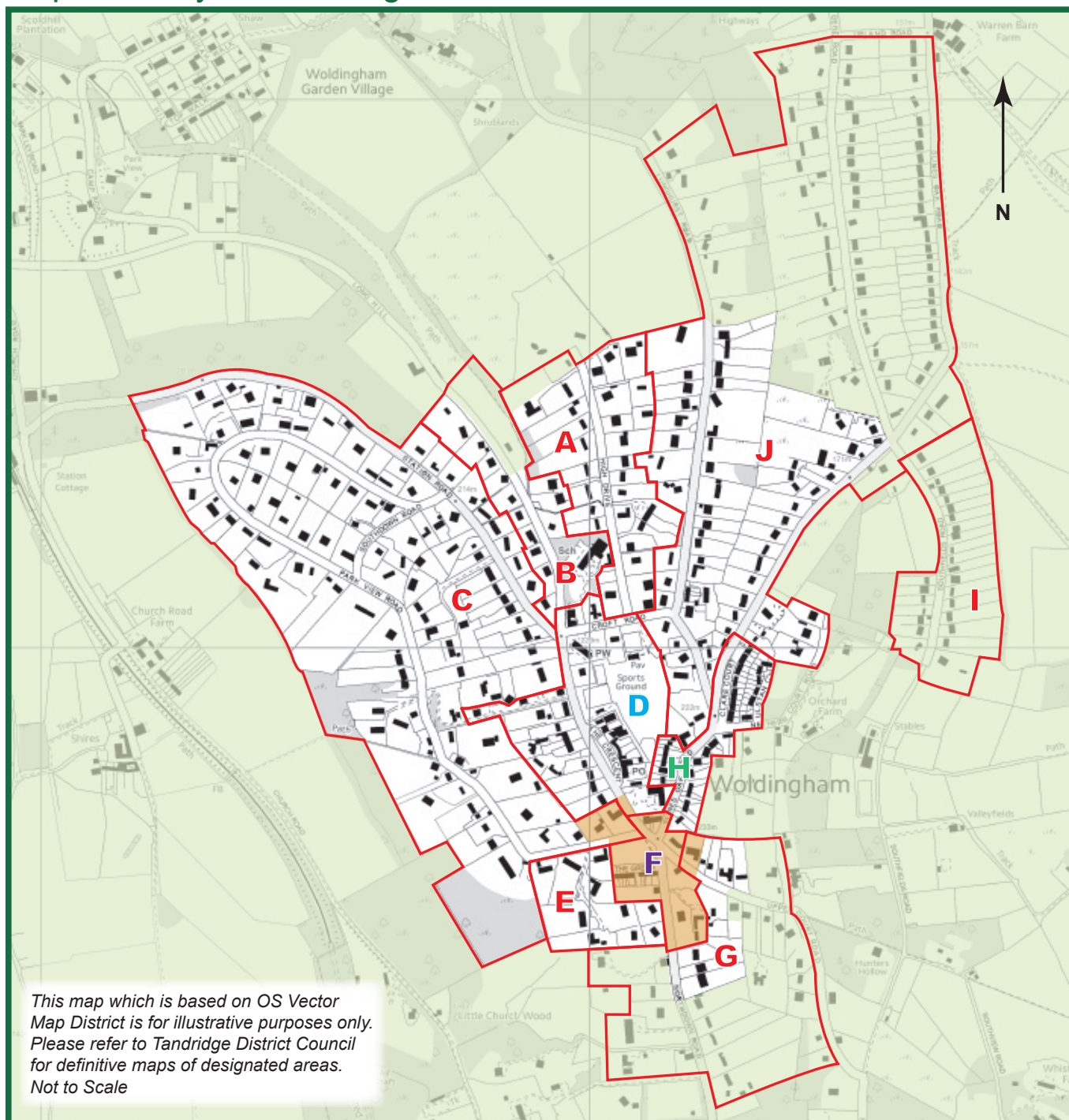
L2.12 This area forms the transition from the open countryside into the village. Vegetation along the road partly hides the large detached houses that line the road.

L2.13 There are some parts with a consistency in plot width. The topography is generally flat, but Upper Court Road slopes to the east, within the Character Area.

Sylvan Setting



Map A, Policy L2: Woldingham Character Areas



This map which is based on OS Vector Map District is for illustrative purposes only. Please refer to Tandridge District Council for definitive maps of designated areas. Not to Scale

Key:

- A** High Drive
- B** Long Hill
- C** Western Hillside
- E** Park View/Northdown Road Close
- G** Southern Approach
- I** Southfields Road
- J** Eastern Hillside
- D** Woldingham Centre
- F** Historic Core
- H** Core Fringe
- Built Up Area
- Conservation Area
- Green Belt

Please see important note regarding all maps on page 47.

Character Area I: Southfields Road

L2.14 This area is somewhat removed from the main village and is wholly within the Green Belt. It is located in the valley to the east and is much less covered by trees.

L2.15 There is a consistent plot width and development rhythm. There is a slight slope to the east.

Character Area J: Eastern Hillside

L2.16 This area is similar to the Western Hillside, with large houses set on a hillside. The nature of the roads is different as these are straight and linear within the built-up area. The parts of the area further from the centre of the village are within the Green Belt.

L2.17 There is a consistent plot width and development rhythm in parts of the area. There are steep eastern slopes and there is a prominent edge in views from the east.

Character Area D: Woldingham Centre

L2.18 The most prominent building group in the centre is The Crescent. It houses the main retail commercial properties in the village. Its distinct shape and white render make it a landmark within the village. The small parade of shops within it is important to residents and to the character of the village. The group value of its buildings is recognized on page 14 of the Woldingham Character Assessment. This is addressed in Policy L2.2.a), and Tandridge District Council's Local Plan Part 2 Policy DP3 also applies to exercise control over both the use and the character of commercial buildings in The Crescent.

L2.19 The Crescent has seen some residential development in the form of flats. Increased parking and congestion arising from residential redevelopment risks discouraging customers from the shops, so it is important for the long-term viability of The Crescent that such proposals on or near The Crescent include sufficient off-road parking for residents and visitors.

L2.20 The Glebe and the Village Hall are community facilities located on relatively level ground in the centre of the village, and thus readily accessible on foot or bicycle. The Glebe provides a large open space that is important for the village. It is discreetly located in the centre of an enclosed land area surrounded by high hedges and buildings, over which can be seen the upper storeys and rooftops of adjacent properties. The area includes informal benches, playgrounds, tennis courts and pavilions. Policy L2.2.b) seeks to ensure that any proposals that affect any of these facilities should maintain their welcoming, informal and accessible character.

L2.21 Policy L2.2.c) gives special attention to St Paul's Church, which must enjoy special protection for itself and for its environment as a Grade II Listed Building.

L2.22 Woldingham has no street lights, so it is important that advertising and other proposals do not detract from this dark landscape (Policy L2.2.d)).

L2.23 The Character Area has no consistent plot or development rhythm. The topography is flat.

Character Area F: Historic Core

L2.24 This character area includes the oldest part of the village and the major part of the character area overlaps with the designated Woldingham Conservation Area, which enjoys special protection because of the high quality of its ensemble of historic buildings and their surroundings. The Green is at the heart of the Historic Core Character Area, bounded on the south side by a terrace of small cottages without front gardens and with all other edges bounded by dense tree and hedge planting, with a long flint wall on the north side. The Village Green, farm workers' cottages and the associated manor house of Upper Court are shown on a map dated 1680 and reflect the quiet agricultural past of Woldingham. In contrast to the terraced cottages on the Green and at the junction of Station Road and Slines Oak Road, the other buildings in this area are large detached houses. Flint, red brick and render are the dominant materials on the buildings and boundary walls in this area. The Woldingham Character Assessment (page 16) notes that this area creates the southern gateway to Woldingham and that it is very important to the overall character of the village.

L2.25. The Character Area has no consistent plot size or development rhythm. The topography is flat.

Character Area H: Core Fringe

L2.26. This area is uncharacteristic for Woldingham as it consists mainly of post-war semi-detached houses. These are more modest in size compared with the rest of the village. The houses are very visible as they are set close to the road edge and are less surrounded by vegetation and tree cover. As noted in the Woldingham Character Assessment (page 18), this is one of the few areas where the built form dominates the road scene with tree cover in the background.

L2.27. Since the Core Fringe Character Area begins the transition from the more built-up centre of the village to the rural and more open countryside of the Green Belt, it is important that the density of the built-up area does not creep outwards. Given the topography of the Core Fringe character area and its location near the Conservation Area, Policy L2.4.b) seeks to preserve short and long distance views to and from that area and the hillsides when development proposals come forward in the Core Fringe Area.

L2.28. The Woldingham Character Assessment also notes (page 18) that the section of Slines Oak Road within the Core Fringe Character Area is a wide and busy road that has pavements. Cars are more prominent in this area compared to the rest of Woldingham, because of the onstreet parking. That is indeed becoming a hazard for traffic.

L2.29. There is a consistent plot width and development rhythm. The topography slopes down to the north and west.

Policy L3: Landscape

- 1) When proposals for development are considered, particular attention should be given to the following specific factors relevant to the landscape:
 - a) the hilly topography, which may increase the harm to the landscape from large extensions or replacement buildings by making them more prominent in the landscape;
 - b) the status of a major part of the Neighbourhood Plan Area as an Area of Outstanding Natural Beauty or an Area of Great Landscape Value, valuable in its own right but also acting as a buffer between the Area of Outstanding Natural Beauty and nearby suburban areas; and
 - c) the large curtilages of many dwellings both in the built up area and in the Green Belt, which contribute to the spaciousness and the openness of the landscape.
- 2) To ensure that the full impact of the proposal can be assessed, on sites which are steeply sloping, a detailed survey of the site showing contours, trees, landscape features and existing buildings may be required where appropriate together with plans and/or sections showing the relationship of the proposals to surrounding buildings and features.
- 3) On such sites Landscape and Visual Impact Assessments of the proposal may also be required. These will include “before” and “after” summer and winter views, with and without any proposed mitigation measures. Where hilltop or valley side schemes are proposed, additional attention must be given to the protection of skyline views.

L3.1 The greater part of Woldingham Parish is in the Green Belt, and over half its dwellings are in the Green Belt. The Residents’ Survey conducted for the Neighbourhood Plan confirmed that preservation of the Green Belt is the top priority for residents. That priority clearly relates to the possible effect of development on the openness and quality of the landscape, and its generally rural character in the greater part of Woldingham Parish. The visual and recreational amenities of the Green Belt, AONB and AGLV are a valuable asset that should be preserved and should not be injured by conspicuous proposals that would be detrimental by reason of their siting, materials or design.

L3.2 In Green Belt areas of Woldingham, national policy guidance provides that the construction of new buildings is inappropriate, subject to exceptions which among other things allow for extensions that are not disproportionate to the original building and replacements that are not materially larger than the one they replace.

L3.3 Those terms are not defined in national guidance or the Local Plan, but the way in which they are applied is of great importance. Policy L3 seeks to encourage an approach that takes full account of specific factors relating to Woldingham. Among other things, a blanket approach focused on a single rule-of-thumb percentage limit would fail to recognise that a given percentage change to a larger building will tend to have a larger absolute effect on the landscape and the openness of the Green Belt than the same percentage increase to a smaller building.

L3.4 Policy L3 therefore highlights Woldingham-specific issues relevant to the application of the Green Belt protections in the NPPF and in Tandridge District Council's Local Plan policies so that when they are applied in Green Belt areas in and around Woldingham, the essential characteristics of the Green Belt of openness and permanence are maintained.

L3.5 NPPF Paragraph 79 states

“The Government attaches great importance to Green Belts....the essential characteristics of Green Belts are their openness and their permanence.”

L3.6 The undulating topography and irregular layout of Woldingham often reveal unexpected views of built form. This means that in some cases even a small extension that on level ground might be considered appropriate may in fact be harmful due to prominence, siting, bulk or design (Policy L3.1.a)).

L3.7 Where appropriate, a detailed site survey may be required to enable the potential harm to the landscape to be assessed. With regard to the Green Belt, NPPF paragraph 88 states:

“When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very Special Circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.”

L3.8 It is also important to understand the impact of the proposal prior to mitigation measures, such as screening, because mitigation measures should be given modest weight in the balancing exercise since:

“measures in mitigation can never remove the harm since a development that is wholly invisible to the eye remains, by definition, adverse to openness.” (Timmins/Lymn vs. Gedling BC, [2014] EWHC 654, paragraph 77).

L3.9 There are parallel concerns about the effect of development on the landscape in the built-up area, in particular the parts of it that are designated as “Wooded Hillside”. Similar risks to the landscape and to views to and from the Area of Outstanding Natural Beauty and Areas of Great Landscape Value apply there. The Policy envisages that proposals for development will be required to maintain the quality of the landscape.

Policies L4-L8: Enjoying Woldingham

Policies L4-L8 reflect residents' priorities for the improvement and enjoyment of life in Woldingham. The vision is of a place where it is possible to raise a family, enjoy leisure, prosper and choose to retire in suitable accommodation near to family and friends.

In the Residents' Survey (2013) a high level of satisfaction was recorded with life in Woldingham. The Plan is not, therefore, driven by concerns to rescue or transform the village by addressing intractable problems that inhibit the quality of residents' lives. It is driven in part by some of the tenets of 'smart growth', particularly those that focus on creating a clear sense of place, preserving open space, controlling and directing growth, improving safety and supporting the business and commercial life of the village. ^[33]

Woodlea Primary School is located in the village centre. It is successful and popular. It has close links with the village and uses its facilities. Recent changes to the school's admission arrangements have facilitated access for local children. This helps to ensure that young families can live and thrive in Woldingham.

St Paul's Church community plays a very significant role in the life of the village, both religious and secular. It is a hub for village societies and for voluntary and charitable work. It forms an important part of the network of social communication and involvement.

Policy L4: Community Facilities

Proposals for the creation, replacement, extension or relocation of the community facilities listed below* will be supported provided that they comply with other relevant policies of the Neighbourhood Plan and that they contribute directly to one or more of the following community priorities:

- 1) encouraging the enjoyment of sport and recreation by providing facilities for changing, spectating, training, exercise and treatment;
- 2) providing the community with a meeting place in the centre of the village for informal socialising and refreshment and for indoor recreational activities;
- 3) providing multi-purpose meeting rooms to support a range of community users such as societies and other groups sharing a common interest or purpose, visiting providers of services for health and wellbeing, and individuals or organised groups meeting for study, research or advice.

* Community facilities: The Glebe; The Village Club; The Village Hall; The Peace Hall; St Paul's Church and the Church Room (see Map C on page 26).

L4.1 Policy L8 (Local Green Spaces) does not override Policy L4 with regard to proposals which comply with Policy L4. Woldingham is fortunate to have a range of locations and providers of recreational and sporting facilities in the centre of the village^[5]. These are provided by a combination of community and commercial providers. The Village Club, The Glebe, The Village Hall and The Peace Hall are run by community based organisations under various charitable trusts engaged in a common purpose of serving the social and recreational needs of the village. The St Paul's Church Room is a modern facility in the village centre, consisting of a small hall and associated kitchen. Subject to the agreement of the Parochial Church Council it is available for community meetings and events.

L4.2 These facilities received positive evaluations in the Residents' Survey but gaps in provision were also perceived. Facilities most often described as non-existent were those for health/medical care, eating out, reading and study, business meetings and elderly care. There has also been support for a 'coffee shop' environment in the centre of the village for both residents and those visiting the village in order to use its facilities. Financial viability could be improved by serving a number of client groups such as those engaging in sport on The Glebe and 'mums' dropping off and collecting children at the local primary school. The local health commissioning body has confirmed that there is little prospect of a village 'health centre'. However, suitable accommodation might attract visiting providers of health-related services. The Parish Council will investigate whether a pharmacy service can be established.

L4.3 The Trustees of the Glebe are aware that their objects include the provision of a clubhouse or houses with catering. In addition, the sports clubs that the Glebe hosts have identified the need to bring the current pavilion facilities up to modern standards. Both of the existing structures date back to the foundation of The Glebe over eighty years ago. A renewal project would allow The Glebe to consider how the full range of needs of the village could be served in an enhanced and suitably located pavilion structure. Consideration would be given to including a coffee shop refreshment area. It will be important to ensure that the nature and scale of any developments are in keeping with the character of the village as a quiet rural residential area.

L4.4 Woodlea schoolchildren are probably the largest single group of Glebe users, as the playing fields function as the School's sports ground throughout the school year. A renewal project could enhance the sports facilities available to the School.

L4.5 Discussion with representatives of the Village Club has established that, for any future joint venture, there could be benefits from a different location and the enhanced facilities this could bring. At present the Trustees and Committee members are not considering any changes to the location or structure of the Institute premises or the Club setup. However the Trustees and Committee members would consider any proposals on their own merits to evaluate whether they are in the best interests of the members and fulfil the objectives of the Trust, taking into account all relevant views.

L4.6 Discussion with representatives of the Village Hall has established that proposals along the lines that the Glebe are exploring would not be against their interests and would have the potential to free up the currently limited time for additional hiring. Although the kitchen has been upgraded, current health regulations do not permit the preparation of food on the premises, and the cost involved to comply with the regulations was considered prohibitive. Currently there are no plans to expand the premises in the foreseeable future with expenditure used solely to maintain and upgrade the existing facilities, bearing in mind that the original school buildings date back to the early 1900s.

L4.7 The Peace Hall is a single storey wooden structure located in the Garden Village. Originally a WW1 military building, it was donated in 1948 for its current use as a community centre and has been much upgraded. It has the status of the only community leisure facility in the Garden Village and it is probably the oldest community facility in Woldingham. Its location makes it unlikely that it could be included in any plan to centralise or rationalise village facilities and there are currently no active proposals for its future development. However, it must clearly be included in any general consideration of the future of community facilities in the village.

L4.8 North Downs Golf Club was founded in the 1890s by local residents. It operates as a limited company under articles of association, the aims of which are similar to those of the Glebe, the Village Hall and the Village Club. Although North Downs is located some distance from the village centre, the Club has expressed interest in developing any suitable form of association with a new community facility in the centre of the village.

Policy L5: Regeneration of The Crescent

Development proposals for land and properties in The Crescent, including car parking, will be supported, provided that they comply with other relevant policies of the Neighbourhood Plan and contribute to sustaining and enhancing the viability and vitality of The Crescent as a key part of the village centre (see Map B on pages 24-25). Policy L8 (Local Green Spaces), with regard to The Crescent, does not override Policy L5.

Proposals will be resisted if they would result in a change in the use, or other loss, of existing ground floor retail or commercial premises, or would not help to alleviate the problems of parking and pedestrian safety, or would not improve the general amenity value of The Crescent for residents.

Other policies affecting The Crescent: Design Policies L1-L3 (especially Policy L2.2: Woldingham Centre); Policy L8: Local Green Spaces (with reference to The Crescent).

L5.1 The Crescent is the commercial heart of the village. It consists of a parade of ground floor retail premises, some offices and a garage. The Crescent runs parallel to Station Road, separated by a long hedge and green sward on which a number of memorial trees have been planted. The area has the potential to improve opportunities for residents to meet informally in a pleasant environment.

L5.2 As the only shopping area in the village, The Crescent is a valuable asset to the community. Limited parking, some dilapidation and loss of retail space threaten its full vitality. The Crescent has the potential to become part of a regenerated village centre or hub, as part of a 'smart growth' strategy.






















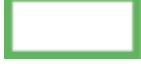






L5.3 The Tandridge Council Economic and Business Study (2014)^[35] endorsed the concept of 'smart growth'. This has helped shape a vision for The Crescent, particularly concerning optimizing the occupation and use of retail premises. Over time there has been encroachment by residential accommodation and conversion of 'daily retail' units to showrooms and offices.

L5.4 An extensive site to the north side of the Crescent is occupied by a large building, which was formerly fully occupied by a telephone exchange. Alternative uses of any available space and land could be beneficial to the village.

L5.5 The main entrance to The Glebe runs between the small tennis pavilion and the telephone exchange. The Parish Council owns this entrance road, which, beyond the tennis pavilion, provides rear service access for The Crescent. The entrance and drive areas may have potential for reconfiguration that would benefit both The Crescent and The Glebe, especially if considered in conjunction with Policy L4 which refers to possible regeneration of the Glebe pavilion facilities.

Map B: Policy Map of Woldingham Parish

Key:

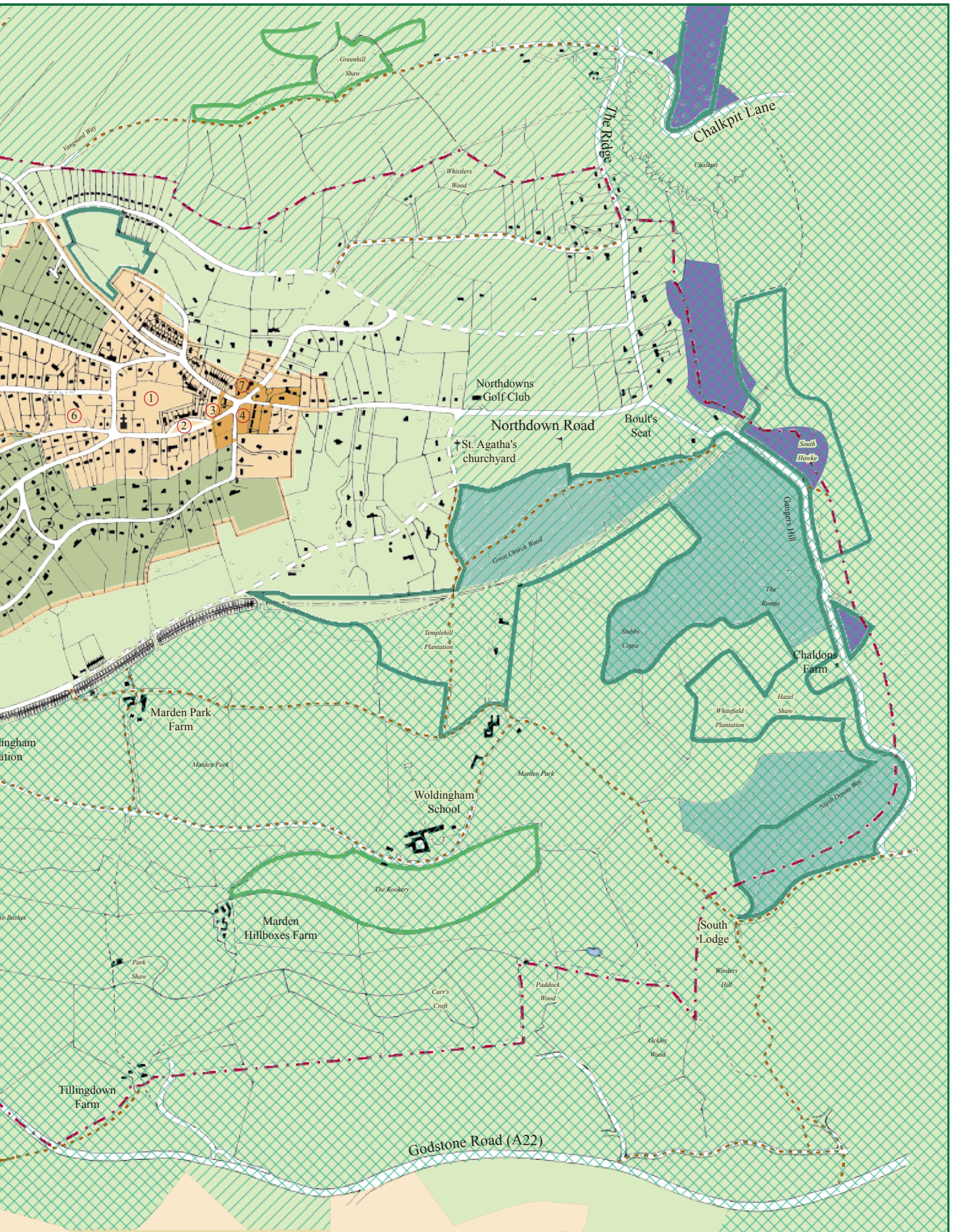
-  Parish boundary
-  Roads
-  Unmade roads
-  Bridleways
-  Footpaths
-  Railway tunnel
-  Ponds
-  St Paul's Church
-  St Agatha's Church
-  Golf courses
-  The Glebe
-  The Crescent
-  The Village Hall
-  The Green
-  The Peace Hall
-  Woodlea School
-  The Village Club
-  Area of Great Landscape Value (AGLV)
-  Area of Outstanding Natural Beauty (AONB) & AGLV
-  Green Belt
-  Area of Sites of Special Scientific Interest (SSSI)
-  Site of Nature Conservation Importance (SNCI)
-  Wooded Hillside (within Built Up Area)
-  Built Up Area
-  Conservation Area
-  Woodland Trust
-  National Trust
-  Caterham & Warlingham Urban Areas

Please see important note regarding all maps on page 47.

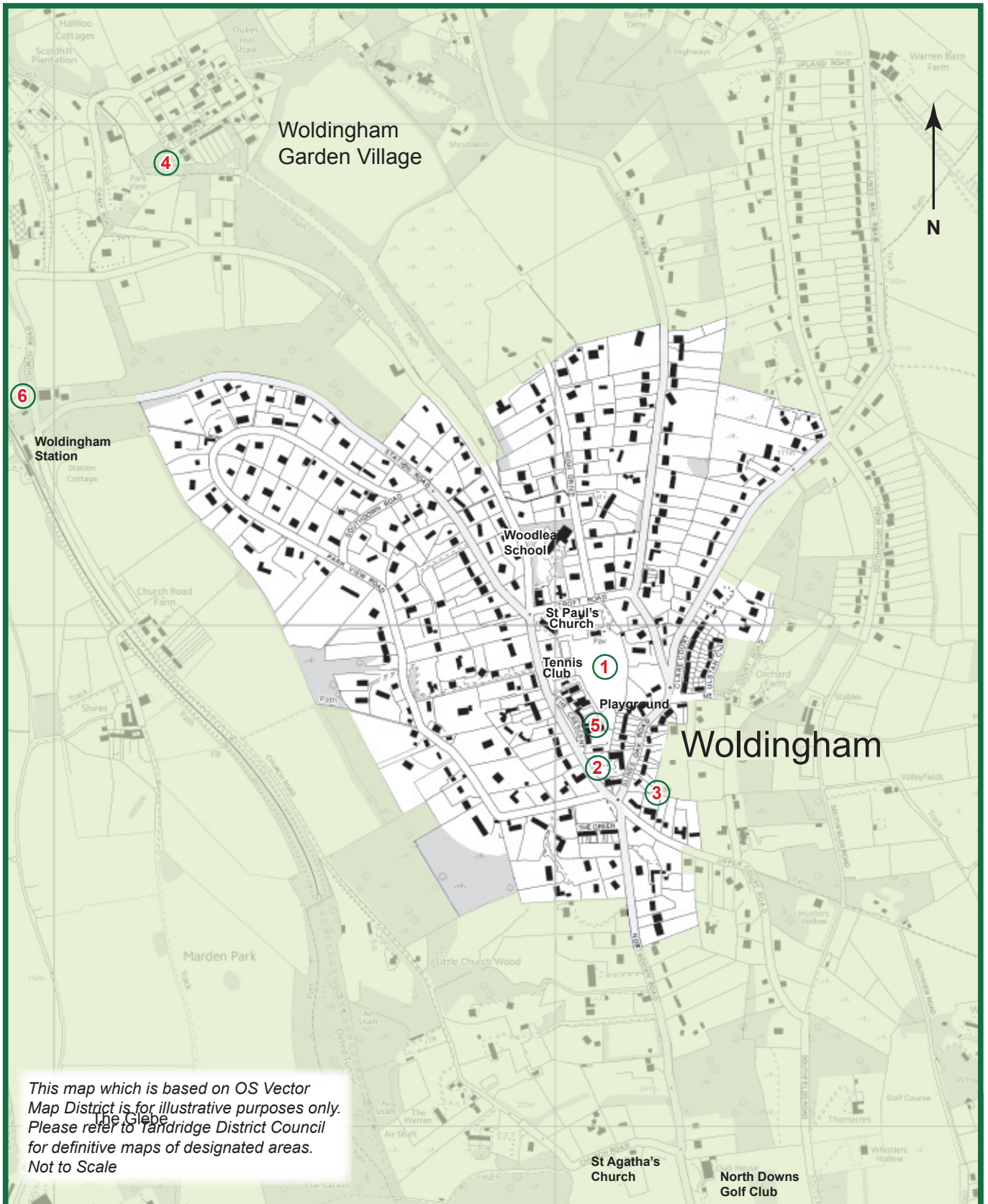


Not to Scale.

This map (which is based on the Woldingham Village Map 2012) is for illustrative purposes only. Please refer to Tandridge District Council for definitive maps of the designated areas.



Map C, Policy L4: Community Facilities



Key:

Policies L4 - L6

- | | | | |
|--------------------|--------------------|-------------------|-----------------|
| ① The Glebe | ③ The Village Club | ⑤ The Crescent | □ Built Up Area |
| ② The Village Hall | ④ The Peace Hall | ⑥ Station Parking | ■ Green Belt |

Please see important note regarding all maps on page 47.

L5.6 The road area of The Crescent is frequently busy, being used by cars and delivery vehicles as well as pedestrians, cyclists and horse riders. Cars dominate the streetscape, which can appear unattractive or occasionally chaotic. There are some dangers for pedestrians. There is also a road safety hazard at both exit points. A long hedge and the angles of exit obscure the view. Traffic problems may soon be exacerbated by the forthcoming addition of a block of flats at the southern end of the parade.

L5.7 There is car parking on both sides of The Crescent. Despite a two-hour restriction on one side to deter long term parking, spaces can become fully occupied. Some relief is provided by the service road that runs behind the parade, but this is mainly for the benefit of the premises fronting The Crescent. The Residents' Survey identified difficulty with the limited space for parking in The Crescent. There appears to be limited scope for addressing this problem without encroaching on or reconfiguring the green area or by the more efficient use of available space. However, improved parking would help re-establish this part of the village as a community focus point. Meanwhile, any further redevelopment of premises or adjacent land needs to ameliorate rather than worsen the current problems.

Policy L6: Parking at Woldingham Station

Proposals to improve the accessibility of Woldingham Station, including by means of increased provision for car parking, will be supported, provided that they comply with other relevant policies of the Neighbourhood Plan, the development plan and the National Planning Policy Framework.

L6.1 Woldingham Station lies about 3/4 mile from the centre of the village, down a long hill (Station Road). It is a strenuous walk even for younger people, particularly when travelling from outlying areas of the village and walking back up the hill in the evening. These access problems are compounded by a narrow footpath, lack of street lighting and frequent traffic speeding on the hill.

L6.2 The bus service ^[18] past the station now operates very infrequently and taxi services are based some miles away in neighbouring towns. Accordingly most residents who use the station tend either to drive to the station and park or to be dropped off by friends or relatives. There are two small charged car parks, one run by the rail operator (36 spaces) and one by Tandridge District Council (39 spaces). There is also some on-road parking on Church Road (about 50 spaces) where it runs adjacent to the railway line. This road is unlit and has no footpath.

L6.3 Parking spaces normally fill up quickly in the morning, particularly because they are available to non-residents. (The scale of use by non residents was demonstrated for many weeks in early 2014 by the many vacant spaces left when flooding prevented access from the A22.) Some places have been reserved in the Tandridge District Council car park and on Church Road for travellers parking after 9.15 am. This is intended to help off-peak travellers including those from Woldingham. Over half of the respondents to the Residents' Survey indicated that they had encountered regular difficulty with station parking, and over a third had occasional problems. Some temporary relief appeared to have resulted from the erection of a car deck at Upper Warlingham (one station up the line), but that facility has also begun to fill up quickly.

L6.4 Parking congestion is likely only to increase. Network Rail's forecast in July 2011 was for an increase of 37% in the numbers of trains reaching Victoria at morning peak hours. Rail Regulation statistics show an increase in users at Woldingham from 215,000 in 2004-5 to 279,000 in 2013-4. The station platform has recently been lengthened and upgraded to take longer trains.

L6.5 The minutes of the Parish Council since its inception in 2000 ^[5] demonstrate that access to Woldingham Station has been a recurrent issue for many years. Surveys have been conducted and solutions have been evaluated, including increasing the numbers of reserved places, increasing prices to deter commuter overflow from other stations, reinstating the taxi stance at the station, car sharing, increasing capacity by the use of a car deck, and the creation of a residents-only car park on additional land.

L6.6 The Parish Council will continue to consider seeking land on which to establish residents-only car parking in the vicinity of the station. This solution has been closely investigated and a possible site to the side of the Tandridge Council car park was identified in 2008. However, as the station lies in Green Belt, the case for planning permission would need to establish very special circumstances that justified an exception to Green Belt policy. The Parish Council will investigate the potential of a Community Right to Build Order and also the applicability of Paragraph 90 of the NPPF ^[8], which includes a provision on local transport

infrastructure in the Green Belt. The Parish Council will fully consult residents on any specific proposals for improving car parking for residents at the station that involve the development of land.

Policy L7: Broadband and mobile communications

Proposals for the development of broadband and mobile communications infrastructure will be supported, provided that:

- 1) the design, siting and appearance of the proposed apparatus and associated structures seeks to minimise impact on the visual amenity, character or appearance of the surrounding area, being sympathetic to their immediate surroundings in respect of scale, form and colour, and respects the amenity of neighbouring properties;
- 2) consultation with the local community on the placement of proposed apparatus is encouraged;
- 3) if on a building, apparatus and associated structures are sited and designed so as to minimise impact on the external appearance of the host building;
- 4) installation methods minimise disturbance to road surfaces and include provision for any remedial work to comply with approved standards;
- 5) if a new mast is proposed, it is demonstrated that the applicant has explored the possibility of erecting apparatus on existing buildings, masts or other structures. Such evidence should accompany any application made to the local planning authority*;
- 6) if development is proposed in a sensitive area, it will not have an unacceptable effect on areas of ecological interest, areas of landscape importance, archaeological sites, conservation areas or buildings of architectural or historic interest.

*When considering applications for telecommunications development, the local planning authority will have regard to the operational requirements of telecommunications networks and the technical limitations of the technology.

L7.1 The Parish Council will continue to press for better telecommunications for the village, and also for their inclusion in plans for new developments, for example, by the inclusion of a connectivity statement in planning applications. The Residents' Survey in 2013 highlighted the lack of adequate broadband speeds in the village and poor or non-existent mobile phone coverage in many areas. This particularly affected those who worked from home and those living in lower areas of the village where no signal could be received.

L7.2 Since the Survey, much has been achieved through a 'Superfast' broadband scheme provided by Surrey County Council to extend fibre based broadband to areas not reached by the main BT fast broadband 'rollout scheme'. Surrey's largely rural character had resulted in lower than average fast broadband coverage in the County. Although much has now been achieved, some areas still do not have connection to the new fast broadband network and speeds may still be comparatively low.

L7.3 Although mobile phone coverage has improved little since the Survey (as a scheme to extend coverage using a mobile phone station in St Paul's Church tower was postponed), advances in technology now mean that both 3G and 4G would be installed in this station and it was planned that it would become active in late 2015.

L7.4 The placement and appearance of telecommunication equipment has proved controversial with residents. There are comparatively few restraints on the rights of electronic communications providers to introduce and site equipment under 'deemed planning permission' on public or private land. Consultation with residents, even if not compulsory, has been welcomed.

L7.5 The Parish Council will continue to press for representation of the views of residents and road associations when decisions are made about the placement and location of equipment. Most of the roads in the village are private streets. It would be reasonable to expect that underground cabling might be laid in accordance with the wishes of residents' groups where possible, taking account of the possibility of laying them below grass verges where practicable and minimising disturbance to made up road surfaces. Reinstatement of these surfaces has not always been carried out to approved standards.

L7.6 The Parish Council will continue to press providers to demonstrate to residents the need for, and the advantages of, any new or upgraded facilities, and to press for the joint use by providers of existing facilities where appropriate.

Policy L8: Local Green Spaces

The Neighbourhood Plan designates the following sites as Local Green Spaces in accordance with Paragraph 76 of the National Planning Policy Framework: The Glebe; The Green; The Crescent; Angell's Field; Hedley Field; The Recreation Field; Madeira Walk; Saxonwold (see Map D on page 31). Proposals for development of land designated as Local Green Space will not be permitted except in very special circumstances.

L8.1 What many people have said they like most about living in Woldingham is the peace, countryside, green environment and feeling of space.

L8.2 Map B (on pages 24-25) identifies the green areas in the village considered to be special and of particular importance to the green infrastructure of the village. Also shown are areas of SSSIs (Sites of Special Scientific Interest) and SNCIs (Site of Nature Conservation Importance). These areas help to confirm the unique nature of the Parish as a green environment.

L8.3 The Glebe is a large flat green area in the centre of the village. It is enclosed by the buildings along its boundary with a main entry from Station Road. It was donated to the village in 1934 by Lord Craigmyle for recreational use in perpetuity and is administered by a charitable company Craigmyle Glebe Limited. Currently there are two pavilions, which provide changing facilities for the Woldingham Tennis Club and the Woldingham Village Cricket Club. The Cricket Club has used the ground since inception. The facilities are used extensively by Woodlea Primary School. Occasional football and hockey matches are also accommodated. The annual Boxing Day hockey match is always well supported whatever the weather. The Glebe is a popular area for walkers and for village outdoor events such as Summer Picnics, complete with brass bands, and celebrations of historic events. There is also a playground area with a variety of recently refurbished play equipment. This area is heavily used by local families and their visitors. One of the pavilions has a residential flat, originally provided for the groundsman. It provides income for the Glebe.

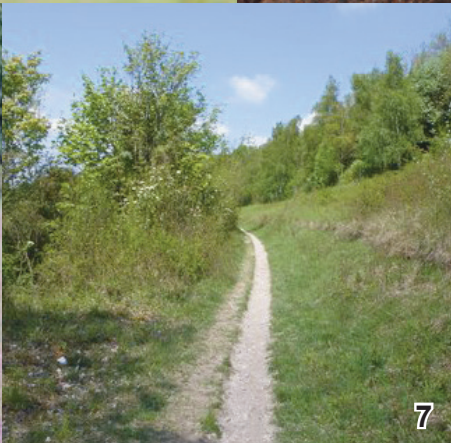
L8.4 The Green is a flat green area in the centre of the village. It is bounded on two sides by private streets and on its main frontage by a main through road. It is within the Conservation Area and has been used for recreation purposes including the Woldingham Village Day. It is owned by the Woldingham Village Green Trust and maintained by Tandridge District Council.

L8.5 The Crescent is the main shopping area, with some residential use, in the village. It provides parking for users of local shops and is occasionally a site for events such as Carols in The Crescent. Noticeboards and banners placed here help to publicise community events. The green sward is maintained by Tandridge District Council, as successor to the Caterham and Warlingham UDC, under agreements made in 1942 by The Crescent frontagers. This area in front of the shops provides a valued green space with benches and trees. There is some potential to reconfigure this space to improve its amenity value, for example, as an informal meeting place.

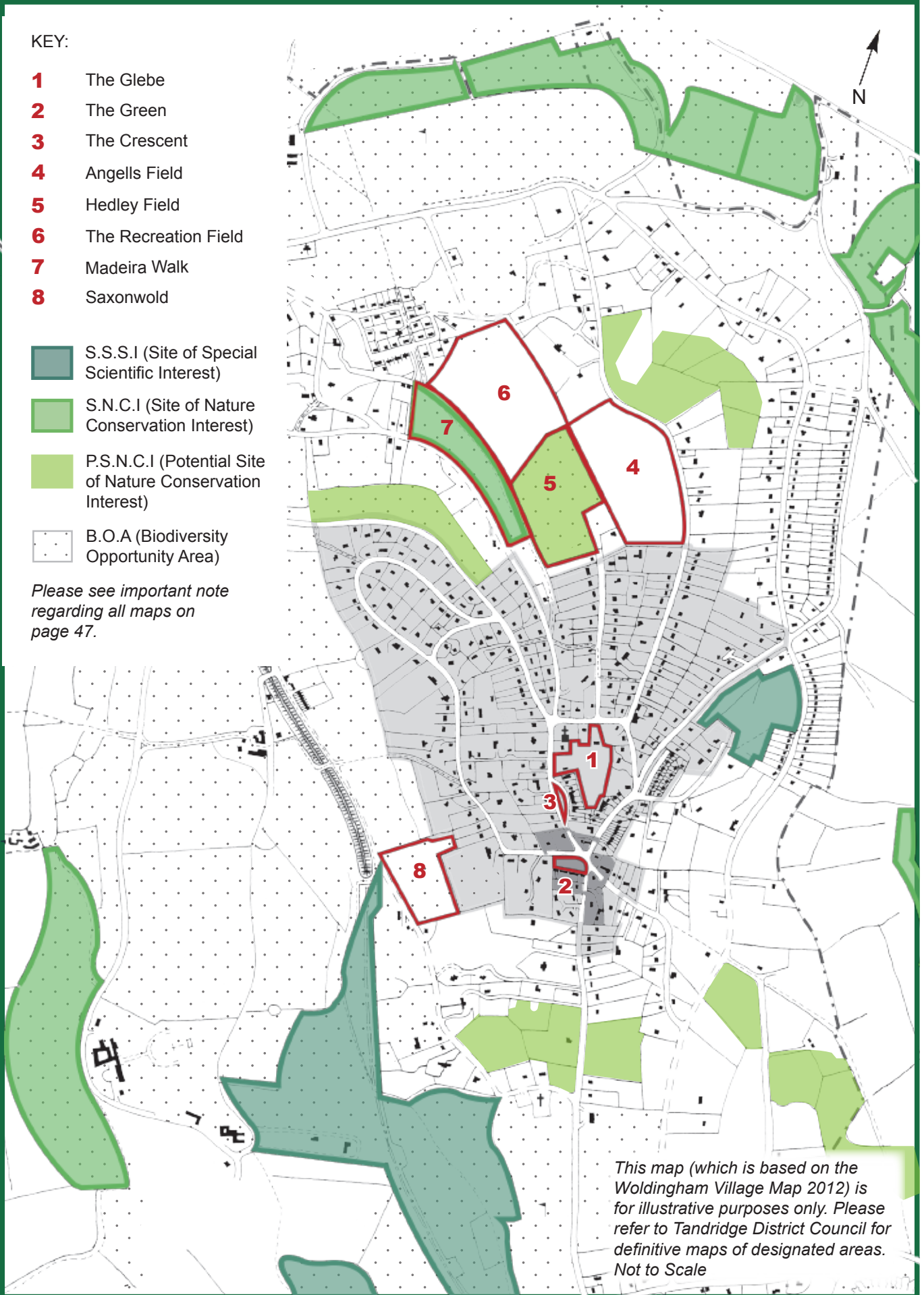
L8.6 Proposals for community facilities under Policy L4 (Community Facilities) and improvements to car parking in The Crescent under Policy L5 (Regeneration of The Crescent) are to be considered as very special circumstances, so long as there is consideration for the designation of the Glebe and The Crescent as Local Green Spaces.

L8.7 The Local Green Spaces described in paragraphs L8.8-L8.12 are almost completely outside the built up area. Most are part of the countryside that separates Woldingham and Woldingham Garden Village. The spaces have different owners. Although some spaces are adjoining, all are separate areas with their own individual characteristics. These quiet, largely open spaces make an important contribution to the local green infrastructure. They are highly prized by the local community for the quantity and variety of their plants and wildlife, which includes protected species, and for their recreational value.

Local Green Spaces (See Map D for key)



Map D, Policy L8: Local Green Spaces



L8.8 Angell's Field is agricultural land currently used for grazing and a hay crop. It is privately owned and there is no public access. It is bounded by woodland, fields and residential gardens. It has great importance as a home for abundant wildlife including dormice, skylarks (red status), lesser redpoll (red status), mealy redpoll, adders (protected species), grass snakes (protected species) and slow worms. Roe deer cross it daily from Hedley Field to the other side of Lunghurst Road.

L8.9 Hedley Field is privately owned agricultural land adjacent Angell's Field. There is no public access. It is bounded by Madeira Walk (see below), residential gardens and fields. There is a wide variety of trees and brush and it is home to a large collection of wildlife leading to its designation as a potential SNCI. Much of the wildlife observed in Angell's Field, including deer, comes from Hedley Field.

L8.10 The Recreation Field is publicly owned Tandridge District Council land between Long Hill and the southern end of the Garden Village. It has two access points and has been enjoyed by local dog walkers and others for 20-30 years. For some years it has been leased to a local farmer, formerly growing wheat with a path around the perimeter but now a hay crop.

L8.11 Madeira Walk is owned by Tandridge District Council. It is a Site of Nature Conservation Importance and has orchids and a variety of chalkland butterflies, including small blue butterflies which breed on the kidney vetch. It is traversed by a popular woodland pathway along the hillside which has long been used to access the Garden Village from the heart of Woldingham and has beautiful views across the valley to the west.

L8.12 Saxonwold is publicly owned woodland, managed by Tandridge District Council. It has an ancient yew tree and is home to deer, badgers, Roman snails and much other wildlife. In the view of the Surrey Naturalists' Trust (now known as Surrey Wildlife Trust), one yew was "*probably the best grown yew (outside churchyards) in East Surrey*" and the site was "*extremely well populated with our local Roman snail*" which is a protected species.

PART 4: COMMUNITY POLICIES: GETTING AROUND AND GETTING INVOLVED

Policies C1-C4 are general community policies for the parish that are not principally concerned with land use. They are focused on 'getting around Woldingham' and on helping residents to stay in touch with each other and take part in village life.

The layout of the village can lead to both physical and social isolation. The comparative lack of centrally located meeting places and the problems of access make good communication all the more important to help residents to identify with the village and feel part of it. Their involvement is essential for village life and institutions.

Woldingham is a predominantly rural parish served by a network mostly of unadopted roads, many of which were laid down in earlier days when the volume of traffic and the size of vehicles was considerably less than it has become, with restricted opportunities for road widening or reconstruction. There is a substantial volume of through traffic on the few adopted roads, notably on Station Road/Woldingham Road, Slines Oak Road and Halliloo Valley Road. This traffic combined with limited pavements and lighting can create hazardous conditions for pedestrians.

Residents rely to a considerable extent for retail services on vehicular access to neighbouring towns such as Oxted, Caterham and Croydon. Many commute by train to London for work and leisure. The need to travel outside Woldingham is in part due to the limited range of local services and facilities. However, there are also limitations to local public service transport.

One of the main attractions of the village is its wealth of footpaths and bridleways giving access to the surrounding countryside. These are used extensively by both residents and by visitors.

Policy C1: Promoting residents' safety around the village

The Parish Council will support projects and proposals for improving residents' safety where they are considered appropriate by the highways and police authorities and are consistent with policies of the Neighbourhood Plan. The Council will continue to press for, and seek enforcement of, planning conditions to control road hazards around construction sites.

C1.1 Although Woldingham has a low crime rate ^[27], the most common type being property crime, there is continual concern about speeding through the village, especially when aggravated by illegal or inconsiderate parking. A speed camera has been operated on some through roads. The village benefits from a Neighbourhood Watch Scheme and a local PCSO.

C1.2 A significant number of respondents to the Residents' Survey considered that speeding traffic was regular (40%) or occasional (48%). Various measures were proposed to address the problem, including speed restrictions, speed checks, fixed speed cameras, restricted access or slow down signs, road humps and chicanes. Respondents preferred warnings to physical restraints.

C1.3 Although speeding has been documented, impressions of its extent have not always been borne out by police observations. Nevertheless the narrowness of many Woldingham roads, inconsiderate parking and traffic increase continue to create concern about speeding. A neighbourhood Speed Watch scheme has faltered due to lack of volunteers.

C1.4 Police observations have confirmed the problem of inconsiderate parking, particularly along Station Road from Woodlea School to the Village Hall. Speed camera and observational surveys are needed to establish the extent of the problem on Station Road, Slines Oak Road and Halliloo Valley Road. The Parish Council, in conjunction with Surrey Highways and Surrey Police, will consider what further speed reduction measures and parking restrictions would be appropriate.

C1.5 A number of locations were identified in the Residents' Survey as being potentially dangerous for vehicles, such as the sharp bend in front of the station, the exits to Lunghurst Road and The Crescent and the junction at the bottom of Bug Hill. Some residential properties have hazardous exits due to reduced sightlines, for example on Slines Oak Road. Hazards are frequently created by construction contractors where there is inadequate use of construction sites for parking and turning, sometimes in contravention of the conditions of planning permission.

C1.6 Achieving safe and accessible solutions to key pedestrian routes and crossing points through the village will in turn help reduce vehicular use, at least by local residents.

C1.7 There is a need to assess the safety of well used pedestrian routes and road-crossing points round the village. A clear example is the junction of Lunghurst Road with Slines Oak Road and Nethern Court Road. This road crossing point is a key link from the residential areas of the Core Fringe and Eastern Hillside to the village centre. Many residents including the elderly and parents with young children need to navigate this road junction on a regular basis in order to reach The Crescent, the Village Hall, the Church or Woodlea School. The blind bend in Slines Oak Road at this point, the narrow nature of the roads and the lack of a defined pavement on most parts, make this a very dangerous crossing point for pedestrians. Whilst the village does not want to change the character of its roads by adding formal pavements, a safety analysis of such pedestrian crossing points throughout the village, particularly in the built-up area, is essential to assure safe walking access.

C1.8 Concern was expressed in the Residents' Survey about the pedestrian route up Station Road from the station to the centre of the village. There is no practical alternative return route for commuters. It is unlit at night and hazardous in winter. Users report feeling unsafe and can easily stumble onto the road without visible road and pavement marking.

C1.9 Most respondents to the Residents' Survey agreed that Woldingham is a safe place to live with effective policing and low crime rates. However, respondents identified areas where people might feel unsafe in getting around the village. There was some support for suitable road lighting in affected areas, despite its general absence in Woldingham, coupled with a presumption against the over-use of residential external lighting. The Parish Council would support according to their merits proposals for route marking or the restricted use of low level safety-related lighting systems but would resist stretches of high level road lighting.

Policy C2: Improving local transport

Proposals and projects to improve the operation of local transport services and encourage ‘community transport’ schemes will be researched in partnership with Surrey County Council, Tandridge District Council and transport service operators.

C2.1 Woldingham is served by a railway line connecting to Oxted and stations further south and to Croydon and London and intermediate stations to the north. The service is half-hourly but does not run after midnight^[18].

C2.2 A scheduled bus service running through the village (504) has recently been withdrawn due to low passenger numbers. It has been replaced by a ‘demand responsive’ service known as Buses4U. It is unclear yet whether this will attract users by improved flexibility and access to desired destinations. Residents have suggested that the idea of a locally based community mini-bus or taxi should now be investigated, especially to serve the rail station. The Council will investigate this and will work to ensure that the replacement bus service does not deteriorate further and that timetables are better suited to travellers’ needs.

C2.3 Parking congestion at the station is by itself a reason for examining whether more ‘car-lite’ solutions for Woldingham can be devised. Such solutions could assist in improving air quality. Buses 4U, Dial-a-Ride^[21] and the Good Neighbour Scheme^[5] all provide valuable services for older and disabled people. The potential role of a ‘community bus service’ will also be explored. A detailed transport survey for Woldingham is required to establish local needs and feed into the results of a recent countywide consultation carried out by Surrey County Council^[17].

C2.4 A taxi service has operated at the station in previous years but the nearest ranks are now in neighbouring towns. When the Parish Council negotiated with a taxi provider for a restoration of the service at the station, the railway authorities did not make available a suitable location for an operator’s booth and taxi stand. The Council will continue to look for a location.

Policy C3: Improving pedestrian and cycle routes

Proposals and projects will be supported that help to maintain, upgrade, integrate or make safer the network of pedestrian and cycle routes and public paths that cross the village, provided that they do not conflict with other policies of the Neighbourhood Plan.

C3.1 Woldingham has many footpaths that criss-cross the village, connecting pedestrians to key and outlying areas in the village, to the surrounding countryside and to other communities. This large network is made up of country paths between houses, lanes and fields, but also of pavements along main roads.

C3.2 The Residents’ Survey established the importance and the wide range of uses made of the footpath network. Particularly in the built up area of the village, they serve as important daily routes to The Crescent, the Glebe, the Church, the station, the primary school and elsewhere, sometimes helping to avoid busy and dangerous roads. Safe and well maintained pedestrian routes around the village support the health benefits that result from walking and exercise. They help alleviate parking problems at The Crescent and the station. They help support the retail businesses in the village by making them more accessible by foot.

C3.3 The condition of paths is very mixed. Whilst some have regular attention, others are in a poor state of repair and, as documented in the Residents’ Survey, in some locations they are impassable for some older residents or those pushing buggies. There are also cases where footpaths appear to have been progressively reduced in width by neighbouring boundaries.

C3.4 Responses to the Residents’ Survey established a wish to see footpaths improved to enable everyone to have better access around the built up area, and also to preserve the paths that give them valuable access to the countryside.

C3.5 There are footpath maps but no comprehensive mapping survey has been found of walking routes and their condition. Even long-term residents can be unaware of where all the footpaths are around the village. A footpath map both in paper and digital form (as an app) would provide a valuable tool for residents and ramblers alike. A comprehensive survey could also identify where any footpaths have been lost and need

to be restored, where maintenance is essential and where paths might be best redirected. As our village embraces many types of transport, such a survey and map might also include cycle paths and bridleways.

C3.6 The Council would support projects intended to increase the use and enjoyment of local footpaths. The following priorities are suggested for projects to maintain or upgrade the network of village routes and pathways. They will be of particular benefit to children and older residents; will be safe and accessible; will have well-located road crossing points; will respect the local character of the area they pass through and the privacy of local residents' homes; will be constructed with good quality surfaces and landscaping materials, with minimal barriers; will establish or restore footpath widths that are fit for purpose; will employ only signage that is necessary, discreet and in conformity with any design standards specified for signage in the village; will assist with the interconnection of transport links - rail station, bus stops, car parks, cycle paths and bridleways; will assist with the interconnection of village recreational facilities.

Policy C4: Networking

Proposals and projects for the improvement of physical and virtual noticeboards in the village will be supported if they are likely to increase residents' use of village facilities, their participation in village societies, organisations and activities and their ability to 'network' with each other; promote the greater involvement of isolated, ageing or needy members of the community; help residents connect with the services available to them; encourage volunteering; or help local businesses connect with local consumers.

C4.1 Woldingham has its share of the problems of social and physical isolation that are typical of any ageing rural community. Better opportunities can be created for residents to 'network' through web-based services.

C4.2 Access to health and financial services has deteriorated with reduced public transport. Also many public services are being transferred to online access. A web-based village noticeboard could be an effective means of promoting awareness and giving guidance on these services.

C4.3 Much can be achieved by the improvement of conventional noticeboards and establishment of new ones, strategically and appropriately placed round the village. However, the Parish Council will continue to intervene through the planning system to ensure that, through their size, style and placement, both noticeboards and temporary notices around the village are not obtrusive and are in harmony with their surroundings.

C4.4 The Crescent and Village Hall are widely used prime positions for both permanent noticeboards and temporary signs, along with the station ticket office and shop windows. Event organisers erect signs along the entry roads to the village. Large temporary banners are hung in The Crescent. There is also a notice board in the Peace Hall in the Garden Village. The Parish Council will seek to improve display facilities, for example by providing banner supports for the use of all village clubs and societies on an equal basis.

C4.5 For about 15 years Woldingham has had its own virtual noticeboard in the form of the village website. It has been built and managed by volunteers with web hosting costs supported by the Parish Council. It has become increasingly difficult to attract volunteers to help maintain such a service. In recent years a number of clubs and facilities have set up their own satellite websites so they can manage their own online presence. These are then linked to the main village site.

C4.6 There are plans to modernise the main village website and increase its attractiveness to users. With financial and volunteer support, a central web-based noticeboard is an essential facility for the village. A 'one-stop shop' would advertise all that the village has to offer. It would maximise the impact of communication and offer scope for initiatives such as online membership and booking schemes.

C4.7 Whereas use of the Post Office and village website diaries has declined, the Woldingham Magazine is a very effective means of networking. It carries a full diary of "What's on in Woldingham" over the coming month, along with articles featuring village events and organisations. As the great majority of households subscribe to the Magazine, it would make sense for any future web diary to be linked to the successful Magazine diary.

PART 5: IMPLEMENTATION OF THE PLAN

5.1 Over the fifteen year life of the Plan, Woldingham Parish Council will use it to guide its strategies and priorities. Arrangements will be put in place for annual reviews related to the objectives and progress indicators in Part 2 of the Plan. Progress reports will be made available to residents.

5.2 The Council will dispense relevant resources at its disposal to further the delivery of the Plan. Examples are the proceeds of the Community Infrastructure Levy, the Parish Council's annual community grant programme and various funding schemes provided by Surrey County Council.

5.3 The Council will work in partnership with organisations in the village to deliver projects supported by the Plan. This may take the form of a joint venture, providing start up assistance or helping with publicity and fundraising.

5.4 The Council will work closely with community organisations and trusts who wish to upgrade their facilities. Where trusts have similar aims this may involve collaboration through a Charitable Incorporated Organisation (CIO) or other appropriate vehicle.

5.5 The Council will support the establishment of a managed village volunteer and events programme to support the delivery both of projects in the Plan and of established village organisations and ventures.

5.6 The Council will work with Tandridge District Council, Surrey County Council and other providers to deliver the Plan. The Council will look to see whether it might have an enhanced role in the prioritising or delivery of local services, as it has developed successfully for snow clearance and obstruction of verges. Other areas might include measures to reduce the impact of road flooding and a more active role in tree protection in collaboration with the District Council.

5.7 The Council will use its statutory consultation role in local planning applications to ensure that as far as possible the Design Policies in the Plan are implemented successfully by the Local Planning Authority.

5.8 The Council will actively promote the Design Policies in the Plan through regular publicity with local residents, land owners and development agents.

5.9 The Council will work collaboratively with local residents and organisations to deliver appropriate downsizing schemes.

5.10 The Council will investigate ways of improving car parking for residents at Woldingham Station and The Crescent. Consideration will be given to exercising the Community Right to Build and to the applicability of Paragraph 90 of the NPPF^[8]. The Parish Council will continue to consider seeking land on which to establish residents-only car parking in the vicinity of the station. The Parish Council will consult residents fully on any specific proposals for improving car parking for residents at the station that involve the development of land.

PART 6: COMMUNITY ENGAGEMENT^[6]

6.1 There has been very considerable community engagement activity on the Plan. This was laid out in detail in the Consultation Statement, which was published by the Parish Council as part of the submission documentation.

6.2 A major survey of residents' opinions and priorities was carried out in mid 2013. The survey was sent to all households and was made available online. A response rate of 50% of the number of households was achieved. The preferred policy priorities were the basis for all subsequent work and the wide range of issues covered by the Plan in addition to housing, environment and planning matters.

6.3 A second consultation was held in early 2015. It sought to establish residents' views in more detail on policy options for downsizing and minimum plot size. This consultation was sent to all households and was made available online. The response rate was 42% of the number of households.

6.4 Various other engagement methods were used, including surveys of the views of local businesses and youth, publicity and consultation at village meetings, the Annual Parish Council Meetings, drop-in sessions, a Forum, and regular updates in the monthly Woldingham Magazine, the twice yearly Parish Council Newsletter and the Neighbourhood Plan website.

6.5 Three Project Groups whose membership included parish councillors, residents and representatives of village organisations met regularly in the spring of 2014 to develop the themes and priorities identified in the Residents' Survey and Forum. This work also covered other issues important to the life of the village, including education, health and business activity, but it was concluded that specific policy provisions on them were not required in the Plan beyond the proposals for regeneration of The Crescent. The outcomes of the work of these groups were used to inform a Planning Workshop attended by an invited group of stakeholders and organisations, councillors at District and County level and District planning officers.

6.6 Following the Workshop the Parish Council established a Steering Group composed of residents and parish councillors. This met monthly to progress the Plan in partnership with the Parish Council. The preparation of the Pre-Submission Plan was the subject of meetings and correspondence with Tandridge District Council as the Local Planning Authority.

6.7 An Evidence Summary ^[34] was compiled from data sources and from the outcomes of consultations and working groups, notably the Residents' Survey, the Consultation on Plot Size and Downsizing, the Project Groups, the Planning Workshop and the Steering Group.

6.8 A list of evidence sources appears in Appendix A. This includes both the evidence collected through community engagement activities and data-based evidence. References to the list of evidence sources are made throughout the Plan.

PART 7: THE PLANNING POLICY FRAMEWORK

7.1 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 Woldingham Neighbourhood Plan. The diagram on page 40 illustrates the relationship between neighbourhood plans in the District and the development plan and national policy. The Neighbourhood Plan has equal status with the Local Plan Part 2 - Detailed Policies - in relation to the Core Strategy. Tandridge District Council has work in hand on a review of the Core Strategy which is intended to lead in due course to its replacement by a new Local Plan Part 1.

National Planning Policy Framework (NPPF) ^[8]

7.2 The NPPF, published in April 2012, contains a number of key policy principles that have shaped the policies of the Woldingham Neighbourhood Plan, including:

- The quality of development (Para 58)
- Promoting healthy communities (Para 69)
- The designation of Local Green Spaces (Paras 76/77)
- Protecting the Green Belt (Paras 79-92)
- Conserving and enhancing the natural environment (Paras 109-125)
- Conserving and enhancing the historic environment (Paras 126-141).

7.3 These policies are of most relevance to the Woldingham Neighbourhood Plan but many other principles in the national policy framework have some bearing on the Plan.

7.4 The status and importance of the Woldingham Neighbourhood Plan is indicated in Para 198 of the NPPF:

“Where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted”.

Tandridge District Local Plan Part 1: Core Strategy ^[9]

7.5 The Woldingham Neighbourhood Plan has been 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 2008 and the Local Plan Part 2 (LP2) 2014.

7.6 The Core Strategy sets out the key planning policies for the District.

7.7 A number of policies in the Core Strategy provide a policy framework for the Woldingham Neighbourhood Plan, which are listed below (and see Map B on pages 24-25 for the areas related to the parish).

- CSP1 Location of Development
- CSP2 Housing Provision
- CSP4 Affordable Housing
- CSP7 Housing Balance
- 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

7.8 The Core Strategy envisages that the majority of new development in the District will take place within the existing built up areas of Caterham, Warlingham, Whyteleafe, Oxted and Hurst Green, seeking to make best use of brown field sites in these areas. It acknowledges the importance of the Green Belt as a way of keeping land open and preventing the outward spread of London and existing built up areas from coalescing.

7.9 CSP1 states that there will be no expansion of Woldingham (i.e. the built up area which is not in Green Belt). It also states that saved policy BE7 in respect of density control will continue to apply. However, that policy has since been revoked on the adoption of LP2, which does not contain a separate policy for Woldingham. Although requirements that now apply by virtue of LP2 to all built up areas in the District have some similarities with those in former policy BE7, LP2 does not include the same provision on density (but see Para 7.16).

7.10 In the supporting text to the policy, in relation to Woldingham, CSP1 (Para 6.12) 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.”

7.11 It should be noted that, while CSP5 provides exceptionally for development of affordable housing in limited rural locations within the Green Belt, Woldingham is not included in the list of parishes to which that policy applies. Under present policies, therefore, no such development is envisaged in the Green Belt areas of Woldingham Parish.

7.12 Tandridge District Council embarked on a review of the 2008 Core Strategy in 2013. Consultation on the preparation stage (Regulation 18) of the District Local Plan Part 1 - Strategic Policies Part 1 (LP1), which will replace the 2008 Core Strategy, took place between December 2015 and February 2016.

Tandridge Local Plan Part 2: Detailed Policies (LP2) ^[10]

7.13 Policy LP2 was adopted in July 2014 and replaced all the saved policies from 2001. It sets out the development management policies for the District. The Neighbourhood Plan is in general conformity with

the strategic policies of the (2008) development plan. Its policies can replace or take precedence over the LP2 development management policies if they are in conformity with the NPPF.

7.14 Some of the policies that are specifically significant to the parish of Woldingham have been summarised in the paragraphs below. Others which are also relevant are included in the list below.

- DP3 Local Centres, Other Centres & Villages
- DP5 Highway Safety and Design
- DP6 Telecommunications Infrastructure
- DP7 General Policy for New Development
- DP8 Residential Garden Land Development
- DP9 Gates, Fences, Walls and Other Means of Enclosure
- DP10 Green Belt
- DP13 Buildings in the Green Belt
- DP14 New Garages and Other Ancillary Domestic Buildings in the Green Belt (outside the Defined Villages)
- DP19 Biodiversity, Geological Conservation and Green Infrastructure
- DP20 Heritage Assets

7.15 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 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 Assessment and Design Guidance.

7.16 The Residential Garden Land Development Policy DP8 permits infilling, back land development and the redevelopment of residential garden land only if a number of criteria are adhered to. It identifies Woldingham as a settlement to which the policy applies and that it is one of only two Special Residential Character Areas in the District, where the adopted Design Guidance will be used in assessing development proposals and in determining planning applications. It further states, with specific regard to Woldingham, that any subdivision of an already subdivided curtilage will normally be considered inappropriate, although this does not necessarily achieve the same degree of control of sub-division as the previously saved Policy BE7 (but see Para L1.14 and Policy L1.A.5)).

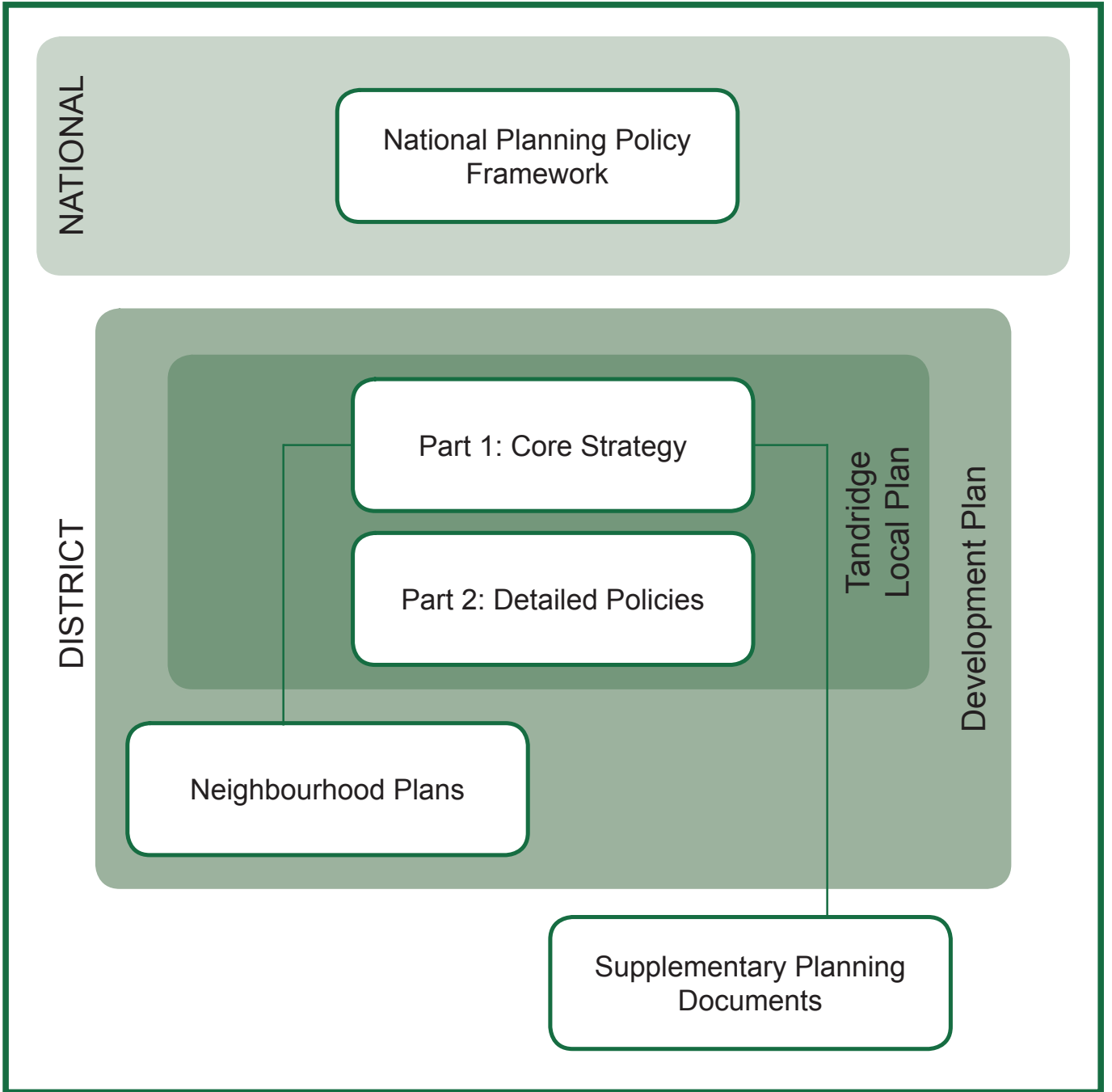
Woldingham Supplementary Planning Documents

7.17 The Village Design Statement ^[4] was prepared as the result of a local initiative and adopted in 2005 as a Supplementary Planning Document to inform development proposals in the village and their consideration by Tandridge District Council. 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).

7.18 The Woldingham Character Assessment ^[2] and Woldingham Design Guidance ^[3] documents were both adopted as Supplementary Planning Documents (SPDs) by Tandridge District Council 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.

7.19 The Woldingham Design Guidance was intended to complement the 2005 Statement and Policy BE7 that applied at the time 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.

7.20 The main points in the SPDs have been distilled for inclusion in the land use policies of this Neighbourhood Plan. This is intended to secure full policy status for them as part of the Local Development Plan, with precedence over non-strategic policies in TDC's Local Plan Part 2 where there is any conflict, as provided in para. 185 of the NPPF. The SPDs provide an important part of the evidence base for this Plan. They will also provide detailed policy support for the assessment of planning applications where the Policies in this Plan specifically refer out to the relevant provisions of the SPDs. The SPDs thus remain in force, but greater weight will be given to the policies in this Plan.



APPENDIX A

List of evidence sources

[TDC - Tandridge District Council; SCC - Surrey County Council]

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APPENDIX B

Glossary of Terms

Affordable housing

Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.

Area of Great Landscape Value (AGLV)

An area of countryside adjacent to the Area of Outstanding Natural Beauty that has not been given the national AONB designation but is considered by Surrey local authorities as of great landscape value which merits protection. AGLV in Woldingham Parish can be seen on the Map B on pages 24-25.

Area of Outstanding Natural Beauty (AONB)

An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. Together with National Parks, AONB represent the nation's finest landscapes. AONB are designated by Natural England (see below). Woldingham's part of the Surrey Hills AONB can be seen on Map B on pages 24-25.

Brownfield Land and Sites

Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.

Character Areas

Ten areas within Woldingham Parish (and mainly in its built up area) that are defined and described in the Woldingham Character Assessment (TDC, 2011), and shown on Map A on page 18.

Community Infrastructure Levy (CIL)

The charge payable by developers in certain circumstances, the proceeds of which are to be made available to local authorities, including parish councils, to support infrastructure expenditure. The Community Infrastructure Levy came into effect in Tandridge on 1 December 2014.

Conservation Area

Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The area of the centre of the village close to The Green, shown on Map A on page 18, is under special protection in planning law as a Conservation Area.

Core Strategy

The part of the Tandridge Development Plan that sets out the spatial vision and strategic objectives of the planning framework for the District.

Department for Communities and Local Government (DCLG)

The Government department with responsibility for planning, housing, urban regeneration and local government.

Flood Risk Assessment

An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered. Tandridge District Strategic Flood Risk Assessment supports the Core Strategy (2008).

Gilford Covenants

Late 19th century covenants imposed by William Gilford on plots he sold for development in Woldingham.

Independent Examination

An examination of a Neighbourhood Plan carried out by an independent examiner appointed by the District Council. The Plan is checked for compliance with legislative and other requirements to ensure that it is suitable for submission to a local referendum. The Examiner's findings are not binding on the planning authority.

Infrastructure

Basic services necessary for development to take place. They include roads, electricity, sewerage, water, education and health facilities.

Listed Building

A building of special architectural or historic interest. Listed buildings are graded I, II* or II with Grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures within its curtilage.

Local Development Framework (LDF)

The Local Development Framework (LDF) is a non-statutory term used to describe a folder of documents, which includes all the local planning authority's local development documents.

Local Development Plan

A generic term for the Development Plan Documents (DPDs) that together define the planning policies for the district. In Tandridge District, the framework currently includes the Core Strategy (2008) and the Local Plan Part 2 (2014). The NPPF confirms that Neighbourhood Plans, once made, will be part of the Local Development Plan.

Local Plan

A term formerly used for a development plan (eg Tandridge Local Plan 2001). Some parts of these plans may continue to operate under specific transitional provisions.

Local Plan Part 1 (LP1)

The policy document which is intended to replace the Tandridge Core Strategy in 2017. It will contain the strategic planning policies for the District.

Local Plan Part 2 (LP2)

The policy document which supports the adopted Tandridge Core Strategy (which currently serves as Part 1 of the Tandridge Local Plan). It contains the detailed planning policies to be applied locally in the assessment and determination of planning applications over the period of the Local Plan (until 2029). It was adopted in July 2014.

Local Green Space

A designation in a Neighbourhood Plan designed to provide special protection for green areas of particular importance to the local community.

Local Planning Authority

The local authority or council that is empowered by law to exercise planning functions. This is often the district council, as in the case of Tandridge. County Councils are the authorities for waste and minerals matters.

Metropolitan Green Belt

The Metropolitan Green Belt is a green belt area around London, as defined in statute. In Tandridge, there are approximately 23,300 acres of greenbelt land. Woldingham Parish has a high proportion of Green Belt which can be seen on Map B on pages 24-25.

National Planning Policy Framework (NPPF)

A document issued by the Department for Communities and Local Government in 2011 which sets out the Government's guidance on how local planning authorities should manage development in their area. All policies in other planning documents are expected to comply with the NPPF.

Natural England

The Government's statutory adviser on landscape in England, with responsibility for landscape designations such as National Parks, Areas of Outstanding Natural Beauty and Heritage Coasts. Natural England is also concerned with England's future landscapes. It is involved in the development of national planning policy and a range of environmental land management projects.

Neighbourhood Plan

A plan prepared under the Localism Act 2011 by a 'qualifying body' (Woldingham Parish Council). It contains policies for the management of development in the 'designated neighbourhood area' (Woldingham Parish) that have equal weight with those of the District Council (Tandridge).

Permitted Development

Development that is lawful without applying for specific planning permission.

Planning Permission

Formal approval sought from a local planning authority allowing a proposed development to proceed. Permission may be sought in principle through outline planning applications, or be sought in detail through full planning applications.

Residents' Survey

A survey carried out in the autumn of 2013 as a preliminary stage of the Neighbourhood Plan in order to establish residents' views, concerns and priorities for the future of Woldingham.

Steering Group

A group set up by the Parish Council, consisting of parish councillors and other residents, to enable residents to take part in the preparation of the Neighbourhood Plan.

Supplementary Planning Documents (SPDs)

Guidance documents adopted by Tandridge District Council to assist in reaching decisions about planning applications.

Sustainable Development

A widely used definition drawn up by the World Commission on Environment and Development in 1987: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs."

TDC

Tandridge District Council.

Urban area/built up area

These terms refer to an area of Woldingham as shown on Map B on pages 24-25, lying towards the centre of the Parish Area. It is not part of the Green Belt. 'Built up area' is the term most commonly used in Tandridge planning policies. The Conservation Area lies within it.

Woldingham Character Assessment

An evidence based assessment of Woldingham's character prepared for TDC with the involvement of the Parish Council and adopted by TDC in 2011 as a Supplementary Planning Document.

Woldingham Design Guidance

A set of design principles to guide development in Woldingham, prepared for TDC with the involvement of the Parish Council, and adopted by TDC in 2011 as a Supplementary Planning Document.

Woldingham Special Residential Character Area

The whole area covered by all the individual 'character areas' defined in the Woldingham Character Assessment, as shown on Map A on page 18.

Woldingham Village Design Statement

The document prepared on the initiative of the residents and adopted by TDC in 2005 as a Supplementary Planning Document.

Wooded Hillside

Parts of the built up area of Woldingham, as shown on the Map B on pages 24-25, which were given special designation by TDC as wooded areas and where the trees are subject to additional protection.

Unless the context otherwise requires, other expressions which are also used in other Tandridge DPDs have the same meaning as they bear in those DPDs.

This glossary is neither a statement of law nor an interpretation of the law. Its status is only as a guide to planning and other terms used in the Woldingham Neighbourhood Plan.

APPENDIX C

List of Contributors to the Woldingham Neighbourhood Plan 2011-2015

(1): Parish Council from 2011-2012

(3): Project Groups Jan - April 2014

(2): Parish Council from 2012-2015

(4): Steering Group from June 2014

	(1)	(2)	(3)	(4)		(1)	(2)	(3)	(4)
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Andrew Barton	X		X	X	Susan Kurr		X	X	
Rita Berry			X		David Lockett			X	X
Simon Hull			X		Greg Meekings	X			
David Cable			X	X	Frank Myers	X	X	X	X
David Chapman			X	X	Ian Mathers		X	X	X
Judith Crane			X		Noel Marshall			X	
Julie Cornish			X	X	Sally Marks	X	X	X	X
Nigel Cohen	X				Keith Newell		X	X	X
Bob Dench		X			Alistair Pirie	X	X	X	X
Julia Eziashi			X	X	Julie Peniston Bird			X	
Sue Edwards			X	X	Martin Peniston Bird			X	
Ian Flanagan			X	X	Tony Potter			X	
Nicky Frazer			X	X	David Shelley			X	X
Rodney Fuller	X	X			Deborah Sherry		X	X	
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Geoffrey King			X		Robin Tozer			X	

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Neil Homer: Consultant (AirS): from 2014

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Stella Scrivener: Consultant (Planning Aid): from 2012-2014

Sarah Thompson: Head of Planning Policy (TDC): from 2015

Terri Waghorn: Secretary to the Neighbourhood Plan

Maps

Representation on maps used in this publication of roads or footpaths is not evidence of Right of Way. Property and site boundaries are shown diagrammatically, are not necessarily to scale and are for location purposes only. Attention is also drawn to the notes shown on individual maps. Boundaries of policy areas are shown as accurately as possible within the limitations of scale, production and printing process in addition to those factors set out above. Subject to these limitations the Publisher is responsible for the adequacy, accuracy and completeness, or otherwise, of the information provided and the selection of any published sources upon which it may be based.

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