

# Limpsfield Village Conservation Area Assessment & Management Plan



Dear Resident,

In our last newsletter, we updated you on preparations for the Conservation Area Appraisal and Management Plan for the Limpsfield Village Conservation Area, an important policy commitment within the Limpsfield Neighbourhood Plan (2019). In conjunction with Tandridge District Council as the Local Planning Authority, we have now appointed Surrey County Council's Historic Environment Planning Team to manage the project.

## **Why do we need a Conservation Area Appraisal and Management Plan?**

We are incredibly lucky to live in Limpsfield Village, one of the most architecturally and historically significant places in Surrey, recognised through its designation as a Conservation Area in 1972.

This status is largely due to its partially medieval centre, with 34 listed buildings in the village itself. It's not just the buildings that hold significance though; even our paving, street furniture, trees, roads, boundary walls and open spaces are all vital to the unique character of the area.

While a brief appraisal was created in 1972, Limpsfield Village has never had a management plan and the Conservation Area has not been reassessed since its original designation almost 50 years ago when the village and its surrounds were very different.

The overall aim of the project is to take a look at the Conservation Area as it is now, and to identify all its positive features in order to protect them through the planning process.

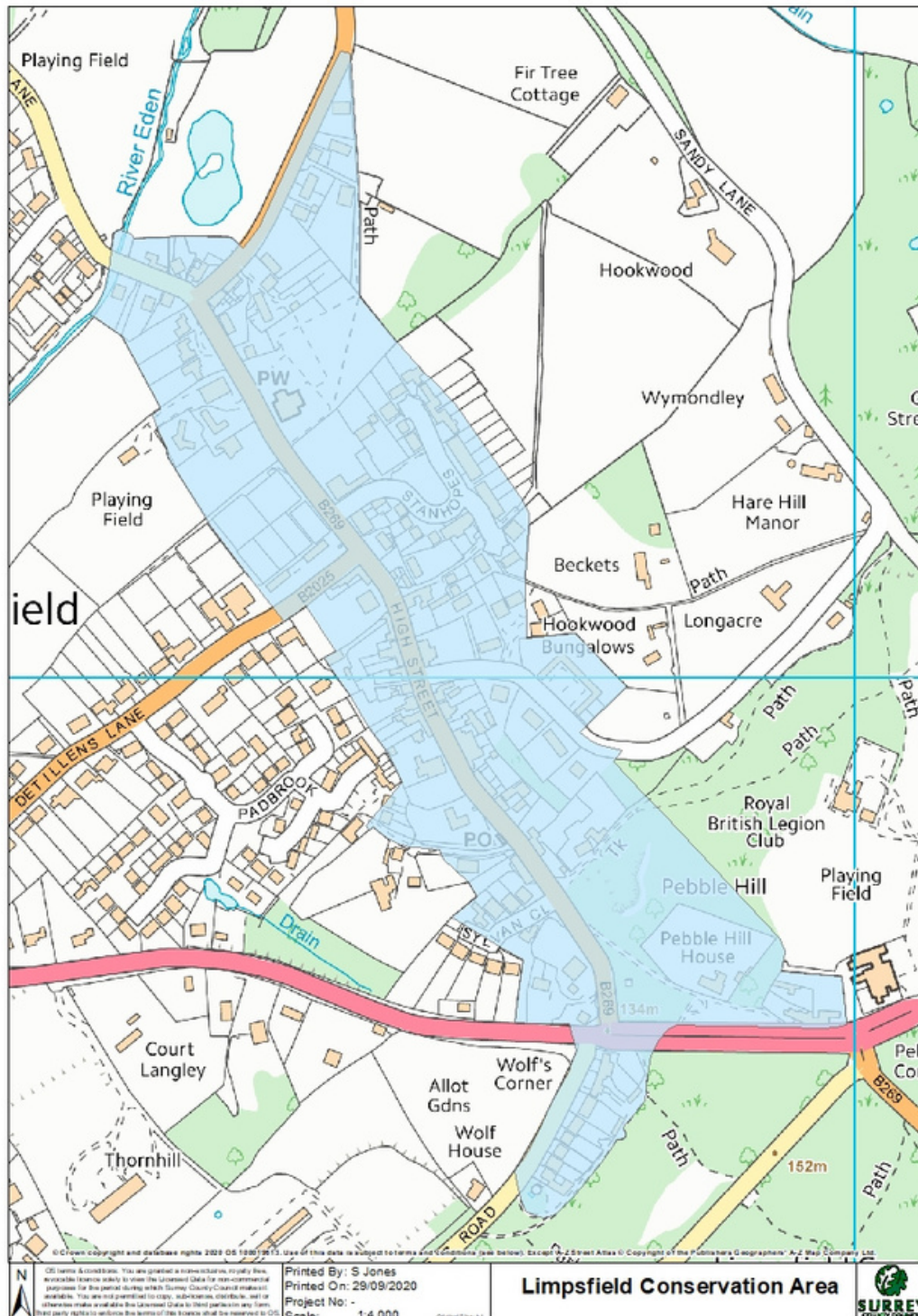
This will ensure new development is appropriate, reflects the character of the area and uses the correct materials. The appraisal will also identify actions or projects that would enhance the Area and where necessary consider if minor alterations to the Conservation Area boundaries are needed to ensure the boundary is appropriate.



# The Limpsfield Village Conservation Area

The Limpsfield Village Conservation Area includes Limpsfield High Street, with boundaries extending from Wolfs Row in the south to the river Eden on Bluehouse Lane to the north.

The area also includes the first part of Titsey Road, Detillens Cottages, Stanhopes, part of Hookwood Park, Priest Hill, part of Sylvan Close and Pebble Hill.  
(see map below)







## What will the Conservation Area Appraisal do?

The Appraisal will look at the history of Limpsfield Village and identify key events that influenced its development and architecture and show how this is evident in the character and appearance of the Conservation Area.

We will then consider:

- Whether the boundaries of the Conservation Area need minor adjustments
- What issues may be causing harm to the Conservation Area
- What opportunities there are to preserve or enhance the Conservation Area, including reinstating historic features, landscaping or promoting the use of historic materials

## What will the Conservation Area Management Plan do?

A Conservation Area Management Plan uses the Appraisal to set out a guide for both current and future residents and local authorities on how best to preserve or enhance the Limpsfield Village Conservation Area.

This may include:

- Planning policies for new development, extensions or alterations to existing buildings
- Schemes to improve or enhance the Area
- Any potential changes to Permitted Development rights within the Conservation Area that may be a consideration for the future

# We Want to Hear from You

If you have received this letter, it is because you either live within or close to the Limpsfield Village Conservation Area, and we would like to hear your views on its character and appearance and how you think we could best preserve and enhance it for the future.

Your comments or ideas should refer to any of the considerations outlined above in the Appraisal and Management Plan overviews.

Comments can be sent via email to: **[ipc.conservationsarea@gmail.com](mailto:ipc.conservationsarea@gmail.com)** or via post to: **Limpsfield Parish Council, PO BOX 309, Oxted, Surrey RH8 8EU.**

Please feel free to comment from receipt of this letter; the deadline for initial comments being **Friday, 27th November**.

As part of the process we will be holding an online webinar on Tuesday 10th November at 6.00PM which will present our project in more detail. If you are interested in attending, please email [ipc.conservationsarea@gmail.com](mailto:ipc.conservationsarea@gmail.com) and we will send you the webinar link.

## Next Steps

The Conservation Area Appraisal and Management Plan process will include a formal consultation next year, run by Surrey County Council's Historic Environment Planning Team and hosted by Tandridge District Council as the Local Planning Authority.

Once completed, the Appraisal and Management Plan will be presented for adoption to Tandridge District Council and will become part of the formal planning policy framework through which the Area can be both conserved and enhanced. In the meantime, we look forward to hearing from you and will keep you updated of our progress via the Parish Council's website and social media.

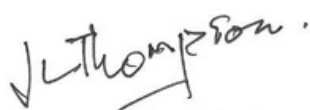
**Limpsfield Parish Council contacts for the Conservation Area Assessment project are:**

**Mark Wilson (01883 722400) and Ashley Fosdike (07838 291183).**

**Email: [ipc.conservationsarea@gmail.com](mailto:ipc.conservationsarea@gmail.com)**

Don't hesitate to email the team with any questions or feel free to speak to either of the above contacts if you see them around the village!

Best regards,



John Thompson, Chairman