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**MADE BY
TANDRIDGE DISTRICT COUNCIL**

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A SNAPSHOT OF LIMPSFIELD

Set in the leafy Surrey countryside at the foot of the North Downs, the Parish of Limpsfield sits in between the towns of Oxted and Westerham. It has long been a thriving and popular community for all age groups, due to a range of good schools, beautiful surroundings, variety of amenities and services and excellent connections to London and other local large towns via Oxted station and the M25/A25.



Snapshot of Limpsfield

The Limpsfield Parish includes the village of Limpsfield (a Conservation Area), Limpsfield Chart, Limpsfield Common, Pains Hill, Itchingwood Common and Staffhurst Wood and, aside from being a beautiful place to live, has much to offer residents and visitors alike.

The village of Limpsfield itself dates back to Saxon times and appears in the Domesday Book of 1086 as Limenesfeld. Much of the area's properties and surrounding countryside belong to the historic Titsey Estate, one of the largest surviving estates in Surrey, dating back to the mid-sixteenth century.

Surrounded by Green Belt, the pretty and partly medieval village is noted for its variety of architecture, including lovingly restored post and beam, timber-framed cottages dating from Norman times, classic Georgian village houses and many examples of beautiful Arts and Crafts homes.

The Limpsfield Chart settlement sits in the rural hinterland of the Parish, which consists of a mixture of farmland and well-maintained woodland that largely belongs to the Titsey Estate and National Trust and is dotted with imposing Tudor manor houses and large gothic

buildings, many of which served as hospitals, convalescent homes and schools in their former lives, though have now been converted to beautiful and sought-after private residential developments.

Staffhurst Wood in the south of the Parish contains ancient woodland and is a Site of Special Scientific interest (SSSI).

With 89 listed buildings of historical interest (20 of which are medieval), picturesque countryside walks, cricket, golf and tennis clubs, playing field, pretty churches, local shops, historic pubs, Limpsfield CofE Infant School, Hazelwood School (independent preparatory School), the Limpsfield Grange School and Oxted School (academy) which sits on the Parish border, this thriving semi-rural community is a sought-after place to live and a very popular place to visit.



Community Montage

Community life is strong in the Parish, with many well-established services, events, groups and societies, such as the community run Limpsfield Village Store, music, choral, history, horticultural and arts societies; together with groups such as the Community Orchard and Limpsfield In Bloom and a large number of small businesses and home-based enterprises.

The Parish also includes the lower main end of the town of Oxted, comprising many shops and businesses, the Tandridge District Council Offices, Library and the Oxted Health Centre that is essential to the immediate and wider area.

FOREWORD

Our Chance to Shape the Future of Limpsfield

In March 2015, Limpsfield Parish Council agreed to commission a Neighbourhood Plan for the Parish.

The planning and development policies contained in this plan seek to protect our local countryside and green spaces. These policies will also influence the type, scale and location of any future development in the Parish and the local infrastructure provision necessary to support Limpsfield's residents.

By taking control of the framework for decision making about the Parish, we can influence the way Limpsfield develops over the next fifteen years and ensure a strong and sustainable future for our area, whilst at the same time protecting the character and attributes of Limpsfield which are so valued by residents.

At each stage, as the Neighbourhood Plan developed, we have consulted with the community, to ensure that the views and opinions of the community are properly reflected in this plan.

The Limpsfield Neighbourhood Plan would not have been possible without many months of work by the members of the Neighbourhood Plan Steering Group and the Limpsfield residents who have given their time and services so freely to the Parish to contribute to the production of this Plan. Please see Appendix G for the names of the Steering Group members and the local residents involved in the Neighbourhood Plan process. I would like to thank them all, for their time, energy and commitment.

More information on the Plan including the supporting documents can be found at www.limpsfieldnp.org.

Thank you for your time and helping us shape the future of our Parish.

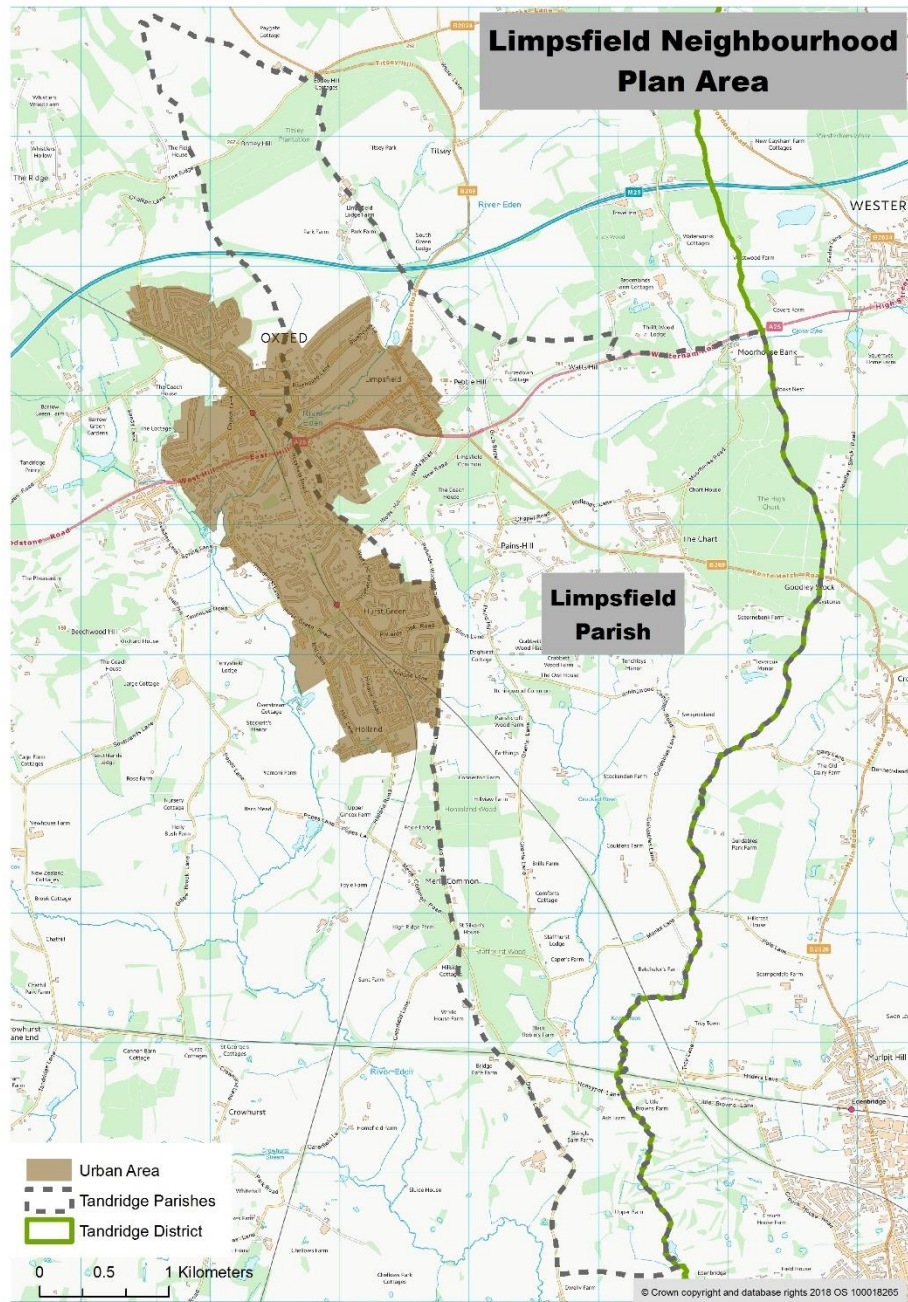
Mark Wilson: Chair of Limpsfield Parish Council

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1. INTRODUCTION AND BACKGROUND

Limpsfield Parish Council has prepared a Neighbourhood Plan for the area designated by the local planning authority, Tandridge District Council (TDC), on 15th June 2015. The designated area is shown on Plan A (below). The plan has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012, and the Localism Act 2011.



Plan A: Designated Limpsfield Neighbourhood Plan Area (Parish Area)

Neighbourhood Plans provide local communities, like Limpsfield, with the chance to 'plan positively' to shape the future of development of their area. A statutory 'Made' neighbourhood Plan approved by referendum is part of the Development plan for the Tandridge District and will carry significant weight in how planning applications are decided.

Neighbourhood Plans can therefore only contain land use planning policies that can be used for this purpose. This often means that there are other important issues of interest to the local community that cannot be addressed in a Neighbourhood Plan if the policies are not directly related to planning.

Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood Plans must meet a number of 'basic conditions' as set out in paragraph 8(2) of Schedule 48 to the Town and Country Planning Act 1990 as applied to Neighbourhood Plans by Section 38A of the Planning and Compulsory Purchase Act 2004 (Acts as amended). These are:

- Have regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Development Plan
- The Neighbourhood Development Plan must contribute to the achievement of sustainable development
- The Neighbourhood Development Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority
- The Neighbourhood Development Plan does not breach, and is otherwise compatible with, EU obligations.

In addition, the Parish Council has to have shown that it has properly consulted local people and other relevant organisations during the process of making the Plan and has followed the Neighbourhood Planning (General) Regulations 2012 (as amended).

Consultations

Throughout the preparation of the Neighbourhood Plan, the Parish Council has sought to develop policies which reflect the local community's views on planning and related issues. To achieve this, it has carried out a number of consultative exercises which have been described in the Consultation Statement. Section 4 below provides further detail about how the community's views have guided the direction of the plan.

Before submitting the Plan to Tandridge District Council the Parish Council published and consulted on the "Pre-Submission Draft" of the Neighbourhood Plan. This provided the opportunity for the local community and other consultees to have their say on proposed Neighbourhood Plan policies. These have been published on the Limpsfield Neighbourhood Plan website (www.limpsfieldnp.org) together with documents that constitute the Evidence Base.

Strategic Environmental Assessment/Sustainability Appraisal

Following consultation, Tandridge District Council concluded that a Strategic Environmental Assessment was required, and this is presented with this plan. An assessment under the Habitats Regulations was not required.



Scenic views of Limpsfield Parish

2. THE NEIGHBOURHOOD AREA

The Parish of Limpsfield lies in the area of Tandridge District Council in the county of Surrey. It is located at the foot of the North Downs. Limpsfield Parish has a population of 3,569 (census 2011). It has an area of 1,854 hectares and contains 1451 households. As such, its overall population density is low.

The north of the Parish which is in the Surrey Hills Area of Outstanding Natural Beauty (AONB), is crossed east-west by the M25 motorway. Limpsfield Village is the principal settlement, with a smaller settlement of Limpsfield Chart. The west of the Parish adjoins Oxted and includes the Oxted Health Centre, the District Council offices, Oxted library and shops. 94% of the Parish is in the Green Belt, an important consideration for many Limpsfield residents.



Looking north over the Parish from Grub Street/ Air Raid Shelters

The area has been inhabited since the Bronze Age and was on a junction between north-south and east-west routes. Bronze Age north-south paths crossed the "Pilgrims Way" (an ancient east-west route antedating Christian pilgrimages). In Roman times a London-Lewes road ran south and to the west of it was Titsey Park, where a large villa and temple were excavated in the 19th Century.

The Manor of Limpsfield was owned by King Harold and upon his death was given to the Abbot of Battle. The Abbot's reeve lived in the building known as Old Court Cottage a site continuously occupied since the 12th Century and contemporary with the earliest parts of St Peter's Church. Mediaeval "Limpsfield Ware" was made in Limpsfield Chart using local clay.

In the 16th Century, the manor was bought by Sir John Gresham following the dissolution of the monasteries and the Gresham family also bought Titsey Manor, which eventually

became their main home. At the beginning of the 19th Century, the Lordship of the manor descended to the Leveson-Gower family when the Gresham heiress married William Leveson-Gower. The last squire of that family died in 1981. Limpsfield Common was transferred to the National Trust in 1972 and the rest of the estate was gifted to a charitable trust - the Titsey Foundation.

Until the mid 19th century Oxted and Limpsfield were neighbouring villages on the east-west road from Redhill to Sevenoaks but the coming of the railway led to the development of a new town surrounding what was originally "Oxted and Limpsfield" station. Limpsfield Parish was bounded in the west by the River Eden and its tributary so the new town was called "New Oxted", even though the eastern portion was located in Limpsfield. As both areas developed the boundary became blurred.



Historical photos

The historic heart of the village which has survived development pressures and retains numerous listed buildings was designated as a Conservation Area in 1972.

The Parish has a high proportion of natural green space close to settlements across the Parish, including large publicly accessible areas such as Limpsfield Common, The High Chart, Staffhurst Wood and Itchingwood Common. Much of the land is owned by the National Trust or the Titsey Estate.

Farming remains an important part of the rural economy and is important to the character and appearance of the landscape. Approximately 60% of the land area in Tandridge is used for agriculture and 2% of employment is in agriculture or forestry, which is slightly higher than the South East and English regions average of 1.45%.

Over the years there has been some diversification from the traditional rural activities, primarily by the reuse of farm and other buildings for commercial purposes. This has not only helped to retain activity within rural areas but also enabled some farms to remain operational through the diversified activity.

3. PLANNING POLICY CONTEXT

The Parish lies in Tandridge District Council planning authority area.

The National Planning Policy Framework (NPPF) first published by the Government in 2012 is an important guide in the preparation of local plans and neighbourhood plans. The NPPF has subsequently been updated (2018/19). However this Neighbourhood Plan has been prepared under the NPPF 2012. The Limpsfield Neighbourhood Plan must demonstrate that it is consistent with the provisions of the NPPF. The following paragraphs of the NPPF 2012 are especially relevant to the Limpsfield Neighbourhood Plan:

- Role of Neighbourhood Plan (paragraph 16)
- Recognising intrinsic value and beauty of countryside (17)
- Supporting a prosperous rural economy (28)
- Delivering a wide choice of high-quality homes (50)
- The quality of development (58)
- Promoting healthy and inclusive communities (69)
- Designation of local green spaces (76 & 77)
- Conserving and enhancing the natural environment and landscape (109 - 118)
- Conserving and enhancing the historic environment (126 - 141)
- Neighbourhood planning (183 - 185)

The Neighbourhood Plan has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended) and the Localism Act 2011. As such, once made, it will complement the Tandridge District Local Plan.

This development plan currently consists of the Tandridge District (Local Plan Part 1) Core Strategy 2008 (which predates the publication of the NPPF in 2012) with the Tandridge District (Local Plan Part 2) Detailed Policies 2014, as well as the Minerals and Waste Local Plan adopted by Surrey County Council. Hence the provisions of the NPPF are especially important in shaping how the Limpsfield Neighbourhood Plan will consider its policies, until the emerging Tandridge Local Plan (Our Local Plan 2033) advances towards adoption and replaces current policies.

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

A number of policies in the Core Strategy are considered particularly important as a context for the Limpsfield Neighbourhood Plan:

- 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

Tandridge District (Local Plan Part 2): Detailed Policies

The Local Plan Part 2 was adopted in July 2014. It sets out the development management policies for the District. The Neighbourhood Plan should be in general conformity with the strategic policies of the Core Strategy, however its policies can replace or take precedence over the Local Plan Part 2 development management policies if they are in conformity with the NPPF.

A number of policies are specifically significant to the Parish:

- DP1 Sustainable Development
- DP5 Highway Safety and Design
- DP7 General Policy for New Development
- DP8 Residential Garden Land Development
- DP9: Gates, Fences, Walls and Other Means of Enclosure
- DP10 Green Belt
- DP12 Development in Defined Villages in the Green Belt
- DP13 Buildings in the Green Belt
- DP19 Biodiversity, Geological Conservation and Green Infrastructure
- DP20 Heritage Assets

The Emerging 'Tandridge Local Plan (Our Local Plan) 2033'

Tandridge District Council 'submitted' the Tandridge Local Plan in January 2019. The Local Development Scheme (LDS) indicates a target for adoption, following examination.

The Neighbourhood Plan will come forward before the up to date Tandridge Local Plan is adopted and hence the Planning Practice Guidance advice on the relationship between Neighbourhood Plans and emerging Local Plans applies. As a result the policies of the emerging plan have been taken into account in developing the policies in the neighbourhood plan. This ensures, as far as possible, that the Neighbourhood Plan does not become out of date in the early part of its plan period.

Strategic Planning Context

There is no requirement for the Neighbourhood Plan to comply with the policies of the emerging Local Plan, as these policies may change before they are adopted. But the NPPF 2012 does require that Neighbourhood Plans are "aligned with the strategic needs and policies of the area" and Planning Practice Guidance indicates reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.

An important role of the new Local Plan will be to define the scale of new development that will be required in the District and to determine where it should be located. The emerging Local Plan supports the use of sites within the built-up area boundaries for housing where these become available and are suitable. The emerging plan does not however propose to specifically allocate any land for housing or employment in Limpsfield Parish given the constraints that exist. Nevertheless, any land allocated in Oxted and Hurst

Green, within the same Tier 1 settlement as parts of Limpsfield Parish, may impact on the Parish as regards services, infrastructure, traffic and parking.

Within Tandridge District it is likely that land for new housing will need to be released from the Green Belt. The emerging Local Plan does not propose to release, for housing, land from the Green Belt that immediately surrounds Limpsfield.

Preparing the Neighbourhood Plan

The preparation of this plan has followed the requirements of the Neighbourhood Planning (General) Regulations 2012 and the NPPF principles detailed above. Following a well-attended meeting with local residents, the Parish Council set up four topic groups consisting of parish councillors and local residents, who have met regularly to work on the specific areas of Housing, Local Heritage and Design, Environment and Local Business and Community Assets and Infrastructure.

The Parish Council's Neighbourhood Plan Steering Group then conducted extensive stakeholder engagement work, with the detailed findings available on the Limpsfield Neighbourhood Plan website (www.limpsfieldnp.org).

4. COMMUNITY VIEWS ON PLANNING ISSUES

Three consultations (via survey) were undertaken with residents. All the surveys were available in hard copy and via survey-monkey and were promoted on social and other media. To collect the responses orange wheelie bins were located throughout the Parish. The second (Household) and most comprehensive survey was followed up by house to house visits to encourage a higher response rate.

Stakeholder consultations were also carried out so that the views of local businesses and other stakeholders were considered.

A summary of all the community consultations can be found in The Consultation Statement.

5. VISION, OBJECTIVES AND POLICIES

The vision for the Limpsfield Parish Neighbourhood Plan over the next fifteen years reflects the priorities expressed through the extensive community engagement process.

Nationally and internationally, the first half of the 21st century is proving to be a time of rapid social and economic change. Technological developments, driven by the power and availability of social media information technology, are already radically changing the way in which we live and work, whilst scientific advances are making it possible to lead longer and healthier lives. An increasing recognition of the impacts of climate change and of our reliance on non-renewable fossil-fuels to power our lifestyles is leading to changes in the way we travel, the way we heat and insulate our homes, and the way we manufacture and recycle goods.

Alongside this, the Country as a whole is continuing to experience a significant growth in population and local communities are having to address the need to accommodate this growth in terms of houses, jobs, infrastructure and services.

We can already anticipate some of the changes which will take place over the next 15 to 20 years. Petrol and diesel cars will gradually be replaced by hybrid and electric cars and self-driven vehicles may well have started to appear on our roads. More houses will have been built both locally and regionally.

Our Neighbourhood Plan is set within this context. We cannot prejudge how society will respond to the changes which are taking place. What we can do is put in place policies and bring forward projects which help the Parish adapt as changes take place, enabling the development needed to support a strong and viable local community whilst protecting what people consider to be most important about the place in which we live and work.

OUR VISION FOR LIMPSFIELD

In 15 years, Limpsfield Parish will be home to a strong, prosperous and increasingly sustainable community.

The community will live in an area which has retained its distinctive yet varied character and heritage; valued open spaces and Green Belt will have been protected, while changes and new development in the built-up area will have been managed to provide for future needs, preventing the erosion of character of individual roads and streets.

Businesses will be able to thrive and the community as a whole will be supported by a range of local shops and services, primarily located in Oxted town centre, but also in Limpsfield Village and Limpsfield Chart.

Roads, footpaths, public transport and broadband will have been improved or managed to provide safer and more sustainable communications networks across the area.

Objectives

To help achieve this vision, the Neighbourhood Plan has the following key objectives:

1. Housing

- **(1a)** To help meet housing needs by supporting the delivery of new housing in sustainable locations across the Parish (Policy LNP1)
- **(1b)** To help meet the need for smaller homes by securing a more appropriate mix of housing in new developments (Policy LNP2)
- **(1c)** To ensure that any new housing is built on sites and at densities which would not harm the prevailing character of the area in which it is set or the amenity of nearby properties. (Policies LNP3 and LNP5)

2. Design, Heritage and Landscape

- **(2a)** To ensure that all new development respects the particular character of the area in which it takes place, in terms of its design, layout and materials, whilst maintaining opportunities for more sustainable designs (Policies LNP1, LNP2, LNP3, LNP4, LNP5 and LNP6)
- **(2b)** To protect and enhance the Parish's heritage, including the Limpsfield Village Conservation Area, listed buildings and other locally important buildings and structures across the Parish (Policies LNP3, LNP4, LNP5, LNP6 and LNP7)

3. Open Space and Environment

- **(3a)** To protect and enhance the most valued open spaces for the use of the community within and adjacent to the built-up areas (Policies LNP1, LNP5, LNP7 and LNP8).
- **(3b)** To protect the Green Belt from inappropriate forms of development (Policies LNP1 and LNP5)
- **(3c)** To maintain and improve biodiversity and the quality of the natural environment (Policies LNP1 and LNP8)

4. Business and Economy

- **(4a)** To support the local economy and maintain opportunities for smaller businesses to grow and develop in appropriate locations across the Parish, including working from home and farm diversification (Policies LNP1, LNP9 and LNP10)

5. Community Well-being, Leisure and Recreation

- **(5a)** To support the delivery of local services and community facilities in locations which are accessible to the local community (Policies LNP1, LNP11, LNP 12 and LNP13)
- **(5b)** To improve the recreation and leisure opportunities for local residents and visitors to the Parish, protecting existing assets and encouraging enhancements which increase their availability and use (Policies LNP12, LNP13)

6. Public Transport, Pedestrian Safety, Sustainable Travel and Communications

- **(6a)** To secure improvements to the local travel infrastructure, making the Parish's roads safer for all users and reducing the effects of through traffic, including commercial vehicles (Policy LNP13 /general text)
- **(6b)** To secure improvements to the Parish's network of pavements, footpaths and cycle facilities linking together different parts of the Parish and providing better leisure opportunities (Policy LNP13 /general text)
- **(6c)** To ensure that appropriate parking provision is made within any new development and that better parking is provided in Limpsfield Village(Policy LNP13 /general text)
- **(6d)** To promote improved access to faster broadband across the Parish (Policy LNP 14)

7. Crime Prevention

- **(7a)** Working with local business, residents, the District Council and the police, to secure measures which reduce crime, including burglaries and theft (Policies LNP 3 and LNP9)

Performance indicators for the above objectives are set out in Appendix C.

Land Use Planning Policies

Land use planning policies provide the basis for determining planning applications made for development proposals. They can establish the principles for retaining or changing the use of land in settlements and also set out the criteria against which development proposals will be judged in terms of design, access etc. Policies must be clearly written so they can be easily applied when considering planning applications.

The plan deliberately avoids repeating existing national or local planning policies, except where this adds clarity to the overall approach of the Neighbourhood Plan. The proposed policies therefore focus on key development issues in the area, as expressed by the community.

For all other planning matters, the national and local policies of other planning documents (the National Planning Policy Framework and the policies from the Local Plan) will continue to be used.

Below are the proposed policies of the plan. Each policy has a number and title and the policy itself is written in bold italics for ease of reference. Each has a short statement explaining the intention of the policy and any relevant background information. At the end of this document is the policies map, which refers to specific sites or area mentioned.

The Parish Council recognises that there is work to be done in progressing its planning policies. For example, the list of existing Heritage Assets of the Parish (which are detailed in the supporting text to Policy LNP 6) should be researched and updated and a Conservation Area Assessment is needed for Limpsfield Village.

These and other issues are addressed through a series of implementation projects which the Council intends to undertake over the coming years and which are set out in Section 6 of the Neighbourhood Plan document.

Spatial Strategy

Policy LNP1:

A Spatial Strategy for the Parish

The built-up area boundary is shown on the Policies Map. Within this area proposals for development will normally be acceptable provided they accord with the policies of the Development Plan.

The land outside the built up-area is considered to be part of the open countryside. All this area is within the Green Belt and accordingly new development will be strictly controlled in line with national Green Belt policies.

Within the countryside, different character areas are identified to support the management and protection of the landscape. Parts of the area, as shown on the Policies Map, are also within the Surrey Hills Area of Outstanding Natural Beauty plus candidates for inclusion within AONBs or are defined as Areas of Great Landscape Value. Here national and local policies will continue to ensure that the high landscape value will be conserved.

The character of the Parish will continue to be defined by its two principal components, the built-up area which forms part of the larger settlement of Limpsfield, Oxted and Hurst Green and the countryside which surrounds it. This distinction between the main settlement of Limpsfield and the surrounding countryside, enhanced by the role of the countryside as Green Belt, is fundamental to the character of the area and is reflected in the policies of the Plan and the way in which development proposals should be managed. Limpsfield Chart is identified in the Limpsfield Heritage and Character Assessments¹ (based on AECOM Character Assessments), as having a particular character of its own. However it is not defined as a 'village' for the purposes of the Development Plan, or viewed as a 'village' in terms of the NPPF.

The Tandridge Core Strategy / Local Plan Part 2 and the emerging Local Plan already distinguish between the village of Limpsfield as part of the Limpsfield/Oxted/Hurst Green settlement and the countryside beyond. The built-up area / Green Belt inner boundary, as defined by the Core Strategy / Local Plan Part 2, is shown on the Neighbourhood Plan Policies Map to assist in use of the Neighbourhood Plan and to help provide clarity for those proposing development schemes within the Parish.

Within the built-up area of the Parish, proposals for development will be supported provided they reflect the character of the area in which they are located and are consistent with other relevant policies of the Development Plan. The Plan divides the built-

¹ The Parish Council prepared a Heritage and Character Study to inform their Plan. This Study was made up of several aspects and documents. It is now referred to in the Plan as "Limpsfield Heritage and Character Assessments (based on AECOM Character Assessments)". AECOM (Consulting) prepared the main parts of the Study.

up area into a number of areas where specific policies will apply in order to reflect their particular character or role and these are shown on the Policies Map. These areas are based on the Limpsfield Heritage and Character Assessments (based on AECOM Character Assessments) (Appendices A and B) and supplementary work carried out during the preparation of the Plan.

After careful consideration, the Neighbourhood Plan makes no housing allocations. It is acknowledged that, across Tandridge as a whole, sustainable sites for housing development will need to come forward. The Parish Council recognises that these are strategic decisions and will work constructively with the District Council whilst seeking to protect the character of the built-up area and the Green Belt.

Sites for new housing will continue to become available within the built-up area of the Parish. This provides an opportunity to secure new homes including apartments where appropriate for the Parish in sustainable locations. Some proposals may involve building on garden land. These will be considered in the context of Policy DP8 of the Tandridge Local Plan - Part 2 (Detailed Policies). Tandridge District Council is proposing that this policy will be 'saved' when the emerging Local Plan is adopted and it will therefore remain part of the Development Plan.

In the event that the District's current housing supply strategy changes before the end of the plan period, then the implications will be considered by the Parish Council and the Neighbourhood Plan may be reviewed to plan for that eventuality.

Beyond the built-up area boundary, to the north and east, lies the Surrey Hills Area of Outstanding Natural Beauty (AONB) and to the south, extends the Tandridge Area of Great Landscape Value (AGLV). Part of the Parish is also designated as an Area of Outstanding Natural Beauty Candidate Area.

National Planning Policy and the Development Plan resist development in sensitive areas of the natural environment and aim to direct development towards the built-up areas of the District.

The Tandridge District Council's Core Strategy affords strong protection to the AONB and the same level of protection to the AGLV and additional guidance on development within the AONB is provided within the Surrey Hills AONB Management Plan 2014-2019.

The Neighbourhood Plan adds to this by defining the character areas identified in the Limpsfield Heritage and Character Assessments (based on AECOM Character Assessments) and using them in the policies which seek to protect the landscape of the countryside. In the event that there are changes to the AONB or the AGLV, the Limpsfield Heritage and Character Assessments (based on AECOM Character Assessments) and its use in the Neighbourhood Plan will continue to provide protection for the landscape.

All the area beyond the built-up area boundary is in the Green Belt and Policy LNP 1 and other policies in the Neighbourhood Plan operate alongside guidance in the NPPF and the Tandridge Local Plan – Part 2 Policy DP13 (Buildings in the Green Belt). This is to ensure that the Neighbourhood Plan supports development opportunities that are consistent with national and local strategic policies and is supportive of rural and farming diversification which is a predominant land use in the Parish.

To provide further background to the Parish's Spatial Strategy, a summary of Community Assets in the Parish is provided in Appendix E.



View from Limpsfield Chart south over the Green Belt

Housing

Policy LNP 2:

Housing Type and Mix

Any new residential development, including infill development, will be expected to contribute to the delivery of an appropriate mix of dwelling types and sizes to meet the housing needs of all sectors of the community, including those with specialist requirements. The type and mix on an individual site should have regard to:

- 1. The character of the surrounding area.*
- 2. The accessibility of the location and availability of existing and proposed local services, facilities and infrastructure.*
- 3. The evidence of housing need and demand from Housing Market Assessments and other relevant evidence sources.*

Development proposals will be expected to demonstrate how these matters have been addressed within the proposed dwelling mix. All new housing developments should provide a mix of house sizes. In developments of three dwellings at least one dwelling should have three bedrooms or less; in developments of four or more dwellings, at least 50% of the dwellings should have three bedrooms or less.

In order to help maintain the supply of smaller dwellings, planning permissions for new housing will be subject to conditions requiring the prior consent of the local planning authority for extensions or alterations which provide additional accommodation at first floor level or above.

Over recent years, only a small number of sites have come forward for redevelopment. Although several have involved single houses on large plots, there is no particular pattern to the way redevelopment has occurred and it is difficult to predict where new sites might be proposed or of what size they might be.

Other policies in the Neighbourhood Plan seek to ensure that new development is in character with its surroundings. This Policy is concerned with the type of housing which is built and seeks to ensure that the mix provided helps to meet the long- term need of the area for smaller dwellings.

The Plan does not deal directly with the provision of 'affordable' housing (social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market) and new residential developments should therefore meet the requirements set by Tandridge District Council.

The need for smaller and 'affordable' dwellings is signalled in the Tandridge District Housing Strategy. Although there is no local 'Parish' assessment, census data and the response from local residents suggests that this is also the case at a more local level. The response from

residents also suggests that, if housing development were to be considered, smaller housing, apartments and 'sheltered' accommodation might be appropriate.

In these circumstances, it is considered appropriate to establish a policy which ensures that new development provides a mix of housing sizes, to include a proportion of smaller dwellings. The minimum proportion is set at a level which broadly reflects the existing mix within the Parish and would not therefore change its overall character. Particularly on smaller sites, the local character of individual roads is a strong factor influencing the shape and form of new development.

Care will be needed on these sites to ensure that the development has an acceptable form and layout whilst still providing a proportion of smaller dwellings. In all cases there is a risk that smaller dwellings will be extended, possibly soon after planning permission has been granted, to provide additional bedrooms. To help maintain the new supply of smaller dwellings, it is proposed that planning conditions be attached to permissions to prevent this happening.

Design, Heritage & Landscape

Policy LNP 3:

Managing High Quality Design in the Built-Up Area of Limpsfield

All development, including alterations and extensions to existing buildings and replacement dwellings, should be well designed and should reflect the distinctive character of the different parts of the Parish as identified and described in Appendix A.

Proposals will be expected to meet the following criteria:

- 1. The scale, height and form should result in the development fitting unobtrusively with the existing building or, for new buildings, into the curtilage of the site, and with the character of the street scene.*
- 2. Spacing between buildings should respect the character of the street scene.*
- 3. Gaps which provide views out to surrounding countryside and help maintain the openness of the residential environment should be maintained.*
- 4. Materials should be compatible with those used in the immediate area and, in the case of extensions and alterations, those used on the existing building.*
- 5. The style of landscaping, and boundary treatments of an area should be retained and, where feasible reinforced.*
- 6. The privacy, daylight or sunlight enjoyed by adjoining residents should not be significantly adversely affected by the proposed development.*
- 7. Safe pedestrian access to the site should be retained or improved.*
- 8. The layout and design of buildings and spaces should contribute to a safe environment which helps reduce crime, disorder and the fear of crime.*

New development should respect the prevailing density in each of Limpsfield's character areas and sub-areas and all proposals should include evidence to demonstrate how the proposed design has sought to sustain the character of the Parish by reflecting the design guidelines for character areas and sub-areas as set out in Appendices A and B and the AECOM Character Assessments.

The NPPF states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Sustainable development involves achieving positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including replacing poor design with better design. One of the Government's core planning principles is always to seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Across the more built-up areas of Limpsfield, the roads, lanes and streets, have different characters, each adding to the variety and quality of the Parish's living environment. The

Limpsfield Heritage and Character Assessments (based on AECOM Character Assessments) initially divide the built-up area of Limpsfield into four Character Areas. They identify the key characteristics of each area and set out broad character Management Principles for each area. This aspect of the Limpsfield Heritage and Character Study (based on AECOM Character Assessments) is at Appendix A.

For the purposes of the Neighbourhood Plan, the areas identified by AECOM within the urban / built up housing areas have been further subdivided and assessed to allow for the character of individual roads. This assessment describes the particular features and qualities of each sub area. The results of this more detailed analysis for the main built up housing areas, together with design policy guidelines for future development are at Appendix B.

The NPPF indicates the importance of creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. This approach is repeated in the policy to reflect the strong views expressed by the local community.

Policy LNP 4:

Limpsfield Village Conservation Area

Limpsfield Village Conservation Area encompasses the historic centre of Limpsfield. New development, including changes of use, within the Conservation Area should preserve or enhance its character and/or appearance.

New buildings should respect the character of adjoining buildings and of the wider area.

Alterations and extensions should also respect the particular historic and design qualities of the original building. Planning applications should be accompanied by a statement setting out how the development would help preserve or enhance the Conservation Area.

The historic centre of Limpsfield was designated a Conservation Area in 1972. Centred on Limpsfield High Street, the Conservation Area has a distinctive character, reflecting its long history as the village centre. It contains thirty three listed buildings of which two, St Peter's Church and Old Court Cottage, are Grade One.

The Neighbourhood Plan seeks to retain the distinctive character of the area and its unique historic context, ensuring that new development is designed in ways which respect the character of the area as a whole and not just the immediate surroundings and buildings.

There is currently no Conservation Area Appraisal and Management Plan. The Parish Council, working with Tandridge District Council, is committed to preparing a Conservation Area Appraisal to provide more guidance on the character of the area and the way in which new development should be planned and designed. It will also prepare a

Management Plan setting out how the area can be enhanced, and issues identified in the Limpsfield Heritage and Character Assessment (based on AECOM Character Assessments) addressed. This work is detailed further in Section 6 of the Plan.



Limpsfield Village Conservation Area

Policy LNP 5:

Landscape Character

Proposals that have the ability to impact on the wider landscape will be expected to enhance the quality of that landscape where possible.

A proposal for development will only be permitted where:

- 1. It would not have a detrimental impact on the sensitive landscape areas and would contribute to the Character Management Principles set out in the Limpsfield Heritage and Character Assessment.***
- 2. Would not have an adverse impact on the landscape.***

Within the Surrey Hills Area of Outstanding Natural Beauty (AONB) and the Area of Great Landscape Value (AGLV), development should conserve and enhance landscape and scenic beauty. In the event that there are changes to the boundaries of the AGLV or the designation is removed or in part subsumed into the AONB and Candidate AONB areas, development should continue to accord with the principles set out in the Limpsfield Heritage and Character Study (Assessments) (AECOM Character Assessments) – at Appendix A.

The landscape forms an intrinsic part of the character and setting of the Parish and provides informal and formal recreational opportunities for the community and visitors alike. The landscape also forms part of the attraction for visitors who help sustain local business and economic ventures.

As well as the many public footpaths which give access to the countryside, three designated long-distance footpaths cross the Parish. There is also extensive access to National Trust land at Limpsfield Common. Titsey Place, whilst itself just outside the Parish, is an added attraction. Open to visitors on selected dates through the summer months, the estate is an all year-round attraction for walkers.

The Surrey Hills Area of Outstanding Natural Beauty (AONB) extends to the north and east of the village and to the south extends the Tandridge Area of Great Landscape Value (AGLV). There are also some AONB Candidate Areas. Great weight should be given to conserving and enhancing the landscape, scenic beauty and cultural heritage in these areas which, as indicated in paragraph 115 of the NPPF, have the highest status of protection.

The NPPF (paragraph 116) states that planning permission should be refused for major developments in the AONB other than in exceptional circumstances and locally there is no need for development within this area, other than to support rural and farm diversification, an objective of the AONB's management plan.

The National Planning Policy Framework states that the planning system should contribute to, and enhance, the natural and local environment by protecting and enhancing valued

landscapes. Public engagement in the preparation of this Plan has also indicated that the landscape around the Parish is highly valued and is identified as one of the Parish's unique characteristics.

Alongside the Surrey Landscape Character Assessment, the Parish Council prepared a Limpsfield Heritage and Character Assessments (based on AECOM Character Assessments) which provides a comprehensive assessment of the local landscape qualities and character management principles. The Assessments classify the whole of the Parish, into distinctive landscape character areas. The characteristics of each area are analysed against a wide range of criteria.

This approach is supported by the NPPF which states that Neighbourhood Plans should develop robust and comprehensive policies based on an understanding and evaluation of the defining characteristics of a Parish. In doing so policies can ensure that development responds to local character and history, and reflects the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

If the emerging Local Plan for Tandridge removes the AGLV designation the detailed work carried out as part of the Neighbourhood Plan provides up to date guidance.

Outside the built-up area boundary, all the area of Limpsfield Parish is within in the Green Belt and development is therefore also subject to National Green Belt policies.

Policy LNP 6:

Local Heritage Assets

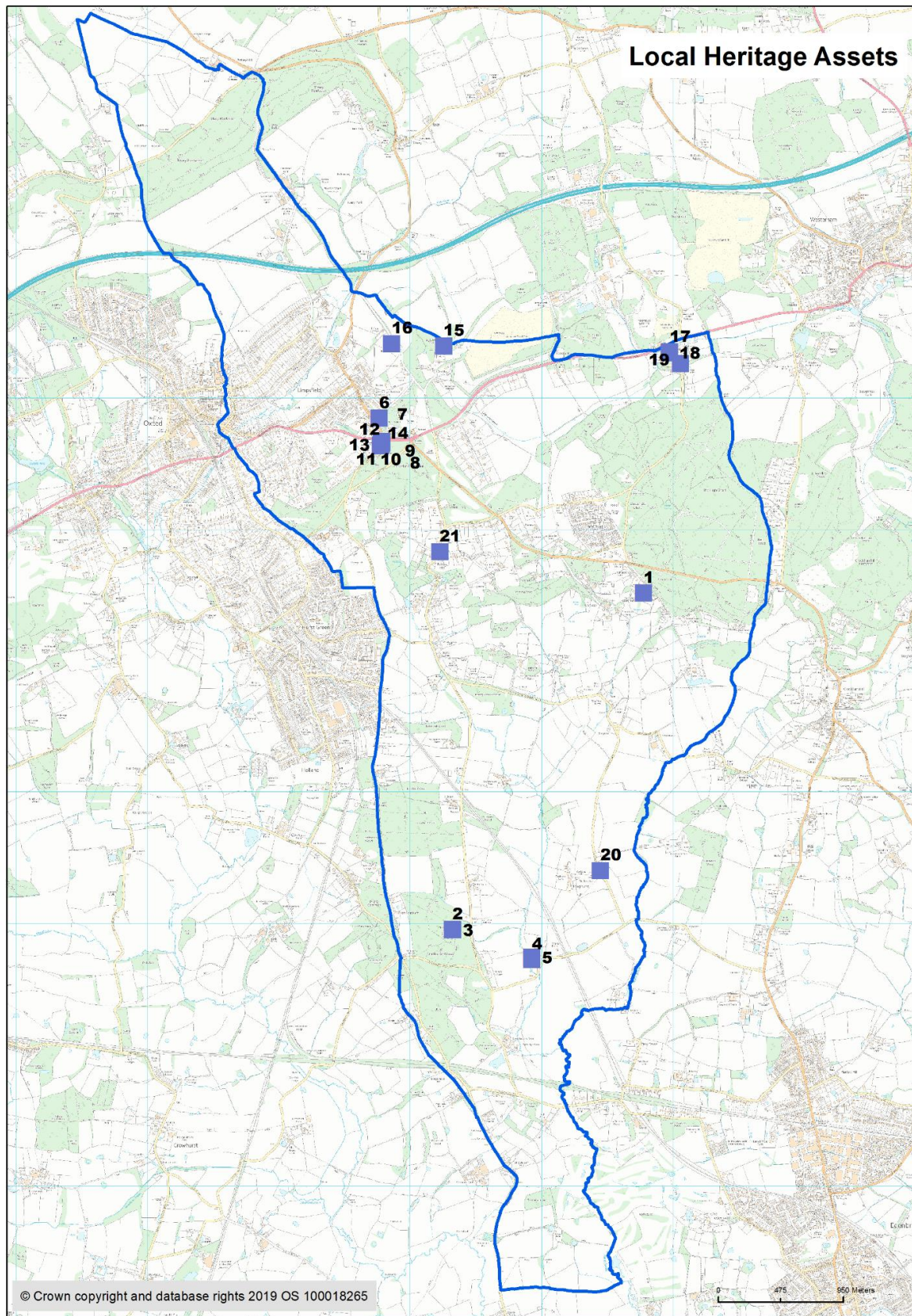
Proposals affecting non-designated heritage assets within the plan area, including alterations, will be assessed on the basis of the scale of any harm or loss against the significance of the heritage asset.

The NPPF puts significant weight on the conservation of the historic environment. It recognises that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. The Parish contains a wide range of listed buildings and these are already protected through national legislation. This policy seeks to ensure that the future of other buildings and structures not on the statutory list, is properly considered when new development takes place.

A number of buildings have already been identified locally as having local architectural or historic interest and are included in Tandridge District Council's 'local list'. These are listed and mapped below:

1. Former Marie Curie Institute, Trevereux Hill
2. 1 The Horns, Grants Lane
3. 2 The Horns, Grants Lane
4. Capers Farm, Monks Lane
5. Capers Farm, Monks Lane
6. Rodney House, Limpsfield High Street
7. 1 Wolfs Row
8. 2 Wolfs Row
9. 3 Wolfs Row
10. 4 Wolfs Row
11. 5 Wolfs Row
12. 8 Wolfs Row
13. 9 Wolfs Row
14. 10 Wolfs Row
15. Yew Tree Cottage, 4 Grub Street
16. September Cottage, Hookwood Park
17. 3 Moorhouse Cottage, Moorhouse Road
18. 4 Moorhouse Cottage, Moorhouse Road
19. 14 Moorhouse Cottage, Moorhouse Road
20. Oast Cottage, Guildables Lane
21. Weald Cottage, Pastens Road

In the course of the preparation of the Plan, a number of other buildings and features have been identified as of local heritage value. The Parish Council will therefore undertake a systematic review of the Parish's local heritage assets, including the wide range of archaeological sites, veteran trees and hedgerows, with a view to adding these assets to the Heritage Environment Register. Detail of this work is included in Section 6 of the Neighbourhood Plan.



Plan B: Local Heritage Assets

Open Space & Environment

Policy LNP 7:

Local Green Spaces

The following areas, as specified in the Policies Inset Maps 1 and 2 (pages 53 and 54) are identified as Local Green Spaces:

- ***Brook Field (LGS1)***
- ***Glebe Field (LGS2)***
- ***Glebe Meadow (LGS3)***
- ***Land in front of the Carpenters Arms in Limpsfield Chart (LGS4)***
- ***Land in front of Hookwood Bungalows (LGS5)***
- ***Land to the north of the A25 between the traffic lights and Pebble Hill Cottages – Part of Pebble Hill (LGS6)***
- ***Padbrook Pond area (LGS7)***
- ***Stanhopes / The Village Green (LGS8)***
- ***Tidy's Green (LGS9)***

Proposals for development on the designated land will not be supported unless they are ancillary to the use of the land for public recreational or community purposes, or are required for statutory utility infrastructure, or some other very special circumstances can be demonstrated.

The NPPF enables local communities to identify for special protection green areas of particular importance to the community. By designating land as a Local Green Space, local communities are able to rule out new development other than in very special circumstances.

Local Green Space designations are intended to be long term and must accord with wider principles for securing sustainable development in the area. The NPPF (paragraph 77) states that the Local Green Space designation may only be used:

- “where there is no agreed planning permission for housing development
- where the green space is in reasonably close proximity to the community it serves
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife
- where the green area concerned is local in character and is not an extensive tract of land.”

The effect of Policy LNP 7 is to provide important Local Green Spaces with protection from development equivalent to that which applies in the Green Belt. Any proposal must

maintain the essential open character of the space and must, in any event, demonstrate exceptional circumstances for its justification.

In line with the guidance in the NPPF, the Neighbourhood Plan identifies nine important areas of open space for designation as Local Green Spaces. Whilst largely hidden as it is enclosed by development on all sides, the most highly valued space is an undeveloped linear open space by Eden Brook, stretching from the rear of properties in Limsfield High Street to the rear of properties in Detillens Lane and Granville Road. In addition to this, a number of smaller spaces add significantly to the local character of the area and are worthy of designation and protection.

To create a consistent and transparent methodology for evaluating potential Local Green Space, the Parish Council used a robust assessment process. The results of this assessment form part of the evidence base which has informed the production of the Neighbourhood Plan. Each space is considered to meet the tests set out in paragraph 77 of the NPPF. The designation of these Local Green Spaces is also supported by the views expressed by local residents in the 2017 Household Survey.



Local Green Spaces - LGS 1-9

The nine Local Green Spaces are described as follows (*and pictured in montage above*).

For a fuller description see Appendix D:

Brook Field LGS 1: 81% of survey respondents were in favour of listing the Brook Field as a Local Green Space. It lies at the heart of Limpsfield Village, to the north of the Glebe Field and Glebe Meadow, and is surrounded by development to the north, west and east. It is adjacent to the Eden Brook and is leased to a local farmer for pasture. The Brook Field is mainly Flood Zone 3, as defined by the Environment Agency, so not suitable for development, but is a fascinating area for wildlife, in and beside the river.

The Limpsfield Heritage and Character Assessments (based on AECOM Character Assessments) concludes that the positive aspect of the Glebe and Brook Field areas should be retained and protected as a pastoral area with the intact historical field pattern.

Glebe Field LGS 2: This is the most highly valued Local Green Space, with 90% of survey respondents in favour of it becoming a Local Green Space, it has already been registered as an Asset of Community Value. It is an undeveloped (since at least 1871) open space adjacent to Limpsfield Village, largely hidden as it is enclosed by development on three sides.

The field which is leased to a farmer for pasture has a wide range of flora and fauna and views across the North Downs escarpment, all of which are enjoyed by local residents. There is a public footpath running through the field, from Limpsfield Village towards Oxted (See Brook Field for AECOM view).

Glebe Meadow LGS 3: The Glebe Meadow is leased to St Peter's Church and has a football pitch. The meadow is used for the village fete, open air events (concerts, wedding receptions) and by a children's football club. 90% of survey residents also identified this as a suitable Local Green Space. It is the only recreational green space in or adjacent to Limpsfield Village where children can play ball games and is therefore greatly valued.

Land in front of the Carpenters Arms, Limpsfield Chart LGS 4: 83% of survey respondents were in favour of listing this as a Local Green Space. This is an area of open common land in front of the Carpenters Arms, the adjacent housing and church, which contributes to the open rural setting of the Chart settlement. Photographs from circa 1900, show the aspect and views to be almost unchanged since that period, thus continuing to contribute to the open and rural feel of the Chart settlement.

Land in front of Hookwood Bungalows LGS 5: This is a small open garden area in front and to the side of the Hookwood Bungalows sheltered housing. The nine bungalows are built on three sides of the central garden area. The garden area provides a communal recreational space for the residents of the sheltered accommodation. The Parish Council and local residents have initiated a project to replant the garden areas. This initiative has been well received and supported by local residents.

The public footpath adjacent to this site is frequently used by local residents and ramblers. This area which is in the Limpsfield Village Conservation Area and borders the Green Belt boundary contributes to the open aspect of Hookwood Park and the transition from the village to the National Trust woodland and Limpsfield Common beyond. This site is part of the natural entrance to the Green Belt from the built-up area of the village.

Land to the north of the A25 between the traffic lights and Pebble Hill Cottages – Part of Pebble Hill LGS 6: 75% of Household Survey respondents identified this area for Local Green Space designation. It provides a natural and beautiful entry to the village. It contains a public footpath from Limpsfield High Street to the cottages at the top of Pebble Hill, which is used by parents taking children to school and by walkers. There is a grassed area and natural woodland with trees and plants. There is a Welcome to Limpsfield sign, and a Field of Hope, organised by residents of Limpsfield and Limpsfield Chart, with a magnificent display of daffodils in spring. Limpsfield in Bloom volunteers help to maintain the area.

Padbrook Pond area LGS 7: 63% of Household Survey respondents identified this area as being suitable as a Local Green Space. The Padbrook housing development was built in the 1980s on a local field which has a natural pond. The pond area and the other green spaces are well maintained by Padbrook residents and provides valued open space in the middle of the housing.

Stanhopes / The Village Green LGS 8: 64% of Household Survey respondents identified this area as being suitable for Local Green Space designation. The Stanhopes housing development which is within the Limpsfield Village Conservation Area was built in the 1980s. The houses are built on three sides of The Village Green. Stanhope residents and the Parish Council jointly maintain this area.

Tidy's Green LGS 9: 64% of Household Survey respondents identified this area as being suitable as a Local Green Space. This grassed area, which has the character of a small village green, provides a natural break in the housing and a welcome green space between the towns of Limpsfield and Oxted. Tidy's Green has a bench commemorating the First World War, as well as a horse trough and finger post both of which have been restored and are important local historic assets.



The Glebe Meadow and Field

Policy LNP 8:

Promoting Biodiversity

Development proposals should not result in a net loss of existing on-site biodiversity assets, delivering 'net gain' where possible by providing for wildlife needs on site.

On-site biodiversity enhancements, such as new roosting features for bats or nesting features for birds, will be encouraged where it is appropriate and incorporated into the fabric of the development and applicants will be encouraged to seek guidance from the Surrey Nature Partnership at an early stage.

All development should be designed in a way that minimises the effects of light pollution on wildlife.

Development proposals which adversely affect the environment of locally designated Sites of Nature Conservation Interest will only be allowed where the benefits of the development clearly outweigh the loss or harm to the ecological importance of the site.

This policy seeks to minimise the impact of new development on the natural ecology of the Parish and, as far as possible secure gains rather than losses in biodiversity.

The NPPF makes it clear that the pursuit of sustainable development includes a positive approach towards the management of new development, an approach which results, where possible, in net gains rather than losses in biodiversity.

This is particularly important in an area like Limpsfield where there is a large amount of open space and countryside and there are significant areas of comparatively low-density development. As new development takes place it is important that biodiversity is retained for the benefit of today's and future generations.

The Parish contains a number of sites which have been designated as of particular nature conservation interest. These should be protected.

Alongside the control of new development, the Parish Council will support proposals that protect and enhance the rich natural features of the local landscape which provide habitats for diverse range of species. It will work with owners and other agencies to:

- Maintain existing footpaths and improve them where necessary
- Encourage sustainable tourism
- Develop wildlife corridors and 'stepping stones'

Business & Economy

Policy LNP 9:

Employment and Business Across the Parish

Where planning permission or prior approval is required, within the centre of Limpsfield Village as defined by the Conservation Area boundary and Oxted Town Centre as defined on the Policies Map, the loss of office, food or retail outlets within classes A1 to A5 and B1 of the Use Classes Order (see Glossary for definitions) will not normally be permitted. At ground floor level, change of use to class B1 (business use) from classes A1 to A5 will not normally be permitted.

Proposals which support the development of 'home' working will be supported, provided they are in keeping with the character of the area and do not adversely affect the environment of adjoining residential premises.

Proposals which improve the environment for shoppers and other visitors to Oxted town centre will be supported.

Limpsfield Parish has a considerable number of businesses, including retail, therapy and medical support services, restaurants and pubs, farms and a large number of small business run from residents' homes. The main retail outlets are in the village of Limpsfield and the southern end of Station Road East (which forms part of the Parish).

For businesses in the Parish to remain viable and sustainable, it is vital that these businesses are supported. As demonstrated in the household surveys, many residents feel that shops and service organisations in Limpsfield should be retained and, if possible, increased, and that it would be ideal to have a shop or shops in Limpsfield Chart.

Whilst the Neighbourhood Plan cannot secure a new shop in Limpsfield Chart it would support such an initiative. It can also seek to protect existing retail and related activities in both Limpsfield Village and that part of Oxted Town Centre which is within Limpsfield Parish, to the long-term benefit of the local community.

The businesses in the Limpsfield area of Oxted have indicated specific concerns about crime, both shop-lifting and burglaries, parking and the local street scene. It would be of great benefit to the town if this area were a more pleasant place for customers and staff.

As part of its commitment to the success of Oxted Town Centre, the Parish Council will work with Tandridge District Council, Oxted Parish Council, Oxted BID and local businesses on projects to improve the street scene and environment in the south of Oxted town centre and to secure a long-term solution to the parking needs of the area and will seek to play an active role in the Regen Oxted project as set out in Section 6 of the Plan.

Parking in Oxted is a long-standing issue which impacts local businesses and many Limpsfield residents living in surrounding roads. Accordingly, the Parish Council will work

with other agencies to secure a long-term solution, although it is recognised that this may involve wider strategic decisions.

Many people run small businesses from their homes or from small business premises and this is important locally, reducing the need for commuting on our very busy roads.



Local Limpsfield businesses

Policy LNP 10:

Rural Economy

Proposals which support local farms, agriculture and equestrian activities will normally be supported, including the provision of outlets for the sale of their produce.

The re-use of an existing building or a well-designed new building on previously developed land in the countryside will be supported provided that:

- It is necessary for the purpose of agriculture or small-scale enterprises;*
- It would not adversely affect the special landscape character, and would protect and enhance the function and appearance of the land or buildings of historical interest;*
- It would not significantly adversely affect residential amenity or road safety.*

The NPPF supports the maintenance of a strong rural economy and this policy seeks to support local farms and businesses which are located within the countryside of Limpsfield or which can be accommodated there without harming the primary character of the area.

Rural diversification may involve various type of enterprise, including the introduction of different methods of agricultural production, adding value to farm products, tourism, recreation, farm shops and leasing land or buildings to non-agricultural businesses such as creative digital, environmental technologies, professional services and other IT dependant businesses (Coast to Capital SEP priority sectors).

By encouraging economic and agricultural diversification, it is important that the countryside is not damaged by unrestrained and inappropriate development. Therefore, diversification proposals should be of a scale and nature appropriate to the location and be capable of integration into the rural landscape. Such proposals should seek to reuse existing buildings wherever possible and have regard to the amenity and impacts on neighbouring uses.

The recent publication of the Tandridge Economic Needs Assessment Update (GL Hearn, Nov 2017) confirms that the District does not have an established office market and has therefore seen limited demand and limited new supply. While office activity is concentrated in Oxted and Caterham, in Limpsfield Parish the priority is to ensure that the local businesses have access to the types of flexible floor space sought by Small and Medium Sized Enterprises (SMEs), and the study acknowledges the demand is mainly for small scale businesses looking for small units of about 500 – 800sq.ft. which offer good broadband connections. Such capacity could be created using redundant agricultural or other similar buildings.



Small business units in redundant farm buildings

Community Wellbeing, Leisure and Recreation

Policy LNP 11:

Community Services in Oxted Town Centre

Within the area of Oxted town centre currently occupied by the Oxted Health Centre and the Library, as defined on the Policies Map, proposals for development which would result in the loss of or reduction of space for community services within Class D1 of the Town and Country Planning (Use Classes) Order 1987 (see Glossary for definitions) will be resisted unless suitable provision is made for alternative facilities in close proximity to the local community.

Proposals to extend the services or link them with other related activities will be supported. Within this defined area, other uses will be acceptable provided they complement the other community uses or do not prejudice the primary role of the area in delivering services to the local community.

The NPPF encourages local authorities to plan positively for the provision of community facilities and to guard against the loss of valued facilities and services where this would reduce the community's ability to meet its day to day needs.

The Neighbourhood Plan recognises the important community networks in Limpsfield and seeks to protect the social and economic hubs of the Parish together with other community and recreational opportunities which are important to the social fabric of the Parish.

Oxted town centre is the primary location for the delivery of services to the local community. The area which contains the Oxted Health Centre and the Library falls within Limpsfield Parish. The services provided from within this area help meet the needs of the Parish and the wider area and it is important that they are retained.

The Oxted Health Centre has already indicated its wish to remain located here and is utilising space in the adjoining council offices. The East Surrey Clinical Commissioning Group advise that health services should be centralised into a number of larger health hubs to reduce overheads.

Oxted Health Centre serves as a large hub contributing to the wellbeing of the local community and is in a central location. For this reason, the health services facility should remain within the current locality, and where necessary utilise space in the adjoining council office building (something which has already started).

Whilst community health, social care, and other related services may also be augmented in other sites in the community, it is considered paramount that the core primary care facility remains largely where it is and has the opportunity to expand and link with other activities in its current location.

The library building, which also accommodates the Citizens Advice Bureau and meeting rooms, contributes directly to the life of the community. For the longer term there may be opportunities to strengthen the interrelationship between services and provide wider support to the local community from this area and this policy gives support to such developments.



The Library and Oxted Health Centre

Policy LNP 12:

Community Services in Limpsfield Village and Other Parts of the Parish

Proposals that help maintain, improve or extend community facilities including play areas, village shops and public houses throughout the plan area will be supported and their loss will be opposed unless they meet the requirements of Policy DP3 of the Tandridge Local Plan Part 2 Detailed Policies or any equivalent policy.

Across the Parish there is a range of community facilities which contribute to the life of the Parish and this policy seeks to protect them and support their improvement and extension.

Limpsfield Village acts as an important location for a range of activities serving the local community. These are valued by the community and should be retained and, if possible, improved to reduce the necessity for people to travel longer distances for their day to day needs. Within Limpsfield Village, St Peter's Hall is a valuable community facility and used for a range of local activities. The Parish Council would support and encourage further development and use of the hall. Adjacent to the hall car park, the Glebe Meadow is leased by the Diocese of Southwark to St Peter's Church and is used by Panda Nursery, a children's football club and for the village fete, open air concerts and wedding receptions. The open meadow area is proposed as Local Green Space in the Neighbourhood Plan and its use for open-air community activities will be encouraged and supported.

Other buildings, activities and organisations also make a significant contribution to the life of the Village. For example, the Village Store has, since 1998, been run by the Limpsfield Village Store Association and is widely recognised as an important village asset. Most recently, the village pub (The Bull) has been purchased by a local enterprise. The Parish Council, which supports its continued use as a pub, restaurant and local hub where a range of activities can take place, has successfully promoted listing it as an Asset of Community Value.

Consultation with the local community has identified potential for the provision of a children's playground within or close to the centre of the Village. Proposals for a suitably located playground will be supported.

The community facilities within the Village are complemented by facilities elsewhere in the Parish, including the playground, the Carpenters Arms and St Andrew's Hall on Limpsfield Chart. The policy gives equal weight to their support and protection.

It is the Parish Council's intention to register the Brook Field, the Limpsfield Village Store and The Carpenters Arms as Assets of Community Value.



Recreation and Amenities

Public Transport, Pedestrian Safety, Sustainable Travel & Communications

Policy LNP 13:

Sustainable Transport, Access and Car Parking

Proposals which promote or make better provision for walking, cycling and the use of public transport and improved parking, including making proper provision for those with mobility impairment, will be supported.

Limpsfield Parish Council places a high priority on the creation of a more sustainable environment. It recognises that the way we move around the Parish, whether for work, shopping or leisure, is an important factor in creating such an environment. This will not be achieved purely through the form and content of new development and the implementation of land use planning policies.

The Parish Council will seek to work with Surrey County Council, Tandridge District Council, transport planners and urban designers to secure an integrated and creative approach to traffic management across the Parish and an increase in the use of sustainable forms of transport. The Parish Council is committed to working with these agencies to help secure the changes which are needed to secure a parish in which walking cycling and public transport are the preferred means of travel wherever possible.

Areas that the Parish Council will look to pursue include:

- The alleviation of traffic problems and the control of HGVs in Limpsfield High Street and surrounding roads
- The protection, maintenance and improvement of the local footpath network, including the Vanguard Way, Greensand Way, North Downs Way and other key routes for residents of and visitors to the area
- The better use and integration of the Parish's 'green' infrastructure'
- The introduction of measures to reduce traffic speeds and improve pedestrian and cycle safety within the Parish
- The provision of improved facilities for public transport users, including better real time information at bus stops
- The alleviation of parking pressures in Oxted Town Centre and Limpsfield Village and in nearby residential roads, including the provision of adequate parking enforcement
- Proposals which contribute to the wider use of electric cars as a replacement for petrol and diesel cars, including the establishment of electric vehicle charging points
- The provision of safe cycling routes where there is evidence that they would be used

The Parish already has an extensive network of public footpaths. However, there are footpaths which need improvement if they are to be more attractive to users, both as part

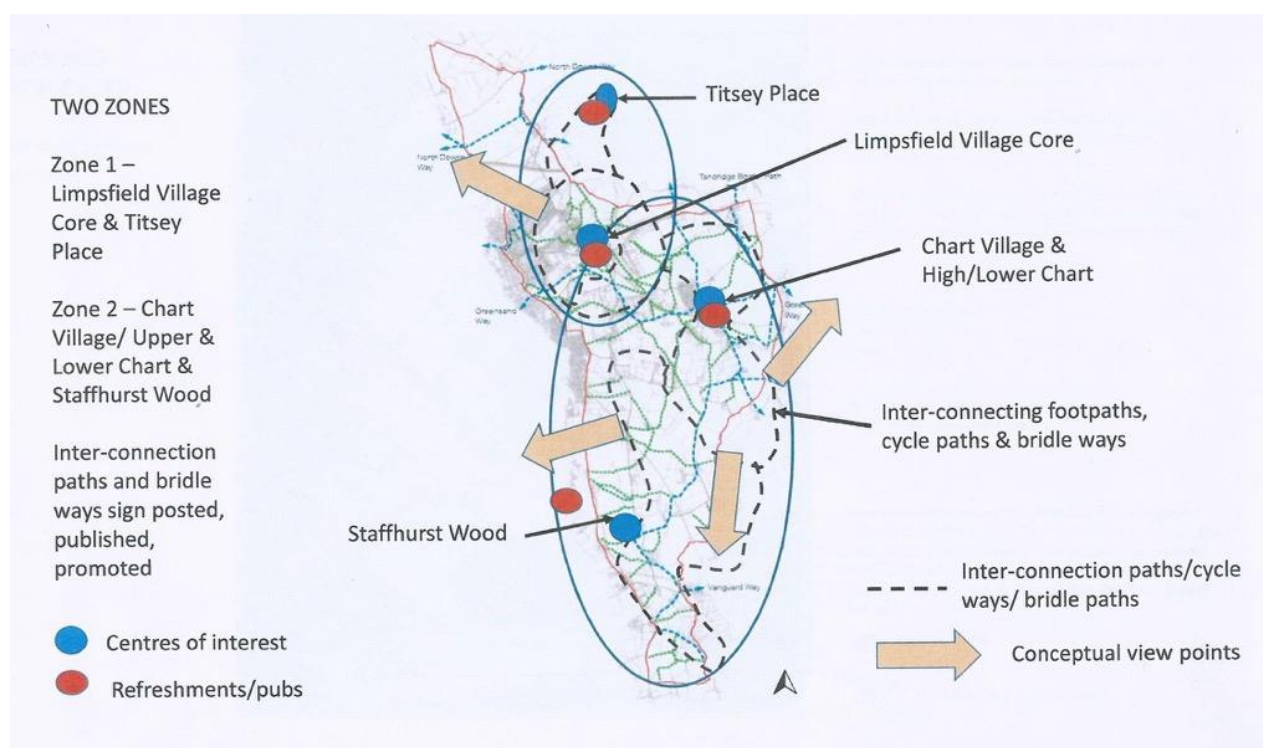
of their daily activities and for walking as a leisure pursuit. There is also a need for better signage and way-marking.

Limpsfield already has an extensive and well-established network of public bridleways which link the Parish. These bridleways are ideally suited for recreational use, but are not suitable as an alternative for residents who want to make short local journeys in the parish on a regular basis but without using their cars.

The provision of cycle ways between Limpsfield Chart (and other rural communities in the Parish) with the centre of Limpsfield would allow Limpsfield residents to reduce their car usage and provide the health benefits associated with cycling.

There are also considered to be opportunities to improve safety and convenience for cyclists, in particular in or on routes to Oxted town centre and Limpsfield Village.

The map below illustrates important Parish connections for sustainable transport (especially walking and cycling):



Parish Connections

Oxted town centre and, albeit on a different scale, Limpsfield Village, experience parking problems on a daily basis. This affects visitors, shoppers and businesses alike. Overspill onto nearby residential roads affects the environment of people living there. The Parish Council will therefore support suitable measures for addressing these problems in concert with other neighbouring communities in Oxted and Hurst Green and will work with other agencies to secure an appropriate and sustainable solution.

Traffic problems and traffic speeds are an acknowledged issue within the Parish and the Parish Council will support measures to address them, including Community Speed Watch

schemes for identified roads meeting risk assessment requirements.



Electric car charging point

More people are using electric vehicles (pictured above) and this is considered to be an important change which can be facilitated within the Parish.

There is also scope to improve bus services continuously in order to maximise their benefit to local residents, including the scope to use smaller vehicles and on-route pick-ups.

The Parish Council's approach towards the projects which it intends to pursue in respect of sustainable transport, access and parking are set out in Section 6 of the Neighbourhood Plan.

The Neighbourhood Plan does not seek to review parking standards for new development. The supplementary planning guidance provided by Tandridge District Council and Surrey County Council will therefore apply. But with respect to sheltered housing the Parish Council will expect to see a minimum parking provision of one space per self-contained unit, given the scale of car ownership and car use by residents, visitors and support staff in this type of accommodation. The parking provision at the sheltered bungalows in Hookwood Park was recently increased to accommodate the greater car ownership and usage by residents (see the Limpsfield Neighbourhood Plan website). Any new sheltered housing developments in the Parish should therefore have adequate parking provision.

Policy LNP 14:

Connecting the Parish

Proposals to provide access to a super-fast broadband network across the Parish and to improve the speed of existing services, will be supported, provided the location and design of any above-ground network installations does not adversely affect the character and appearance of the local area.

Proposals for new residential and business buildings should provide appropriate ducting, suited to fibre communications technologies, that is either connected to the public highway, a community led local access network, or to another location that can be justified, or is connected through satellite broadband.

Proposals should demonstrate how any development will contribute to and be compatible with local fibre or internet connectivity.

The NPPF advises that advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high-speed broadband technology and other communications networks is also seen as playing a vital role in enhancing the provision of local community facilities and services.

National Planning Policy therefore supports the need for high quality communications infrastructure, acknowledging its role in supporting economic activity and enhancing the provision of local facilities and services, particularly in rural areas. The Rural Productivity Plan (DEFRA; 2015) places fast and reliable broadband services at the top of a ten-point plan to boost rural productivity.

Within Limpsfield, there is a need to bring the poorest served areas as regards broadband and mobile signal up to the level of the best in the Parish. As home working continues to grow, this will gain in importance as a Neighbourhood Plan Delivery Project. It will also be of benefit of small and medium sized businesses in the Parish.

The Household Survey identified faster broadband as the second most important facility development to the community infrastructure. A significant number of respondents cited poor broadband speeds as being an issue, with poor mobile phone reception also being referenced. Availability of high-speed broadband is a critical factor in ensuring the sustainability of the Parish and increasing economic potential within the Parish.

There has been a market failure to provide good connectivity in rural areas, resulting in a number of government-backed initiatives to remedy this situation. This failure extends to the Parish. The ability of these initiatives to deliver good connectivity to all existing and new developments is, as yet, unknown.

The Neighbourhood Plan also provides an opportunity to review and bring forward initiatives that provide better connectivity between Limpsfield Chart and the other rural communities in the Parish with the centre of Limpsfield and adjacent areas.

6. IMPLEMENTATION

The Limpsfield Neighbourhood Plan will be implemented through a combination of the Local Planning Authority's consideration and determination of planning applications for development in the Parish, and through steering public and private investment into a series of infrastructure and other proposals contained in the plan.

Development Management

Most of the policies contained in the Neighbourhood Plan will be delivered by landowners and developers. In preparing the Neighbourhood plan, care has been taken to ensure, as far as possible, that the policies are achievable.

Whilst the Local Planning Authority will be responsible for the development management, the Parish Council will use the Neighbourhood Plan to frame its representations on submitted planning applications. It will also work with Tandridge District Council to monitor the progress of sites coming forward for development.

Implementation Projects

Those which are likely to incur a cost and require additional funding have been flagged with an asterisk. In such cases, funding may be sought from a variety of sources and not just limited to the Parish Council or any Community Infrastructure Levy it receives either directly or indirectly from the District Council. Indeed, partnership funding should be prioritised to improve the likelihood for fully successful and timely project delivery. A number of the proposed projects will also need volunteer support and involvement.

Registering Assets of Community Value

The following are considered to be assets important to the local community.

- I. Brook Field
- II. The Bull Inn, Limpsfield High Street
- III. Glebe Field and Glebe Meadow
- IV. Limpsfield Village Store
- V. Carpenters Arms, Limpsfield Chart

The Parish Council has already registered The Bull Inn, Glebe Field and Glebe Meadow as Assets of Community Value and will seek to register the other assets listed.

Limpsfield Village Conservation Area Appraisal *

Limpsfield Parish Council will, with the support of Tandridge District Council, commission a Conservation Area Character Appraisal and associated Management Action Plan for the Conservation Area. Within this process, consideration will be given to the case for enlarging the Conservation Area.

Community Infrastructure Projects

The Parish Council proposes the following projects some of which may require the use of any future Community Infrastructure Levy (CIL) funding allocated by the local planning authority to the Parish Council, or for which the Parish Council may make a bid to the District Council for an allocation from its CIL budget.

Traffic Speed, Pedestrian Safety, Congestion and Parking *

The Parish Council will undertake a number of initiatives:

- Examine the options for more off-street parking in Limpsfield High Street
- Support the establishment of Community Speedwatch teams in the parish, (Limpsfield High Street, the A25 near Limpsfield School, Ridlands Lane and other areas) as and when volunteers become available
- Work with Surrey Highways to look at the options for improving pedestrian safety in Bluehouse Lane and other roads in the parish
- In conjunction with Surrey Highways seek to reduce HGV traffic by re-positioning existing "Unsuitable for HGV" signs located at the top of Titsey Hill and the A25/Limpsfield High Street junction and introduce the new pictogram warning signs
- Seek the re painting of existing yellow/double yellow lines in Limpsfield Parish and the better enforcement of these parking restrictions throughout the parish
- Examine the options working with employers for park and ride schemes for their staff to ease congestion and parking pressures in Gresham Road, Station Road East and other areas of the Limpsfield Parish.

Broadband Delivery Project

The Parish Council will continue to use its influence on the Surrey County Council 'Superfast Broadband' project to seek upgrades to broadband services in the Parish. It will also work with Broadband providers directly noting that some rural parts of the parish have poor broadband download speeds. Other emerging technologies will also be reviewed if they appear to offer a better solution.

Shop Watch Scheme

Working with Tandridge District Council (TDC), Oxted Parish Council, Regen Oxted and Surrey Police, the Parish Council will seek to reintroduce "Shopwatch" – or another similar crime prevention scheme for the retail businesses in Station Road East.

Improvements to Existing Public Footpaths *

Working with partners, to maintain and enhance foot and cycle networks to improve sustainable travel and recreation including the Vanguard Way, Greensand Way and North Downs Way and enhance the links between Limpsfield Village, Limpsfield Chart and Titsey Place. Better promotion of footpaths and walks in Limpsfield, including the development of on-line walking guides for the Limpsfield area. Work with the local rambler and walking groups to make existing public footpaths easier to use, by installing new stiles or kissing gates.

Work with Surrey County Council, local landowners and rambler and walking groups to arrange and help fund upgrades to public footpaths in the Parish.

Provision of Cycle Ways in Limpsfield*

The Parish Council will work with the County Highways Authority, the National Trust and other land owners to assess the feasibility of providing a cycle path from Limpsfield Chart and other rural communities in the parish to the centre of Limpsfield. To support the greater use of cycles for local journeys, the provision of cycle parking facilities in Limpsfield will also be investigated.

Greater Community Use of the St Peter's Hall and the Surrounding Area *

Working with the land owners (St Peter's Church and the Diocese of Southwark) the Parish Council will look to identify uses for the church hall and its environs, which would better serve the local community, encourage greater use of the church hall and the surrounding area for community activities and at the same time generate income for the landowners.

Provision of Electric Vehicle Charging Points *

Limpsfield Parish Council will work with Surrey Highways and Tandridge District Council to improve sustainable car journeys by examining the case for locating "rapid" electric vehicle charging points in the Parish (Limpsfield Village, Limpsfield Chart and near the Oxted Health Centre or Library).

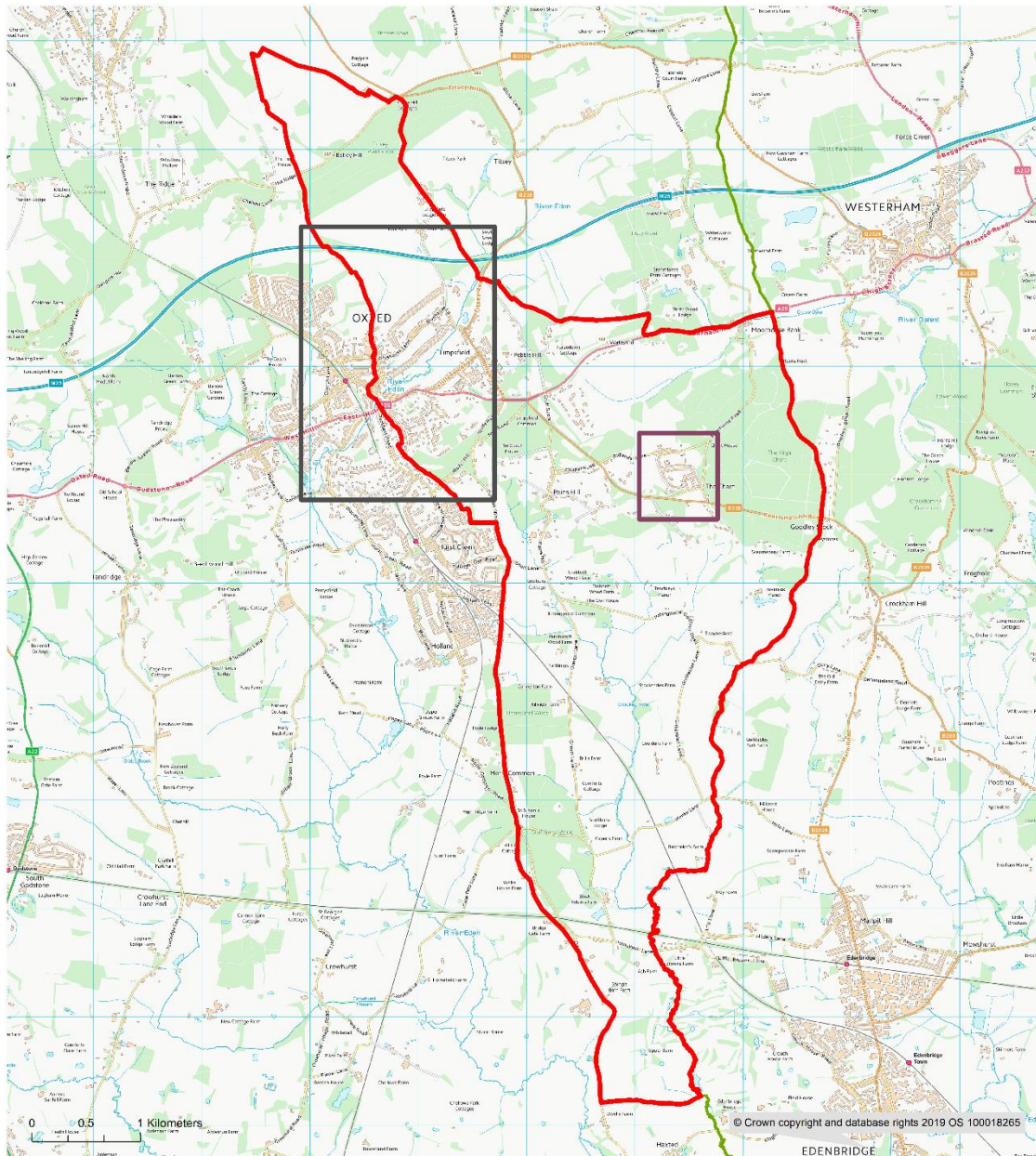
Improvements to Bus Services

The Parish Council will work with bus service providers to better assess bus service needs in the community and seek to enhance existing services. The use of smaller and more environmentally friendly buses to reduce pollution and traffic congestion in the Parish will be encouraged.



Vintage buses outside The Carpenters Arms

7. POLICIES MAP



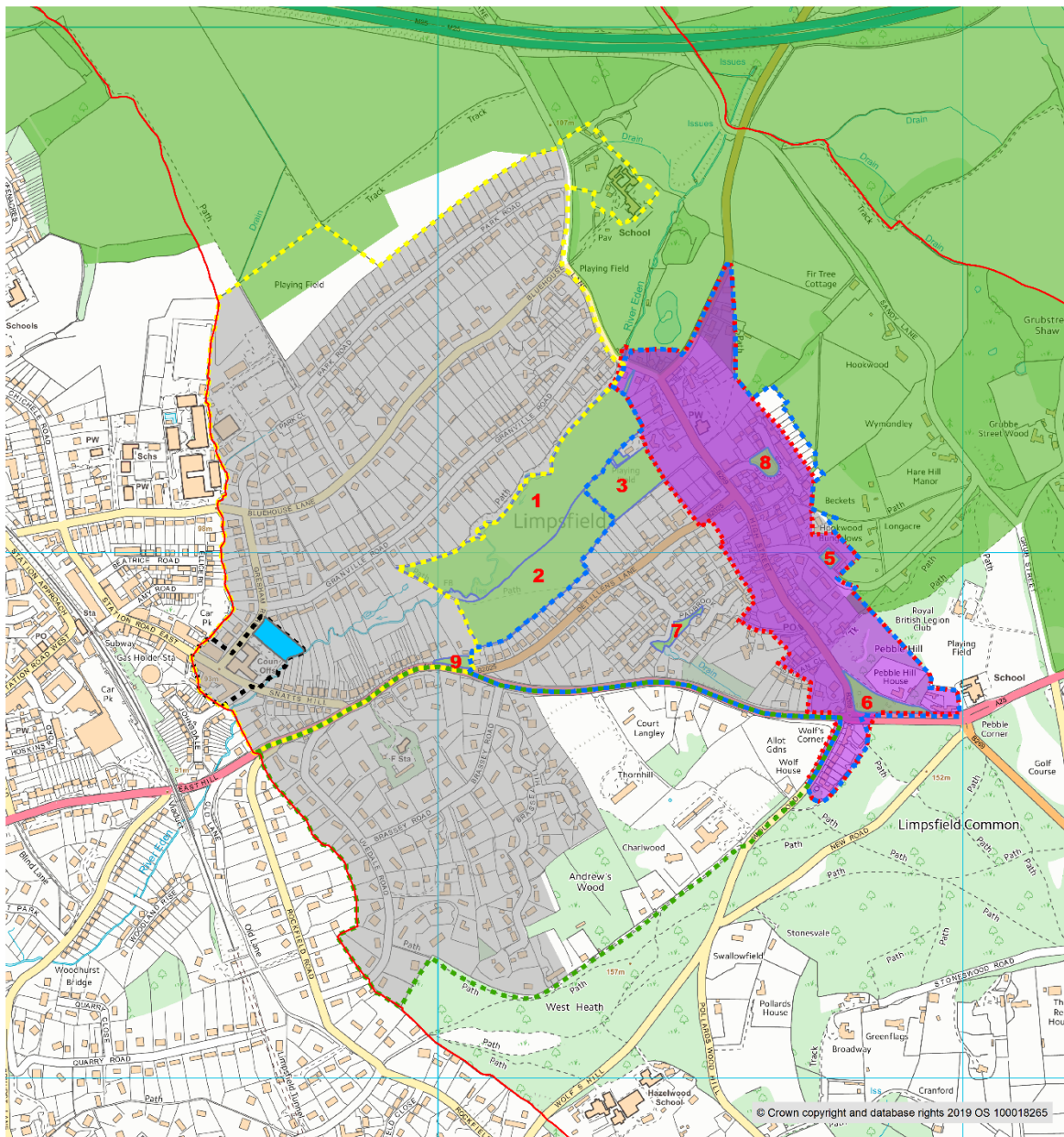
Limpsfield NP: Policies Map

Limpsfield NP Designated Area

Inset Map 1

Inset Map 2

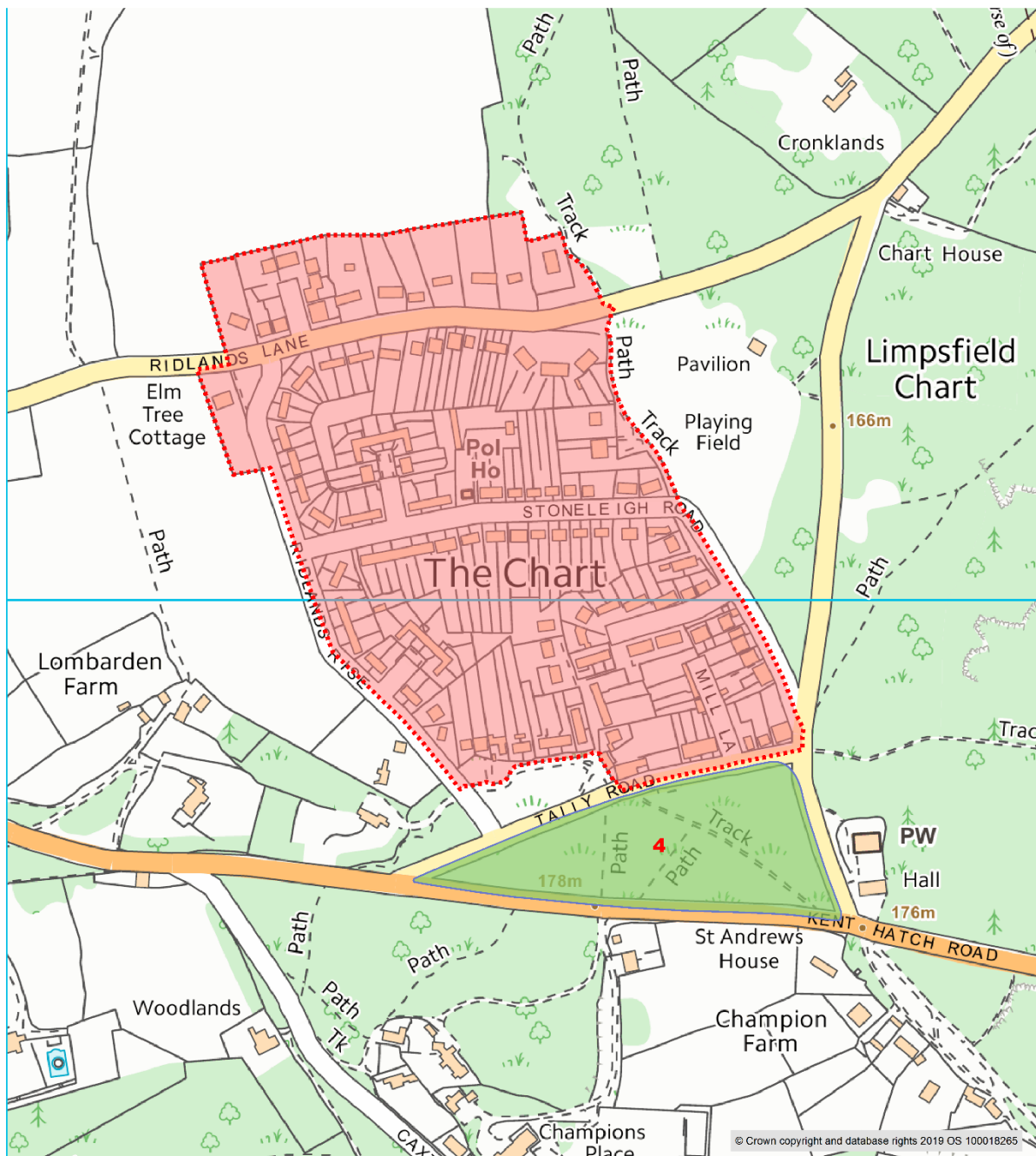
INSET MAP 1



Limpsfield NP: Policies Inset Map 1

- LNP1 Spatial Strategy: Built up Areas Strategy
- LNP2: Managing High Quality Design LCA 03 Limpsfield North Sub Area
- LNP2: Managing High Quality Design LCA 03 Limpsfield Centre Sub Area
- LNP2: Managing High Quality Design LCA 03 Limpsfield South Sub Area
- LNP 7: Local Green Spaces (LGS 1 - 3, 5 - 9)
- LNP12 Community Services in Limpsfield Village
- Surrey Hills AONB
- LNP4 Limpsfield Village Conservation Area
- LNP11 Community Services in Oxted Town Centre
- TLP2 DP2 Town Centre Boundary

INSET MAP 2

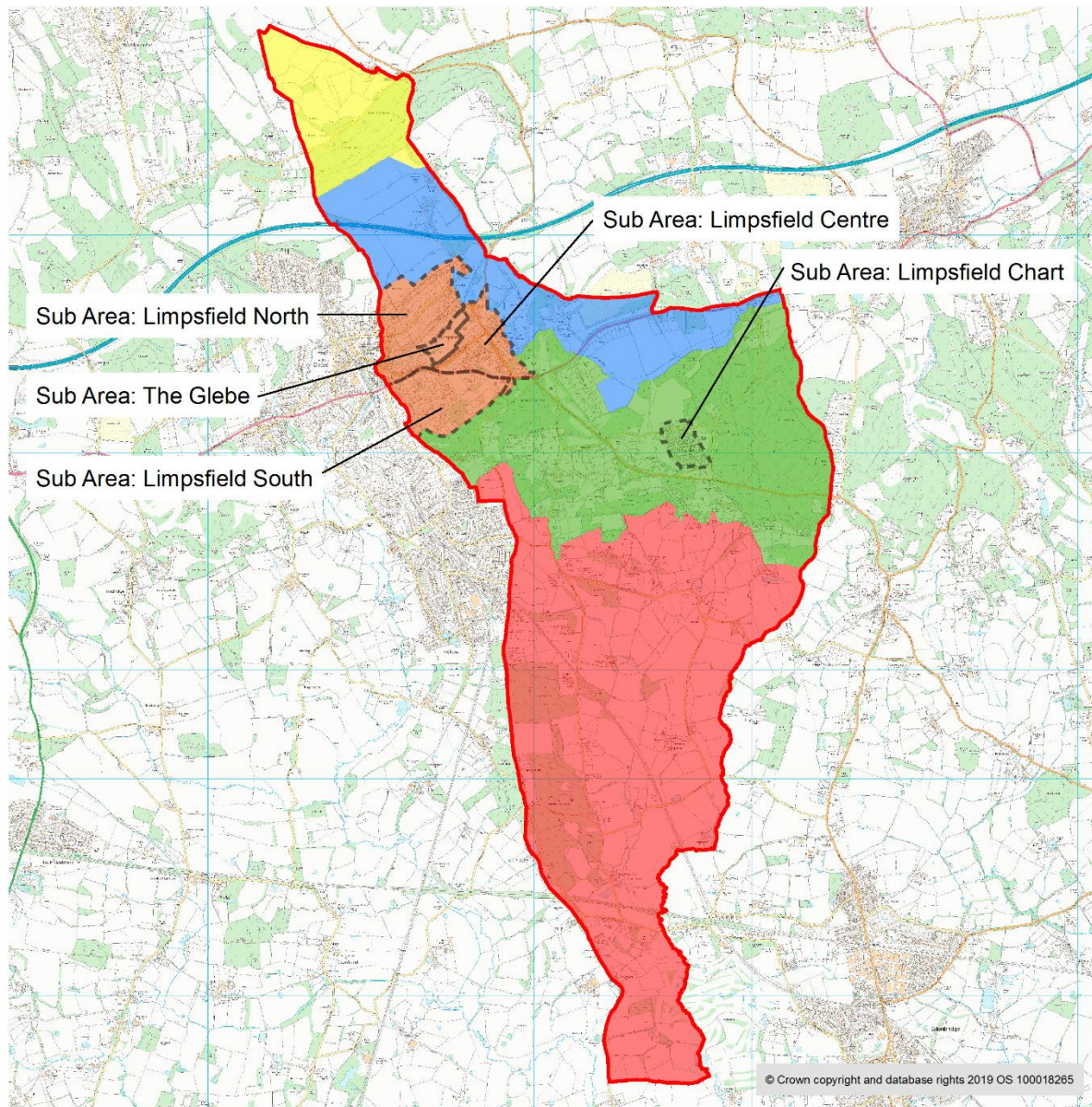


Limpsfield NP: Policies Inset Map 2

- LNP2 Managing High Quality Design: LCA 04 Limpsfield Chart Sub Area 4A
- LNP5 Landscape Character Area: LCA 04 Wooded Greensand Hills
- LNP9 Employment and Business Across the Parish
- LNP12 Community Services in Limpsfield Village and other parts of the Parish
- LNP 7: Local Green Spaces (LGS 4 Land in front of the Carpenters Arms)

Note: This inset map illustrates the observable boundary of Limpsfield Chart which is within (washed over by) the Green Belt.

POLICIES MAP: LANDSCAPE CHARACTER AREAS



Limpsfield NP: Landscape Character Areas

Limpsfield Parish

Limpsfield Character Areas

- LNP3 Managing High Quality Design in the Built up Area
- LNP5 Landscape Character Area: LCA 01 North Downs Ridge
- LNP5 Landscape Character Area: LCA 02 Greensand Valleys
- LNP5 Landscape Character Area: LCA 03 Limpsfield
- LNP5 Landscape Character Area: LCA 04 Wooded Greensand Hills
- LNP5 Landscape Character Area: LCA 05 Low Weald Farmland

0 0.75 1.5 Kilometers

APPENDIX A:

Limpsfield Heritage and Character Assessment (based on
AECOM Character Assessments)

Includes 'Character Management Principles'

Limpsfield Heritage and Character Assessment

Abridged Summary Report

1 March 2019

Introduction

This appendix presents a summary of the Limpsfield Heritage and Character Assessment (HCA), which was prepared by AECOM in April 2017 and forms part of the evidence base to this neighbourhood plan.

The Limpsfield HCA is available from the Limpsfield Neighbourhood Plan website (www.limpsfieldnp.org).

The HCA presents a summary of the history and character of Limpsfield Parish. It is based on a detailed appraisal of the area carried out through desk study and fieldwork and is intended to support the policies of the Limpsfield Parish Neighbourhood Plan.

Context

The HCA provides a review of relevant policy and guidance at a national and local level. It also identifies relevant designated landscapes and policy designations within the neighbourhood plan area, which include:

- Surrey Hills Area of Outstanding Natural Beauty (AONB);
- Tandridge District Area of Great Landscape Value (AGLV);
- Limpsfield Conservation Area; and
- Green Belt.

The HCA reviews the historical and landscape context of Limpsfield Parish. A summary is provided below:

Topography and hydrology

The topography is diverse across the parish, ranging from a prominent chalk ridge escarpment in the north to a broad low-lying farmland landscape in the south. A strongly undulating section of the Greensand hills runs through the centre of the parish, separating the north and south of the parish into distinctive areas.

Movement and connectivity

The north of the parish is crossed east-west by the M25 motorway, with the A25 running broadly parallel to the south. The A25 is the only 'A' road through the parish, with the rest of the parish being accessed by 'B' roads, minor roads and residential streets. Two railway lines cross the parish, however there are no train stations within the parish. There is a comprehensive network of public footpaths, other rights of way and open access land, including four long distance recreational trails.

Settlement

The parish contains the principal settlement of Limpsfield, the smaller settlement of Limpsfield Chart and dispersed primarily residential development and farmsteads. The density of development in the parish is considered to be low, with detached houses making up over half of the mix of housing types (ONS, 2011). The low density of development across the parish, and its setting amongst broad areas of farmland and woodland has resulted in an area with strongly rural characteristics.

Green space

The parish has a high proportion of natural green space located in close proximity to settlement across the parish, including large publicly accessible areas of open access land such as Limpsfield Common,

The High Chart, Staffhurst Wood and Itchingwood Common. Although it is not open access land, the Glebe also functions as an important area of green space within the centre of Limpsfield.

As well as natural green space in the parish, there are cricket grounds; a large lawn tennis club; sports pitches associated with local schools; a golf course and allotment gardens. In addition, almost all houses have private gardens.

Land use

The predominant land uses within the parish are agriculture, woodland and residential. Other land uses include commercial land, recreational land and administrative land. There are also several schools.

Views

The varying topography results in a diverse range of views across the parish. Views range from intimate settings to open, far-reaching outlooks within different parts of the parish. Built development tends to be located on higher ground to capitalise on more extensive and far-reaching views. There are no specific protected views within the parish; however, AONB and AGLV designations provide a high level of protection to views from or towards the AONB.

Historical development

After the 1066 conquest the manor of Limpsfield was passed to William I who gave it to his institution of Battle Abbey. A number of key buildings that still stand today were built between the C12 and C18. Historically, Limpsfield was a small village with a developed area roughly contained within and aligned to the current Conservation Area boundary, but has subsequently grown westwards to merge with Oxted. Much of the development at Limpsfield Chart dates from the inter-war period, and is generally higher density than over the rest of the parish, with a greater proportion of semi-detached and terraced houses.

Heritage assets

Limpsfield parish is rich in built heritage, both designated and non-designated. There are 82 listed buildings within the parish boundary, details of which are in the HCA.

Limpsfield Character Areas

Natural England defines key characteristics as *“those combinations of elements which help to give an area its distinctive sense of place”* that would result in significant consequences for the current character if they were changed or lost. As a result, they form important evidence to support the development of planning and management policies and a reference point against which to monitor future change.

For the purposes of identifying key characteristics and character management principles at a relevant scale to neighbourhood planning, landscape character areas (LCAs) specific to the parish have been defined in the HCA.

The LCAs identified in the Surrey Landscape Character Assessment formed the starting point in defining the LCAs for the HCA. The boundaries of the Surrey LCAs have been retained, combined, or partially amended as a result of further detailed desk and field work within the parish to ensure they reflect its recognised and perceived character.

The local LCAs defined in the HCA are shown on the Local Landscape Character Areas figure, extracted from the HCA and presented on the following page of this Appendix. The LCA are listed as follows:

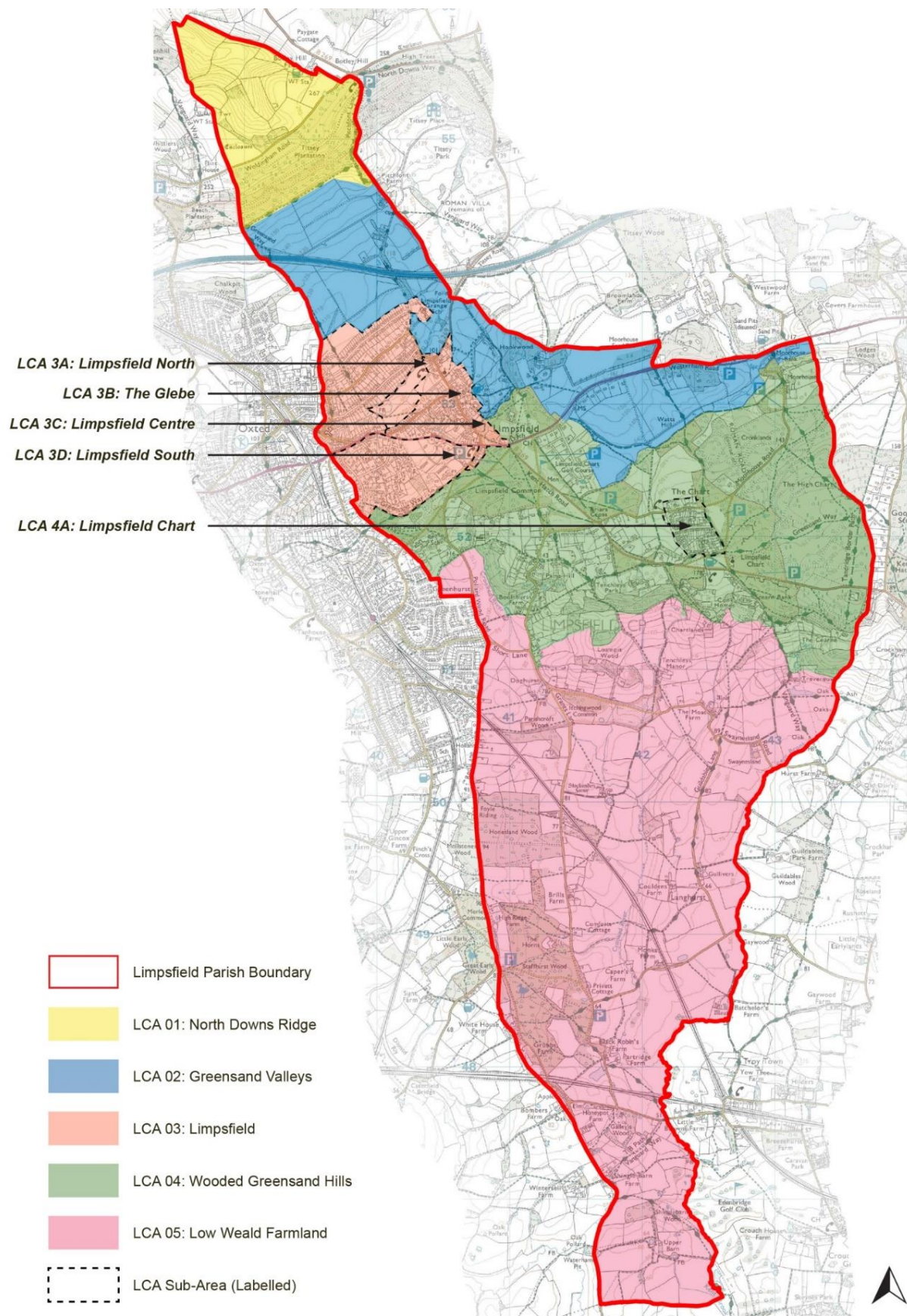
- LCA 01: North Downs Ridge;
- LCA 02: Greensand Valleys;
- LCA 03: Limpsfield;
 - LCA 3A: Limpsfield North;
 - LCA 3B: The Glebe;
 - LCA 3C: Limpsfield Centre;
 - LCA 3D: Limpsfield South;
- LCA 04: Wooded Greensand Hills;
 - LCA 4A: Limpsfield Chart;
- LCA 05: Low Weald Farmland.

In the HCA, for each of the above LCAs, relevant landscape and policy designations are identified; a description of the characteristics of the LCA is provided; the Listed heritage assets within the LCA are recorded; and the key characteristics summarised in bullet point format. Collectively, this forms a baseline against which change in the landscape can be monitored.

In addition to a review of the baseline, a section on managing change is provided for each LCA, considering the positive aspects of the area to be retained, protected and enhanced; the issues to be addressed; the characteristics particularly sensitive to change; and concluding with a series of character management principles. The character management principles are intended to support policies within the neighbourhood plan.

The key characteristics and character management principles for each LCA are provided in this appendix. Refer to the HCA for a detailed description of baseline characteristics and guidance on managing change of each LCA.

Local Landscape Character Areas



LCA 01: North Downs Ridge



The LCA comprises the heavily wooded, steep, south-facing, chalk ridge escarpment and the dip slope to its north.

Key Characteristics

The key characteristics of this LCA are:

- Heavily wooded, steep, south-facing, chalk ridge escarpment;
- Open farmland and blocks of ancient woodland to the north of the ridge;
- Twisting landform that falls away to the north;
- North Downs Way National Trail;
- Views of the M25 which is open on its northern side;
- Tranquillity affected by the M25;
- Partial views of Limpsfield and Oxted, which are generally nestled amongst trees and woodland;
- Extensive views from along the top of the ridgeline; and
- Minimal built development.

Character Management Principles

Managing change in this LCA should focus on protecting its rural and remote characteristics, and the attractive views to the south from the North Downs Way National Trail. The following principles should be considered when defining policies with respect to heritage and character:

- Maintain the LCA free of development; and
- Consideration should be given to the visual impact of development in Limpsfield and along the Greensand hills.

LCA 02: Greensand Valleys



The LCA encompasses parts of two wider valleys; the valley formed by the River Eden in the west, and the south-east facing side of a valley formed by the River Darent, a small brook in the south-east. The two valleys are divided by a hill at Hookwood. The high point in the LCA is approximately 165m AOD at the toe of the chalk ridge escarpment in the north, and the low point is approximately 100m AOD located on the north-eastern fringe of Limpsfield at the base of the western valley. The south and east of the LCA is part of the wider belt of Greensand hills in the area.

Key Characteristics

The key characteristics of this character area are:

- Attractive rural landscape recognised by AONB and AGLV designations;

- Gently sloping valleys between the chalk ridge escarpment to the north and Greensand hills to the south;

- Medium to large scale agricultural fields to the north of Limpsfield and south of the A25 that are open in character with low-key field boundaries;

- Smaller agricultural fields amongst housing plots to the east of Limpsfield around Hookwood that are enclosed in character set amongst blocks of woodland including ancient woodland, and tree belts, forming part of the setting to the Limpsfield Conservation Area;

- Large scale sand quarry workings screened by two distinct woodland belts;

- Predominantly agricultural land but also includes commercial land (quarry), community land (allotments), areas of woodland, and residential land;

- M25 road corridor affecting tranquillity, and visually prominent from its north;

- A25 road corridor;

- Detached houses in a ribbon development along the south of the A25, and scattered around the Hookwood area;

- Mixed architectural styling as a result of the piecemeal plot-by-plot development;

- High quality design to buildings that are well-detailed and generally incorporate numerous materials;

- Buildings set back from roads or tracks within large gardens with private gates and driveways;

- A number of grade II listed buildings;

- Strong network of public rights of way including footpaths, bridleways and long distance recreational trails;

- Southerly views from the A25 through a break in the ribbon development;

Attractive southerly views from public rights of way in the north of the area of the wooded edge of Limpsfield and the Greensand hills.

Character Management Principles

Managing change in this LCA should focus on protecting its rural characteristics and protecting against development that could impact on the rural fringe to Limpsfield. The following principles should be considered when defining policies with respect to heritage and character:

Retain and protect the special qualities of the AONB and the AGLV;

The open landscape between the M25 and Limpsfield should be protected from development to conserve the setting of the AONB and Limpsfield, and to maintain the openness of the valley between Limpsfield and the chalk ridge escarpment;

Further ribbon development along the A25 should be prevented;

Development proposals that affect the woodland belts around the sand quarry should not be permitted so as to maintain the visual screen;

Any new development should be of a high quality, incorporate a variety of high-quality materials and be well-detailed and responsive to the design of buildings in the LCA;

Any new development should be sited to minimise its visual impact on the landscape, and incorporate appropriate plant species and boundary treatments;

Proposals to alter existing buildings should demonstrate a detailed understanding of the history and design qualities of the buildings and provide a clear rationale for how this is taken account of in the design of the alterations proposed;

Discourage inappropriate siting and management of horse paddocks, and utilise existing hedgerows or plant new native species hedgerows as boundaries;

Conserve and protect heritage assets and their setting, including Limpsfield Conservation Area; and

Public rights of way should continue to be well maintained and well signed to retain good recreational access to the countryside.

LCA 03: Limpsfield



This LCA covers the urban area of Limpsfield that was not previously characterised as part of the Surrey Landscape Character Assessment, with some minor adjustments. The Limpsfield LCA has been further divided into four sub-areas to reflect the distinct urban characters recognisable:

LCA Sub-Area 3A: Limpsfield North;

LCA Sub-Area 3B: The Glebe;

LCA Sub-Area 3C: Limpsfield Centre; and

LCA Sub-Area 3D: Limpsfield South.

LCA 3A: Limpsfield North

The sub-area encompasses the northern urban area of the settlement of Limpsfield, defined by the parish boundary to the west, the A25 and the Glebe to the south, and the Oxted School sports pitches, Limpsfield Grange School and urban edge to the north and east. The sub-area is contiguous with the urban area of Oxted.

Key Characteristics

The key characteristics of this sub-area are:

Part of the setting of the AONB to the north;

Predominantly residential urban area in the north of Limpsfield;

Contiguous with the urban area of Oxted to its west;

Distinct urban edge to the north of Limpsfield;

Sloping topography broadly falling from north-west to south-east;

Wide residential streets;

Interesting streetscape created by variety of architectural design and planting of front gardens facing the street;

Predominantly off-street parking;

Predominantly low-density detached housing set back from the road with front gardens and driveways and large rear gardens;

Broadly consistent but individually varied architectural style;

Houses built of numerous materials with façades adding detail and interest;

Flats/apartments along Gresham Road close to Oxted town centre and train station;

Good pedestrian access and links to adjacent areas; and

Views north towards the farmland around Limpsfield and the chalk ridge escarpment, and south towards the Glebe and wooded Greensand hills.

Character Management Principles

Managing change in this sub-area should focus on protecting its rural and suburban characteristics, and attractive streetscapes. The following principles should be considered when defining policies with respect to heritage and character:

Consider tree preservation orders (TPOs) or policy protection for trees which are not within the public realm yet contribute to its character;

Any new buildings should respect the design and character of the street in which it is located, including building lines and heights, proportions and architectural detailing;

Proposals to alter existing buildings should demonstrate a thorough understanding of the design qualities of the buildings and provide a clear rationale for how this is taken account of in the design of the alterations proposed;

Proposals for new development should incorporate space for front gardens and off-street parking to protect the character of the streetscape;

The materials proposed for any new buildings and building alterations should be good quality and responsive to the design of the local area; and

Retain public rights of way and continue to keep these well-maintained.

LCA 3B: The Glebe

The sub-area comprises the agricultural land at the centre of Limpsfield known locally as the Glebe. The Glebe is defined along its northern side by the rear boundary of houses along the south side of Granville Road and also in part by the River Eden; along its western side by the rear garden boundaries of houses along the northern side of the A25, and the southern side of Granville Road; along its southern side by the rear boundary of houses along the northern side of Detillens Lane; and along its eastern side by the Glebe Field community recreation field (known locally as the Glebe Meadow) and the rear boundary of properties along High Street and Bluehouse Lane. The field boundaries of the Glebe have remained largely unchanged since at least 1871.

Key Characteristics

The key characteristics of this sub-area are:

Pastoral farmland at the centre of Limpsfield;

Surrounded by the built up area of Limpsfield;

Intact historic field pattern;

The River Eden;

Mature belts of trees;

No development;

Views onto the Glebe from surrounding houses;

Views out of houses around the perimeter, and the chalk downs escarpment to the north; and

Important public right of way between the north and south of Limpsfield.

Character Management Principles

Managing change in this sub-area should focus on retaining it as open farmland and a natural green space for the enjoyment of the village. The following principles should be considered when defining policies with respect to heritage and character:

Consider designating the Glebe as a Local Green Space to keep it open and protect it from development.

LCA 3C: Limpsfield Centre

The Limpsfield Centre sub-area is broadly triangular in shape and located on the eastern side of Limpsfield. It is defined by the Limpsfield Conservation Area boundary along its eastern side; the Glebe on its western side; and the A25 on its southern side, with a small row of houses along Wolf's Row to the south side of the A25 also included.

Key Characteristics

The key characteristics of this sub-area are:

- Historic centre of Limpsfield, designated as Limpsfield Conservation Area;
- Significant number of listed buildings, including two which are grade I;
- Partially within the AONB and AGLV;
- Sloping landform from south-east to north-west;
- Limpsfield Common to the south extending up to the southern end of High Street;
- Generally heavy traffic along the A25;
- Excellent network of well-maintained footpaths leading out of the village into surrounding countryside;
- Rural village character and surroundings;
- Generally low density development;
- Piecemeal development over a long period resulting in a wide variety of architectural styles;
- More recent development at Stanhopes and Padbrook;
- Buildings have architectural interest through variety of detailing and materials;
- Away from High Street, most houses have front and rear gardens with off-street parking;
- Interesting public realm with well-kept stone walls and hedgerows forming property boundaries;
- Tree cover from mature trees on private property;
- High Street comprising a small number of retail, commercial, and leisure units typical of a village;
- The Limpsfield Club tennis courts and facilities;
- The Glebe Field, a recreational field for use by the local community; and
- Views towards the chalk ridge escarpment in the north.

Character Management Principles

Managing change in this sub-area should focus on retaining its distinctive historic and rural character, generally attractive public realm, and access to the surrounding countryside. The following principles should be considered when defining policies with respect to heritage and character:

- Protect the special qualities of the AONB and the AGLV;
- Conserve and protect heritage assets and their setting, including Limpsfield Conservation Area;

Any new buildings should respect the design and character of the street in which they are located, including building lines and heights, proportions and architectural detailing;

Proposals to alter existing buildings should demonstrate a thorough understanding of the history and design qualities of the buildings and provide a clear rationale for how this is taken account of in the design of the alterations proposed;

Proposals for new development should incorporate space for front gardens and off-street parking to protect the streetscape, and incorporate a strong relationship with the public realm;

The materials proposed for any new buildings and building alterations should be good quality and responsive to the character of the local area;

Retain public rights of way and continue to keep these well-maintained; and

Consider designating the Glebe Field as a Local Green Space to keep it open and protect it from development.

LCA 3D: Limpsfield South

Sub-area D comprises the built up area of Limpsfield south of the A25, excluding the south side of Wolf's Row. It is bounded by the A25 to the north, the parish boundary to the west, and Wolf's Row and an unnamed track that is part of the Greensand Way to the south.

Key Characteristics

The key characteristics of this sub-area are:

Wooded hillside in the south of Limpsfield;

Attractive northerly views across Limpsfield towards the chalk ridge escarpment;

Substantial tree cover from woodland and mature trees dispersed amongst the development of the area;

Predominantly detached houses concentrated in the built-up area in the west of the area;

Broadly consistent but individually varied architectural style;

Generally, two- or three-storey buildings that are well-detailed and incorporate a variety of materials and high quality finishes to the façades;

Houses set back from the road and concealed behind front gardens and driveways allowing off-street parking;

Verdant streets as a result of tree cover, street trees and strongly vegetated property boundaries;

Strong sense of enclosure;

Large and imposing buildings of St Michael's and Thornhill set within extensive landscaped grounds; and

Heavy traffic along the A25.

Character Management Principles

Managing change in this sub-area should focus on maintaining its distinctive wooded character. The following principles should be considered when defining policies with respect to heritage and character:

Any new buildings should respect the design and character of the area, including building heights and architectural detailing;

The materials proposed for any new buildings and building alterations should be good quality and responsive to the design of the local area;

Proposals to alter existing buildings should demonstrate a thorough understanding of the history and design qualities of the buildings and provide a clear rationale for how this is taken account of in the design of the alterations proposed;

Proposals for new development should incorporate front gardens, off-street parking and vegetated boundaries to protect the streetscape;

Retain public rights of way and continue to keep these well-maintained;

Seek alternative uses for the disused allotment site that respect the character of this sub-area and the setting of Limpsfield Conservation Area;

Development proposals that would have a negative effect on the character of the area through the loss of trees or tree cover should not be permitted; and

Conserve and protect heritage assets and their setting.

LCA 04: Wooded Greensand Hills



The LCA encompasses the wooded Greensand hills between Limpsfield and the Weald farmland.

Key Characteristics

The key characteristics of this LCA are:

- Largely rural and attractive landscape recognised by AONB and AGLV designations;
- Undulating Greensand hills with a generally southern aspect;
- Predominantly wooded landscape including substantial areas of ancient woodland;
- Considerable areas of wooded open access land including Limpsfield Common;
- Considerable number of listed buildings;
- Comprehensive network of roads and public rights of way;
- Remote and tranquil to the east, but less so in the centre and west as a result of roads and settlement;
- Discrete settlement of Limpsfield Chart;
- Dispersed residential settlement across the central and western parts of the area;
- Predominantly detached houses with large gardens;
- Broadly consistent but individually varied architectural styling;
- Generally high quality design of buildings incorporating several materials in façades;
- Settlement enclosed and concealed from the road; and
- Views across the Weald farmland to the south.

Character Management Principles

Managing change in this LCA should focus on retaining the strongly wooded and rural characteristics. The following principles should be considered when defining policies with respect to heritage and character:

- Retain and protect the special qualities of the AONB and the AGLV;
- Maintain areas of woodland and open access land free from development;
- Development proposals that would have a negative effect on the character of the area through the loss of trees or woodland should demonstrate a clear need for development;
- Conserve and protect heritage assets and their setting;

Retain public rights of way and continue to keep these well-maintained;

Conserve the rural roads by minimising small-scale incremental change such as fencing and new access points;

Ensure infill development is sensitive to tree-lined lane boundaries and conserves and protects their character;

Conserve areas of undisturbed wooded skyline;

Proposals to alter existing buildings should demonstrate a thorough understanding of the history and design qualities of the buildings and provide a clear rationale for how this is taken account of in the design of the alterations proposed; and

The materials proposed for any new buildings and building alterations should be good quality and characteristic of the design of the local area.

LCA 4A: Limpsfield Chart

The Limpsfield Chart sub-area is located within the Wooded Greensand Hills LCA. The sub-area comprises entirely the settlement of Limpsfield Chart which is predominantly residential with a public house on its southern edge. The edge of the settlement is not enclosed by trees or woodland which makes it more prominent in the surrounding landscape than other development within the wider LCA.

Key Characteristics

The key characteristics of this sub-area are:

Small settlement within the Greensand hills;

Settlement partially within the AONB and wholly within the AGLV;

Predominantly terraced and semi-detached houses;

Broadly consistent building lines along streets, with houses slightly set back from the road behind small front gardens or driveways;

Materials palette generally consisting of brick, hung tiles and stucco; and

Open settlement edge making it more prominent in the surrounding landscape than other development in the wider LCA.

Character Management Principles

The following principles should be considered when defining policies with respect to heritage and character:

Retain and protect the special qualities of the AONB and the AGLV;

Any new building should respect the design and character of the street in which it is located, including building lines and heights, proportions and architectural detailing;

Proposals for new development should incorporate space for front gardens and off-street parking to protect the streetscape, and incorporate a strong relationship with the public realm;

The materials proposed for any new buildings and building alterations should be good quality and responsive to the design of the local area; and

Conserve and protect heritage assets and their setting.

LCA 05: Low Weald Farmland



The LCA comprises the area of Weald farmland within the parish to the south of the Greensand ridge.

Key Characteristics

The key characteristics of this LCA are:

- Strongly rural and tranquil area;
- Mostly within the Tandridge AGLV;
- Broadly undulating landform;
- Minor valleys formed by small winding watercourses;
- Predominantly farmland consisting of medium-large arable fields and occasional smaller pastoral fields;
- Dispersed blocks of often ancient woodland;
- Areas of open access land;
- Limited settlement consisting predominantly of scattered farmsteads and isolated detached houses;
- Minor roads and rural lanes;
- Crossed by two separate railway corridors;
- Comprehensive network of public rights of way; and
- Views towards the Greensand hills.

Character Management Principles

Managing change in this LCA should focus on retaining the rural and tranquil characteristics of the area. The following principles should be considered when defining policies with respect to heritage and character:

- Conserve the rural, largely unsettled landscape;
- Any new development should be integrated by woodland edges, shaws, hedgerows and well linked to the surrounding landscape fabric;
- Ensure farmstead or other agricultural conversions are sympathetic to the character of the area, with consideration given to boundary treatments and integration with the local landscape;
- Conserve the rural roads by minimising small-scale incremental change such as fencing and new domestic accesses;

Any new development should be of a high quality, incorporate a variety of high-quality materials and be well-detailed and responsive to local vernacular styles;

Proposals to alter existing buildings should demonstrate a thorough understanding of the history and design qualities of the buildings and provide a clear rationale for how this is taken account of in the design of the alterations proposed; and

Conserve and protect heritage assets and their setting.

APPENDIX B:

Limpsfield Heritage and Character Assessment - Housing Character Area Assessments in Urban Areas (based on AECOM Character Assessments)

Includes Design 'Policy Guidelines'

Our vision for Limpsfield is that it should retain its varied and distinctive character. Objective 2 envisages that this vision will be implemented by ensuring that all new development respects the particular character of the area in which it takes place, in terms of its design, layout, and materials, whilst maintaining opportunities for more sustainable designs.

In order to give guidance as to the character of particular areas the Parish Council commissioned AECOM to carry out a Limpsfield Heritage and Character Assessment for the purposes of this Plan. The report lists key characteristics for each area.

Appendix A presents the Assessment conclusions for the whole Parish. A more detailed study is published as a Plan evidence document to support this Assessment (see Appendix H).

In the course of development of the Neighbourhood Plan the Parish Council identified a number of sub areas within the built-up parts of the Parish which also show particular aspects of housing character that should be protected. This Appendix sets out these sub areas and related design 'policy guidelines'. These 'policy guidelines' are in addition to 'character management principles' identified by AECOM.

Currently housing consists overwhelmingly of houses rather than apartments. While the development of apartments, including sheltered housing, may take place it is important that building density and the size and style of buildings are all consistent with the buildings in that area as at the date of this Plan. The Parish Council recognises that there may, on occasion, be sites for housing which lend themselves to the use of modern and innovative designs. Proposals of this nature should be accompanied by a design statement setting out how the new housing could be assimilated into the area without harming its underlying character.

In recent years, new housing developments within Limpsfield have in general been on small sites and, in the absence of any allocations in the emerging Local Plan, this seems likely to continue to be the case. Should larger sites come forward, particular attention will need to be taken to the layout of the development to ensure the incorporation of formal or informal green spaces.

LIMPSFIELD NORTH (identified by AECOM)

This area contains a number of positive aspects of character which should be sustained, reinforced or enhanced. These relate primarily to the attractive streetscape and the access to and relationship with the countryside and are:

- Green and attractive streetscapes with houses that are well detailed and interesting in a broadly consistent style;
- Attractive setting of farmland to the north and the glebe to the south with a clearly defined edge to the urban area;
- Good access to the landscape to the north and adjacent areas including the glebe; and
- Village/ rural type character consisting generally of housing rather than apartments despite the proximity to Oxted town centre.

Within this area the Parish Council identified a number of sub-areas with their own characteristics. These are:

- I. **Park Road (including New Lodge Drive):** an area consisting almost entirely of detached two-storey houses. In Park Road there is a sense of openness accentuated by the number of houses having single story garages or extensions so allowing views to the open countryside, the absence of on street parking, large front gardens and housing with relatively low roof-lines. Average plot size is 0.13 hectare. The average gap between buildings is 4 m on the north side and 6.2 m on the south side. *Policy guideline: maintain the sense of openness with two storey side extensions being resisted unless, at first floor level (taken at the edge of the roof) being at least 2m from the site boundary.*
- II. **Bluehouse Lane / Granville Road:** Bluehouse Lane is given character by the existence of large plots and houses set well back from the road, particularly on the north side, and mature tree cover. The average plot size is 0.11 ha. The average gap between detached houses or their garages is 11 m on the north side and 9.8 m on the south side. Granville Road contains predominantly (79%) detached two-storey houses, an average plot size of 0.11 ha, and mature front gardens. *Policy guideline: preserve trees and undergrowth in front gardens and the large plot sizes on the north side of the central section of Bluehouse Lane.*
- III. **Civic / Commercial Centre:** this is an area consisting of houses, flats and business properties. It contains community buildings in the form of the Oxted Library, Oxted Health Centre and also the District Council offices.
- IV. **Snatts Hill and Westerham Road (from Parish boundary to Detillens Lane):** an area given character by having been developed with Victorian or Edwardian buildings most in relatively small plots.
- V. **Westerham Road - North Side (from Detillens Lane to Pebble Hill):** an area of detached housing in large plots. These complement the area to the south of Westerham Road which is Green Belt. *Policy guideline: development should be in large plots and consist of housing rather than apartment blocks. In particular the amenities and views of houses in Padbrook and Sylvan Close should be protected.*

LIMPSFIELD CENTRE (identified by AECOM)

The aspects of this area that should be retained protected and enhanced are:

- Heritage assets, in particular the Conservation Area and listed buildings that contribute to the area's unique sense of place;
- Attractive views towards the chalk ridge escarpment;
- High quality design and detailing of buildings and diversity of material which is apparent in the streetscapes.

Within this area the Parish Council has identified a number of sub-areas with specific characteristics:

- I. **Conservation Area** - contains an exceptional number of historic buildings.
- II. **Detillens Lane** - contains a majority of Edwardian or Victorian detached houses. The road has a leafy suburban feel. Plot sizes are on average 0.13 hectare. *Policy guideline: development should be sensitive to the Edwardian/Victorian feel of the road and surrounding houses.*
- III. **Stanhopes, Padbrook and Sylvan Close**: Cohesive estates. *Policy guideline: new development should respect the cohesive nature of these estates.*

LIMPSFIELD SOUTH (identified by AECOM)

The aspects of this area that should be retained protected and enhanced are:

- Distinctive wooded character;
- Verdant character of streets as a result of tree cover and well vegetated boundaries;
- Concealed houses and off-street parking that limit the perceived influence of development in the area.

Within this area, the Parish Council has identified sub-areas with differing characteristics:

- I. **Westerham Road South side**: this is very lightly developed and subject to Green Belt policies.
- II. **Wooded hillsides: Brassey Hill**: is a gated development of detached houses constructed in the late 1990s. *Policy guideline: new development should respect the cohesiveness of this development.*
- III. **The remainder - Brassey Road and Uvedale Road** - consists of large plots and houses concealed by trees and vegetation. *Policy guideline: trees and tree cover should be retained.*

Main Housing Areas and their Density (dwellings per hectare)

| AECOM Character Assessment ref. | Area of Housing | Area in Hectares | | | Number of Dwellings in Area | Dwellings per Hectare | |
|--|---|------------------|---|-------|--------------------------------------|--------------------------|-------|
| | | Net | Roads/Other | Gross | | Net | Gross |
| Limpsfield North | | | | | | | |
| LCA 3A | Park Road (including Park Mews and Park Close) | 9.9 | 1.5 | 11.4 | 87 | 8.8 | 7.6 |
| LCA 3A | Bluehouse Lane, Gresham Road and Granville Road | 24.0 | 4.1 | 28.1 | 261 | 10.9 | 9.3 |
| LCA 3A | Civic /Commercial Quarter | 0.5 | 0.2 | 0.7 | 45 | 90 | 64.3 |
| LCA 3A | Snatts Hill and Westerham Road (up to Detillens Lane) | 5.7 | 0.8 | 6.5 | 73 | 12.8 | 11.2 |
| LCA 3A | Westerham Road east of Detillens Lane to Limpsfield Infants School | 2.1 | 0.9 | 3.0 | 18 | 8.6 | 6.1 |
| Limpsfield Centre | | | | | | | |
| LCA 3C | Detillens Lane | 4.8 | 0.9 | 5.7 | 45 | 9.4 | 7.9 |
| LCA 3C | High Street, Hookwood, Sylvan Close, Stanhopes and Wolfs Row | 7.7 | 2.3 | 10 | 179 | 23.2 | 27.9 |
| LCA 3C | Padbrook (including Padbrook Close | 3.2 | 0.9 | 4.1 | 71 | 22.2 | 17.3 |
| Limpsfield South | | | | | | | |
| LCA 3D | Uvedale Road, Brassey Road, Brassey Close, Brassey Hill | 19.7 | 2.7 | 22.4 | 94 | 4.8 | 4.2 |
| LCA 3D | Westerham Road south side between Uvedale and Wolfs Row | 7.4 | 1.25 roads 1.4 Green belt (allotments) 1.3 Green Belt (to front of Thornhill) 0.8 Fire Station | 12.2 | 25 | 3.4 | 2.0 |
| Limpsfield Chart | | | | | | | |
| LCA 4 | Tally Road, Ridlands Lane, St Andrews Way, Stoneleigh Road (denser part of Limpsfield Chart) | 11.1 | 2.6 | 13.7 | 235 | 21.2 | 17.2 |

APPENDIX C:

Performance Indicators

Performance indicators for all the objectives of this plan are set out below.

Note: All indicators refer to Limpsfield Parish unless otherwise shown.

Housing

- **(1a)** To help meet housing needs by supporting the delivery of new housing in sustainable locations across the Parish and in other locations within the Limpsfield/Oxted/ Hurst Green area.

Indicator – number, type and size of houses built per year in Limpsfield Parish and Oxted Parish

- **(1b)** To help meet the need for smaller and more affordable homes by securing a more appropriate mix of housing in new developments.

Indicator – cumulative proportion of new houses/apartments of 3 bedrooms or less built in Limpsfield Parish

- **(1c)** To ensure that any new housing is built on sites and at densities which would not harm the prevailing character of the area in which it is set or the amenity of nearby properties.

Indicator – housing density percentage changes by character areas

To be assessed every 3 years

Design and Heritage

- **(2a)** To ensure that all new development respects the particular character of the area in which it takes place, in terms of its design, layout and materials, whilst maintaining opportunities for more sustainable designs.

Indicator – proportion of successful planning objections when the above criteria are not met

- **(2b)** To protect and enhance the Parish's heritage, including the Limpsfield Village Conservation Area, listed buildings and other locally important buildings and structures across the Parish.

Indicator – publication of Conservation Appraisal and Management Plan by 2021, the latter with its own performance indicators

Environment

- **(3a)** To protect and enhance the most valued open spaces for the use of the community within and adjacent to the built-up areas.

Indicator – number of local green spaces protected assessed every three years (levels of protection will vary from assets of community value, to Green Belt and Local Green Space designation)

- **(3b)** To protect the Green Belt from inappropriate forms of development.

Indicator – number of planning applications approved in the Green Belt for forms of development usually considered inappropriate

(3c) To maintain and improve biodiversity and the quality of the natural environment.

Indicator – additional number of nesting locations and number of lost views

Business and Economy

- **(4a)** To support the local economy and maintain opportunities for smaller businesses to grow and develop in appropriate locations across the Parish, including working from home and farm diversification.

Indicator - number of active SMEs recorded each year

Community Services, Leisure and Recreation

- **(5a)** To support the delivery of local services and community facilities in locations which are accessible to the local community.

Indicator – resident's survey to be completed in 3-5 years

- **(5b)** To improve the recreation and leisure opportunities for local residents and visitors to the Parish, protecting existing assets and encouraging enhancements which increase their availability and use.

Indicator – resident's survey to be completed in 3-5 years

Transport and Communications

- **(6a)** To secure improvements to the local travel infrastructure, making the Parish's roads safer for all users and reducing the effects of through traffic, including HGVs.

Indicator – residents' survey to be completed in 3-5 years.

- **(6b)** To secure improvements to the Parish's network of pavements, footpaths, bridleways and cycleways, linking together different parts of the Parish and providing better connectivity and leisure opportunities.

Indicator – map of footpaths, pavements, bridleways and cycleways including their accessibility – every 3 years.

- **(6c)** To ensure that appropriate parking provision is made within new developments and that better parking is provided in Limpsfield Village

Indicator – number of new parking places provided every year.

- **(6d)** To promote improved access to faster broadband across the Parish.

Indicator – Broadband Speeds map – updated every year

Crime Prevention

- **(7a)** Working with local business, residents, the District Council and the police, to secure measures which reduce crime, including burglaries and theft.

Indicator – burglaries and shoplifting rates collected each year

Note: As a residents' survey is suggested as the indicator for some of the Plan's objectives, this might be augmented to collect additional information.

APPENDIX D

Assessment of Local Green Spaces

1. Introduction

1.1 Limpsfield Parish Council has set out to identify important areas of Local Green Space across the parish. These are areas that hold a particular importance to the community, which if designated in the Neighbourhood Plan would be protected from inappropriate development.

1.2 Introduced by the Government in 2012, the designation as a Local Green Space focusses on protecting areas which hold a particular significance to the local community. Planning Practice Guidance makes it clear that this designation should be consistent with the strategic aims of the Tandridge Local Plan, and should not be a means of preventing the wider development needs of the district. The National Planning Policy Framework (NPPF) 2018/19 continues national policy on Local Green Space designations.

1.3 The Parish Council together with the Limpsfield Neighbourhood Plan Steering Group has prepared this assessment to create a consistent and transparent methodology for evaluating potential Local Green Space. It forms part of a robust evidence base which has informed the production of the Neighbourhood Plan.

1.4 This assessment establishes four tests which potential sites must pass in order to qualify as Local Green Space as set out in the NPPF. It also demonstrates how each of the sites identified in the Neighbourhood Plan satisfies these tests.

2. Policy Background

National Planning Policy

2.1 In March 2012 the Government, through the National Planning Policy Framework (NPPF), introduced a new Local Green Space designation. This allows local communities, through the Local Plan and Neighbourhood Plan process, to identify areas of Local Green Space which are important to them and which should be provided special protection.

2.2 The NPPF makes it clear that the designation will not be appropriate for most green areas or open space and should only be used:

- where the green space is in reasonably close proximity to the community which it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

2.3 The NPPF states that local policy for managing development within a Local Green Space should be consistent with policy for the Green Belt.

2.4 Additional guidance on Local Green Space designation is provided in the current Planning Practice Guidance (PPG) ID: 37 Paragraphs 005-022. Of particular relevance to the Limpsfield Parish Neighbourhood Plan are the following paragraphs:

- 007 – Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs, and the Local Green Space designation should not be used in a way that undermines this aim of plan making [Reference ID: 37-007-20140306].
- 011 – If land is already protected by designation (e.g. AONB, Conservation Area), then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space [Reference ID: 37-011-20140306].
- 013 – Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis [Reference ID: 37-013-20140306].
- 015 – Blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name [Reference ID: 37-015-20140306].
- 020 – Designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt, but otherwise there are no new restrictions or obligations on landowners [Reference ID: 37-020-20140306].

Local Planning Policy

2.5 The Tandridge development plan (the Tandridge Core Strategy and Tandridge Detailed Policies 2014) does not contain a policy on Local Green Space. However, the emerging Tandridge 'Our Local Plan' includes reference to Local Green Space in draft policy TLP06: Urban Settlements.

2.6 Draft Policy TLP06 defines the built-up area of Limpsfield as a Tier 1 settlement (largely due to its role in the 'Oxted Cluster'²) and the supporting text to the policy confirms *"this policy can be used to both guide Neighbourhood Plans and assess applications to these settlements"*. Planning Practice Guidance confirms neighbourhood plans should have regard to the evidence base of emerging plans and the emerging Spatial Strategy (draft policy TLP01) directs development principally towards the most sustainable settlements in the District (Tier 1) which includes Limpsfield with the proviso that the District Council will support the preparation of positive neighbourhood plans "so that our communities can take a leading role in shaping their settlements..." and that previously developed land within settlements will be prioritised for development.

2.7 Draft Policy TLP30: Green and Blue Infrastructure supports the protection and enhancement of the District's green and blue infrastructure and the benefits that brooks and watercourses may provide in enhancing green infrastructure networks and contributing to the delivery of wider environmental benefit including the character and

² TDC Settlement Hierarchy 2015 paragraph 3.1

setting of the District and health and well-being. The supporting text to Draft Policy TLP30 confirms that fundamental to the success of Green Infrastructure is that it is accessible and available.

2.8 The Draft Local Plan does not allocate any housing development to Limpsfield Parish to meet its housing needs. The Local Green Space designations proposed in this report are therefore considered to be consistent with local planning for sustainable development in Limpsfield. They are not considered to undermine the District Council's plan making (PPG ID: 37-007- 20140306).

3. Criteria for assessing Local Green Space

3.1 Green Belt areas (with the exception of 2 specific sites, where it is felt particular circumstances apply), have been excluded as potential areas of Local Green Space, as these areas are protected by national policy). Sites falling within the Limpsfield Village Conservation Area have been included as Local Green Space, where it is deemed that being in the Conservation Area may not give sufficient protection to locally valued characteristics.

3.2 Wherever feasible, physical boundaries have been used to define Local Green Space. However, where no suitable boundary exists, other features have been used to demarcate the area, such as the line created by a neighbouring boundary.

3.3 Based on the principles established in the NPPF and PPG, four tests have been devised for identifying Local Green Space across the parish.

Test 1. Does the site already have planning permission, or has it been allocated for development in the Tandridge Local Plan?

- The first stage in the assessment reviewed the planning history of each site to ensure that it is not subject to an extant planning permission and that it has not been allocated for development under the existing or emerging Local Plan.
- The Local Green Space designation will rarely be appropriate where the land already has planning permission for development, or where it has been allocated for development.
- An exception to this may be where it can be demonstrated that the Local Green Space designation would be compatible with the planning permission / allocation, or where the planning permission / allocation is no longer capable of being implemented.

Test 2. Is the site reasonably close to the community it serves?

- The NPPF states that to be designated as a Local Green Space an area should be in reasonably close proximity to the community which it serves. Sites which are entirely isolated from the community will not be considered.
- PPG requires that if public access is a key factor, then the Local Green Space should normally be within easy walking distance of the community served. As a guide, the Parish Council has defined 'easy walking distance' as being within 5 minutes' walking time of the nearest settlement boundary.
- It is recognised that some discretion may be needed depending on the topography of the area, the mobility and size of the community, and the size and function of the Local Green Space itself.

Test 3. Is the site local in character and not an extensive tract of land?

- The NPPF makes clear that the area to be designated should be local in character and not an extensive tract of land.
- PPG states that the blanket designation of open countryside adjacent to settlements is not appropriate.
- Whilst there is no size threshold proposed for an area of Local Green Space, the Parish Council considers that any site of more than 10 hectares might reasonably be interpreted as 'extensive' or 'blanket'.

Test 4. Is the site demonstrably special to the local community?

- The designation of Local Green Space must be based on evidence which demonstrates why the area is demonstrably special to the local community and holds a particular local significance. To pass this test, an area must be demonstrably special and locally significant in one of the following categories:

Beauty – This relates to the visual attractiveness and aesthetic value of the site, and its contribution to the streetscape, landscape, character or setting of a settlement. To qualify, the site should contribute significantly to local character, for example by defining a sense of place, or by helping to define the physical form of a settlement.

Historic significance – This relates to the historic importance a site holds for the local community. This could be because it contributes to the setting of a heritage asset or some other locally valued landmark. It might be because the site holds cultural associations which are of particular significance to the local community. Where the site is already protected by a designation (e.g. AONB), consideration should be given as to whether any additional benefit would result from designation as Local Green Space.

Recreational value – Sites would need to hold local significance for recreation and be important to the community for a particular recreation activity or range of activities. These could be formal or informal activities.

Tranquillity – In order to qualify, the site would need to be viewed by local people as important for the tranquillity it provided, offering a place for reflection and peaceful enjoyment.

Richness of wildlife – A site would need to be locally significant for wildlife in a way that could be demonstrated. It might, for example, home to species or habitats of principal importance, veteran trees, or locally characteristic plants and animals such as mistletoe. Where the site is already protected by a designation (e.g. SSSI), consideration should be given as to whether any additional benefit would result from designation as Local Green Space.

Other reason – Sites might be special and locally significant for reasons other than those identified above. For example, a site might make a particular contribution to defining the individual character of a settlement, or it might be an asset of community value.

4. Consultation

4.1 This assessment will be published on the Parish Council's website as part of the Neighbourhood Plan evidence base, where it can be viewed and commented on by all those taking part in the consultation on the Submission Plan.

4.2 The views of external organisations/land owners have been sought through the consultation on the Pre-Submission Draft Plan and their comments included in the

Consultation Statement. The Parish Council invited all known landowners to make representations about proposals to designate any part of their land as Local Green Space.

5. Areas identified as potential Local Green Space

5.1 The table below provides information about each of the sites proposed as Local Green Space in the Neighbourhood Plan. These have been assessed against each of the four tests set out above.

| Map Reference | Location | Designation | Current Use | Test 1 | Test 2 | Test 3 |
|---------------|-------------|-------------|-------------------|--------|-----------|---------------|
| LGS 1 | Brook Field | None | Permanent Pasture | No | 30 Metres | 4.88 hectares |

Test 4

The Brook Field is in the centre of the northern part of the parish. It is bounded to the south by the Glebe and to the north by the gardens of Granville Road and the Eden Brook. It is not in the Green Belt.

81% of Household Survey respondents were in favour of listing the Brook Field as a Local Green Space. It lies at the heart of Limpsfield Village, to the north of the Glebe Field and Glebe Meadow. It is surrounded by development to the north, west and east. The field is adjacent to the Eden Brook and is leased to a local farmer for pasture. The Brook Field is mainly Flood Zone 3, as defined by the Environment Agency, so not considered suitable for development.

The public footpath which crosses the Brook Field is extensively used by people walking from Limpsfield to Oxted. This path is also historically significant as part of the pedestrian route between the settlements of Oxted and Limpsfield Village and Limpsfield Chart.

A wide range of flora and fauna can be found particularly along the river banks as well as waterfowl, Kingfishers and small mammals.

In winter, the Glebe Field and the adjoining Brook Field are home to blue and common tits, linnets, greenfinches and goldfinches together with fieldfares, redwings and other migratory birds. Birds of prey are also regular visitors, including kestrels, sparrowhawks and buzzards.

A survey carried out by a local naturalist in 2017 identified 53 different species of birds and 15 species of butterfly in the Brook and Glebe Fields.

In the Spring and Summer local residents have regular working parties to clear and improve the river banks, which contributes to this diversity of wildlife in the area.

The Brook Field, has long been of great significance to the residents of Limpsfield. The field boundaries have remained largely unchanged since at least 1871, with an intact historical field pattern. The grassland of the Brook Field has not been ploughed or treated with chemical fertilisers or herbicides for at least 25 years and is lowland meadow, one of the fifty-six habitats of principal importance included on the Natural England S41 list, regarded as conservation priorities.

The importance of the Brook Field was also recognised in the Tandridge District Council 'South of the Downs Plan' of April 1986. The plan states that:

'The value of open land at Brook and Glebe Fields, Limpsfield, is recognised. It provides an open aspect for many residents and helps to preserve a measure of separation between Oxted and Limpsfield. It would not be appropriate to include it within the Green Belt as it is isolated from open countryside, but the following policy will apply: 'Land at Brook and Glebe Field, Limpsfield will remain in open use'.

The Heritage and Character Study, carried out by AECOM, concludes that the positive aspect of the Glebe and Brook Field areas should be retained and protected as a pastoral area with the intact historical field pattern. The study explains that the Glebe and Brook Fields are completely surrounded by housing in Granville Road, the A25, Limpsfield High Street and Detillens Lane. Given the history of the area, the study concludes that the positive aspect of the area should be retained and protected. The study sets out the key features of the Brook Field as follows:

- a. Pastoral area at the centre of Limpsfield
- b. Surrounded by the built-up area of Limpsfield
- c. Intact historical field pattern
- d. Views onto the field from surrounding houses and views to the North Downs escarpment to the north
- e. Important public right of way between Limpsfield Village and Oxted

| Map Reference | Location | Designation | Current Use | Test 1 | Test 2 | Test 3 |
|---------------|-------------|--------------------------|-------------------|--------|----------|---------------|
| LGS 2 | Glebe Field | Asset of Community Value | Permanent Pasture | No | Adjacent | 4.27 hectares |

Test 4

The Glebe Field is in the centre of the northern part of the parish. It is bounded to the south by Detillens Lane and to the north by the Brook Field. It is bounded to the east by the Glebe Meadow, and to the west by residential gardens. Part of the Glebe Field is within the floodplain of the Eden Brook. The area which is not in the Green Belt has been registered as an Asset of Community Value.

The importance of the Glebe Field to Limpsfield residents is clear, with 90% of respondents to the Resident Survey expressing support for the Glebe Field to be designated as a Local Green Space.

This area which consists of grassland, a wooded area and has the Eden Brook running through the north west corner, is used as summer pasture for cattle. The area is extensively used by dog walkers, joggers and walkers. A wide range of flora and fauna can be found particularly along the river banks as well as waterfowl, Kingfishers and small mammals. In winter, the Glebe Field and the adjoining Brook Field are home to blue and common tits, linnets, greenfinches and goldfinches together with fieldfares, redwings and other migratory birds. Birds of prey are also regular visitors, including kestrels, sparrowhawks and buzzards. A survey carried out by a local naturalist in 2017 identified 53 different species of birds and 15 species of butterfly in the Glebe and Brook Fields.

The grassland of the Glebe Field has not been ploughed or treated with chemical fertilisers or herbicides for at least 25 years and is lowland meadow, one of the fifty-six habitats of principal importance included on the Natural England S41 list. These are all the habitats in England that were identified as requiring action in the UK Biodiversity Action Plan (UK BAP) and continue to be regarded as conservation priorities in the subsequent UK Post- 2010 Biodiversity Framework.

The Glebe Field is easily accessible on foot by the public (a public footpath crosses the field) from Limpsfield Village, Detillens Lane, and Granville Road. The area is adjacent to the Glebe Meadow and St Peter's Hall. The houses on the north side of Detillens Lane back on to the field, giving rural views across the field to the North Downs escarpment.

The Glebe and Brook fields, have long been of great importance to the residents of Limpsfield and have been called 'the lungs of Limpsfield' by a local resident. One of the key features of the Glebe and Brook Field is that it provides a clear and distinct separation between Oxted and Limpsfield, maintaining the separate character of Limpsfield, and limiting urban sprawl.

This area complements the historical attributes of the Conservation Area because the field boundaries of the Glebe Field have remained largely unchanged since at least 1871, with an intact historical field pattern.

The Tandridge District Council 'South of the Downs Plan' of April 1986, which lasted for a decade, states in Proposal A that:

'The value of open land at Brook and Glebe Fields, Limpsfield, is recognised. It provides an open aspect for many residents and helps to preserve a measure of separation between Oxted and Limpsfield. It would not be appropriate to include it within the Green Belt as it is isolated from open countryside, but the following policy will apply: 'Land at Brook and Glebe Field, Limpsfield will remain in open use'.

The Heritage and Character study, carried out by AECOM and which forms part of the evidence for this plan, explains that the Glebe and Brook fields are completely surrounded by housing in Granville Road, the A25, Limpsfield High Street and Detillens Lane. Given the history of the area, the study concludes that the positive aspect of the area should be retained and protected. The study sets out the key features of the Glebe Field as follows:

- a. Pastoral area at the centre of Limpsfield
- b. Surrounded by the built-up area of Limpsfield
- c. Intact historical field pattern
- d. Views onto the field from surrounding houses and views to the North Downs escarpment to the north
- e. Important public right of way between Limpsfield Village and Oxted

| Map Reference | Location | Designation | Current Use | Test 1 | Test 2 | Test 3 |
|---------------|--------------|--------------------------|--------------|--------|----------|--------------|
| LGS 3 | Glebe Meadow | Asset of Community Value | Sports Field | No | Adjacent | 0.4 hectares |

Test 4

This area is in the centre of the northern part of the parish. It is bounded to the south by The Limpsfield Club (a tennis club), to the north by the Brook Field, to the west by the Glebe Field and to the east by church land. It contains a sports pavilion. The area is not in the Green Belt but is registered as an Asset of Community Value.

90% of Household Survey respondents identified the Glebe Meadow as being worthy of Local Green Space designation.

The Tandridge District Council 'South of the Downs Plan' of April 1986, which lasted for a decade, states in Proposal A that:

'The value of open land at Brook and Glebe fields, Limpsfield, is recognised. It provides an open aspect for many residents and helps to preserve a measure of separation between Oxted and Limpsfield. It would not be appropriate to include it within the Green Belt as it is isolated from open countryside, but the following policy will apply:

'Land at Brook and Glebe field, Limpsfield will remain in open use (at that time the Glebe Meadow was part of the Glebe field).'

The Glebe Meadow has a football pitch which has been in use since 1933 firstly by a village-based football team and more recently by a local junior football team for coaching and holiday activities. Other events held in the meadow are wedding receptions, open air concerts and the Village Fete.

The Glebe Meadow which contributes to the openness of the adjoining Brook and Glebe Fields, is the only area in Limpsfield Village where children can play football or other ball games.

| Map Reference | Location | Designation | Current Use | Test 1 | Test 2 | Test 3 |
|---------------|-----------------------------|-------------|-------------|--------|-----------|-----------------------|
| LGS 4 | In front of Carpenters Arms | Green Belt | Common Land | No | 15 Metres | Less than one hectare |

Test 4

This land is bounded by the Kent Hatch Road on one side and The Carpenters Arms, St Andrews Church and housing on the other side. It is in the Green Belt. This is an area of open common land with a wide variety of trees, flora and fauna.

This location contributes to the rural and tranquil setting of the Chart settlement. Photographs from circa 1900, show the aspect and views to be almost unchanged since that period, making an important and continuing contribution to the open and rural feel of the Chart settlement.

The area is regularly used for community events such as the Chart Fair.

83% of Household Survey respondents thought this site suitable for Local Green Space designation.

| Map Reference | Location | Designation | Current Use | Test 1 | Test 2 | Test 3 |
|---------------|--|-------------------|------------------|--------|----------|-----------------------|
| LGS 5 | Gardens in front and to the side of Hookwood Bungalows | Conservation Area | Communal Gardens | No | Adjacent | Less than one hectare |

Test 4

This is a small open garden area in front of and to the side of the Hookwood bungalows sheltered housing. The nine bungalows are built on three sides of the central garden area. To the west is Hookwood Corner to the east a paddock. To the north is 'Pastures'. It is not in the Green Belt but is in the Limpsfield Village Conservation Area.

The garden area provides a communal recreational space for the elderly residents of the sheltered accommodation. The Parish Council and local residents have initiated a project to replant the garden areas, part of which is already judged for Limpsfield's entry for the RHS South and South East in Bloom contest.

The public footpath adjacent to this site is frequently used by local residents and ramblers. This area which is in the Limpsfield Village Conservation Area and borders the Green Belt boundary contributes to the open aspect of Hookwood Park and the natural transition from Limpsfield Village to the National Trust woodland and Limpsfield Common beyond.

| Map Reference | Location | Designation | Current Use | Test 1 | Test 2 | Test 3 |
|---------------|---|-------------|-------------|--------|----------|-----------------------|
| LGS 6 | Land to the North of the A25 (between traffic lights and Pebble Hill Cottages | Green Belt | Common Land | No | Adjacent | Less than one hectare |

Test 4

The land is bounded to the south by the A25 and to the west by Limpsfield High Street. To the north and east is Pebble Hill. The land is contiguous with Limpsfield Village at its south end and very close to Limpsfield CofE Infant School to the east. It is in the Green Belt.

75% of Household Survey respondents supported the proposed Local Green Space designation.

This area includes a public footpath from Limpsfield High Street to the A25 by the Pebble Hill cottages and Limpsfield CofE Infant School. It is used by parents taking children to school and by dog walkers and other walkers. The footpath provides a link between Limpsfield Village and the Chart settlement.

The area is predominantly grass that is rough mown by the National Trust, with a natural woodland with trees and plants, including nettles that provide an important habitat for birds, insects and animals.

There is a Field of Hope, organised by residents of Limpsfield and Limpsfield Chart, which raised over £1000 for Marie Curie. This gives a fine display of daffodils in the spring.

Limpsfield in Bloom volunteers spend much time each year helping to maintain the area and have planted some silver birch *jacquemontii* with a time capsule below them. The time capsule was "planted" by the volunteers and children from Limpsfield School.

There is also a seat and a wooden trough made by a local resident (regularly planted up and maintained by his wife), and a 'Welcome to Limpsfield' sign which was funded through residents' donations. This area is hugely valued by residents as it provides a natural and beautiful entry to the village and an expanse of green, when leaving the Conservation Area and entering the Green Belt.

| Map Reference | Location | Designation | Current Use | Test 1 | Test 2 | Test 3 |
|---------------|---|-------------|---------------------|--------|----------|-----------------------|
| LGS 7 | Padbrook Pond and adjacent green spaces | None | Communal Open Space | No | Adjacent | Less than one hectare |

Test 4

The Padbrook pond and adjacent green spaces is a community open space within the Padbrook development. This natural pond is home for a variety of ducks, moorhens and other waterfowl.

Since the Padbrook development was built in the 1980s the residents of Padbrook have maintained the green spaces, which provide a valued open space in the middle of the development. This area is regularly used by Padbrook residents for barbeques and similar community events.

The second green area which also contributes to the general open feel of Padbrook, consists of a grassed area with a number of mature trees with a public footpath running through it.

63% of Household Survey respondents identified this area for Local Green Space designation.

| Map Reference | Location | Designation | Current Use | Test 1 | Test 2 | Test 3 |
|---------------|--------------------------|-------------------|---------------------|--------|----------|-----------------------|
| LGS 8 | Village Green, Stanhopes | Conservation Area | Communal Open Space | No | Adjacent | Less than one hectare |

Test 4

64% of Household Survey respondents identified this area for Local Green Space designation. The Village Green, located within Stanhopes, is a tranquil open space located within the Limpsfield Village Conservation Area is actively used by the residents of Stanhopes (a 1980s housing development) for communal events, such as tea parties, royal wedding celebrations etc, as well as for children's parties and picnics.

The residents and the Parish Council share the maintenance of The Village Green, which is judged as part of the village's entry in the annual RHS Britain in Bloom contest.

| Map Reference | Location | Designation | Current Use | Test 1 | Test 2 | Test 3 |
|---------------|--------------|-------------|---------------------|--------|----------|-----------------------|
| LGS 9 | Tidy's Green | None | Communal Open Space | No | Adjacent | Less than one hectare |

Test 4

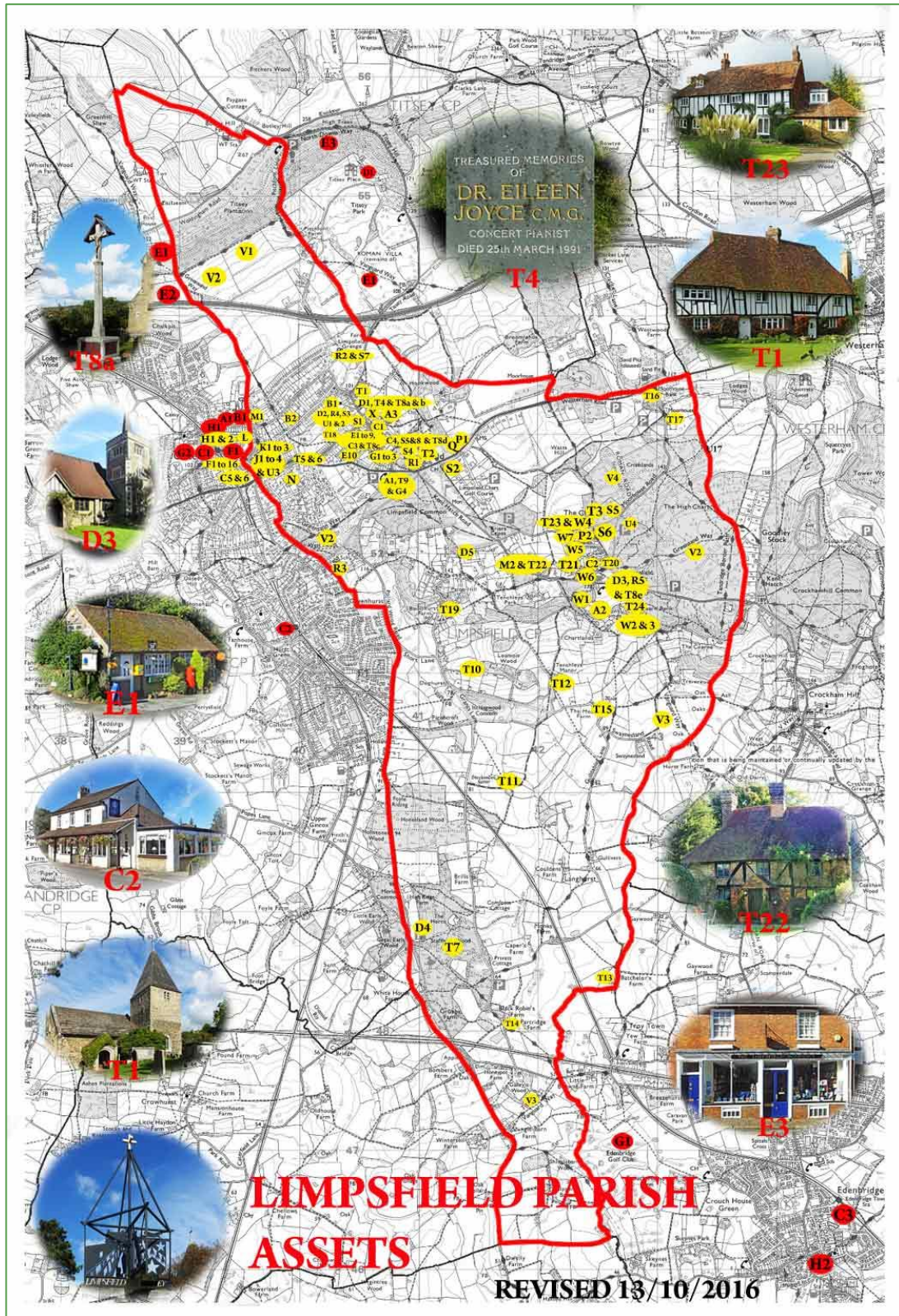
The area encompasses the grassed area in front of the Ratcatcher's Cottage and a smaller area next to the drinking fountain, signpost and water trough on the other side of Detillens Lane. It is bounded to the south by the A25. It is not part of the Green Belt.

This open, grassed area has the character of a small village green, which together with the smaller grassed space opposite, provides a natural break and a welcome green space between the village of Limpsfield and the A25 and Oxted town centre.

There is a First World War memorial bench, a Victorian era horse trough and a traditional finger sign post on Tidy's Green.

APPENDIX E

Community Assets



INDEX TO LIMPSFIELD PARISH COMMUNITY ASSETS

A) Residential Care

1. Wolfe House Court – Wolf's Row Limpsfield - residential.
2. Champions Place – Kent Hatch Road Limpsfield Chart - residential.
3. Hookwood – Hookwood Park, off Limpsfield High Street – TDC Managed – sheltered housing.
4. Pastens Residential Care Home -Pastens Road - residential children

B) Hotels & Bed & Breakfast

1. B & B - 23 Granville Road.
2. B & B - 58 Granville Road.

C) Pubs, Restaurants, Cafes

- 1) The Bull - Pub with Restaurant.
- 2) The Carpenter's Arms - Pub with Restaurant.
- 3) Coffee @ Kiwi House - Coffee Shop.
- 4) The British Legion - Social Club.
- 5) Deep Blue - Fish & Chip Restaurant & Take Away.
- 6) Subway – Takeaway Food Outlet.

D) Churches & Church Halls.

- 1) St. Peter's C of E built c1180.
- 2) St. Peter's Church Hall & Glebe Room.
- 3) St. Andrews C of E plus Church Hall. Built 1895.
- 4) St. Silvan. Redundant/Closed Church.
- 5) Pains Hill Chapel – built 1823.

E) Retail Limpsfield High Street & Nearby.

- 1) Memorial Stores & Post Office.
- 2) Surrey Skin & Laser Clinic.
- 3) The Limpsfield Book Shop – NOW CLOSED
- 4) Chic Grooming – dog grooming.
- 5) Limpsfield Ceramics Ltd
- 6) Serenity Beauty Salon – NOW CLOSED.
- 7) Fancier Dress.
- 8) Meldon House & Home - interiors
- 9) Coffee @ Kiwi House
- 10) Sparkle Beauty – Beauty Treatments.

F) Retail Oxted High Street, Station Road East.

- 1) Paul James Jewellers Ltd
- 2) Paydens Ltd. - Books & Stationery.
- 3) Paydens Ltd. – Dispensing Chemist.
- 4) The Original Factory Shop – General Store.
- 5) The Salvation Army – Charity Shop.
- 6) Age UK – Charity Shop.
- 7) Trimmers – Hairdresser.
- 8) Hospice in the Wold – Charity Shop.
- 9) The Co-operative Store – Small Super Market.
- 10) EMPTY SHOP
- 11) Thomas Hill – Hairdresser.
- 12) Woodward's – Mens Clothes.
- 13) St. Catherine's Hospice – Charity Shop.
- 14) La Maison Boutique – Clothes and gifts.
- 15) Pinnacle – Home Interiors.
- 16) Belmont – Dry Cleaners.

G) Businesses Limpsfield High Street & Nearby.

1. Solicitors – Glynis A Johnstone.
2. Theisen Securities Ltd.
3. Ebbutt Funeral Services.
4. The Parish Office – off Wolf's Row.

H) Businesses Oxted High Street, Station Road East.

1. NatWest Bank.
2. Ashdown Travel.

J) Council Offices - Tandridge D.C.

1. Tandridge Offices & Council Chamber.
2. Adult Social Care.
3. Community Partnership Team.
4. Oxted Police Post.

K) Library.

1. Lending Library.
2. Citizens Advice Office.
3. Oxted Volunteer Centre.

L) Medical Centre & East Surrey Hospital Outpatients

M) Dental Practices.

1. New Lodge.
2. Lombarden Farm.

N) Fire Station.

P) Allotments.

1. Limpsfield off A25.
2. Limpsfield Chart off Stoneleigh Road

Q) Community Orchard Project.

R) Schools.

1. Limpsfield C.E. Infants.
2. Limpsfield Grange - Girls with special needs.
3. Hazelwood Preparatory School.
4. Panda - Nursery.
5. St Andrew's - Nursery.

S) Sporting Activities.

1. The Limpsfield Club - Tennis, badminton, squash, table tennis, & gym.
2. Limpsfield Chart Golf Club.
3. Glebe Meadow & Pavilion - Unmanaged changing rooms & football pitch.
4. Oxted & Limpsfield Cricket Club.
5. Limpsfield Chart Cricket Club.
6. Children's Playground, Limpsfield Chart.
7. Limpsfield Grange Swimming Pool – independent swim schools.
8. The British Legion – Boules, Snooker, Darts.

T) Historic Assets & Attractions.

1. Old Court Cottage - 12th Century – Oldest house in Surrey.
2. WW2 Bomb Shelters Limpsfield Common.
3. 'Peter Rabbit's Post Office and homes for woodland creatures (with National Trust), Limpsfield Chart.
4. St Peter's Church Graveyard – Historic graves.
5. Ancient Milestone, Detillens Lane.
6. Old Horse Trough & Drinking Fountain, Detillens Lane.
7. Staffhurst Wood Bluebell Woods. Designated 'Area of Outstanding Beauty.
8. War Memorials:
 - a. St Peter's Church – WW1 and 2, Parishioners.
 - b. St Peter's Church - WW1 and 2, Calvary Cross.
 - c. Memorial Stores
 - d. Limpsfield British Legion.
 - e. St Andrew's Church - WW1 and 2.

9. Village Pound – historic pound for stray and wandering animals
10. Grants Farm – 16th century frame.
11. Stockenden Farm – 15th century hall house.
12. Tenchleys Manor – 16th century, originally Tenchleys Farm.
13. Batchelor's Farm – Wealden style.
14. Black Robin's Farm – 16th century.
15. Moat Farm – Medieval House once moated.
16. Moorhouse Bank. – Group of Cottages.
17. Moorhouse Farm.
18. Detillens House – Medieval House.
19. Friar's Cottage.
20. The Mill House – originally had a windmill which was lost in 1925.
21. Joyce's on the Chart – former store and post office. NOW CLOSED
22. Lombarden Farm – possibly the oldest house on the Chart originally built as hall house.
23. Ridlands Farm House.
24. Vicars Haw.
25. Limpsfield Village – Conservation Area.

U) Car Parks.

1. St Peter's Church Hall – Limpsfield High Street.
2. Glebe Meadow – authorised parking only.
3. Council Offices Gresham Road.

V) Major Footpaths & Ancient Roads.

1. North Downs Way.
2. Greensand Way.
3. Vanguard Way.

4. Roman Road – runs London to Lewes.

W) Businesses Limpsfield Chart & Nearby.

1. Merlin Real Estate Ltd.
2. Alchemy Ltd.
3. Chartwell Barns Ltd.
4. The Tiled Roofing Consultancy Ltd.
5. Crossfire Productions Ltd.
6. Xulon Panel Products Ltd.
7. Perfect Dimension Studios Ltd.
8. Saparua Investments Ltd.

X) Limpsfield Village Green.

Y) National Trust Ranger & Cottage on The Chart.

INDEX OF IMPORTANT ASSETS ADJACENT TO LIMPSFIELD PARISH BOUNDARIES

A) Churches.

- 1) United Reform Church plus Meeting Room.

B) Schools.

- 1) Oxted School - Multi Academy Trust.

C) Rail Stations.

- 1) Oxted - Direct connections to London, East Grinstead and Uckfield.
- 2) Hurst Green - Direct connections to London, East Grinstead and Uckfield.
- 3) Edenbridge – Direct connections to Redhill and Tonbridge.

D) Attractions.

- 1) Titsey Place & Estate - when open it has a Café.

E) Major Footpaths.

- 1) Vanguard Way.
- 2) Pilgrims Way.
- 3) North Downs Way.

F) Car Parks.

- 1) Ellice Road.
- 2) Johnsdale – permit holders 7am to 5pm Monday to Friday. Blue Badge Holders free parking.

G) Sporting Activities.

- 1) Edenbridge Golf Club.
- 2) Master Park – Cricket, Football, Tennis, Children's Playground.
- 3) Tandridge Golf Club.

H) Major Supermarkets.

- 1) Morrisons - Oxted.
- 2) Waitrose - Edenbridge.

J) Theatres & Cinemas.

- 1) Barn Theatre.
- 2) Everyman Cinema.

Appendix F:

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. Given the high level of land prices in Limpsfield Parish, it is likely that most, if not all, of the local affordable housing will be located elsewhere in the Tier One settlement of Oxted, Limpsfield and Hurst Green.

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 to be of great landscape value which merits protection.

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).

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 Limpsfield Parish (and mainly in its built-up area) that are defined and described in the Limpsfield Character Assessments

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.

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.

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).

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.

Limpsfield Heritage and Character Assessments An evidence-based assessment of Limpsfield's character based on work by AECOM, consultants contracted by Limpsfield Parish Council.

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.

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 Local Plan Part 1; Core Strategy (2008) and the Local Plan Part 2; Detailed Policies (2014). The NPPF confirms that Neighbourhood Plans, once made, will be part of the Local Development Plan. Local Plan: a term used for a development plan document prepared by the local planning authority.

Local Plan Part 1 The Tandridge Core Strategy 2008. It contains the strategic planning policies for the District.

Local Plan Part 2 The Detailed Policies 2014 which supports the adopted Tandridge Core Strategy. It contains the detailed planning policies to be applied locally in the assessment and determination of planning applications.

Local Green Space A designation 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 Green Belt land.

Ministry for Housing, Communities and Local Government (MHCLG) The Government department with responsibility for planning, housing, urban regeneration and local government.

National Planning Policy Framework (NPPF) A document which sets out the Government's policy 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' (Limpsfield Parish Council). It contains policies for the management of development in the 'designated neighbourhood area' (Limpsfield 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 Surveys carried out to inform preparation of the Neighbourhood Plan in order to establish residents' views, concerns and priorities for the future of Limpsfield.

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."

The Town and Country Planning (Use Classes) Order 1987 (use classes most relevant to interpretation of Plan)

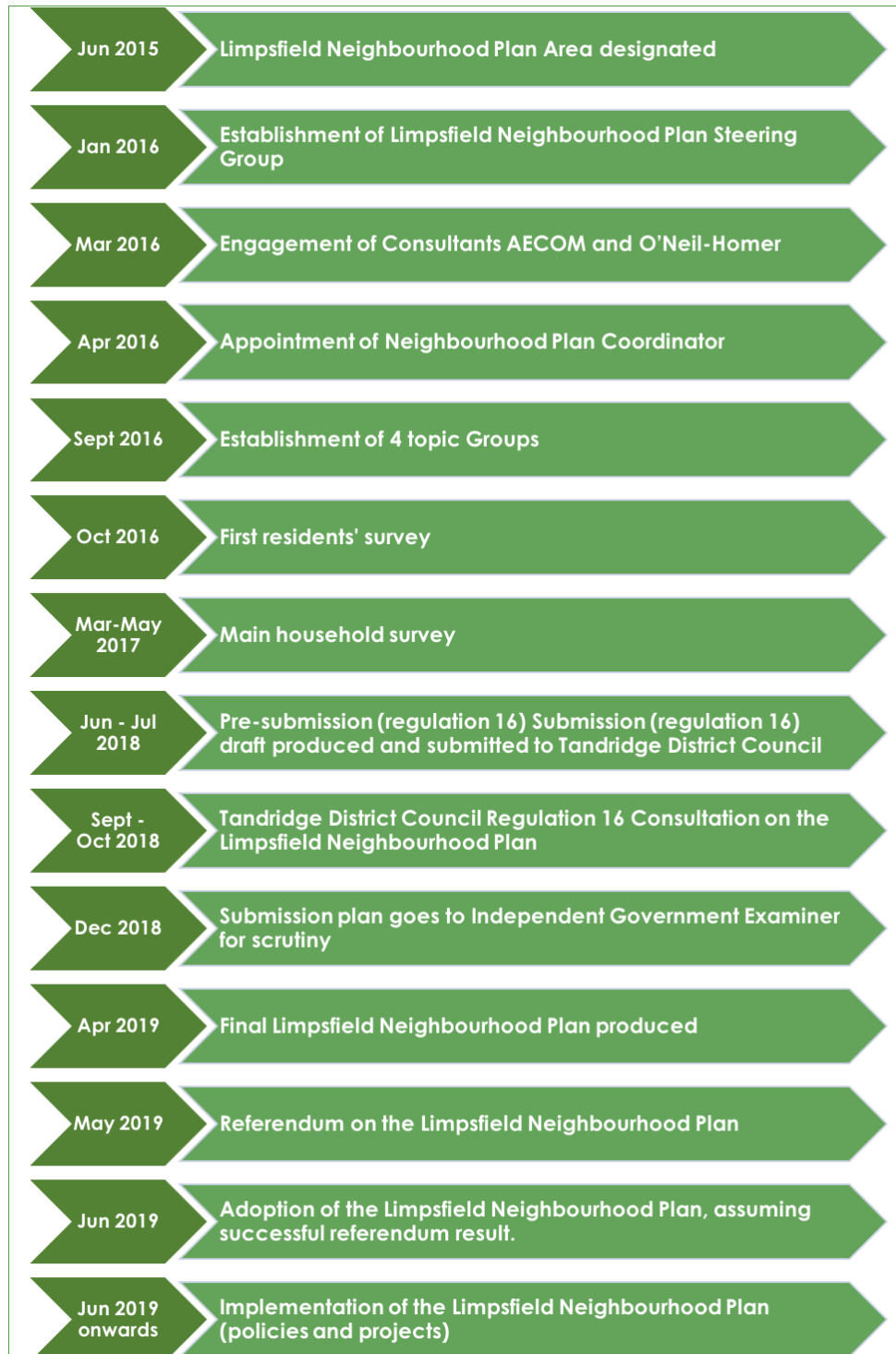
- Class A1 – shops and retail outlets
- Class A2 – professional services
- Class A3 – food and drink
- Class A4 – drinking establishments
- Class A5 - hot food and takeaway
- Class D1 - covers many 'public services, including medical or health services premises and public libraries or reading rooms.

Urban area / built up area These terms refer to an area of Limpsfield 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.

APPENDIX G

Plan Process and Team

Timeline



Note: This diagram uses the term “Adoption” (June 2019). In legal terms, “the Neighbourhood Plan made by Tandridge District Council” is the formal terminology.

The Team

The Neighbourhood Plan has been overseen by a Steering Group that has met 35 times. Formed in January 2016, the membership is as follows:

| | |
|---------------------------------------|---|
| Chair | Cllr Philip Bailey (first part of the process) Cllr Mark Wilson (second part of the process) |
| Councillors | John Thompson Bernie de Haldevang Martin Hogbin |
| Volunteers | Robert O'Donovan Ted Beresford-Knox Ann Osborn Lucy Stuart-Lee Marnie Janaway Laila Turner |
| Neighbourhood Plan Coordinator | Geoff Dessent (Parish Clerk) |

Supporting the Neighbourhood Plan Steering group have been four topic groups, as below:

| Housing & Development | Building Design and Heritage | Environment and Local Economy | Community Assets and Infrastructure |
|-------------------------|------------------------------|-------------------------------|-------------------------------------|
| Chair - Lucy Stuart-Lee | Chair – Rob O'Donovan | Chair – Ann Osborn | Chair – John Thompson* |
| Ted Beresford-Knox | Mike Kenny | Richard Spiller | David Bell |
| William Pratt | Angela Howells | Marianne Bell | John Tolley |
| Sharon Waite | Osmund Stuart-Lee* | Mark Richards | Rodney Coulson |
| Mark Wilson* | Laila Turner | Martin Hogbin* | Roger Oldfield |
| Bernie de Haldevang* | | Jonathan Skinner | William Pratt |
| Roger Oldfield | | Ian Simm | David Sutherland |
| Jim Pearce | | | Father James Percival |

Note: *Parish Cllr representative

We have also had the valuable support of our consultants AECOM and Jon Dowty of O'Neill-Homer. Thanks, are also due to Sophie Martin for her work on the layout and design of this document.

APPENDIX H:

Schedule of Evidence

The list below contains the key documents prepared, collected and reviewed in the process of preparing the Plan. Links to these documents which form the evidence base are available on the Limpsfield Neighbourhood Plan website.

Limpsfield Neighbourhood Plan Steering Group documents

- AECOM Heritage and Character Study
- Housing Topic Group reports (1 – 5)
- Heritage and Character Topic Group reports (1- 5)
- Environment and Local Economy Topic Group reports (1 – 6)
- Local Green Space Descriptions (1 – 12)
- Community Assets and infrastructure Topic Group reports (1 – 8)
- Residents Survey October/November 2016 response analysis
- Household Survey April/May 2017 response analysis (AECOM)
- Stakeholder views reports (1- 18)
- Tandridge District Council meeting reports (1- 8)
- Neighbourhood Plan Steering Group minutes (1 – 27)
- Neighbourhood Plan Steering Group terms of reference
- Surrey-I – Parish characteristics and demography
- Press coverage about Neighbourhood Plan
- Social Media coverage about Neighbourhood Plan
- Vision Workshop

Tandridge Local Plan documents, evidence and other relevant documents.

- All Development Plan documents and emerging Local Plan documents / published evidence (see TDC website)
- Housing Strategy
- Conservation Area Designation statement (1972)
- Planning for a Healthy Environment – Good Practice Guidance
- Green Infrastructure and Biodiversity (TCPA/Wildlife Trusts; July 2012)

Surrey County Council documents

- SCC Landscape Character Appraisal
- All Development Plan documents (see SCC website)
- Superfast Broadband project
- Surrey AONB report
- Surrey Footpaths and Rights of Way report

PHOTOGRAPHIC INDEX

| PAGE | PHOTO DETAIL |
|-------|---|
| Cover | Limpsfield Chart Golf Club fairway |
| 3 | Snapshot of Limpsfield, including view north from Grub Street, Ratcatcher's Cottage, Limpsfield Sign, St Peter's Lychgate, St Andrew's. |
| 4 | Community montage, including Limpsfield Village Fete, Limpsfield in Bloom Volunteers, Memorial Stores volunteer, Enterprising Limpsfield at The Bull, Orchard Volunteers, Limpsfield Chart Cricket. |
| 9 | Montage – Limpsfield views - Golf Course, view to N Downs, Titsey field at Sandy Lane, view from Limpsfield Chart south, view from Pastens, Ridlands/Ballards, The Glebe and Brook fields. |
| 10 | Neighbourhood area – looking north over the parish from Grub Street / Air raid shelters. |
| 11 | Montage – historical photos – clockwise from left including The Bull, The Carpenters Arms, Limpsfield high street, Tenchleys Manor, Beatrice Harrison (cellist), Court Cottage – oldest cottage in Surrey. |
| 22 | View from Limpsfield Chart south over the Green Belt. |
| 27 | Limpsfield Village Conservation Area, including St Peter's, Berry House, The Old Bakery and retailers, War Memorial bank / wall at St Peters, St Peter's Churchyard, The Old Court House. |
| 33 | Montage – Local Green Spaces as specified in the Plan. Brook field, Glebe Meadow, Glebe Field, The Village Green at Stanhopes, Tidy's Green, Pebble Hill, Padbrook Pond, Hookwood, The Chart at The Carpenters. |
| 35 | The Glebe Meadow & Field. |
| 38 | Local Limpsfield businesses, including North Downs Nursery (over 50 years old), Lombarden Farm dental practice, The Bull, Avalanche Gallery, Limpsfield Ceramics and Chic Grooming, Paul James Jewellers and Coffee @ Kiwi House. |
| 40 | Black Robins Farm – converted farm buildings for small businesses/local enterprise. |
| 42 | The Library and Oxted Health Centre, including Citizens Advice Bureau and East Surrey Hospital Outpatients. |
| 44 | Recreation and amenities including Village Store, St Andrews Church Hall, Limpsfield Chart Golf Club, football on Glebe Meadow, Limpsfield Chart playground and the Carpenters Arms. |
| 47 | Electric car charging point. |
| 51 | Vintage buses outside The Carpenters Arms, Limpsfield Chart. |