



2018 - 2033

**MADE BY
TANDRIDGE DISTRICT COUNCIL**

June 2019

**Prepared by Limpfield Parish Council under the Neighbourhood Planning
(General) Regulations 2012 (as amended) and in accordance with EU Directive
2001/42**

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.

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

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

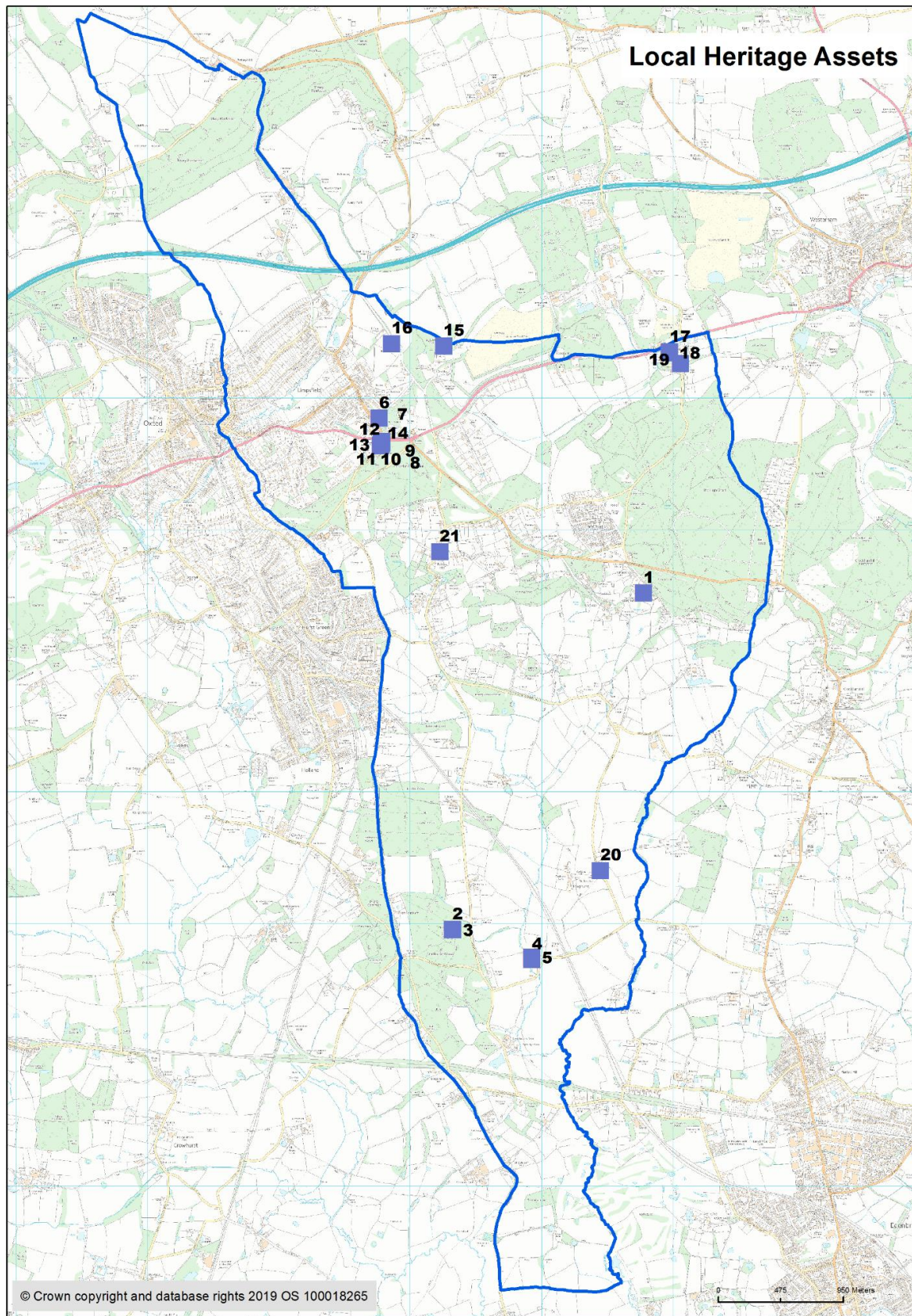
Proposals affecting non-designated heritage assets within the plan area, including alterations, will be assessed on the basis of the scale of any harm or loss against the significance of the heritage asset.

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

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