

## Limpsfield Village Conservation Area Appraisal and Management Plan

### Initial Consultation October-November 2020

During the preparation of the Conservation Area Appraisal and Management Plan, the Parish Council carried out a consultation exercise with residents living in, or close to, the Conservation Area. Over the weekend of the 17<sup>th</sup> and 18<sup>th</sup> October 2020, approximately 350 leaflets were distributed advising residents of the work being done and seeking their views (copy of leaflet attached). The consultation was advertised on the Council's website and a webinar was held on the 10<sup>th</sup> November. The consultation ran until Friday 27<sup>th</sup> November 2020.

Comments were received from 7 members of the public. Tandridge District Council, with whom the Parish Council was liaising and who would ultimately take responsibility for the Appraisal and Management Plan, were also notified and indicated their support for the project. Three Parish Councillors also commented on the work, indicating areas that they considered might be included in the Management Plan.

<b>Summary of Comments from Members of the Public</b>	<b>Action Taken</b>
<p data-bbox="331 759 992 786"><b>Traffic in the High Street including HGVs and Speeding</b></p> <ul data-bbox="253 799 1115 1155" style="list-style-type: none"><li>• Try to solve the problem of traffic congestion in the High Street. The number of large vehicles using the road is inappropriate</li><li>• Apply a weight limit to trucks passing through the village.</li><li>• Restrict cars and create a one way system with the other direction going via Detillens Lane.</li><li>• Introduce measures to strengthen the 20mph speed limit zone, including clearer marking on the road near the traffic lights and the mini-roundabout.</li><li>• Take the through traffic out of the High Street by by-passing the village on its eastern side.</li></ul>	<p data-bbox="1144 799 2074 1145">Traffic was the most commonly raised issue in the initial consultation and as a result the impact of vehicles, in particular on the High Street, has been recognised within the Management Plan. As part of the initial consultation discussion was held with Surrey County Council who advised that any substantial changes would have to be supported by a Traffic Management Plan. They advised that this was high risk as it would likely conclude there were no suitable alternatives to the current situation. This is because of the adverse impact diverting traffic would have on residents in other parts of Limpsfield or because of financial and environmental limitations of alternatives.</p> <p data-bbox="1144 1193 2074 1326">Schemes 3.1-3.5 of the Management Plan provide options for alleviating issues with traffic, speeding and HGVs. These have been designed so they are realistic and achievable and allow the Parish Council to take any opportunities should they become available.</p>

<p style="text-align: center;"><b>Conservation Area Boundary</b></p> <ul style="list-style-type: none"> <li>• Extend the geographical coverage of the Conservation Area to help stop the creation of properties that look out of place in the area around the current conservation area boundary.</li> <li>• Resolve anomalies in the existing boundaries, including the possibility of including Padbrook in a similar way to the current inclusion of Stanhopes.</li> <li>• Undertake a full review of the Conservation Area boundary, not just 'tidying up', in order to prevent inappropriately designed developments close to the Conservation Area</li> </ul>	<p>As part of the Appraisal a thorough review has been undertaken of the Conservation Area boundary taking into account all issues and sites raised during the consultation. It is vital that any alterations to the boundary reflect what makes Limpsfield Village an area of special architectural or historic interest. Including areas which do not reflect the character and appearance of the Conservation Area weakens the whole designation and provides allowances for unsympathetic development. It would also be contrary to paragraph 191 of the NPPF.</p> <p>Any proposed additions or removals from the designation are in line with <i>Historic England Advice Note (Second Edition) 1: Conservation Area Appraisal, Designation and Management</i> which is the relevant professional guidance on the issue. The boundary changes to the Conservation Area are set out in Section 7 of the Appraisal. The fact these changes are only minor reflects the high degree of preservation in Limpsfield Village Conservation Area and the very clear boundaries which the area has. Consideration has been given as to how to reinforce these boundaries and prevent any inappropriate development in the future.</p>
<p style="text-align: center;"><b>Use of Article 4 Directions</b></p> <ul style="list-style-type: none"> <li>• Consider Article 4 directions. Greater clarity on materials used and alterations permitted would help retain the character.</li> <li>• Article 4 Directions are potentially important and should be considered.</li> <li>• Objection to residents living in the Conservation area being denied their permitted development rights through an Article 4 Direction.</li> </ul>	<p>Different opinions were submitted on this issue with two consultees, in principle, being in favour and one opposed. Taking into account these comments and the current local and national planning context, no Article 4 measures have been proposed but the option for them in the future has been kept under review. Items which may be considered for Article 4 Direction in the future are set out under section 12.</p>
<p style="text-align: center;"><b>Dorothy's Cottage</b></p> <ul style="list-style-type: none"> <li>• Consider enforcement measures to address the eyesore which is Dorothy's Cottage.</li> <li>• Address the future of Dorothy's Cottage, one of the longest running conservation sores in Limpsfield.</li> </ul>	<p>The Dorothy's Cottage site has been addressed in items 6.1-6.3 of the Management Plan. The best solution to this issue would be for the owner or a future owner to implement the live permission granted under 2012/229.</p>



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