

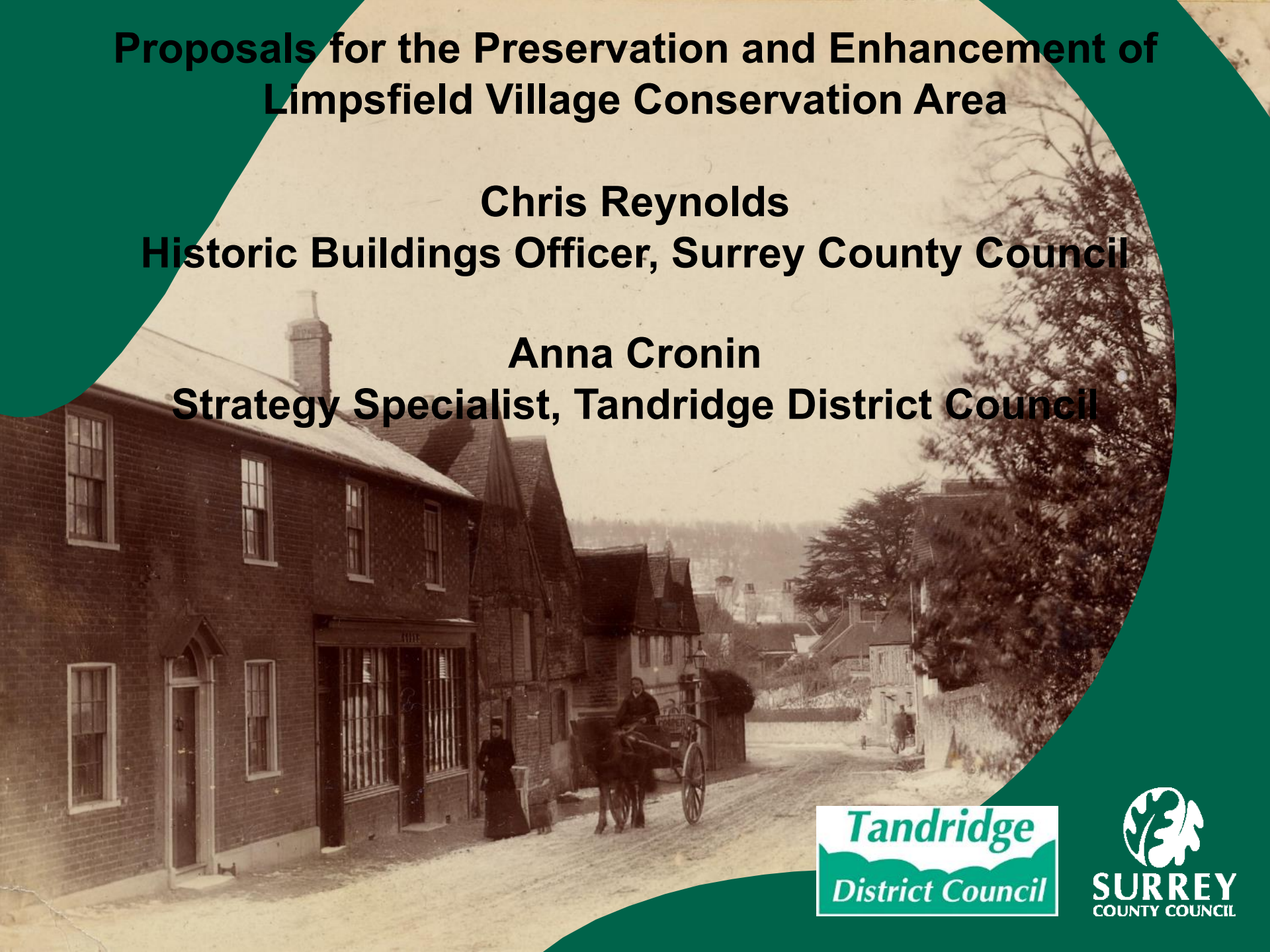
# Proposals for the Preservation and Enhancement of Limpsfield Village Conservation Area

**Chris Reynolds**

**Historic Buildings Officer, Surrey County Council**

**Anna Cronin**

**Strategy Specialist, Tandridge District Council**



# Introduction

- Why is Limpsfield Village of Special Interest?
- What are the Proposed Boundary Changes?
- What does the Management Plan Contain?
- What are the Proposals for the Preservation and Enhancement of Limpsfield Village Conservation Area?



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# Why is Limpsfield Village of Special Interest?

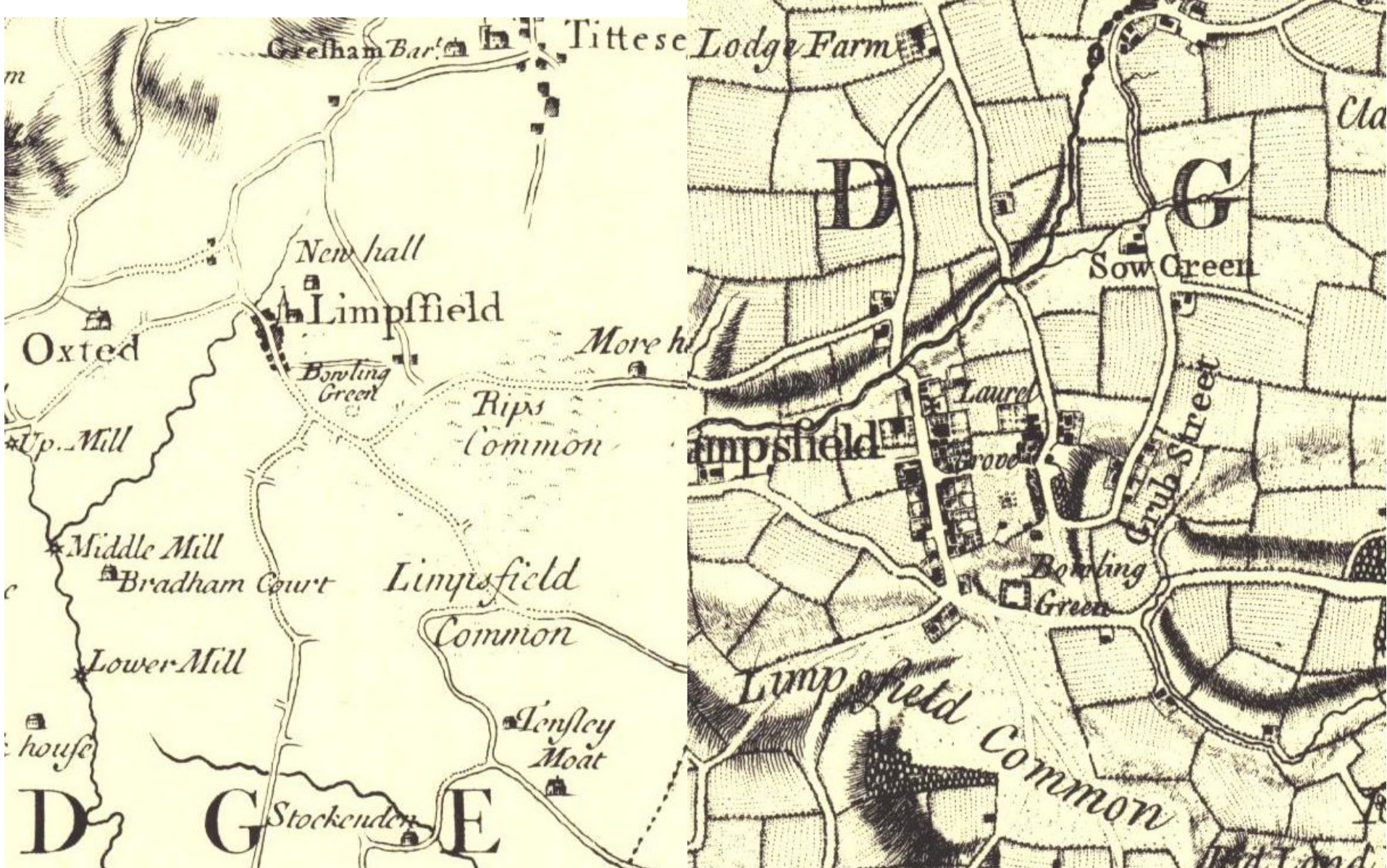


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# Summary of Special Interest

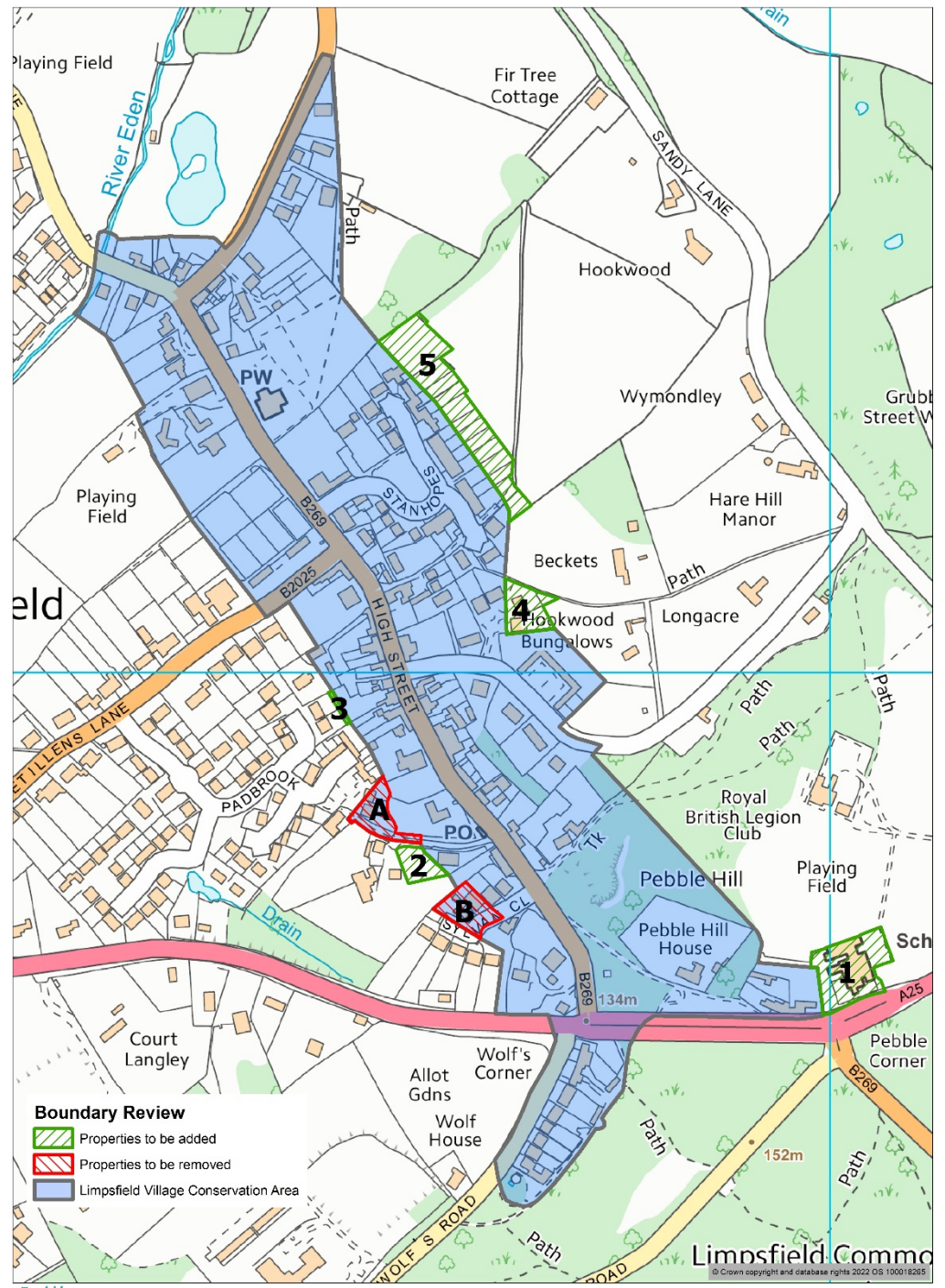
- Limpsfield Village formed the 12<sup>th</sup> century administrative centre of the Manor of Limpsfield which was owned by Battle Abbey.
- Following the Black Death a high number of medieval hall houses were constructed in the 15<sup>th</sup> and 16<sup>th</sup> centuries.
- During the late 17<sup>th</sup> and early 18<sup>th</sup> centuries Limpsfield Village experienced a period of moderate growth
- In the 19<sup>th</sup> century the High Street started to develop as a small commercial centre but was stunted by the arrival of the railway in Oxted in 1884.
- The architectural character of Limpsfield Village consists of vernacular buildings, 19<sup>th</sup> and 20<sup>th</sup> century shopfronts, Arts and Crafts architecture and high-quality public realm.







# Boundary Review



# What does the Management Plan contain?

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- Existing Control Measures
- Possible Future Control Measures
- Policy Guidance on Conservation and Repair
- Schemes of Preservation and Enhancement



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# Schemes for Preservation and Enhancement

- Based on issues and opportunities within the Conservation Area
- Undertaken incrementally as funds allow or through 3<sup>rd</sup> party funding
- Each scheme has been identified as short or long term





# 1. Paving

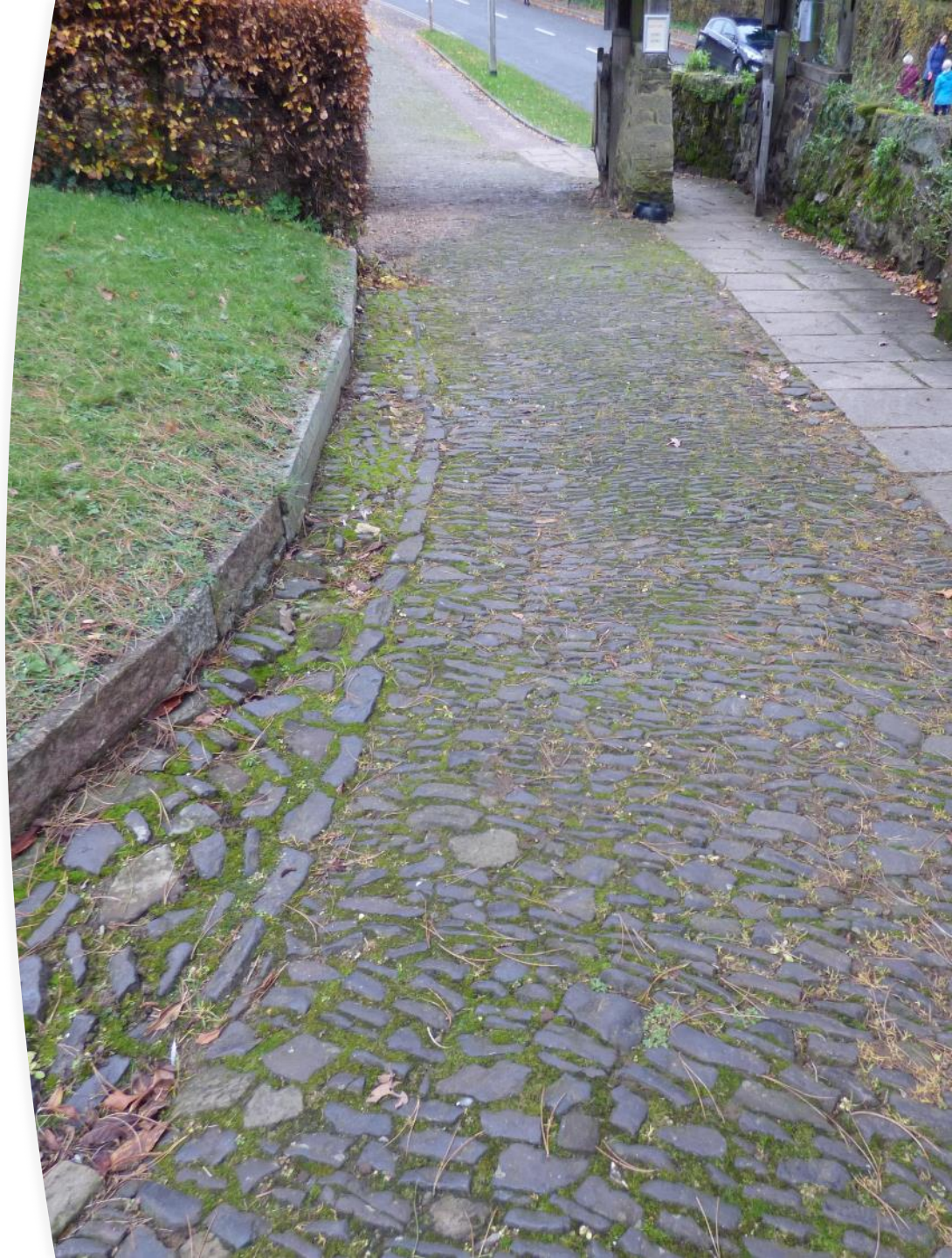
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- The Parish Council should develop a *Conservation Area Preservation and Enhancement Fund* for paving repairs.
- The Parish Council should engage with the Local Highway Authority to see this implemented.
- Funding opportunities should be sought to implement aspects of paving repairs as well.



## 2. Hard Surfaces

- The use of ironstone in Limpsfield High Street should be encouraged as part of planning applications.
- Opportunities to provide training and guidance on selecting and laying ironstone should be supported.
- Small grants *could* be offered from the paving fund to encourage residents to reinstate traditional ironstone paving should funds allow.









# 3. Traffic and Parking


- A protocol for engagement between Limpsfield Parish Council and the Local Highway Authority should be developed and a methodology produced for dealing with the traffic and parking recommendations of the plan.
- A review of how traffic is managed using the most modern techniques available should be carried out. This may include an on-street parking review.
- If the opportunities arise, new parking locations could be identified to reduce congestion on the High Street.
- Efforts should be made to ensure speed signage is visible and that the speed limit respected. Other alternatives could be considered provided these do not create visual clutter.









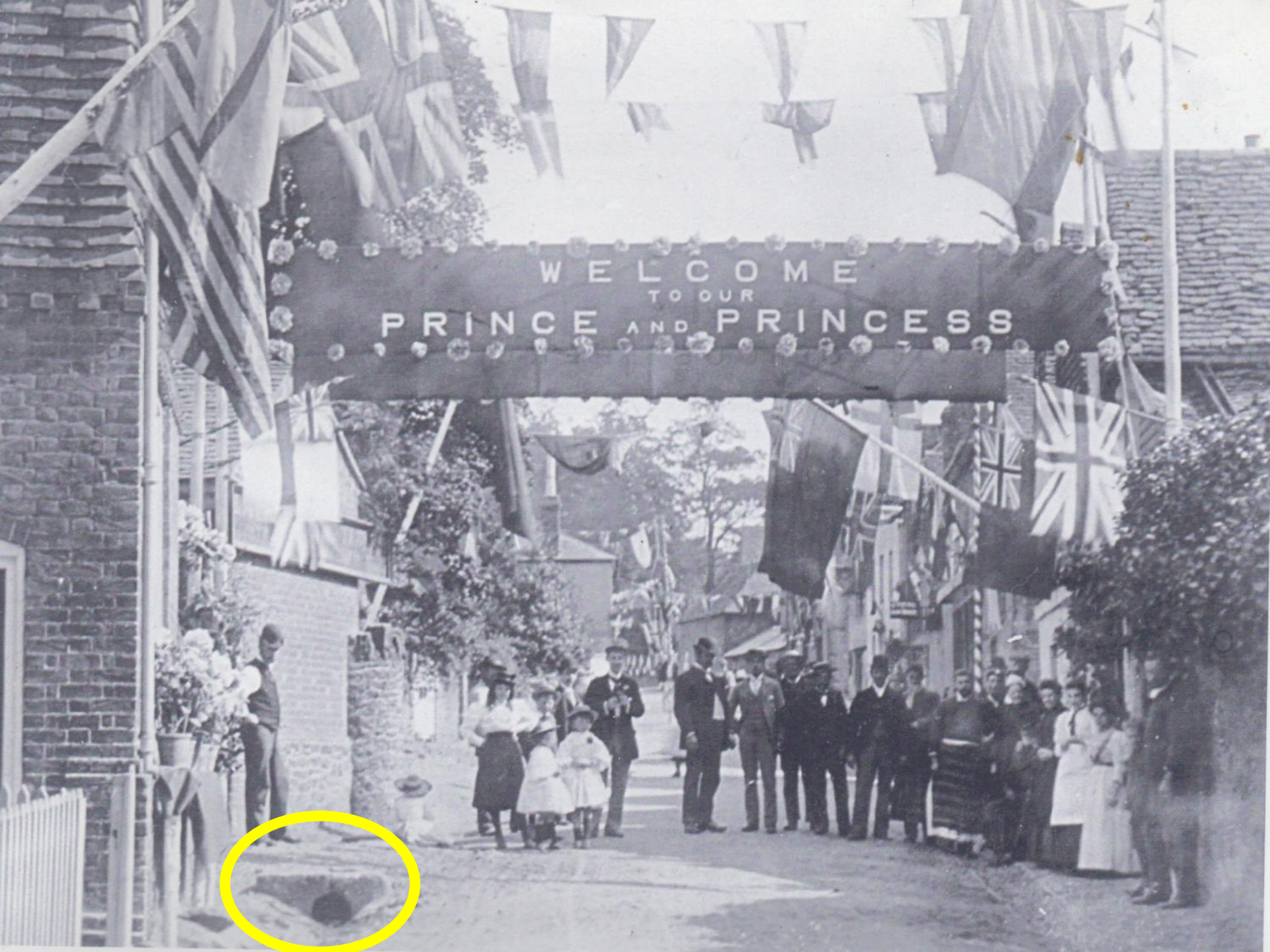


## 4. Drainage

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- Issues with drainage should be regularly reported to the Flooding Enquiries Team at Surrey County Council.
- Long term options for preventing drainage issues should be investigated in cooperation with the Flooding Enquiries Team as part of a scheme of highway improvements.





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## 5. Public Realm

- Opportunities to replace non-cast iron lantern streetlights in the Conservation Area these with a more appropriate design should be investigated.
- All street furniture in the Conservation Area should be of a consistent design and colour.
- Options to tidy up the former phone box site at the bottom of Pebble Hill should be investigated.
- Should any trees be the responsibility of Limpsfield Parish Council they should be maintained.





## **6. Dorothy's Cottage**

- Limpsfield Parish Council should work with Tandridge District Council to encourage the owner of the Dorothy's Cottage site to complete the proposals set out in planning application 2012/229 or negotiate a new scheme.



## 7. Wolf's Row

- Options for better visually integrating Wolf's Row, such as planting or signage, should be considered in discussion between Limpsfield Parish Council, local landowners, the Local Highway Authority and organisations such as Limpsfield in Bloom.



## 8. Local Listing

- Buildings which make a positive contribution to Limpsfield Village Conservation Area should be researched
- Limpsfield Parish Council should nominate those buildings which have a clear historical or architectural interest for addition to the *Buildings of Character* list.



## 9. Engaging with Historic Interest

- Options to engage with Limpsfield's history should be investigated in consultation with local residents. This may include, but is not limited to, the construction of a replica milestone.





# 10. Pebble Hill Viewpoint

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- Limpsfield Parish Council should encourage the National Trust to reinstate the viewpoint from Pebble Hill. This may include removing invasive plant species or carrying out regular maintenance.











- The Conservation Area should be reviewed every ten years in partnership with Tandridge District Council and their advisors – **not reproducing this document**
- The Existing Control Measures should be reviewed as required if it is clear they are not providing sufficient support for the protection and enhancement of the Conservation Area.

## 11. Review



# What Happens Next?

- TDC will collate comments (including from this meeting) and send to SCC.
- SCC will review comments, make appropriate changes and ensure any other points have been considered.
- SCC will send a report to TDC with a copy of the revised CAAMP.
- TDC will prepare a report and take it to Planning Policy Committee, recommending adoption as an SPD.



# Questions?



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[Christopher.Reynolds@surreycc.gov.uk](mailto:Christopher.Reynolds@surreycc.gov.uk)