



LPC NEWS

Latest news & updates from Limpsfield Parish Council



I am very pleased that we were able to hold our Annual Parish Meeting again in April, our first since 2019 and it was heartening to see so many parishioners in attendance with a lot of debate and interest.

It's been a busy 6 months or so since our last newsletter and, despite earlier setbacks due to the pandemic, we are very pleased to have been able to continue to push forward with many of our projects, such as the Conservation Area Appraisal and Management Plan, Parish Assets refurbishment and Footpaths and Bridleways programme. I am also delighted we were successful in finally obtaining funding for The Limpsfield Way and Community Cycle Route from Your Fund Surrey and to see good progress on this project.

We would like to extend an official welcome to newly elected District Councillor, Ian Booth.

Wishing you all a lovely summer.

A handwritten signature in black ink, which appears to read 'J. Thompson'.

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Your Councillors



At the Parish Council's annual meeting in May, John Thompson was voted back in as Chair for the final year of this council's term, with Laila Turner continuing as Vice Chair.

Thomas Briggs has stepped down as Chair of the Finance Committee, with Mark Wilson being elected to take his place. Tom will remain on the committee, alongside Laila Turner, John Thompson and Bernie de Haldevang.

Mark Wilson has stepped down as Chair of the Planning Committee, to be replaced by new councillor, Jenny Williams. Mark will stay on the committee, with John Thompson, Philip Bailey and with non-voting co-optee, Ted Beresford-Knox, our planning guru! They will also be joined by Limpsfield resident, Tony Taylor, who has agreed to sit on the committee as a non-voting co-optee.

Ann Osborn continues as Chair for the Neighbourhood Plan Committee, as she sees through the Limpsfield Way and Limpsfield Community Cycle Route project.

Planning Update

It's been another busy first half of the calendar year with planning applications coming in thick and fast.

While we review each and every application, with reference to local and national planning policies, Green Belt and our Limspsfield Neighbourhood Plan (adopted as a formal Supplementary Planning Document), it would be useful for you all to know the following:

- We measure each new development application (whether a separate dwelling or extension, outbuildings or boundary treatments (walls and fences) against the criteria set in the Limspsfield Neighbourhood Plan and also against NPPF criteria for building in the Green Belt.
- While we may decide not object to an application, we will sometimes suggest conditions to be added should Tandridge District Council be minded to grant the application.
- For Permitted Development (PD) /Certificates of Lawfulness we will usually defer to Tandridge District Council's views as PD is a largely technical exercise.
- For planning applications relating to listed buildings and other buildings of historic interest, while we may take a view and provide comment or objection, we will usually defer to the expertise of the Surrey Historic Buildings Officer.
- We do not have final say on planning applications. That is for Tandridge District Council's planning department. However we can lobby for applications to be seen by TDC's Planning Committee if appropriate.

We were encouraged that for new development planning applications in 2021, 60% of our objections based on LNP criteria were upheld by TDC, with planning permission refused. We commented on 2 other applications to ensure LNP criteria were met and are pleased with the results / conditions of these applications.

While we objected to the development of flats at Green Hedges, Westerham Road, we are pleased that development has been reduced from 13 flats to 11, with no loss of parking spaces.

Appeals

- The proposed development at the Edenbrook (off Snatts Hill) which was refused by TDC, although this has now gone to appeal, which is very disappointing and we await a decision.
- The communications mast application for Ballards Lane which was objected to by the LPC and refused by Tandridge, has now also gone to appeal.
- There are also appeals lodged by the applicants for an annexe at Detillens House and 29 Granville Road annexe.

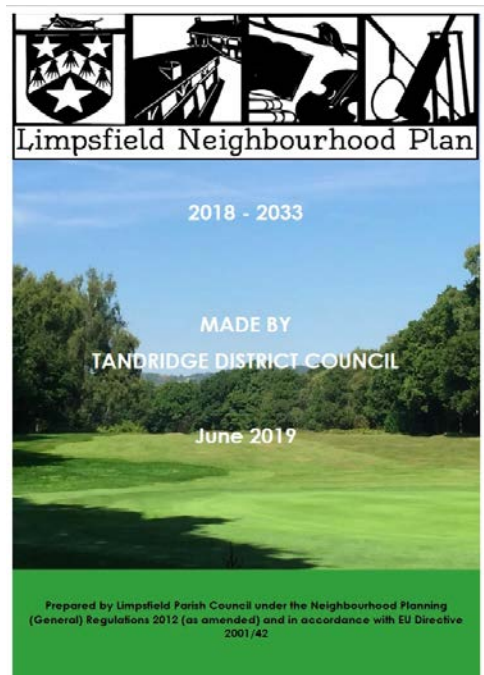
Planning Criteria

We would like to reiterate the importance of consulting the Limpsfield Neighbourhood Plan's Planning criteria pages when preparing a planning applicant.

This is an Official Supplementary Planning Document (SPD) and should be consulted for all planning applications by both applicants and Tandridge District Council.

The Adopted Conservation Area Assessment and Management Plan is also now an official Supplementary Planning Document and this will have a bearing on planning applications within the Limpsfield Village Conservation Area.

These documents can both be found on our Planning page on the Limpsfield Parish Council website - www.limpsfield.org/planning



Gaywood Solar Farm

We have been liaising with our District Councillors and local residents regarding the potential for an application to install a solar farm at Gaywood Farm on the borders of Surrey and Kent.

While no formal application has been submitted (at time of press), we have issued a statement to the planning authority and potential applicant outlining our concerns about the potential development.

AONB Boundary Review

The Surrey Hills Area of Outstanding Natural Beauty (AONB) is currently undergoing a boundary review to decide whether additional areas adjacent to the existing AONB boundary should also be designated.

The Planning Committee submitted the following areas for inclusion within the revised boundary: West Heath, Limsfield Common, Searn Bank, Caxton, Swaynesland and Tenchleys - with the opinion that the whole of this area (LNP Character LCA04 - Wooded Greensand Hills) should be in the Surrey Hills AONB. The AECOM Limsfield Heritage and Character Assessment Report, September 2016 (produced for the Neighbourhood Plan) was also submitted to support the submissions.

Local Heritage Assets List

As part of the Government's 'Build Back Better' initiative, the Ministry of Housing, Communities and Local Government (now the Department for Levelling Up, Housing and Communities) in association with Historic England provided funding to 22 areas to develop local heritage asset lists. Surrey is one of the areas to have received this funding.

A Surrey County Council-based project team is currently working with a number of boroughs and districts to produce a new/updated local heritage asset list for their area.

The Planning Committee identified and submitted 17 local structures for consideration, consisting of notable houses and also structures such as the Air Raid shelters, Detillens Horse Trough and fountain, the Royal British Legion building and several local ponds.

The list is currently under review with Surrey County Council's Historic Buildings Team. The draft list will then go to Tandridge District Council to be determined some time in the early Autumn.

Adoption of LVCAAMP



We are delighted that following two years of work, the **Limsfield Village Conservation Area Appraisal and Management Plan (LVCAAMP)** was formally adopted by Tandridge District Council on 23rd June 2022. The LVCAAMP is now a Supplementary Planning Document, and the boundary change and name change have also been agreed. Tandridge District Council has amended its dedicated page on the website: www.tandridge.gov.uk/limpsfield.

This is a really exciting step for us and will mean that we can move forward with creating a management plan for the Limsfield Village Conservation Area (LVCA), to include an enhancement scheme for the historic village centre. We plan to start work on these improvements later this year.

We aim to produce a useful document for residents and businesses within the LVCA, which will advise on responsibilities, restrictions, dos and don'ts. We hope this will serve to clarify any issues or questions you may have. We will also be working with Surrey County Council to review traffic and parking in the village, with a view to finding workable solutions to address congestion.

We would like to extend our sincerest thanks to everyone who worked on this project, most importantly to Surrey County Council's Historic Buildings Officer, Christopher Reynolds for his tireless work, which went well beyond the call of duty, to the team at Tandridge District Council for all their help and support in getting this document over the line and to Ted Beresford-Knox for his endless technical advice and help.

Footpaths & Bridleways



We are continuing our programme to improve local footpaths and bridleways, so that they are safer for pedestrians, horse riders and cyclists.

We work closely with the East Surrey Walkers, National Trust, Titsey Foundation, other local landowners and the Friends of Limsfield Common.

Our policy is to take the least restrictive option when replacing stiles and we use self-closing gates where possible. However, landowners require kissing gates where the safety of livestock is the main consideration.

We have replaced a total of 11 difficult stiles in the parish with galvanised metal or wooden kissing gates plus 2 self-closing gates in urban and rural areas of the parish, as well as resurfacing some tricky paths or bridleways, the latest being the difficult stile that goes from the footpath (FP75) by Oxted School through the fields to the footbridge over the M25.

We have also contributed to the footpath/laneway resurface by the side of The Bull Inn. This is officially a footpath, but also an "unclaimed road", so Surrey County Council is not responsible for its upkeep. As part of our Conservation Area Enhancement programme and to protect the historic ironstone that borders this laneway, we contributed £1000 towards the resurfacing, which was largely financed by The Bull and residents.

Over the summer, councillors will be walking the parish's paths once again to review and reassess any work that needs doing. Please contact us if you come across any inaccessible paths, tricky stiles or gates that need replacing.

The Limpsfield Way & Community Cycle Route

In April we received the first tranche of funding from Surrey County Council's Your Fund Surrey scheme, so we were finally able to get on with the work to prepare and implement our plan for two waymarked routes - one route for walkers and one for cyclists.

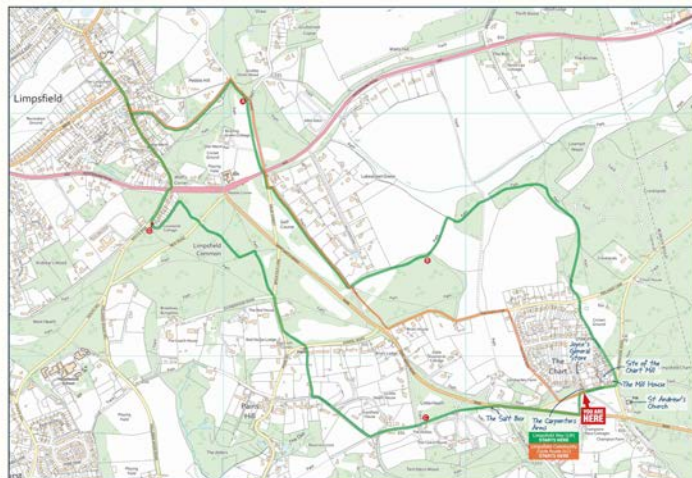
This has been quite a task and we hope to have all the way marking, maps and information boards in place by the end of July, with the Cycle Route being completed in August.

We are very happy to have already built and installed a fabulous new Rest & Play area in a woodland clearing in the "Happy Valley" area just off New Road. This now has fabulous timber climbing equipment, benches and a wheelchair-friendly picnic bench, with an easy access pathway now installed from New Road carpark for prams and wheelchair access.

The brilliant timber natural play equipment is great for kids and adults alike (!) and has been very popular so far. Even Olympic athletes Roger Black and Steve Backley popped in to check it out and were very impressed!



THE LIMPSFIELD WAY & THE COMMUNITY CYCLE ROUTE



THE LIMPSFIELD WAY ('LW' in green on the map)

A circular walk, under 4.5 miles, from Limpfield Chart to Limpfield Village, starting at The Carpenters Arms in Limpfield Chart. This waymarked route includes beautiful greenland, woodlands, open moorland, lovely views and interesting features shown on information boards (A, B, C, D). The total ascent is 200 feet with no stairs. There are two easy access routes for wheelchair users and families with buggies.

THE LIMPSFIELD COMMUNITY CYCLE ROUTE ('LC' in orange on the map)

This short 'there and back' route connects Limpfield Village with Limpfield Chart without going on busy roads. It is suitable for hybrid and off-road bikes and for younger riders. The route is waymarked and a link is shown to Oxford Station. There is access to Limpfield Civil Society Village.



The Carpenters Arms - the Limpfield Way
from Limpfield Chart to Limpfield Village, starts here

ABOUT LIMPSFIELD CHART

Limpfield Chart is a small settlement largely centred around The Carpenters Arms and St Andrew's Church. The high Chart to the east of the village is associated with a network of barrows and longhills, including the half-way point of the 100 mile Greenway Way long-distance footpath. The Chart village common land is owned by the National Trust and had cows and sheep grazing on it well into the 20th century.

ROYCE'S GENERAL STORE & LAST POST OFFICE

Initially run by Miss Slater and Miss Baring, who introduced their own series of postcards in 1898 when the Royal Mail permitted postcards to be produced and sold. Adjacent was the Reading Room, where for 1 penny, otherwise residents could have letters and newspapers sent to them. The store and post office were latterly run by Joyce Jarrett until it closed in the late 1970s.

ST ANDREW'S CHURCH

As Limpfield Chart grew in size, the schoolhouse was also used for church services. In 1814 it was decided to build a new church for the village on Limpfield Common land. It was a 'bungalow' church of St Peter's in Limpfield. Built in the Arts and Crafts style, it was consecrated in 1836.

THE WINDMILL

An early post mill with a low miller's cottage, it was built around 1817 and was, originally, the only one in Dorset to have machine rooms. It ceased work in 1837 and was demolished in 1935. The last miller was considered to be a bit of a rogue. The house and mill had two cowsheds and the miller kept his wife in one and a mistress in the other. A lane and door connected the two buildings.

THE SALT BOX

A salt inventory was built on the Chart, on the site of The Salt Box. Built on a dry, dry ridge, beside an ancient trackway, it provided ideal conditions for the storage and distribution of salt brought by packhorses up from the coast where there is known to have been a sea lane roadway on the Pleshey Levels. The salt was used to preserve meat, venison from wild game, and pigs reared by Commoners.

REFRESHMENTS

The Carpenters Arms, Tilly Road, Limpfield Chart
The Bull Inn, Memorial Stores and Coffee at Kew House in Limpfield Village
The British Legion at Grid Street

INFORMATION BOARDS AT A, B, C, D

- A - Grid Street
- B - Riddards Grove
- C - Pleshey Road
- D - The Pound, Wall's Road

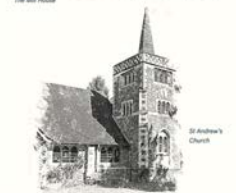
Please use the QR codes for maps and more info.



The Chart Mill c1850



The Mill House



St Andrew's Church



Royce's General Store



The Salt Box

By the end of July we hope to have installed the two main information boards with route maps - one on the Chart opposite The Carpenters; the other in the old phone box site opposite Sylvan Close in Limpfield Village.

We will also have installed four smaller history boards at different points along the route, where you'll learn some interesting facts about the area, researched by our resident historian, John Tolley. All this information can also be found on dedicated pages on our website for reading at home, or on the course of your walk/cycle.

www.limpsfield.org/the-limpsfield-way

On these website pages, you will also find downloadable maps with directions, together with links to the various stop-off points for refreshments.

We would like to thank all the amazing contractors and volunteers who have been instrumental in getting this project implemented.

Finance Update

The financial year-end (FY2021/2022) bank reconciliation and internal audit is complete, with our Annual Governance and Accounting Return (AGAR) having been submitted to the external auditor on time.

Our accounts are available to view until 31 July 2022 under government regulations.

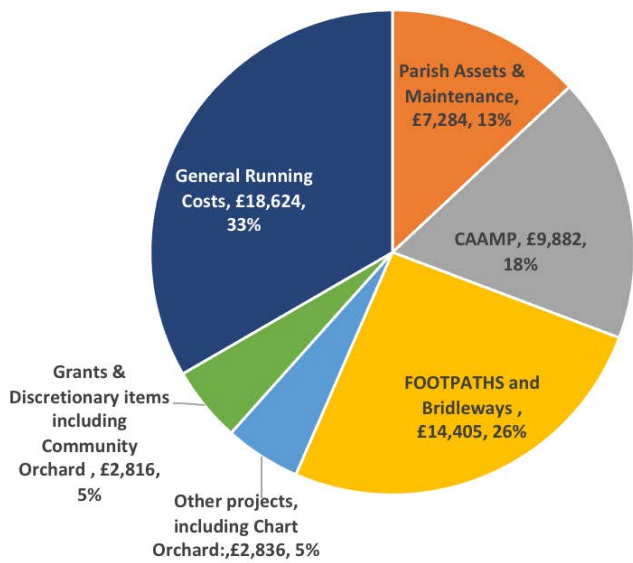
All key documents are available online on our Finance page, but if you wish to view them or request a copy of the AGAR, please contact the Clerk. clerk@limpsfield.org or 07514 011355

- Cash balances: The year began with £77,626.55 in cash and ending with £65,692.74.
- Reserves: The Parish Council uses a rule of 50% of precept as general reserves for emergency spend – being £16,658. £10,000 is also earmarked from our Chart Account for the decommissioning of the Chart Playground, if required. £10,000 is earmarked as an Enhancement fund for the Limpfield Village Conservation Area Reserve.
- Budget Comparison: The budgeted expenditure for 2021-2022 was £65,064. Total expenditure to end of March 2022 was £55,846. Subtracting the payments made and those still outstanding against budget, we were £2,483 under budget (approx. 3.8%).
- Income and expenditure: Our income in 2021/22 was £43,914, comprising some Community Infrastructure Levy (CIL) money - £6,994 and the annual Precept £33,315, which we have retained for the forthcoming financial year, as well as much appreciated landowner contributions for gates purchased for footpath upgrades and VAT refunds.
- CIL: We do not yet have any confirmed CIL income for 2022/23, but we expect to receive some and will continue to earmark existing CIL funds for footpaths improvement and other infrastructure-based projects. CIL funding will also be used for contribution to a second VAS on Bluehouse Lane depending on the success of the first.
- We carried approximately £23,000 in non-earmarked funds through to 2022/23 for projects and general expenses. This was after taking out earmarked funds (Chart Playground - £10,000, general reserves - £16,658 and Conservation Area Enhancement Fund £10,000).
- Ongoing expenditure: identified annual running costs – of £19,155 includes Staffing, Insurance, National Association Local Councils membership, local organisation subscriptions, general maintenance (mowing), auditing and communications.



Finance Update

FY21/22 Major Spending Items - Total £55,846



Please see our full report online as part of the Annual Report issued for the Annual Parish Meeting in April.

Parish Assets

We have renewed and updated our Parish Assets list and carried out a review of the condition of the assets, which include maps, benches, bus shelters, troughs, the Parish Office building on Wolf's Row and various areas of land, such as The Pound and The Village Green at Stanhopes.

The Parish Office has now been repaired and decluttered, with an accessible post box, new window and newly painted door. This is now the official Parish Office and we welcome any correspondence there. Please pop any letters or notes into the post box. Please note, the office is not manned, so for any enquiries, contact the clerk, clerk@limpsfield.org.

We have number of bus shelters in the Parish that have been rather abused over the years and the lovely oak frames covered in staples. We are de-stapling and tidying them. Please do not fly-post on the shelters. Unauthorised or stapled posters will be removed. We are very happy for appropriate posters to be pinned ot the boards, but please ask the Clerk first.

Community Orchards



Following a slight delay due to Covid and issues with the local water provider, we are pleased to say that the Limpsfield Community Orchard near Grub Street and the Allotments* now has its irrigation up and running, with the Chart Golf Club kindly stepping in to allow the orchard to connect to the golf course's water system.

The Parish Council was very happy to provide the funds to connect the orchard to the water supply and it's great to see the trees thriving.

Please do go and visit this lovely space on your walks and with your family. It's a lovely area with a great bug hotel for children to observe and other interactive activities.

Limpsfield Chart Orchard

You are also very welcome to enjoy our little orchard on Limpsfield Chart (by the cricket pitch on Stoneleigh Road) which is coming along nicely.

We are allowing the grasses and wildflower to run wild, while pathways are being regularly mown to lead to the benches. It's a wonderfully peaceful spot to sit and enjoy the sounds of nature and general peace and quiet (and the sound of cricket!).

**NB Allotments are either privately run by the Plunkett Foundation (Grub Street) or by Tandridge District Council (Stoneleigh Road) and applications to manage a plot must be made to the relevant organisation. Contact details are on the home page of our website.*

Local Support & News



Limpsfield Cricket

We have been very happy to support a few local endeavours already this year. Aside from the afore-mentioned Orchards, we have also provided funding for the **Limpsfield Chart Cricket Club** and their incredible community-based campaign to raise funds to renovate the outfield of the pitch.

We were delighted to see the pitch finally finished and to attend the club's re-launch, and have also provided one of the new benches for spectators and general visitors, located in a group near the Chart Playground.

Not wishing to leave out our other lovely cricket pitch, we have also provided and installed three new benches at the Grub Street Cricket Pitch for the **Oxted & Limpsfield Cricket Club**.

Oxted First Responders

We will once again be supporting the Oxted First Responders in providing funding for the maintenance of their defibrillators at The Carpenters Arms, St Andrews Way and Grub Street cricket pavilion.

The Chart Fair

This will be returning this year on Sunday, 4th September and will be located at the Limpsfield Chart Cricket Club. Everyone is welcome and we encourage local businesses, sports teams and societies to get involved. If you wish to take part or have a stall, please contact Diana Davey 07710745755 or email, diana.green_davy@icloud.com.

The Glebe Field & Brook Field



Limpsfield Parish Council (LPC) is aware, both from discussion at the Annual Parish Meeting 2022 and emails received, that there is speculation and rumour regarding the current usage, current lease arrangements and the future of both the Glebe and Brook fields that lie between Detillens Lane and Granville Road. We have therefore decided to issue the following statement:

The Glebe (owned by the Diocese of Southwark) and the Brook Field (owned by the Titsey Estate) are private land. We therefore cannot know the terms of the lease(s) or the intentions of the landowners or tenant(s).

A public footpath (FP78) runs from Detillens Lane to Granville Road. There is, however, no right to walk or exercise or take dogs on any other area of the fields.

As part of the Limpfield Neighbourhood Plan (LNP) the LPC managed to achieve Local Green Space designation for the Glebe and Brook fields (along with other sites in the Parish).

The current National Planning Framework (NPPF) sets out the Government's planning policies for England, with Local Green Space designation (LGS) designed to protect local green areas of particular importance to local communities.

Paragraph 103 states:

"Policies for managing development within a Local Green Space should be consistent with those for Green Belts."

The LPC was delighted to have achieved this major ruling, despite strong opposition from the Diocese of Southwark and will continue to be vigorous in protecting the status of the Glebe and Brook fields should any formal threat occur.



Platinum Jubilee 2022

What an absolutely brilliant effort by everyone in Limpsfield for the Platinum Jubilee celebrations. #plattyjoobs

The whole parish was awash with flags and regalia, and despite the threat of a dreary day, on Sunday, 5th June, the rain held off and the people came out in force for the Limpsfield Village Street Party.

There were hundreds in attendance with amazing spreads of food, great costumes and all having a very jolly time. Not a drop of rain fell from the sky and we were done and dusted with the roads cleared and back open again by our 5pm deadline.

Thank you ever so much to the Street Party Committee, led by Richard and Nila Spiller and our own Ann Osborn, for a very well-run and enjoyable event.

We are still planning to plant our Jubilee Mulberry tree on Wolf's Row to replace the one that sadly fell victim to the storms. It is currently on order (Mulberry Trees are apparently hard to come by!) and we aim to be able to plant it in September.

The Parish Council was very happy to donate funds towards **Limpsfield in Bloom** again this year, with Covid having affected the 2021 fund-raising event. Fingers crossed for a Jubilee Gold!

Congratulations as always to the whole team for their tireless work keeping Limpsfield looking lovely all year round. The Village looked absolutely amazing for the Platinum Jubilee celebrations and for the LIB judging day, having been primed, preened and generally tidied by the In Bloom team, residents, businesses and many other volunteers.



How to contact us

Any enquiries, issues or suggestions to be sent to the Parish Clerk:
Sophie Martin. Tel: 07514 011355. Email: clerk@limpsfield.org.

Our official address at the Parish Office is:

The Pound, Wolf's Row, Limpsfield, Surrey. RH8 0EB

Website: www.limpsfield.org

@limpsfieldparishcouncil (FB / Instagram) | @limpsfieldpc (Twitter)