



**LIMPSFIELD ANNUAL PARISH MEETING
APRIL 25 2024**



CHAIR'S INTRODUCTION

Thomas C Briggs



PLANNING

Committee Vice Chair, Mark Wilson



GENERAL PLANNING

- Reviewed 90+ new development applications
- Made 13 objections on the basis of LNP criteria & 20+ comments
- Reviewed a further 40+ TCAs and TPOs
- Gaywood Solar Farm application: consultation with all parties
- Planning Committee representation re. Green Hedges and 10 Westerham Road

Particular interest is being paid to:

- Green Belt applications
- Applications for "annexes" - these should be *ancillary* to main accommodation
- Retaining street scene with hedges and soft boundaries





KEY APPLICATIONS - UPHELD

1. **10 Westerham Road** – Application for single detached three-bedroom house and lowering of bank for parking. Objected. Represented at Planning Committee. Refused and appeal dismissed.
2. **Thuja Tree at Kiwi Cottage, Limpsfield High Street** – a TPO (Tree with Preservation Order) application was submitted to fell the tree. Objected. Refused. Tree will now be pruned.
3. **Gaywood Solar Farm, Hilders Lane** - objected and refused by TDC. *NB. Sevenoaks application was approved.*
4. **Land adjacent to Chichele Road Development** – residential housing. Refused. Although not in the Parish of Limpsfield we are a consultee. Our comments referenced the impact on services, particularly Oxted Health Centre, which is in our Parish.

KEY APPLICATIONS - OVERRULED

1. **The Studio (sometimes referred to as The Old Stables) Limpsfield High Street** - Change of use to childcare for Jumping Jacks move from St Peter's Church Hall. Objected on basis of traffic, parking and congestion. TDC Approved. LPC Monitoring conditions.
2. **Former Green Hedges Westerham Road** - demolition of house and erection of flats. Represented the residents' interest. Objected to additional balconies. TDC Approved.
3. **Red Lane Farm Stables** - Objected on grounds of Green Belt. TDC Approved.



PENDING APPLICATIONS OF INTEREST

Pending applications of interest:

1. **Grasshopper Site, Westerham Road** - Demolition and erection of private care home. Awaiting Planning Committee.
2. **Trevereux Hill Stables** - Objected on grounds of Green Belt - will be called in if required.
3. **Orchard Cottage Farm, Red Lane** - Objected on grounds of Green Belt - will be called in if required.
4. **Limpsfield Grange School, Bluehouse Lane** - proposed expansion over a five-year period - we await the formal planning application.



HERITAGE ASSETS LIST & AONB REVIEW

Heritage (Local Listings) List

- We submitted 17 assets for consideration - including buildings, ponds, air raid shelters
- Confident that most of our submissions are included
- Awaiting final decision by Tandridge District Council

Surrey Hills AONB Review - now “Surrey Landscapes”

- We submitted 6 areas for consideration in 2022: West Heath, Limpsfield Common, Scearn Bank, Caxton, Swaynesland and Tenchleys
- All areas submitted are being considered. Awaiting imminent conclusion





NEIGHBOURHOOD PLAN

Committee Chair, Ann Osborn



KEY LNP INITIATIVES FY23/24

- Continued our focus on improving footpaths, bridleways and recreational areas with attention on accessibility
- Co-Funded Oxted CCTV system - now installed and in operation
- Consulted with Friends of Limpsfield Common, Titsey & National Trust re. biodiversity
- Completed the Limpsfield Way & Cycle Route project
- Created Biodiversity Plan (separate slides)



FOOTPATHS ACTIVITY

- Replaced/repaired of several footpaths signs and finger posts
- Installed a mobility gate at the Glebe Meadow permissive footpath
- Provided aggregate for the footpath to support the mobility kissing gates installed by the TAG
- Funded additional surface works on this pathway to improve accessibility
- Recycled kissing gates to FP near Guildables Lane and added safety fencing over ditch
- Maintained and improved the Limpsfield Way with additional golf course signs and aggregate on muddy pathway
- Set aside annual LW maintenance fund budget





CONSERVATION AREA

Management Plan Implementation projects...

Last year, we:

- Replaced the bins with more appropriate black bins
- Added / re-installed the ancient replica milestone opposite St Peter's Church
- Added the Limpsfield Way information board to old phone box site
- Connected up the High Street with Wolf's Row by improving the Wolf's Row corner - planting daffodils and wildflowers

CONSERVATION AREA

This year, we have:

- Produced a pamphlet for residents and businesses within the “LVCA”
- Replaced two modern streetlights that are visible from the High street, one on Hookwood and one on Sylvan Close.
- Begun refurbishment of the ironstone section of the pavement by Stanhopes
- Been in consultation with Highways/Surrey County Council on re-setting and repair of ironstone kerb stones in the high street
- Invited any members of the community to volunteer for a Speedwatch group in the High Street



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FINANCE

Committee Chair, Mark Wilson





OVERVIEW

Cash in bank:

FY2023-24 beginning with £67,177 and ending with **£84,371** [GEN: £41,435 CIL: 28,710 CHART: £14,226]

Overall approved (budgeted) expenditure for our Core activities (including projects still in play) was **£71,419, inc VAT**

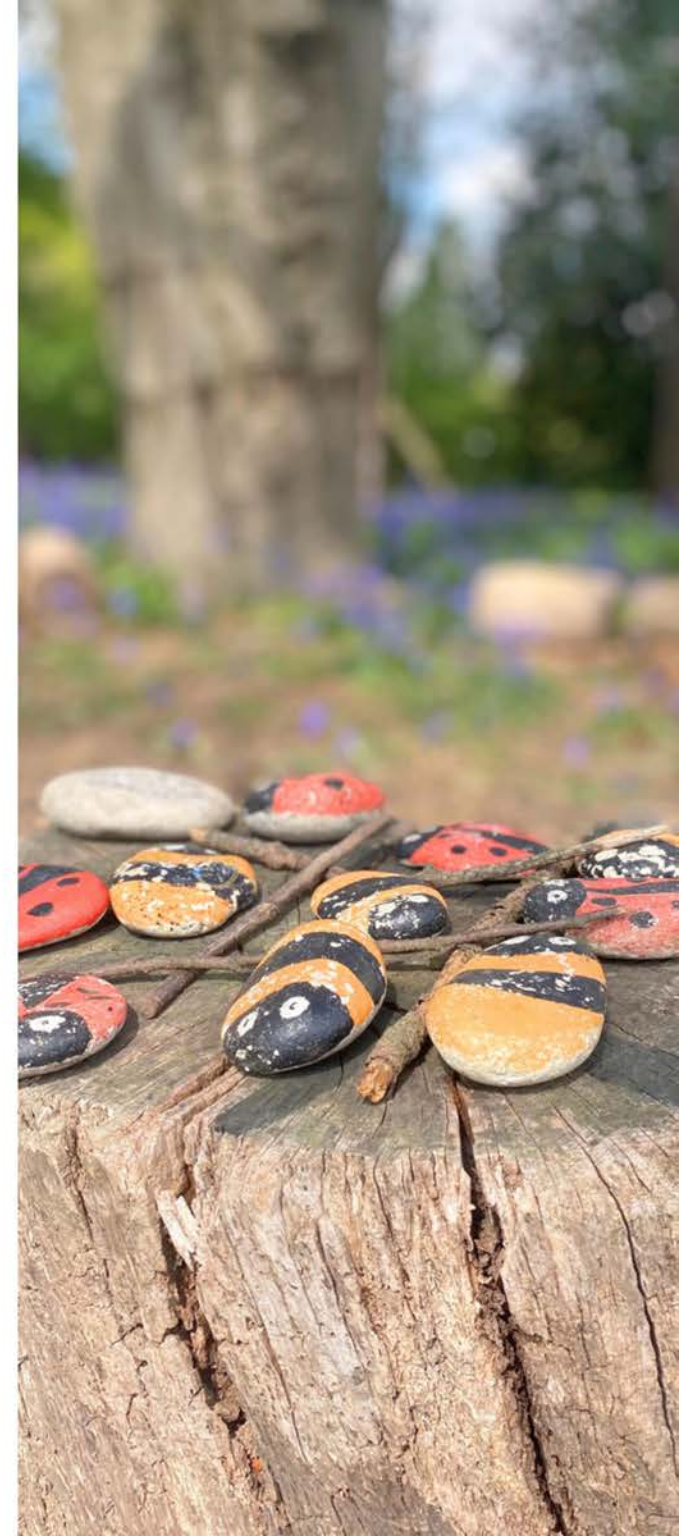
Total *actual* expenditure to 31 March 2024 was £61,268 inc VAT. (£7,048 outstanding)

Income in FY2023-24 was £78,462, comprising:

- Community Infrastructure Levy (CIL) funds £39,820
- VAT refunds £5,126
- Annual Precept of £33,315
- Miscellaneous refunds etc

RESPONSIBLE BUDGETING

- We set aside prudent reserves
 - General reserve equal to 50% of the annual precept - £16,658.
 - Limpsfield Chart Playground repairs and decommissioning - £10,000
 - Total Reserves: £26,658
- We assume zero Community Infrastructure Levy (CIL) income
- We assume low VAT reclaim
- Planned spending includes VAT (which is ultimately refunded) and 5% contingency
- In 2023/24 we earmarked funds for anticipated need:
 - £4,800 (£2,400 per year, accruing)-Limpsfield Way and Cycle Route maintenance
 - £10,000 - village parking opportunities
 - £4,343 - Limpsfield Way project - required by YFS



FY23/24 EXPENDITURE BREAKDOWN

Core Expenditure items comprised:

- Biodiversity £629
- Conservation Area £12,355
- Crime & ASB (inc. CCTV) £4,678
- Election Expenses (to TDC) - May '23 £4,401
- Footpaths & Bridleways £6,039
- Limpsfield Way & Cycle Route £5,121
- Parish Assets (new and maintenance) £3,160
- Running Costs - general £7,176
- Grants & Discretionary items £3,039
- Staff Costs £14,669

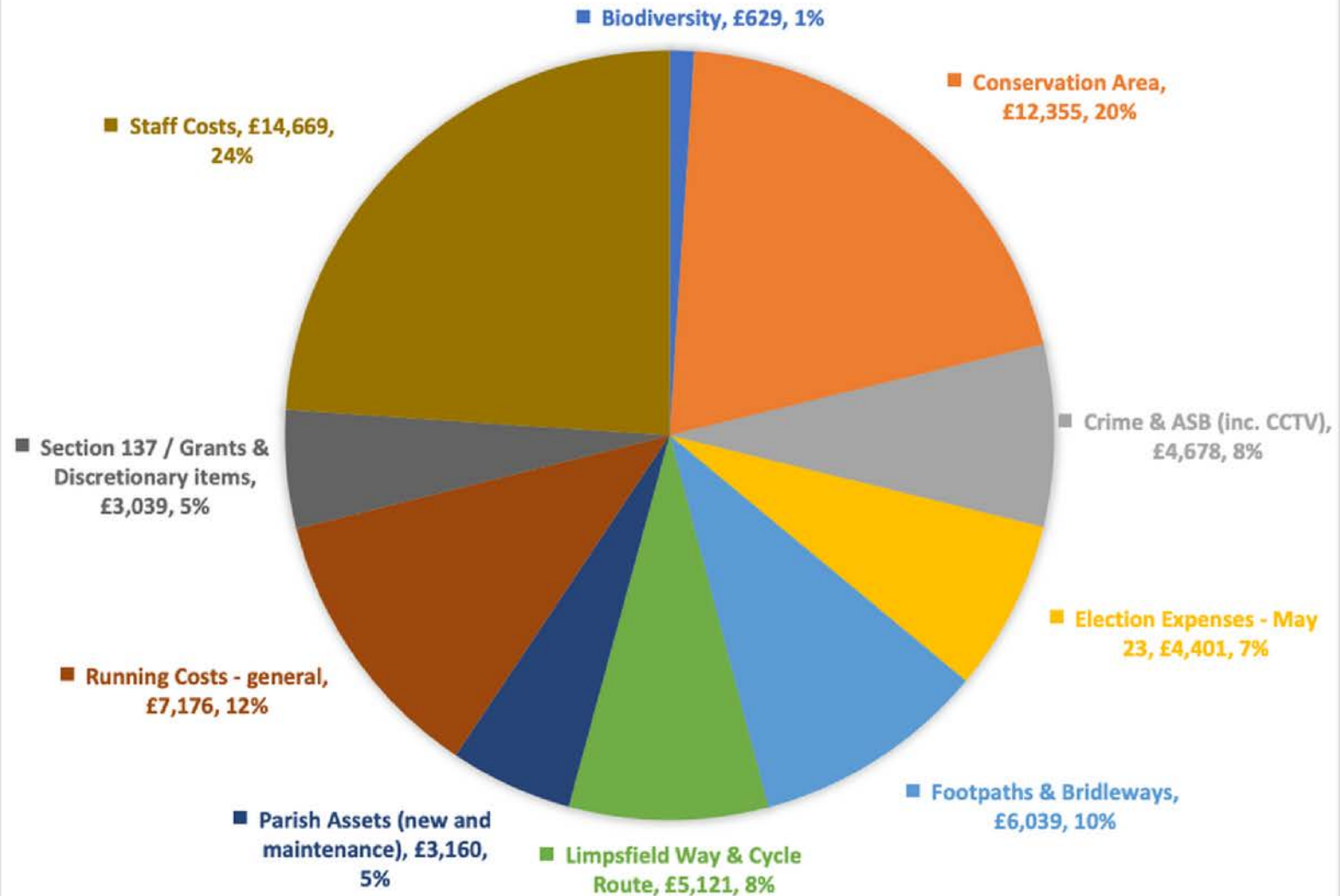
*NB. We have **£7,048 outstanding to pay** for FY2023-24 budgeted projects (mainly CAAMP Ironstone)*

TOTAL anticipated spend = £68,316 (96% of budget)



FY23/24 SPENDING SNAPSHOT

EXPENDITURE FY23/24 - TOTAL £61,268





THIS YEAR'S BUDGET OUTLINE

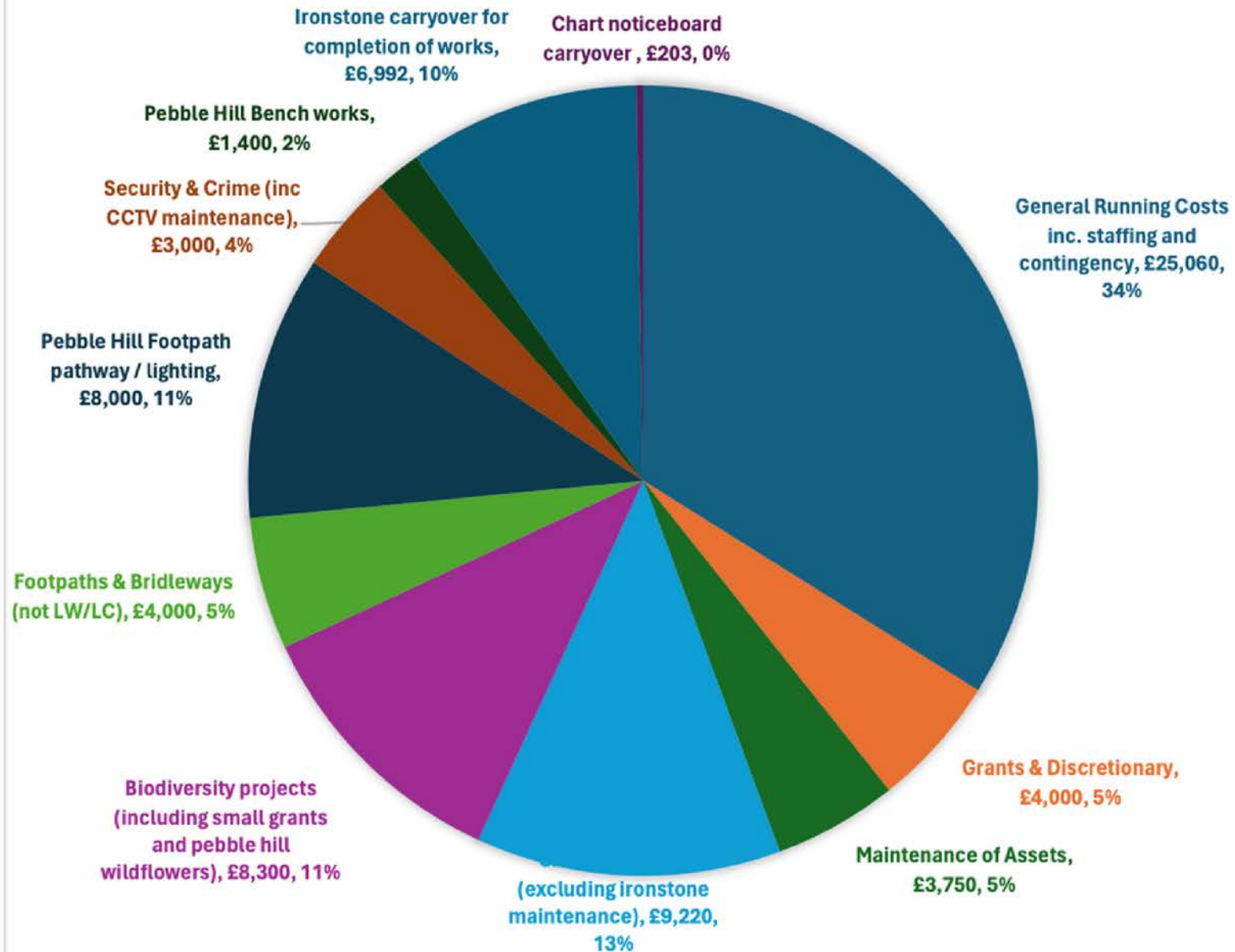
- General Running Costs inc staffing and contingency - £25,060
- Grants & Discretionary - £4,000
- Maintenance of Assets - 3,750
- CAAMP Projects (excluding ironstone maintenance) - £9,220
- Biodiversity Plan - £8,300
- Footpaths & Bridleways (not LW/LC) - £4,000
- Pebble Hill Footpath pathway / lighting - £8,000
- Security & Crime (inc CCTV maintenance)- £3,000
- Pebble Hill Bench works - £1,400
- Ironstone carryover for completion of works - £6,992
- Chart noticeboard carryover - £203

TOTAL BUDGETED £73,925

NB All budget items include VAT

FY24/25 BUDGET SNAPSHOT

BUDGET FY24/25 - TOTAL 73,925





GRANTS & DONATIONS





Support for local endeavours in 2023/24 included:

- Limpsfield in Bloom - plants & seeds
- Coronation Picnic on the Glebe - entertainment
- Coronation Flags - Village and Chart
- Chart Fair - administrative support
- Chart Coffee Mornings - co-funding
- Air Ambulance - donation towards funding for the local service.
- Limpsfield Village Stores Association - Post Office refurbishment
- Limpsfield Village Summer Fete - entertainment/organisation
- Christmas Tree Parade at St Peter's Church
- Oxted District First Responders maintenance defibrillators x 3



MAINTENANCE OF PARISH ASSETS





- Mowing, cutting hedges at Limpsfield Chart Orchard
- Planting bulbs and mowing around Limpsfield Village, Detillens/A25, The Pound, Stanhopes Village Green
- Reporting of defects to TDC re. Limpsfield Chart Playground and any repairs necessary
- Repair, refurbishment and replacement of Parish Noticeboards
- Maintenance of bus shelters, benches and other street furniture
- Grit bins - maintenance - including replacement of grit bin on Uvedale Road
- Parish Maps - all at Oxted Library (Local History Room) and online



LPC BIODIVERSITY STRATEGY

CIlr Ann Osborn



WHAT IS BIODIVERSITY?

All the different kinds of life you find in one area: the variety of animals plants, fungi, even micro-organisms like bacteria that make up our natural world

It is our responsibility to the next generation to pass on our local landscape in as good condition as we can



MONTY DON ON BIODIVERSITY!

"The more we understand and appreciate the natural world, the better caretakers we become"

If we have a genuine connection with the wonders of our planet, we develop a responsibility towards its preservation and protection



SO WHAT HAVE WE DONE SO FAR?

- Agreed a biodiversity strategy for the Parish, that we can share with other Parish Councils
- Attended NALC online Biodiversity Meeting
- Made initial contact with the County and District as they develop their strategies
- Engaged with other partners – large landowners like NT and Titsey Foundation, farmers, schools, churches, other local organisations and residents



LOCAL GOVERNMENT ROLE

- 1 January 2023 - the Enhanced Biodiversity Duty came into force
- Local Government bodies are obliged to produce biodiversity strategies
- January 2026 Surrey County Council and Tandridge District Council each have to deliver a Biodiversity Report
- Parish Councils do not have to produce a report, but are asked to contribute to County and District plans, and develop a local biodiversity action plan



THE PLAN

- Produce with partners a monthly calendar with practical tips for grass roots engagement.
Examples include: Sustainable planting, no mow May, when to sow bee-friendly plants, wildlife corridors, bird and bat boxes, ponds
- Inspect the water quality of the River Eden and the Crooked River
- Provide small grants to local organisations and groups to improve biodiversity - must be on land that the public can access
- Increase 're-wilding' with suitable trees, shrubs, and/or wildflowers, where appropriate
- Act as a communication channel for local biodiversity groups or activities
- Consider Biodiversity Net Gain (BNG) in our scrutiny of planning applications
- Continue the discussion and develop a three-year action plan from 2025



WHAT IS THE NATIONAL TRUST DOING?

Heathland Restoration

1. Scrapes
2. Plugs (Calluna Vulgaris) with FoLC
3. Maintaining + Monitoring



WHAT IS THE NATIONAL TRUST DOING?

Woodland Management

1. Ride widening + glade creation
2. Footpath management
3. Protection of Yalden Spring



THREATS ON BIODIVERSITY IN LIMPSFIELD

- Encroaching woodland + scrub
- Increase of recreational space + pressures
- Fragmentation
- Public opposition to management



CONNECTIVITY & ADAPTABILITY

- What does “Common Land” mean to you?
- Community
- Accountability

A close-up photograph of two small, reddish-brown mice huddled together and sleeping. Their eyes are closed, and their whiskers are visible. The background is dark and out of focus, with some green foliage visible in the corners.

THANK YOU

ANY QUESTIONS?



THANK YOU

- All Parish Councillors!
- Our Committee co-optees, Robin Masefield, Maggie Morgan and Robert O'Donovan (outgoing)
- Maggie Morgan (FoLC) and Tony Pearson (ES Walkers)
- Our County & District Councillors
- Jeremy Saunders & Conor McNeil, The National Trust
- Deborah Salmon - Tandridge District Council (biodiversity)
- Our many dedicated newsletter deliverers all over the parish!



www.limpsfield.org



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