

Limpsfield Neighbourhood Plan 2018 - 2013

Initial Comments of the Independent Examiner

Prepared by

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Introduction

1. As you will be aware I have been appointed to carry out the examination of the Limpsfield Neighbourhood Plan. I have carried out my initial review of the Plan and most of the accompanying documents that I have been sent. I carried out my site visit to the plan area on Tuesday 4th December 2017.
2. My initial view is that I should be able to deal with the examination of this Plan by the consideration of the written material but I reserve the right to call for a public hearing, if I consider that it will assist my examination. Based on my preliminary consideration of the plan, there are a small number of matters that I would wish to receive further representations or comments, from either or both the Parish Council and the Tandridge District Council.

Reg 16 Comments

3. The Qualifying Body will not have had an opportunity to comment on any of the representations received as part of the Regulation 16 Consultation. If the Parish Council would wish to put forward suggestions, for amendments to the plan document, having considered the comments, then this is an opportunity to ask me to recommend them. I would be happy to consider any revisions etc., albeit that my remit is restricted to matters of the basic conditions.

Plan Area

4. Regulation 15(1) a) of the Neighbourhood Planning Regulations 2012 requires that a plan proposal must include "a map or statement which identifies the area to which the neighbourhood plan relates". I do not find Plan A to be particularly helpful in identifying the areas covered by the neighbourhood plan. Could a plan be prepared which shows the boundary on an Ordnance Survey Base – perhaps Tandridge could assist with its GIS?

Conservation Area Appraisal and Management Plan

5. Could the LPA describe its role in preparing such plans as set out in the final paragraph of Policy LNP 5 – is it a matter that is delegated to Parish and Town Council's in Tandridge?

Heritage and Character Assessment

6. Could the Parish Council advise me what is envisaged to be the status of the Limpsfield Heritage and Character Assessment, which is required to be complied with in Policy LNP 6. Is it to be part of the evidence base or is it part of the plan itself, maybe as an Appendix? Please provide me with a copy.

Local Heritage Assets

7. I am concerned that there is no evidence to support why these buildings, set out in Policy LNP 7, are of particular significance. Are they already designated as locally listed buildings or is it proposed that the plan should be the avenue for designation? I will need to be satisfied as to why they are considered to be locally significant? Can they be shown on a map to be inserted into the plan so that decision makers will be aware of their location.

Local Green Space

8. I would welcome a more detailed plan showing the extent of the designation for LGS 3. I need to understand how the LGS designation relates to the car park, the sports building and the children's nursery and its play area.
9. Could the District Council give me an acreage of LGS 1, 2 and 3. I need to consider whether they individually or collectively constitute an extensive area of land.

District Council Offices

10. Does the LPA have a view as to whether the administrative offices identified in Policy LNP 12, constitute "space for community services with Use class D1" or are they a use falling into Use Class B1?

Final Matters

11. In order, not to unnecessarily delay progress on this examination which I hope to conclude before Christmas, I would welcome responses to these questions, **by 5pm on 17th December 2018**, if possible.
12. Please can both parties place a copy of this document and their respective responses on both the District Council's and the Parish Council's respective websites.