

# LIMPSFIELD NEIGHBOURHOOD PLAN

2018 - 2033

## BASIC CONDITIONS STATEMENT

September 2018

Published by Limpsfield Parish Council under the Neighbourhood Planning (General) Regulations 2012

## 1.INTRODUCTION

1.1 This statement has been prepared by Limpsfield Parish Council ("the Parish Council") to accompany its submission of the Limpsfield Neighbourhood Plan ("the Neighbourhood Plan") to the local planning authority, Tandridge District Council ("the District Council"), under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations").

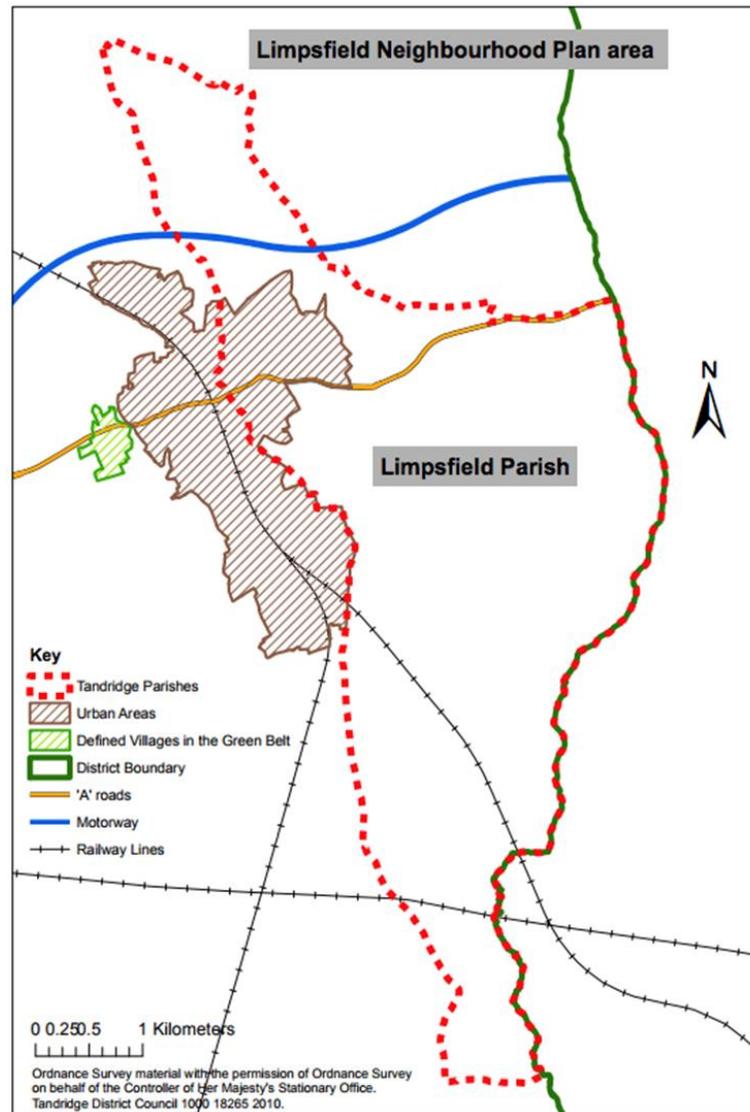
1.2 The Neighbourhood Plan has been prepared by the Parish Council, a qualifying body, for the Neighbourhood Area, which coincides with the boundary of the Parish of Limpsfield and which was designated by the District Council on 15 June 2015.

1.3 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area. They do not relate to 'excluded development', as defined by the Regulations. The plan period of the Neighbourhood Plan is from 2018 - 2033, which corresponds with the end of the plan period of the emerging Tandridge District Local Plan.

1.4 The statement addresses each of the four 'Basic Conditions' required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

1.5 The Regulations state that a Neighbourhood Plan will be considered to have met the conditions if:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Development Plan,
- The making of the Neighbourhood Development Plan contributes to the achievement of sustainable development,
- The making of the Neighbourhood Development Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- The making of the Neighbourhood Development Plan does not breach, and is otherwise compatible with EU obligations



*Plan A: Limpsfield Designated Neighbourhood Area*

## **2.BACKGROUND**

2.1 The decision to proceed with a Neighbourhood Plan was made by the Parish Council in January 2016. The key driver of this decision was a sense of wanting to plan positively for the future of the Parish, with the encouragement of the District Council to local communities across Tandridge District to prepare Neighbourhood Plans.

2.2 A steering group was formed comprising the residents and Parish Council representatives. The group has been delegated authority by the Parish Council to make day-to-day decisions on the preparation of the Neighbourhood Plan. However, as the qualifying body, the Parish Council approved the publication of the Pre-Submission plan in May 2018 and consultation took place between 11 June and 23 July for the statutory 6-week period. Having amended the Plan in response to the Regulation 14 comments the Parish Council subsequently approved the Plan for Regulation 15 submission to the District Council.

2.3 The Parish Council has consulted the local community extensively over the duration of the project including a comprehensive household survey carried out between March and May 2017 (see Consultation Statement Section 3). It has also worked closely with officers of the District Council since the start of the project to design and iterate policy proposals and to define the proper relationship between the Neighbourhood Plan and the emerging Local Plan. The outcome of that work is the Submission version of the Neighbourhood Plan.

2.4 The Neighbourhood Plan contains fifteen land use policies, a number of which are defined on the Policies Map. The Plan has deliberately avoided containing policies that duplicate saved or forthcoming development plan policies or national policies that are already or will be used to determine planning applications, unless additional local emphasis has resulted in modest overlap. The policies are therefore a combination of site-specific proposals and of development management matters that seek to refine the policies in the Tandridge Core Strategy (2008) and the Local Plan Part 2 Detailed Policies (2014).

2.5 The Submission Plan also contains some non-statutory proposals that are included for completeness of the Neighbourhood Plan. In making a clear distinction between land use planning policies and non-statutory proposals relevant to the land use planning, the Neighbourhood Plan allows for the examination to focus on the requirement of the policies to meet the Basic Conditions but also allows the local community to see the Neighbourhood Plan in the round. In any event, the non-statutory proposals will each have a land use effect at some later point but cannot do as part of the Neighbourhood Plan as they fall outside its scope.

### 3.CONFORMITY WITH NATIONAL PLANNING POLICY

3.1 The Neighbourhood Plan has been prepared with full regard to national policies as set out in the 2012 National Planning Policy Framework (NPPF) and of the Planning Practice Guidance (PPG) in respect of formulating Neighbourhood Plans. The Parish Council is mindful that in July 2018 the government published the updated Framework, which sets out the transitional arrangements for Neighbourhood Plan examinations. Plans that are submitted to the Local Planning Authority prior to 24 January 2019 will be examined under the old Framework, and those on or after 25 January 2019 the new Framework. This does not render the policies out of date once a Neighbourhood Plan has been made, instead an assessment of their degree of consistency with the 2018 Framework should be made. Footnotes therefore includes reference to the most relevant policy in the 2018 NPPF. In overall terms, there are four NPPF 2012 paragraphs that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded:

#### Para 16 and 183<sup>1</sup>

3.3 The Parish Council believes the Neighbourhood Plan is planning positively to support the development needs of the District, as framed by the existing development plan, by focussing the Neighbourhood Plan on matters of local importance while acknowledging the constrained nature of the Parish as described in the Spatial Strategy (Policy LNP1). The Plan represents a vision, objectives and policies for the Parish that reflect the desires of the majority of the local community for the kind of place that the Parish should remain and how it may change for the better over the coming years.

#### Para 184 and 185<sup>2</sup>

3.4 The Parish Council believes the policies of the Neighbourhood Plan are in general conformity with the relevant policies of the development plan and effectively anticipates the policies of the emerging Local Plan. It is considered to strike a positive balance between the physical and policy constraints of Limpsfield village and the wider parish, which beyond the Limpsfield Village Settlement Boundary is entirely Green Belt, and to support and influence the design of development to maintain local character.

3.5 Table A below demonstrates the relationship between each policy and other relevant parts of the NPPF considered most relevant but are not intended to be an exhaustive list of all possible relevant paragraphs:

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<sup>1</sup> Paragraph 13 and 15 of the NPPF 2018 set out general guidance on neighbourhood planning, to which this Neighbourhood Plan has directly responded.

<sup>2</sup> Paragraphs 28 – 30 of the NPPF 2018 also set out general guidance on neighbourhood planning, to which this Neighbourhood Plan has directly responded.

**Table A: Neighbourhood Plan & NPPF Conformity Summary**

No.	Policy Title	Commentary
LNP1	A Spatial Strategy for the Parish	This policy establishes the spatial strategy for directing future development proposals in the Parish, while acknowledging the extent of the Green Belt (§79 <sup>3</sup> ) and the importance of the natural (§109 <sup>4</sup> ) and historic (§126 <sup>5</sup> ) environment. The spatial strategy seeks to balance their protection and enhancement with supporting an effective local planning policy framework.
LNP2	Housing Development within the Built-Up Area Boundary	This policy guides applicants on the design of infill development by establishing comprehensive criteria for the quality of development that will be expected within the built-up area boundary and recognises the desirability of maintaining the areas prevailing character, including the importance of maintaining residential garden land and that these matters should be reflected in the design response to an infill site (§58 <sup>6</sup> ).
LNP3	Housing Type and Mix	The policy encourages proposals for smaller dwellings suited to younger or older households or those with specialist requirements in the parish seeking to enter or progress in the housing market or to downsize from larger to smaller homes and is therefore consistent with §50 <sup>7</sup> of the NPPF in terms of widening the provision of homes to meet the housing needs of all sectors of the community but conditions how the policy will operate to remain consistent with the overall design guidance of §58 <sup>6</sup> . As the policy is not allocating land for this purpose, nor making it a requirement of developers, it does not need to demonstrate that it is consistent with §173 in respect of viability, though it is considered reasonable in its balancing of local housing and design policy objectives.
LNP4	Managing High Quality Design in the Built-Up Area of Limpsfield	This policy establishes the key design principles that apply to all development in all the Character Sub Areas of the village in line with §58 <sup>6</sup> . It is comprehensive in aiming to achieve high quality and well-designed proposals, when read together with the specific guidance for each area set out in Appendix B, and robust and provides applicants with a

<sup>3</sup> §133 replaces §79 on protecting Green Belt land

<sup>4</sup> §170 replaces §109 on conserving and enhancing the natural environment

<sup>5</sup> §184 and §185 replaces §126 on conserving and enhancing the historic environment

<sup>6</sup> §127 replaces §58 on design principles

<sup>7</sup> §61 replaces §58 in the provision of homes for all sectors of the community

		very clear set of principles within which to prepare development proposals.
LNP5	Limpsfield Village Conservation Area	This policy accords with the NPPF in requiring the design of all development proposals to reflect the local character (§58 <sup>6</sup> ) and to conserve and enhance the heritage value of the conservation area (§126 <sup>5</sup> ) and the significance of the heritage assets and expects development to respond accordingly.
LNP6	Landscape Character	The policy seeks to maintain and enhance the special qualities and views of the Surrey Hills Area of Outstanding Natural Beauty which has the highest status of protection (§115 <sup>8</sup> and §116) and also the Area of Great Landscape Value. The Heritage and Character Assessment provides key design principles (§58 <sup>6</sup> ) that apply to all development in the Character areas including Limpsfield Chart and the surrounding Green Belt.
LNP7	Local Heritage Assets	This policy accords with §126 <sup>5</sup> by ensuring planning applications have regard to the value of local heritage assets.
LNP8	Local Green Spaces	This policy identifies important green spaces (§76 <sup>9</sup> ) to be protected from development by its designation as a Local Green Space (§77 <sup>9</sup> ).
LNP9	Promoting Biodiversity	This policy emphasises the importance of all development proposals avoiding harmful impacts on the many designated environmental assets of the parish and wherever possible enhancing these assets and biodiversity generally (§118 <sup>10</sup> ).
LNP10	Employment and Business across the Parish	The policy is consistent with §23 <sup>11</sup> and §28 <sup>11</sup> in seeking to retain its existing retail offer and promoting the development of 'home' working which is currently successful in the Parish.
LNP11	Rural Economy	The policy sets out conditions to be met to encourage the re-use of existing buildings in the countryside while balancing the need to respect rural character (§28 <sup>12</sup> ). It is consistent with Section 3 of the NPPF which explicitly states that Neighbourhood Plans should support sustainable growth through conversion of existing buildings in the rural

<sup>8</sup> §170 and 172 replaces §115 and 116 on conserving and enhancing the natural environment

<sup>9</sup> §99 and §100 replace §76 and §77 on protecting local green spaces

<sup>10</sup> §175 replaces §118 on biodiversity

<sup>11</sup> §85 replaces §23 on town centres

<sup>12</sup> §83 replaces §28 on rural economic development

		areas and the development and diversification of agriculture and other land based rural businesses.
LNP12	Community Services in Oxted Town Centre	These policies support the retention of important community facilities and to protect these from unnecessary loss or harm and supports proposals that enhance these facilities (§ 70 <sup>13</sup> ). In particular it supports the continued provision of the local health, library and civic services close to Oxted Town Centre and St Peter's Hall, the two parish pubs (the Bull and Carpenter's Arms) and the Village Store. This in turn underpins healthy communities (§ 69 <sup>14</sup> ) and reduces the need to travel (§ 28 <sup>11</sup> ).
LNP13	Community Services in Limpsfield Village and Other Parts of the Parish	
LNP14	Sustainable Transport, Access and Car Parking	This policy seeks to promote sustainable transport modes to deliver a significant reduction in the environmental effects of traffic on the health of local people and on the town's heritage assets in line with §30 and §34 <sup>15</sup> .
LNP15	Connecting the Parish	This policy accords with §43 <sup>16</sup> of the NPPF, recognising the importance of high quality communications infrastructure that is essential for sustainable economic growth. The NPPF states explicitly that "local planning authorities should support the expansion of electronic communication networks, including telecommunications and high speed broadband".

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<sup>13</sup> §92 replaces §70 on community facilities

<sup>14</sup> §91 replaces §69 on healthy and inclusive communities

<sup>15</sup> § 103 replaces §30/§34 on reducing the need to travel

<sup>16</sup> §112-113 replaces §43 and supports high quality communications

## 4.CONTRIBUTING TO ACHIEVING SUSTAINABLE DEVELOPMENT

4.1 The screening opinion from the District Council in respect of the need to prepare a Strategic Environment Assessment (SEA) and Habitat Regulations Assessment (HRA) (see Section 6) under the EU Directives 42/2001 and the 2004 Environmental Assessment of Plans and Programmes Regulations, concluded that:

*“As a result of the Screening Assessment, it is concluded that as Limpsfield Neighbourhood Plan will not allocate sites and aims to protect the natural and historic environment. However, until such a time that the Plan is prepared, the effect on the environment is unknown and therefore as part of a precautionary approach, a SEA should be undertaken.”*

4.2 A separate Strategic Environmental Assessment Report sets out the environmental effects of the policies of the Neighbourhood Plan. There is no legal requirement for Neighbourhood Plans to have a sustainability appraisal (PPG 026 Reference ID: 11-026-20140306), however the ‘basic conditions’ require a qualifying body to demonstrate how its plan will contribute to the achievements of sustainable development in a systematic way. In terms of environmental effects, the SEA Report concluded:

*“8.1 The assessment indicates that the proposals of the Submission Plan will have very few neutral or minor negative effect and several positive effects. The potential for negative effects has either been avoided or successfully mitigated through careful policy wording and modifications to the policies that were contained in the Pre-Submission plan as a result of this assessment and the responses from the statutory consultees. For the most part, the policies offer a supplementary level of guidance to those of national or development plan policy so that locally distinctive policies may be applied to this Parish.*

*8.2 Given the very modest scale of change planned for by the policies, there should be no in-combination or cumulative effects when taken together with other provisions in the imminent Local Plan for this part of the District.*

*8.3 The reasonable alternatives to the policies have been assessed but none appear to have any better effects, marginal though the differences are in most cases. This has allowed the local community preferences, as expressed through the consultations undertaken so far, to take precedence in policy selection.”*

4.2 A wider view of the sustainability performance of the policies is set out in Table B overleaf:

**Table B: Neighbourhood Plan & Sustainable Development**

Policy		Social	Economic	Environmental	Commentary
LNP1	A Spatial Strategy for the Parish	+	0	+	The policy will have a positive environmental effect by containing and managing growth largely within the settlement boundary that reflects the importance of the landscape and a positive social effect for local people who have an affinity for and identify with this distinctive character.
LNP2	Housing Development within the Built-Up Area Boundary	+	0	+	As above, this policy will have positive social and environmental effects in seeking to ensure that the quality of infill development reflects the character and quality of Limpsfield village and does not result in the loss of biodiversity.
LNP3	Housing Type and Mix	+	0	+	This policy supports proposals which provide a mix of house sizes in the built-up area that may be suited for younger households or those who may wish to downsize or for specialist housing while respecting local character. The policy therefore has a positive environmental and social effects, the latter by supporting a housing mix intended to meet the long term needs of the area for smaller dwellings.
LNP4	Managing High Quality Design in the Built-Up Area of Limpsfield	+	0	0	In addition to LNP2, this policy provides additional emphasis on the design quality of new development for the benefit of local people and to contribute positively to social well-being.
LNP5	Limpsfield Village Conservation Area	0	0	+	The policy seeks to ensure that the design of development proposals in the Conservation Areas and its setting respects the historic core of the village and therefore has positive environmental effects.
LNP6	Landscape Character	+	0	+	The policy protects surrounding AONB and AGLV from inappropriate development and ensuring that development proposals have regard to the contribution those features play

					to the enjoyment of the landscape in the Parish. The policy therefore has positive social and environmental effects.
LNP7	Local Heritage Assets	+	0	+	This policy has positive environmental and social effects in identifying buildings that, although not warranting full listing, nonetheless have local historic, architectural or social interest in a Parish context.
LNP8	Local Green Spaces	+	0	+	This policy proposes a number of important green spaces in the parish to be protected from development by the designation as Local Green Spaces. In discouraging development from land that the local community cherishes, the policy will have positive social and environment effects.
LNP9	Promoting Biodiversity	0	0	+	This policy seeks to ensure that development proposals enhance biodiversity assets and biodiversity generally and will therefore have a positive environmental effect.
LNP10	Employment and Business across the Parish	+	+	0	The policy supports the retention of existing retail services and development of them in order to improve and sustain the viability and vitality of its service provision. It also promotes 'home' working and therefore has positive social and economic effects but ensures they are not achieved at the cost of the character of the area.
LNP11	Rural Economy	0	+	0	This policy has a positive economic effect in supporting farm diversification but ensures they are not achieved at the cost of the character of the area.
LNP12	Community Services in Oxted Town Centre	+	0	0	

LNP13	Community Services in Limpsfield Village and Other Parts of the Parish				These policies support the creation, replacement, extension or relocation of valued community facilities. The policy therefore has a positive social effect.
LNP14	Sustainable Transport, Access and Car Parking	+	0	+	The policy will have a positive social and environmental effect by promoting sustainable transport modes to deliver a significant reduction in the environmental effects of traffic on the health of local people proposals and on nationally important heritage assets.
LNP15	Connecting the Parish	+	+	0	This policy supports the development of broadband and mobile communications infrastructure provided the design and placement is sympathetic to the surroundings. The policy therefore has positive social and economic effects.

## **5. GENERAL CONFORMITY WITH THE STRATEGIC POLICIES OF THE DEVELOPMENT PLAN**

5.1 The Neighbourhood Plan has been prepared to ensure its general conformity with the development plan for the District. This is the saved policies of the 2008 Tandridge Core Strategy (2008) and the Local Plan 2 Detailed Policies adopted in July 2014 which replaced all the remaining saved policies of the 2001 Local Plan. Together, they set out the development management policies for the District, aside from the Surrey Waste Local Plan (2008) and Minerals Core Strategy (2011) which are 'county matters' and therefore excluded development for the purposes of neighbourhood planning.

5.2 While the Parish Council is mindful that the Neighbourhood Plan must be in general conformity with the strategic policies of the development plan, the Regulation 19 version of the Tandridge Local Plan 2033 confirms in Appendix 2 that once adopted, the new Local Plan will replace many existing policies. While it is likely that the Limpsfield Neighbourhood Plan will be examined before that plan is adopted, the reasoning and evidence base of the new Local Plan have been analysed during the preparation of the Neighbourhood Plan to ensure its strategic direction could be anticipated and planned for effectively.

5.3 One such emerging strategic policy is TLP06 in the Regulation 19 version of the Local Plan. This defines Limpsfield as a Tier 1 Urban Settlement, largely due to its proximity to Oxted. TLP06 makes provision for around 768 new homes principally on infill sites, and as the supporting text states can be used to guide Neighbourhood Plans and assess applications in the Tier 1 settlements. Several policies in the Limpsfield Neighbourhood Plan are consistent with this policy, providing a more locally specific policy framework to guide development. The Regulation 19 version of the Local Plan does not allocate any homes within the designated neighbourhood area, which outside the built-up area boundary of Limpsfield is entirely Green Belt.

5.3 An assessment of the general conformity of each policy, and its relationship with emerging Tandridge Local Plan policy where relevant, is contained in Table C overleaf.

**Table C: Neighbourhood Plan & Development Plan Conformity Summary**

No.	Policy Title & Refs	Commentary
LNP1	A Spatial Strategy for the Parish	<p>This policy establishes the key spatial components of the Parish; the built-up area, the countryside beyond this boundary (which is entirely within the Green Belt) and the Surrey Hills AONB. In doing so it reflects the current planning status of the built-up area as defined by policy CSP1 which defines where development will normally be acceptable and differentiates this from the sensitive and constrained nature of the countryside outside the built-up area boundary.</p> <p>As such this policy seeks to maintain the character of the parish – the village, green belt, AONB, AGLV and Local Green Spaces – and promotes the continuation of the District Council's approach to the protection of landscape and incursion into the open countryside and green spaces which are essential to protect the future of the area and the quality of life of residents who live within it. In this respect this policy is consistent with locational policy CSP1 and also policies CSP20 and 21 in terms of landscape and countryside protection and DP19 in terms of Green Infrastructure; all policies which upon adoption of the new Local Plan will be replaced. The District Council proposes to retain policy DP13 (Buildings in the Green Belt) and this policy and the plan as a whole is consistent with this policy.</p>
LNP2	Housing Development within the Built-Up Area Boundary	<p>This policy establishes the general design principles that apply to all development within the built-up area boundary of Limpsfield excluding the Limpsfield Conservation Area within which LNP5 applies. It accords with Policy CSP1 of the LP1 and refines Policy DP8 which seeks to manage housing development on residential garden land in the built up area</p>
LNP3	Housing Type and Mix	<p>The policy sets out criteria in terms of housing type and mix in meeting the long-term needs of the Parish. Its aim being to improve the balance of housing in the Parish in a similar fashion to Policy CSP7 but to reduce the threshold contained in CSP17 in recognition of the limitations of the application of the CSP7 policy provisions and threshold within Limpsfield. It is also consistent with CSP7 in supporting the needs of all sectors of the community and acknowledges that density and character considerations will also inform the dwelling mix</p>
LNP4	Managing High Quality Design	<p>This policy establishes the key design principles that apply to all development in the Limpsfield</p>

	in the Built-Up Area of Limpsfield	Village Character Areas of the Parish. It is therefore in accordance with Policies CSP1 and CSP18 which requires a high standard of design and refines CSP19 and DP7 of LP2 by providing suitable density ranges to ensure development accords with the local character and distinctiveness as described for each character area.
LNP5	Limpsfield Village Conservation Area	The policy draws attention to the Limpsfield Village Conservation Area and seeks to preserve and enhance its character and/or appearance. It is therefore in accordance with Policy CSP 1 which states: <i>"Where there are Conservation Areas within the built-up areas new development will need to be of a particular quality as it will be required to preserve and enhance the area."</i>
LNP6	Landscape Character	This policy ensures that development will take account of the landscape conditions in the Parish consistent with policy CSP2 of LP1. It also accords with policy CSP17 in identifying distinctive features of the Parish with the intention of ensuring that development proposals have regard to the contribution of those features. The policy also seeks to retain and enhance the designated landscapes of the Surrey Hills Area of Outstanding Natural Beauty and Areas of Great Landscape Value in line with policy CSP20 and reflects the Parish Council's duties under Section 85 of the CRoW Act 2000.
LNP7	Local Heritage Assets	The policy identifies a list of local heritage assets that will be taken into consideration in proposals for development as provided for by Policy DP20.
LNP8	Local Green Spaces	This policy proposes a number of important green spaces in the parish to be protected from development by their designation as Local Green Spaces. This is consistent with policies CSP13 and CSP18 in respect of the recognising and securing the community value of these spaces as well as protecting loss of their environmental value.
LNP9	Promoting Biodiversity	The policy seeks to maintain and enhance biodiversity assets and where possible seeks biodiversity enhancements in new development in accordance with Policies CSP17 and DP19.
LNP10	Employment and Business across the Parish	The policy seeks to retain existing retail and business uses within the village and town centre areas and supports employment and home working opportunities in Limpsfield Chart and elsewhere in the Parish consistent with CSP22 which supports the re-use of existing buildings in the countryside, subject to conditions, to balance the need to support a prosperous rural economy with the desire to protect the countryside, and DP3 which seeks to protect the change of use of village shops.
LNP11	Rural Economy	The policy supports the re-use or replacement of existing buildings in the countryside, subject to conditions, to balance the need to support a prosperous rural economy with the desire to protect

		the countryside and land or buildings of heritage value. This reflects the Rural Strategy described in section 20 of LP1 including support for new enterprises that may be used to support farming activity or small scale rural offices or other small scale rural development. In part it reflects the superceded Farm Diversification policy RE26 of the 2001 Local Plan and emerging policy TLP22 (Rural Economy) and is also consistent with policy DP17 of LP2 which supports equestrian facilities.
LNP12	Community Services in Oxted Town Centre	This policy complements and accords with policy CSP13 and DP18 by supporting the retention of a locally valued facilities/services and and/or their replacement with new community facilities in the parish by supporting development proposals that further this objective, including the creation, extension or partial redevelopment of buildings.
LNP13	Community Services in Limpsfield Village and Other Parts of the Parish	
LNP14	Sustainable Transport, Access and Car Parking	The policy seeks to promote sustainable transport and travel measures including improved accessibility, highway safety and parking measures and enhancements to the existing rights of way network and in is consistent with the provisions of policy CSP12 of LP1 and DP5 of LP2 in respect of highway safety and design.
LNP15	Connecting the Parish	While policy DP6 of LP2 addresses proposals for Telecommunication Infrastructure, the development plan contains no specific policy to address broadband access and the requirement for effective Broadband infrastructure to serve new development.

## **6.COMPATABILITY WITH EU LEGISLATIONS**

6.1 As noted in Section 4 above, the Parish Council has complied with EU Directive 2001/42 in respect of assessing the potential for significant environmental effects of the policies of the Neighbourhood Plan using a Strategic Environmental Assessment. The screening opinion of the local planning authority – Tandridge District Council concluded that although Limpsfield Neighbourhood Plan would not allocate housing sites and contains policies that aim to protect the natural and historic environment, the effect on the environment was unknown and therefore as a precautionary approach, a Strategic Environmental Assessment (SEA) should be undertaken. The Final SEA Report is published as a separate document for submission and examination.

6.2 The Screening Opinion also screened for effects in relation to the Habitats Directive but did not conclude that there was a need for a Habitat Regulations Assessment nor did it screen out this requirement through 'avoidance or mitigation' measures in respect of the recent 'Sweetman' judgement in the Court of Justice of the European Union.

6.3 The Plan has had regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.