

Tandridge District Council's response to the Examiner's Initial Comments on the Limpsfield Neighbourhood Plan.

17 December 2018

On 7th December John Slater the Examiner into Limpsfield Neighbourhood Plan raised various questions for Tandridge District Council and Limpsfield Parish Council to answer. This document provides Tandridge District Council's responses to these questions.

Question	TDC Response
<p>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.</p>	<p>Tandridge District Council appreciates that the examiner has given Limpsfield Parish Council the opportunity to comment on the responses made to the Regulation 16 Consultation. This has enabled beneficial discussions with the Parish Council/Steering Group to continue.</p>
<p>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?</p>	<p>Tandridge District Council has provided a map which better identifies the area to which the plan relates. This map is set on an Ordnance Survey base as requested.</p>

<p>Conservation Area Appraisal and Management Plan</p> <p>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?</p>	<p>Tandridge District Council has agreed to work with Limpsfield Parish Council to prepare a Conservation Area Appraisal and Management Plan. This work would be subject to the availability of budget and resources. Discussion would be needed to ensure that the proposed timescales are achievable. The matter is not delegated to Parish and Town Councils.</p>
<p>Heritage and Character Assessment</p> <p>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.</p>	<p>LPC have stated that they are happy for this document to be included as an Appendix to the Neighbourhood Plan if wanted. LPC has forwarded a copy to examiner.</p>
<p>Local Heritage Assets</p> <p>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.</p>	<p>Tandridge District Councils has a list of buildings of character – see the last link on https://www.tandridge.gov.uk/Planning-and-building/Conservation-and-trees/Conservation-areas and these building addresses have been taken from here. The original list includes grid references of the buildings.</p> <p>These buildings of character do not have statutory protection but Tandridge DC would like to see them retained because of their local interest or character. Tandridge District council uses its Buildings of Character Assessment Criteria to determine if a building should be added to this list.</p> <p>A map has been made depicting these buildings for the Neighbourhood Plan and is attached. On the final proposals maps these would appear as points because of their small size.</p>
<p>Local Green Space</p>	<p>A plan has been prepared and is attached. The Panda nursery has been added to the map.</p>

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.

Hectares and acres		
Local Green Space	Hectares	Acres
LGS1	4.95	12.24
LGS2	3.02	7.47
LGS3	1.27	3.13

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?

Tandridge District Council Offices are Class B1 office space.

Tandridge DC merely wants to ensure that it is clear that this policy does not refer to the Council Offices as the Council’s aspirations for the building are unknown. It seems unusual to designate an area covered by three uses – library, council offices and a medical centre and to resist the loss of just D1 uses. Tandridge does not object to the designation or its boundaries.