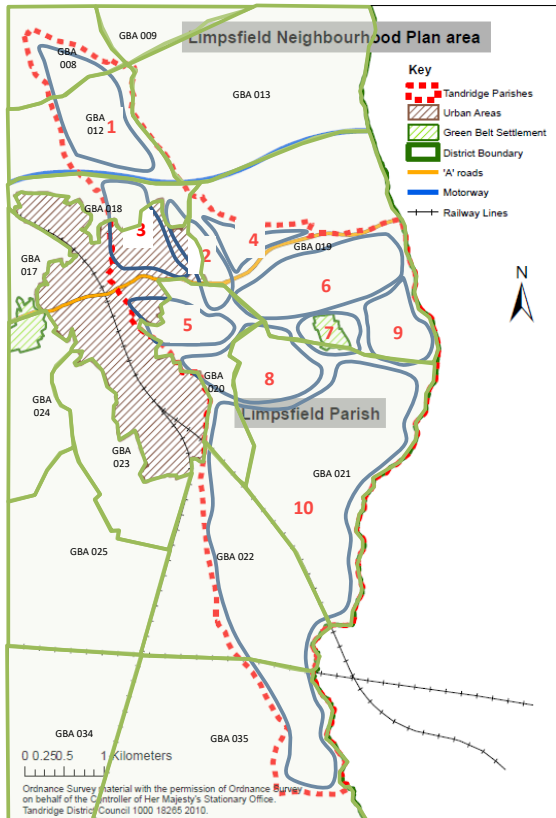


# HERITAGE, CHARACTER & DESIGN TOPIC GROUP DOCUMENTS



1. North of M25 (up to Titsey)
2. Limsfield Village (incl. Wolf's Hill)
3. Urban area west of Village into Oxted
4. Area east of Village (Grub Street, Moorhouse, etc)
5. Rockfield Road, Brassey Road, Pains Hill, etc
6. Part High Chart
7. High Chart settlement
8. Tenchleys and Trevereux etc
9. High Chart
10. Itchingwood, Black Robins, down close to Edenbridge

## Questions to help for description of area:

1. What is the character of the area – urban, rural, wooded, green spaces, agricultural, views
2. What are the important or interesting buildings in the area (listed or unlisted) and why
3. What is the focus for people in the area for:
  - leisure activities (dog walking, tennis club, etc)
  - social activities (eating out, clubs, church, etc)
  - shopping (day-to-day and towns - which ones)
  - commuting to work (train - which station, car, local)
  - Schools (local or distant, school bus, car, train)
  - Transport – car, bus, train (from where)

## **Character Study Briefing Notes for AECOM**

**4<sup>th</sup> May 2016**

### **1 Area north of M25 - No comments**

### **2 Limpsfield Village - No comments**

### **3 Area west between Limpsfield Village and Oxted**

#### **Detillens Lane, Padbrook, and the Glebe and Brook fields**

There is commuting from the area to London via Oxted station, which is 10-15 minutes walk away.

##### **Detillens Lane**

Detillens lane leads directly into the centre of Limpsfield village and has the character of a developed country lane. The western end of the road joins the A25. Apart from the small terrace of Detillens Cottage at the eastern end, which forms part of the village centre, the housing consists entirely of detached houses, most of which are 4/6 bedrooms, on plots of around 0.2? acre. At the village end on the north side are a few houses with much larger gardens.

The great majority of the houses are of Edwardian style with a few more modern houses. These are almost all separated from the road by evergreen and beech hedges and wooden fencing.

There is ample off street parking for residents but the road is used by commuters using Oxted railway station and by people using the Glebe and Brook fields for leisure purposes.

There are many mature evergreen and deciduous trees in many properties along the road

Limpsfield Club (formerly Limpsfield Lawn Tennis Club) is on the north side of the eastern end of the road

The focus for this area is Limpsfield Village, and the Bull Pub.

##### **Tidys Green**

This consists of two parts. The smaller part contains an electricity sub-station, a memorial drinking fountain and a horse trough with planting.

The larger part is a small village green used by local residents for public celebrations and other leisure purposes

### **Padbrook and Padbrook Close**

This is a well-designed 1980's development of houses ranging from 4/5 bedrooms to 2 bedrooms. Many of the houses, including those facing Detillens Lane are of a neo-Edwardian style. Further up Padbrook are some 2/3 bed terraced houses. There is ample off-road parking for all residents and their guests throughout the development.

There are well-maintained areas of planting bordering the roads and two large public green spaces, used by local residents, with access to a duck pond.

### **The Glebe and Brook Fields**

This agricultural land is used for grazing cattle in the spring and summer by Park Farm. The River Eden runs through the area.

A Line of oak, ash, holly and other trees and bushes forms the boundary between the Glebe and Brook fields.

A public footpath runs through the area from Granville Road to Detillens Lane

The area is a focal point of the village and is used extensively by parishioners and visitors for leisure purposes, including dog walking, rambling, fishing and kite flying.

### **A25 to Snatts Hill**

Along the north side of this road are houses of assorted styles, some detached and some semi-detached. A few at the Eastern end of this section have very long but narrow gardens extending across the River Eden.

### **North of the Glebe and Brook Fields**

There is commuting from the area to London via Oxted station, which is 5-20 minutes walk away.

### **Bluehouse Lane**

Bluehouse Lane runs between the north of Oxted town centre and the north of Limpsfield village. On its north side are the Barn Theatre, the United Reformed Church, and Oxted School. For much of its

length it has no footpath. There is a wide range of housing along this road, including some apartment blocks at the Oxted end and smaller flats at the Limpsfield end, where the road has a more rural feel.

Housing types range from very large houses on large plots to 2/3 bed semi-detached and terraced houses, which are mainly at the Limpsfield end.

### **Gresham Road**

Gresham road forms part of Oxted town centre. At its south end are Oxted Health Centre and the Public Library. Along the rest of its length are large detached houses of an Edwardian style and some blocks of flats.

### **Granville Road**

Granville Road leads into Gresham Road, which forms part of Oxted town centre. The housing consists mainly of detached houses, most of which are 4/6 bedrooms or larger, on larger plots (0.4 acre?). There are smaller semi-detached houses at the eastern end.

The majority of the houses are of Edwardian style with some from later in the 20<sup>th</sup> century. These are separated from the road by a mixture of walls, hedges and wooden fencing.

There is ample off street parking for residents but the road is used by extensively commuters using Oxted railway station.

There are many mature evergreen and deciduous trees in many properties along the road

The focus for most of this road is Oxted town centre.

### **Park Road**

Park road is a wide residential road with an open rural feel due to grass verges on both sides for most of the road. There is ample parking for residents and few commuter cars.

There is no obvious focus for this road.

### **Land to the north**

From Park Road northwards to the M25 motorway and beyond to the end of the parish is agricultural land, arable and grazing, much of which forms part of the Titsey Estate and Park Farm.

Water Lane, an undeveloped rural road runs past Park farm to Titsey House.

#### **4 Area east of Limpsfield Village - No comments**

#### **5 Area south of Limpfield Village and Oxted**

##### **Rockfield Road, the Brasseys, Pains Hill.**

Rockfield Road and the Brasseys are urbanised areas, with mostly substantial detached dwellings set in reasonable gardens. Some of the buildings are Victorian, some possibly a bit older. Some areas in this sector might describe themselves as semi-rural.

Pains Hill and its environs are rural to semi-rural and some of the area is wooded and National Trust owned. People use some of these area for walking.

None of these areas have shopping facilities or leisure activities.

#### **6. Part High Chart.**

Pretty much all rural with mainly wooded areas, with a cricket pitch and a children's playground.

Dog walking, horse riding, cycling and walking.

#### **7. Limpsfield Chart village.**

A Green Belt settlement with mixed housing stock, including a few listed buildings. Rural, wooded and some agricultural land and one or two reasonable views.

St. Andrew's Church and adjoining hall, The Salt Box, Carpenters Arms pub, The Mill House

Leisure: Carpenter's Arms, Church events and clubs.

No shops. Local bus service to Oxted and beyond. Nearest station Oxted. Nearest schools Limpsfield C of E Primary and Oxted Secondary.

## **8. Tenchleys and Trevereux.**

Again largely rural, but with Grade II listed buildings, examples being Tenchley's Manor, Trevereux Manor, and Champions Place with surrounding cottages. Also Grade II listed barns. Wooded and open spaces, including farmland with some fine views.

## **9. High Chart.**

Owned by the National Trust and the Titsey Foundation, both of whom give freedom to roam. Rural woodland with plantation - mainly fir trees. Some open spaces. Ideal for dog walkers, horse riders and walkers alike. Outskirts on Kent Border.

## **10. Itchingwood, Black Robins, down to Edenbridge.**

Large rural area bordering Kent, mainly farmland with wooded areas and views. A number of listed buildings, notably Grade I listed Stockenden. Black Robbins Farm (Grade II) and other listed buildings, including barns.

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### **LIMPSFIELD NEIGHBOURHOOD PLAN – BUILDING DESIGN AND HERITAGE TOPIC GROUP MEETING 26<sup>th</sup> SEPTEMBER 8pm – 10pm – WILDASHAW HOUSE**

#### Present:

Councillor: Osmund Stuart-Lee (OSL)

Topic Group Volunteers – Emma Kenny (EK) briefly, then replaced by Michael Kenny (MK), Laila Turner (LT), Robert O’Donovan (RD - Chair), Neil O’Brien (NB)

Clerk and NP coordinator – Geoff Dessent (GD)

Absences: Angela Howells (AH) was unable to make this particular meeting.

#### 1 Introduction

Minutes of the last meeting held on the 18<sup>th</sup> September were agreed without comment. These have been circulated to the full NP steering group.

RD welcomed MK to the topic group in place of EK. EK felt it was better MK served on the group as he had more available time. RD also welcomed NB to his first meeting.

The aim of the meeting was to use the large maps provided by GD (for which the group was very grateful that these were available so quickly), to split the parish into areas of similar housing characteristics. Such areas might be contiguous, but could also be non-adjoining.

There was a general agreement that the areas for building in the parish were limited to in-fill (of which there has been a lot over time), the glebe field – which is unlikely as the Environment and Local Economy group are seeking to designate this as a “local green space” – and part of it is on a flood plain, areas of green belt, which would require special circumstances, or any

brown field sites of which there are very few. All agreed that given the pressure for new housing the District Council may well be seeking to review the amount of green belt (currently 94%) in the Parish.

NB asked about good practice examples of this type of approach. The group is studying the Cuckfield plan, but whilst this contains some good ideas, the group feel that they want to be more prescriptive.

All agreed that some areas of the parish would not be uniform, but the aim was to try and describe the predominant character to characterise any area.

## 2. Discussion of Housing Character areas

The following initial housing characteristics were identified across the parish:

- (a) Moorhouse stone buildings are particular character
- (b) Far north of the parish is farmland, with woodland, very few buildings – Area of outstanding Natural Beauty.
- (c) Park road – open, with consistent medium size/large housing plots.
- (d) Bluehouse Lane and Granville road – reasonably consistent housing types  
with medium size plots
- (e) Detillens Lane – predominantly Edwardian housing type, with medium plot sizes.
- (f) Administrative/commercial area – Oxted Library, Health Centre TDC building and Shops (lower third of Oxted high street), and some flats.
- (g) Limpsfield High Street – older character buildings including many grade 2 listed and Conservation area. This extends from the very start of Limpsfield coming from Titsy Hill, through to the traffic lights on the A25 and beyond to include Wolf's Row up to the Limpsfield Pound.
- (h) Snatts Hill and Limpsfield A25 houses – mixed housing stock with limited off road parking capacity.
- (i) Very Large Housing plots – West Health, Ballards Lane, Pastens Road, Pains Hill, Chapel Road, Stoneleigh Road.



- (j) Uvedale Road and Brassey Road – large plots but considerable In-filling/garden grabbing which is not consistent – Brassey Hill and close – similar characteristics, but higher density of housing than the Brassey Rd and Uvedale Road.
- (k) Stanhopes, Padbrook, Sylvan Close – consistent modern housing differing sizes with green spaces, medium/smaller plot sizes.
- (l) Limpsfield Chart – mixed housing – from Detached to 1950s Council housing – much with limited parking – new eco build would not look out of character with this varied character area.
- (m) Farms and Farm Buildings in the south of the parish (eg Dwelly lane, Redlane, Grants lane – all green belt).

### 3. Generic Parish Building Design Policies

In addition to the specific character areas, the group identified that there should be some generic parish wide housing plot characteristics. Initial ideas were:

- There should be an algorithm for all houses which sets out the number of off road parking spaces/garaging dependent on the size and number of bedrooms of any house built across the whole parish
- There should be guidelines for the ratio of house footprint to plot size which may vary by character area.
- In-filling/garden grabbing policy approach for consistency

The group recognised that more work was needed in this area to both setting out the detail of the generic policies identified above, and to consider what other forms of cross cutting character and heritage policies there may need to be.

It was also noted that such generic policies should be applied to wider community assets such as schools, care homes, shops etc.

**Action:** all to consider the above further before the next meeting.

**Action:** GD to take soundings from CLG, from other NPs to see what approaches others have used to general/parish wide characteristics/aspirations.

#### 4. Next Steps

RD to provide a short update note of the topic group's work for the next NP SG meeting on 3 October, which would feed into the visioning meeting on 4 October.

**Action:** RD

Next meeting will be at Wildshaw at 8pm on Monday 17<sup>th</sup> October to further develop the character area clusters descriptions and the cross cutting parish wide character and heritage policies.

## **NEIGHBOURHOOD PLAN: DESIGN & HERITAGE GROUP**

### **Report for the steering group committee meeting to take place on 3 October**

#### **Group constitution**

The group currently consists of Osmund Stuart-Lee, Michael Kenny, Laila Turner, Robert O'Donovan, (Chairman) Angela Howells, Neil O'Brien and Geoff Dessent. Our thanks to Emma Kenny who attended the first meeting but then resigned because of pressure of work, and was replaced by Michael.

Thanks to Laila for hosting meetings and Geoff for his administrative support.

#### **Conclusions to date**

Given that one of the objectives of a neighbourhood plan is to protect the character of the area our main task has been to identify areas within the parish with particular character. Our division into areas was more detailed than that in the Aecom report. We identified the following areas as having different characters: –

**The conservation area:** the High Street and across the A25 to Wolf's Row.

**Moorhouse:** remarkably consistent in its use of stone buildings.

**Limpsfield Chart:** generally mixed but the frontage to the common is important to its character.

**Detillens Lane:** unusually consistent with large Edwardian houses

**Park Road:** unusually open feeling to the road, relatively large housing plots

**Bluehouse Lane and Granville Road:** fairly consistent housing, medium-sized plots but some infilling

**The administrative/commercial area:** the library, shops, and flats to the west of Gresham Road.

**Large plots in the green belt:** West Heath, Ballards Lane, Pastens Road, Chapel Road, Stoneswood Road, Pains Hill.

**Uvedale Road and Brassey Road:** large plots but significant garden grabbing.

**Stanhopes, Padbrook, Silvan Close:** smaller plot sizes in consistent style.

**Snatts Hill and A25:** mixed housing, a lack of off road parking.

**Greenbelt.**

#### **Policies**

We have not as yet developed either general policies or specific policies for housing and commercial unit design. However, initial ideas are: –

Generally policies should be specific rather than general in order to assist planning officers

Pedestrian access should be important: Bluehouse Lane being area where there is an inadequate pedestrian access

There should be formula governing the relationship between the size of house and parking spaces to ensure better provision of off-road parking. There should be a minimum of two parking places per unit. A

Garden grabbing should be more controlled than it has been in the past. Uvedale and Brassey have arguably lost character. We could have guidelines for the ratio of house footprint to plot size and this would vary by character area.

There should be a policy on the size of extensions and the size of house where a house is demolished and rebuilt. Perhaps exclude flat roof extensions to avoid cases such as the recent loft extension in Johnsdale (visible from the railway line and the A25). Current guidelines on size may be too flexible to operate fairly.

Robert O'Donovan

29 September 2016

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### **LIMPSFIELD NEIGHBOURHOOD PLAN – BUILDING DESIGN AND HERITAGE TOPIC GROUP MEETING 2nd FEBRUARY 7.30pm – 9pm – HEADLANDS, PASTENS ROAD**

#### Present:

Topic Group Volunteers – Michael Kenny (MK), Laila Turner (LT), Robert O'Donovan (RD - Chair)

Councillor: Osmund Stuart-Lee (OSL)

Clerk and NP coordinator – Geoff Dessent (GD)

Absences: Angela Howells (AH), Neil O'Brien (NB).

#### 1 Introduction

RD welcomed everyone to the meeting. RD stated the purpose of the meeting was two-fold (a) to reaffirm the 13 areas of different character and to subsequently double check that these were largely sub-subsets of the areas AECOM had defined for the Parish and (b) to develop building design and heritage/character policies for any new housing. The housing and development group will formulate proposals on the volume of new housing needed.

#### 2. Housing Character areas

All confirmed that they were content with the previously proposed 13 character areas. As the AECOM character and heritage report will be used as a key supporting piece of evidence for the Neighbourhood Plan, it was important to set down the precise alignment of the 13 areas and the AECOM areas, defined as:

- Urban

- Open Chalk Farmland
- Chalk Ridge
- Greensand Valley
- Wooded Greensand Hills
- Low Weald Farmland

**Action:** GD to draw up a table mapping the alignment of the two sets of definitions. It is expected that there will be good alignment, but any anomalies will be flagged up and discussed with AECOM/NP Steering group as required.

### 3. Building Design and Heritage Policies

It was agreed the group should develop policies in the following areas. Some of these would be generic throughout the whole Parish and some might vary by either AECOM area or the Building Design and Heritage area

- **Off road car parking provision for new build** – the group should consider whether to apply the Tandridge District Council standards (circulated with this note), or where they felt that for some areas/circumstances there was the evidence to seek stricter requirements (ie a greater number of parking places, where for example, exiting traffic flows/parking were already a problem). Off road parking provision should consider number of people likely to be living in a property, and hence number of cars, and arrangements for visitor parking. There should also be a clear statement of whether the group feels there are any circumstances for exceptions to any standards proposed., and if so what the criteria for these would be.
- **Building Materials for new build** – a consideration of what would be sympathetic to current buildings, which will be more straightforward where an area has fairly uniform existing materials (eg types of stone, roofing tiles), but probably more complex/flexible where it has not
- **In-fill policy** – to determine some rules which will govern the approach to be taken – this policy may well vary by different defined areas within the Parish, given the variation in plot size. This policy should also encompass situations where one large building is demolished and smaller builds are proposed, with particular regard to housing density.

- **Housing Density** – this does vary according to the Building Design and Heritage topic group 13 areas – the policy should be around maintaining such housing density as appropriate.
- **Height of new Build** – this needs to be in keeping with surrounding buildings are take account of privacy/overlooking
- **Extensions** – this should be developed to given planning officers a strong steer on percentage of floor/cubic capacity limits for extensions and consider the sympathy of construction type with the building being extended.
- **Conversions** – some guiding principles on conversions would be a useful area to explore, particularly where a large building is being converted into flats.

OSL felt that the Cuckfield Neighbourhood Plan, had developed some helpful good practice in this area.

**Action:** RD kindly agreed to draft up some policies which would then be fed into the NP Steering group and draft Household questionnaire, which will be testing policies for inclusion in the Neighbourhood Plan.

#### 4. Other areas not covered

The group did not discuss commercial property, although it has previously touched on this area – and may wish to do some thinking ion this in the future.

The group should also check that it feels happy with the list of community assets produced by the Community Assets and Infrastructure group, with regard to heritage and character, as well as any comments on the latest AECOM draft report.

#### 5. Next Steps

Actions as set out above, which would help formulate input to the Neighbourhood Plan questionnaire, on which they will be a bespoke session on 15 February.

Next meeting to be held on 20<sup>th</sup> February at the same address at 7.30pm.

<b>AECOM Area Types</b>	<b>Number of locations of area types</b>	<b>Building Design and Heritage – housing areas</b>	<b>Comments</b>
Urban	3	<p>(1) Park road open, with consistent medium size/large housing plots.</p> <p>(2) Bluehouse Lane and Granville road – reasonable consistent housing types with medium size plots</p> <p>(3) Detillens Lane predominantly Edwardian housing type, with medium plot sizes.</p> <p>(4) Administrative/commercial area – Oxted Library, Health Centre TDC building and Shops (lower third of Oxted high street), and some flats</p> <p>(5) Snatts Hill and Limpsfield A25 houses – mixed housing stock with limited off road parking capacity.</p> <p>(6) Stanhopes, Padbrook, Sylvan Close – consistent modern housing differing sizes with green spaces, medium/smaller plot sizes.</p> <p>(7) Limpsfield Chart – mixed housing – from Detached to 19 Council housing – much with limited parking – new eco build would not look out of character with this varied character area.</p> <p>(8) Uvedale Road and Brassey Road – large plots but considerable In-filling/garden grabbing which is not consistent – Brassey Hill and close –</p>	This demonstrates that there is a very significant variety and style of housing within the “urban” area, which needs to be taken carefully into consideration.



		<p>similar characteristics, but higher density of housing than the Brassey Rd and Uvedale Road.</p> <p>(9) Limpsfield High Street – older character buildings including many grade 2 listed and Conservation area. This extends from the very start of Limpsfield coming from Titsy Hill, through to the traffic lights on the A25 and beyond to include Wolf's Row up to the Limpsfield Pound.</p>	
Open Chalk Farmland	1	Far north of the parish is farmland, with woodland, very few buildings – Area of outstanding Natural Beauty.	
Chalk Ridge	1		No significant numbers of houses.
Greensand Valley	1		No significant numbers of houses.
Wooded Greensand Hills	1	<p>(1) Moorhouse stone buildings are particular character</p> <p>(2) Very Large Housing plots West Health, Ballards Lane, Pastens Road, Pains Hill, Chapel Road, Stonewood Road.</p> <p>(3) Hookwood</p>	
Low Weald Farmland	1	Farms and Farm Buildings in the south of the parish (eg Dwelly lane, Redlane, Grants lane – all green belt).	

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### LIMPSFIELD NEIGHBOURHOOD PLAN – BUILDING DESIGN AND HERITAGE TOPIC GROUP MEETING 20th FEBRUARY 7.30pm – 9.30pm – HEADLANDS, PASTENS ROAD

#### Present:

Topic Group Volunteers – Michael Kenny (MK), Laila Turner (LT), Robert O'Donovan (RD - Chair)

Councillor: Osmund Stuart-Lee (OSL)

Clerk and NP coordinator – Geoff Dessent (GD)

Absences: Angela Howells (AH), Neil O'Brien (NB).

#### 1 Introduction

RD welcomed everyone to the meeting. The main focus of the meeting was to consider MK's comments on RD's policy proposals and to (a) confirm the subdivisions of the AECOM character areas and (b) further work up questions for the household survey leading to policies for the Neighbourhood Plan on Building Design and Heritage.

#### 2. Housing Character areas

All agreed that the 13 sub-divisions of the various AECOM character areas seemed sensible, but noted that in the list GD had drawn up Hookwood was an obvious omission. All agreed Hookwood should be added to the "Wooded Greensand Hills" area which already included Ballards Lane, Pastens Road

**Action:** GD to check with AECOM that they are comfortable with the various subdivisions of their character areas as a way of further influencing the future character and Heritage of the parish (AECOM contacted on 21 Feb 2017)

### 3. Building Design and Heritage Policies

A number of issues were discussed, with a view to developing draft policies on Building Design and Heritage policies:

- Keep in mind that new technology would in future years allow for example solar panels which were embedded within window glass, and which therefore did not look unsightly or out of place with buildings of character.
- all development should be sympathetic with that of its surroundings
- in-fill policy and policy on extensions, should take into account how either should be allowed but managed in such a way as to retain the existing character and heritage of a road or area – shape and height would be key factors – building materials would be contentious where there was a mix of design and age of property
- that flats/apartments could be built provided they complied with the “in sympathy” with the surroundings, and fulfilled the off-road parking recommendations and remained within the housing density levels of the surrounding area.
- It was important that views were protected both public and private as this was important to the character of the area
- Smaller houses could be defined by aggregate square floorage, although it was recognised that the number of bedrooms did have a bearing on the numbers of people/cars likely to be associated with a dwelling
- If new developments exceeded 60% of large houses (4 bedrooms and above) then this would further reduce the 40% or so of the proportion of small houses
- Off-road parking designations should include visitor parking (ie unallocated spaces) as well as allocated spaces and be at least as tight as those required by TDC, and tighter if there is evidence for it – consideration should be given to direct access to the road for parking places

- Consideration should be given to the type of commercial building development# and how this related to the character and heritage of the area

## 5. Next Steps

The group under RD direction should continue to influence how building design feature in the household survey and work towards policies, which would in turn be influenced by the outcome of the household survey. Next meeting to be held on 21<sup>st</sup> March at 7.30pm at Wildshaw.

**Draft 28.03.17**

## **Building Design and Heritage**

Suggested draft policies for the Neighbourhood Plan

### **Policies to be based on Vision Statement**

The overall purpose of the following policies is to support the vision for Limpsfield Parish by seeking "to protect and maintain its heritage character and environment while responding in a considered way to demographic, social health, lifestyle and economic changes".

The policies are intended to support the objectives identified in the vision statement such that:

- the types of development suit the character and heritage of Limpsfield Parish, including in-fill policy, and that in particular the Conservation Area will be protected
- Parking facilities are improved and increased

pavements and foot paths should be adequate [Note: odd that the vision has nothing about developing a sense of community and fostering good neighbourly relations. ]

#### **Policy BDH 1**

“That any new development must be sympathetic to the characteristics of the Local Character Area within which the development is located”

Explanation: the character of Limpsfield is formed by a blend of different building styles and densities in different locations but all within a relatively small area. This character reflects a delicate balance of different building ages, sizes and styles and this policy seeks to maintain this balance by ensuring that characteristics of each Local Character Area are maintained.

New buildings do not have to be consistent with or replicate the designs of adjoining buildings. For example during the lifetime of the Neighbourhood Plan new building materials may come to be used. Yet there is a need for balance, for example new building materials might be less likely to be sympathetic in the conservation area and in assessing the visual merits of a new design it should not be considered in isolation but rather in the context of the location where it is being proposed to be built.

Identified Local Character Areas are:

1. Open Chalk Farmland. This is the area to the north of the Chalk Ridge and contains few buildings. Its characteristic is that it is an entirely rural the area. It is an Area of Outstanding Natural Beauty and Green Belt.
2. Chalk Ridge: attractive geographical feature, entirely wooded with no buildings of any significance.
3. Greensand Valley: a rural and agricultural area, characterised by agriculture and few buildings. This would include Limpsfield Grange.
4. Limpsfield village and its other built up areas: the character of these areas can be subdivided into:
  - 4.1 Park Road: one has a feeling of openness with medium to large size housing plots.
  - 4.2 Bluehouse Lane and Granville Road: mainly Edwardian and interwar houses located in medium-sized plots. The feeling is that these roads are less open than Park Road but gardens are relatively large.
  - 4.3 Detillens Lane: houses at the eastern end fall within the Conservation Area but otherwise the road consists of largely Edwardian houses again with medium plot sizes.
  - 4.4 Administrative/commercial area: characterised by the library, health centre, Council Offices and flats. This is the most urban of the Local Character Areas. [There is one remaining Victorian house.]
  - 4.5 Snatts Hill and Westerham Road: mixed housing stock characterised by being smaller than those identified above, smaller plots and less space for parking.
  - 4.6 Cohesive Estates: There are four small estates each developed as an entity and therefore with its own character. These are Stanhope's, Padbrook, Brassey Hill and Sylvan Close.
  - 4.7 Conservation Area this centres on the High Street with a considerable number of older character buildings many listed and this area includes houses in Wolf's Row up to the Limpsfield Pound.
  - 4.8 Uvedale Road and Brassey Road: a wide mix of housing sizes age and styles but this area has an overall feeling of greenness reflecting that buildings tend to be surrounded by garden, as opposed to simple front and back gardens, and boundaries are marked by trees and hedges rather than fences.
  - 4.9 Limpsfield Chart: a self contained, semi urban area of relatively small houses and plot sizes, noted for some early Council Housing, but one is never far from the open Common or countryside.
5. Wooded Greensand Hills: an Area of Green Belt and of Great Landscape Value/Area of Outstanding Natural Beauty characterised mainly by the extent of woodland, in particular the Common and High Chart. This area includes Hookwood and Ballards Lane. This has been relatively little development since the area was designated Green Belt and such housing as there is tends to

consist of houses with large gardens which do not detract from the openness and rural feeling of this area.

6 Moorhouse, although included in Wooded Greensand Hills, has its own character described by Pevsner (Buildings of England: Surrey) "...the group of cottages and barns around Moorhouse farm on the south side of the [A 25], all in wealdstone with brick dressings and tiled roofs, a good example of the unconscious grouping of steep pitched roofs parallel with the slope of the hillside. To find a whole group like this without any false notes is a rare thing in Surrey now."

7. Low Wealden farmland: area to the south of the Greensand Hills is overwhelmingly rural, characterised by active farming and an absence of development.

See map for precise boundaries.

#### **Policies applicable to all development: –**

BDH2 "In the case of development, plot sizes and dwelling density should be consistent with plot sizes in that Local Character Area. "

BDH3 "Any development should so far as possible retain and enhance local features such as boundaries, mature trees, ponds and streams hills and valleys."

BDH 4 "A development will not be permitted if it adversely affects a protected view (see map), or is unduly prominent. Public and private views of the North Downs and the Greensand Hills should so far as possible be protected. No building or structure should be built or extended in any Local Character Area such that it is higher than the predominant height within that LCA.."

BDH 5 "In any development consisting of 10 or more dwellings at least 40% will be of a size being less than xxx square metres

#### **Additional Policies applicable in the built up areas**

BDH6 "Housing development within the built up Local Character Areas will be permitted provided that the development meets with the following criteria in addition to those generally applicable: –

- I. The scale, height and form of the development should be in keeping with and fit with surrounding existing buildings. The impact on adjoining properties should be considered.

- II. Provision must be made for the convenient and accessible storage of boundary rubbish and recycling bins.
- III. There should be safe pedestrian access to local amenities.
- IV. Materials must respect the materials of existing buildings in the vicinity and evolution of building techniques.;
- V. In the case of each one or two bedroomed dwellings at least two off road parking spaces should be provided and in the case of dwellings with three, four or five bedrooms at least three off road parking spaces shall be provided and for dwellings of six or more bedrooms at least four off road parking spaces shall be provided. All parking spaces should have direct access to the road.

Dwellings for this purpose include flats. Buildings designed for multiple occupancy such as sheltered housing will have a ratio of two parking spaces for each unit. Parking spaces should be at least 2.4 metres wide. [In any event we do not want provision for parking spaces to be any less than as permitted by tandridge.]

### **Commercial development**

BDH 7 "Commercial development will not usually be permitted except in the commercial/administrative Local Character Area, the High Street, provided development is appropriate to that area, in other words on a small scale, or in rural areas when redundant buildings may be converted to commercial use. Signage should be low-key and appropriate to the area concerned.

Quasi residential commercial properties such as sheltered housing schemes and nursing homes may be permitted in other areas."

### **Extensions and demolition/redevelopment**

BDH8 "The scale, height and form of any extension or demolition and redevelopment should be in keeping with and fit with the existing building and the character of the local area. In relation to extensions materials should be respectful of and compatible with the materials of the existing building so far as possible. The privacy, daylight, sunlight and outlook of adjoining residents must be safeguarded.



Extensions and the demolition/redevelopment of properties close to or adjoining a public footpath or bridleway should not materially affect the enjoyment of the nearby footpath by walkers, riders or cyclists.

In urban areas an extension should not be built so as to be less than one metre from the site boundary and should not affect the streetscene.

When a dwelling is being extended the parking space criteria should be applied to the extended dwelling.

In addition to the above criteria the size of an extended or rebuilt dwelling measured by floorspace should be no more than 50% larger than the original dwelling as it existed on 1 July 1948 or on being built if built after that date.

In the case of loft conversions the current roof line and style should be respected and the conversion should not materially alter the look of the road or area in which the property is situated.”

Comment : as an example of a loft conversion one would not wish to see consider Johnsdale, the loft conversion visible from the A25.

As an example of a demolition/rebuild that has a material adverse effect on the surroundings consider the Moorings in Itchingwood Common Road where a rebuild has increased the height of the building by adding an extra floor making the building too dominant and visible as one drives along what used to be a picturesque road from the Moat Farm. Tandridge let it through as not affecting the openness of the green belt although one half wonders if this was done by error as the officer’s report says “permit” at the beginning but “refuse” at the end!

## **LIMPSFIELD NEIGHBOURHOOD PLAN**

### **DESIGN AND HERITAGE SECTION**

#### **Links to core strategy (2008)**

We aim to further TDC core strategy objectives of..

3.9 protection of urban and rural character

16 protection of heritage

17 recognising that much of the AGLV should be subject to policies the same as applicable to AONBs.

#### **Links with detailed policies (2014)**

##### **DP7 General policy for new development**

7.2 high quality design

7.3 good access to developments

7.5 application of principles of equity and good neighbourliness

7.6 safeguarding natural built and historic environments

7.7 preserving trees

7.8 protecting heritage assets and their surroundings

7.9/7.10 while enabling residents to extend their homes, ensuring extensions do not adversely affect amenities of neighbouring properties and protect street scene, landscape and character of the house

7.11 no disproportionate extensions in the green belt.

##### **DP8 residential garden land development**

8.1 Have regard to landscapes

8.2 no significant loss of character

8.3 support sustainable growth

8.4 preventing incremental building on back land

8.5 good design

##### **DP10 green belt**

10.5 new building to be appropriate

### **Evidence considered:**

AECOM character assessment 2016

TDC Core strategy 2008

TDC Local plan detailed policies

Local Plan 2001

Household survey 2017

Public consultation via topic group

### **Strategic aims derived from the household survey**

Encourage the development of smaller homes over larger homes

Evidence: while 78% of survey see no need for new homes in the area, 47% of those who did see a need for new homes are in favour of three bedrooms or fewer, and starter homes.

Protect the green belt setting and leafy character of the area

92.96% of whole survey in favour.

New houses to be in harmony with established character of the area

79.61% in favour.

Parking policy

A number of responses in the survey indicate parking is a major issue. 61.96% of replies see the provision of off street parking as important in protecting the character of the area, more in favour than any other identified factor. 87.62% regard the provision of adequate off street parking as important in reducing parking problems.

Development generally

In terms of protecting character, after parking, replies favoured the avoidance of excessive urbanisation, 53.40%, non intrusive extensions, 42.82%, and restricting the size and density of replacement buildings (45.34%).

### **Character areas**

Identified Local Character Areas are:

1. Open Chalk Farmland. This is the area to the north of the Chalk Ridge and contains few buildings. Its characteristic is that it is an entirely rural area. It is an Area of Outstanding Natural Beauty and Green Belt.
2. Chalk Ridge: attractive geographical feature, entirely wooded with no buildings of any significance.

3. Greensand Valley: a rural and agricultural area, characterised by agriculture and few buildings. This would include Limpsfield Grange.

4. Limpsfield village and its other built up areas: the character of these areas can be subdivided into:

4.1 Park Road: one has a feeling of openness with the character of medium to large size housing plots.

4.2 Bluehouse Lane and Granville Road: mainly Edwardian and interwar houses located in medium-sized plots. The feeling is that these roads are less open than Park Road but the character is that gardens are relatively large.

4.3 Detillens Lane: houses at the eastern end fall within the Conservation Area but otherwise the road consists of largely Edwardian houses again with a character of medium plot sizes.

4.4 Administrative/commercial area: characterised by the library, health centre, Council Offices and flats. This is the most urban of the Local Character Areas.

4.5 Snatts Hill and Westerham Road: mixed housing stock characterised by being smaller than those identified above, smaller plots and less space for parking.

4.6 Cohesive Estates: There are four small estates each developed as an entity and therefore with its own character. These are Stanhope's, Padbrook, Brassey Hill and Sylvan Close.

4.7 Conservation Area this centres on the High Street with a considerable number of older character buildings many listed and this area includes houses in Wolf's Row up to the Limpsfield Pound.

4.8 Uvedale Road and Brassey Road: a wide mix of housing sizes age and styles but this area has an overall feeling of greenness reflecting that buildings tend to be surrounded by garden, as opposed to simple front and back gardens, and boundaries are marked by trees and hedges rather than fences. The predominant character is of trees and bushes and hedges and this is more significant than plot size.

4.9 Limpsfield Chart: a self contained, semi urban area of relatively small houses and plot sizes, noted for some early Council Housing, but one is never far from the open Common or countryside.

5. Wooded Greensand Hills: an Area of Green Belt and of Great Landscape Value/Area of Outstanding Natural Beauty characterised mainly by the extent of woodland, in particular the Common and High Chart. This area includes Hookwood and Ballards Lane. This differs from Aecom which put Hookwood as urban area including the paddocks. We suggest that Hookwood from the Old Lodge be in this area. There has been relatively little development since the area was designated Green Belt and such housing as there is tends to consist of houses with large gardens which do not detract from the openness and rural feeling of this area.

6 Moorhouse, although included in Wooded Greensand Hills, has its own character described by Pevsner (Buildings of England: Surrey) "...the group of cottages and barns around Moorhouse farm on the south side of the [A 25], all in wealdstone with brick dressings and tiled roofs, a good example of the unconscious grouping of steep pitched roofs parallel with the slope of the hillside. To find a whole group like this without any false notes is a rare thing in Surrey now."

7. Low Wealden farmland: area to the south of the Greensand Hills is overwhelmingly rural, characterised by active farming and an absence of development.

See map for precise boundaries.

## **New development policies**

This policy is to assist in the application of TDC policies Policy DP7.1 and DP8.1. DP8.3 In assessing whether a proposal respects and contributes to the distinctive character of an area, the character of an area shall be determined in accordance with the areas and descriptions above. One therefore considers the predominant character of the area in priority to the immediately prevailing area.

The plot size for a new building should not be smaller than the average plot size of the plots that give that area its distinctive character.

In determining whether the scale of a new replacement or extended building is appropriate a building with a proposed roofline higher than that of any building on an adjacent plot shall be automatically deemed inappropriate. This policy does not prevent a planning officer deeming a smaller building inappropriate

Example: A development in Park Road next to Park Mews would be assessed by reference to the size and density of houses generally in Park Road and not by the houses in Park Mews and [ ]. This is to prevent incremental development of back land.

Example: the development at 47 Bluehouse Lane would have been restricted to two houses not three and the vegetation along the boundary with Bluehouse Lane would have been preserved.

## **Parking**

Reflecting the view that TDC is failing to ensure adequate off street parking for new developments where an application is made for an extension then off street parking must be provided to the same level as if the building were a new development.

Garages not to count as parking spaces. This amends the TDC supplementary planning document.

Minimum parking spaces allocated in addition to unallocated

1-2 bed flat or house: 2 (TDC 1.5 flat/ 2 house)

3-5 bed:3 (TDC 2, or 3 for 4 or 5 bed so topic group less generous!)

6 bed;4 (TDC 3)

Parking spaces to be 2.4 m wide and each to have access to road.

Sheltered housing; 2 per unit (TDC has just one).

### **Policies applicable to extensions in all areas**

Basement extensions are to be resisted throughout the area.

In addition to other criteria a two storey extension will not be permitted within 5 metres of the boundary of the property concerned. Objective to avoid the creation of terraces and urbanisation.

### **Extension and replacement policies in the green belt**

Generally new building in the green belt will be considered inappropriate as per TDC.

In determining whether the size of a replacement or extended dwelling is inappropriate no regard shall be had to plot size. No regard shall be had to visibility on the basis that trees and bushes may be removed. In the case of extensions and replacement buildings adjoining a public path in the green belt regard shall be had to whether it creates a more urban or suburban impression when viewed from the path.

The external volume of an extended or replacement dwelling or structure shall not be more than 50%/30% larger than the size of the dwelling or structure on 31 December 1968 in the case of a residential building or 1 July 1948 in the case of a non-residential building, or original structure for later buildings.

Detached structures are to be excluded from the calculation. (Para 13.4 detailed policies)

Buildings such as garages originally ancillary to a residential dwelling should not be converted to residential use. This is not intended to restrict permitted development rights applicable to unused farm buildings.

External lighting in the green belt should be designed to switch off when not needed.

Where planning permission can control this in the green belt fences adjoining a public path should be low (less than 1.2meters) wooden or stock fencing.

## **LIMPSFIELD NEIGHBOURHOOD PLAN v3**

### **DESIGN AND HERITAGE SECTION**

#### **Links to core strategy (2008)**

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### **Evidence considered:**

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4.3 Detillens Lane: houses at the eastern end fall within the Conservation Area but otherwise the road consists of largely Edwardian houses again with a character of medium plot sizes.

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4.8 Uvedale Road and Brassey Road: a wide mix of housing sizes age and styles but this area has an overall feeling of greenness reflecting that buildings tend to be surrounded by garden, as opposed to simple front and back gardens, and boundaries are marked by trees and hedges rather than fences. The predominant character is of trees and bushes and hedges and this is more significant than plot size.

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See map for precise boundaries.

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This policy is to assist in the application of TDC policies Policy DP7.1 and DP8.1. DP8.3 In assessing whether a proposal respects and contributes to the distinctive character of an area, the character of an area shall be determined in accordance with the areas and descriptions above. One therefore considers the predominant character of the area in priority to the immediately prevailing area.

The plot size for a new building should not be smaller than the average plot size of the plots that give that area its distinctive character.

In determining whether the scale of a new replacement or extended building is appropriate a building with a proposed roofline higher than that of any building on an adjacent plot shall be automatically deemed inappropriate. This policy does not prevent a planning officer deeming a smaller building inappropriate

Example: A development in Park Road next to Park Mews would be assessed by reference to the size and density of houses generally in Park Road and not by the houses in Park Mews and Park Close. This is to prevent incremental development of back land.

In assessing 47 Bluehouse Lane TDC judges the impact of height by reference to Victorian dwellings in Bluehouse Lane near the junction with Chichele Road which are some distance away. The objective of the NP is to focus more on buildings in the immediate vicinity.

Example: the development at 47 Bluehouse Lane would have been restricted to two houses not three and the vegetation along the boundary with Bluehouse Lane would have been preserved.

### **Parking**

Reflecting the view that TDC is failing to ensure adequate off street parking for new developments where an application is made for an extension then off street parking must be provided to the same level as if the building were a new development.

Garages not to count as parking spaces. This amends the TDC supplementary planning document.

Minimum parking spaces allocated in addition to unallocated

1-2 bed flat or house: 2 (TDC 1.5 flat/ 2 house)

3-5 bed:3 (TDC 2, or 3 for 4 or 5 bed so topic group less generous!)

6 bed;4 (TDC 3)

Parking spaces to be 2.4 m wide and each to have access to road.

Sheltered housing; 2 per unit (TDC has just one).

Example: 47 Bluehouse Lane: TDC should allow for 9 allocated places under its own policies. In fact seems to be fudge with 3 garages for one car and then a general reference to forecourt space. NP policy would require 9 allocated not counting garages plus as per TDC

### **Policies applicable to extensions in all areas**

Basement extensions are to be resisted throughout the area.

In addition to other criteria a two storey extension will not be permitted within 5 metres of the boundary of the property concerned. Objective to avoid the creation of terraces and urbanisation.

### **Extension and replacement policies in the green belt**

Generally new building in the green belt will be considered inappropriate as per TDC.

In determining whether the size of a replacement or extended dwelling is inappropriate no regard shall be had to plot size. No regard shall be had to visibility on the basis that trees and bushes may be removed. In the case of extensions and replacement buildings adjoining a public path in the green belt regard shall be had to whether it creates a more urban or suburban impression when viewed from the path.

The external volume of an extended or replacement dwelling or structure shall not be more than 50%/30% larger than the size of the dwelling or structure on 31 December 1968 in the case of a residential building or 1 July 1948 in the case of a non-residential building, or original structure for later buildings.

Note: topic group opted for 50% maximum increase based on Sevenoaks but Tandridge rule of thumb is less. Topic group was not aware of this and I do not think envisaged increasing replacement building sizes.

Detached structures are to be excluded from the calculation. (Para 13.4 detailed policies)

Buildings such as garages originally ancillary to a residential dwelling should not be converted to residential use. This is not intended to restrict permitted development rights applicable to unused farm buildings.

External lighting in the green belt should be designed to switch off when not needed.

Where planning permission can control this in the green belt fences adjoining a public path should be low (less than 1.2meters) wooden or stock fencing.

Example: Castelnau: Tatsfield [2015] EWHC 2503 (Admin). Tandridge quoted by the Inspector as using a rule of thumb to allow replacements to be 15% to 20% larger than the original. 78% increase in volume permitted on appeal. Alternative of 109% increase rejected. Inspector notes TDC failure to adopt volumetric standards: para 24. The adoption of a volumetric measure may help in

appeals. The reference to detached structures being excluded was not ignored by the court, perhaps because it was in the text of the plan and not a specific policy?

Example: Moorings: Itchingwood Common: TDC permits replacement with volume increase of 29% including outbuildings but nearer 90% (my estimate) if outbuildings are excluded. TDC makes no reference to its guidance to exclude outbuildings. NP policy would permit replacement but limit size of building. Also NP would take into account the impact on the view from Moat Farm heritage site. NP policy consistent with LPC objections.

Note: there is an inconsistency in TDC policies in that outbuildings now seem to be taken into account in allowing large replacement buildings in the green belt, yet once the building is up, under DP14 new outbuildings can be built so resulting in greater encroachment in the green belt.

### **Conservation area**

Not discussed at topic group level. Suggest some sort of holding policy pending the assessment, eg no replacement building for three years, no garden development for three years.

### **Heritage Assets**

Suggest policies be particularly sensitive here and consider views to and from the heritage asset.

## **ADDITIONAL FEATURES OF THE PARISH CONSIDERED IMPORTANT: TEXT BOX COMMENTS**

### **Overall Assessment of Comments**

Comments have been divided broadly into topic areas and the number of comments assessed approximately as follows. There is inevitably a degree of subjectivity and approximation.

Protecting the urban environment: 28 comments

Protecting the rural/green environment: 27 comments

Seeking to control and restrict traffic and parking: 19 comments

Protecting shopping facilities: 5 comments

Blanket objections to housing: 6 comments

Protecting community assets and playground: 7 comments

Desire for smaller housing: 2 comments

### **The built-up area**

There are many references to the conservation area and also a good few mention the view down the High Street and other views but one comment going against the trend is that the village should not be turned into a "chocolate box" situation. Two references to the lamp posts in the High Street. Limpsfield in Bloom gets several mentions together with the flower areas near the High Street. A considerable number of comments appreciated the current character of the area.

### **New building**

Very little enthusiasm here. Several comments that there should be no new building. Why build if the population is going down? No to housing estates, "the environment is clogged with people and cars as it is". Considerable concern about infill development... "Much of it is currently destroying the space between houses". Houses should not be more than three storeys. Current new housing is criticised by several respondents, for example being ugly and unsympathetic. There is clearly discontent with Tandridge, for example in failing to follow its own recommendations in relation to mature trees. Semi rural areas to be left alone.

Only one respondent showed any positive approach to new building suggesting that the focus should be on smaller buildings for younger people. No comment supported affordable housing. One comment specifically opposed social housing.

### **Shops**

There's definitely support for the village store and the post office. One request to revitalise shops in the village. There is little or no reference to commercial property other than one which says that Limpsfield is not appropriate for commercial development.

### **The green and rural environment**

Generally the green belt is to be protected, views and mature trees should be retained. Reference was made to the golf course and protection of the National Trust area. Wildlife should be supported. Hedges and Gardens to be supported as the "lungs" of Limpsfield.

### **Foot paths roads and cycle tracks**

There is support for foot paths lanes bridleways and cycle tracks both for recreation and to encourage walking to Oxted.

### **Traffic and parking**

Clearly a major cause concern. Too much traffic in the High Street. Parking generally seen as a problem. References to speeding. But views differ. While most respondents would wish to keep speeds down one asked for the removal of all unnecessary road signs and speed humps. Clearly a need for more offstreet parking and road parking restrictions so that the streets are not littered with cars. Better foot paths would reduce car use, particularly in winter when paths are impassable. The effect of the growth of Edenbridge on the Kent Hatch Road in was identified as a problem. Specifically 18 responses mentioned parking in one form or another.

Despite traffic and parking being a major concern there were a few solutions. One reference to a bypass. One reference to a one-way traffic solution.

### **Community assets**

There is a lot of support for community assets, with the Church being the spiritual heart of the community, and Limpsfield in Bloom being mentioned. The pub is appreciated and several references to the need for a community centre. Play facilities for children and junior sports facilities mentioned. Cricket fields mentioned. Schools and community health services are appreciated.

REVIEW OF POLICIES SET OUT IN THE COMBINED PLANNING POLICY DOCUMENT version dated 3 November 2017

All policies are to be viewed as extensions or clarifications of 2008/2014 Tandridge policies which should where appropriate be recorded in the plan.

#### **Paragraph 4.2: character areas**

Some words omitted from character area 1. The Chalk Ridge contains few "buildings. Its characteristic is that it is an entirely rural area. It is an Area of Outstanding Natural Beauty and Green Belt.

Character area 4.8: the last sentence should read something as follows "the predominant character is of trees and bushes and of houses in secluded and heavily screened plots."

New Lodge Drive is to be included in the Park Road character area. This is consistent with the map circulated to the Steering Group. Please note that the maps are to be redrawn and improved. The area between the A25 and West Heath is not to be included in the Greensand Hills area but is to be linked with Brassey Road and Uvedale Road.

#### **Vision and objectives**

The group agreed that one should focus on the plot sizes and characteristics that give the area its character. One should exclude anomalies and exceptions. For example in the Park Road area there are two garden/backfill developments being Park Close and Park Mews. Their existence should not influence the assessment of the character of the area.

In order to be consistent it was thought that in assessing the height and scale of the building one should again focus on what gives the area its character rather than the immediately adjacent properties. Taking the example of 47 Bluehouse Lane the height of the buildings would be assessed by reference to Park Road generally rather than the buildings at the western end of Bluehouse Lane.

#### **6.1 Parking**

There is an error in the comment regarding 3-5 bed dwellings. Both the Topic Group and Tandridge actually opted for three parking spaces for a four or five bed dwelling plus an appropriate number of unallocated spaces.

Sheltered housing should be treated in the same way as apartment blocks. So for each one bed sheltered housing unit there would be two parking spaces. This has the advantage that it caters for an increasing number of elderly but fit people who drive. Alternatively it ensures adequate space for the carers and support staff. Third, it ensures adequate parking should the property be converted from sheltered accommodation to apartments.

### **New development generally**

There should be convenient and accessible storage for rubbish and recycling bins.

Good pedestrian access.

Policies should promote the proportion of small dwellings in the area. In any new development consisting of two or more dwellings then at least 50% should be small dwellings. We have not defined "small" but in discussions earlier in the year our thinking was to focus more on the number of square metres than the number of rooms or bedrooms.

Subdivisions: we do not consider any special policy is needed but there should be adequate parking as specified in the parking policy generally which will apply to subdivided units.

Commercial development would not usually be permitted except in the commercial/administrative Local Character Area, and the High Street, provided development is appropriate to that area, in other words on a small scale or in rural areas where redundant buildings may be converted to commercial use. Signage should be low-key and appropriate to the area concerned.

Quasi residential commercial properties such as sheltered housing schemes and nursing homes may be permitted in other areas.

All development should be consistent with the character of the area in which the development takes place.

The topic group did not support greenbelt policies specific to the conversion of garages to residential nor policies relating to fencing.



Views should be protected. In particular views from Limpsfield to the North Downs and to the Greensand Hills whether from public or private property.

Wherever possible landscape features should be respected and incorporated in new developments.

### **Extensions and replacements**

The Topic Group accept that a lot of extensions will be approved automatically under permitted development rights and specific policies can only apply where planning permission is required.

The Topic Group did not consider that any special policies should be applied to basement extensions unless there was risk to adjoining properties.

There is concern that the green belt extension and replacement policy in Paragraph 6.3 is more generous than the Tandridge approach. Our understanding is that the Tandridge approach is that extensions and replacement buildings in the green belt should not be more than 15% to 20% larger than the 1968 original. Outbuildings are not included. One needs to verify the Tandridge policy. Does this policy also apply in urban areas?

If a dwelling is being extended whether in urban or rural areas the parking space criteria should be applied to the extended dwelling.

The Topic Group did not disagree with the Steering Group which suggested controls on extensions in urban areas in particular to prevent overcrowding of the street scene. Care should be taken in permitting two-storey side extensions unless there is an adequate open space between the extension and the next house to avoid the street scene suffering from a terracing effect.

### **Light pollution**

The topic group did not support over-strict controls on external lighting in the green belt. There should either be no controls or control only where external lighting is excessive. Down lighting should be favoured over up lighting to limit light pollution. Lighting should not be intrusive to neighbours.

### **Footpaths**

Although the topic group supports the concept that there should be policies protecting footpaths and enhancing their value for recreational purposes, for example taking the impact of the view from a footpath into account when assessing a development, the group did not think it was their task to define these policies. It was more for the environment group.

### **Conservation area**

The topic group did not support the concept of any policy to protect the conservation area pending a design statement. The reasoning is that a majority of the group believe that legislation and planning policy already gave adequate protection.

### **Heritage**

The topic group takes it as read that the plan will seek to protect and enhance heritage buildings and sites as much as it can or is normal practice.

ROD 23.11.17

