AGENDA

1. OPENING PRAYERS – (Father James Percival)

2. CHAIRMAN'S REPORT (Cllr Mark Wilson)

3. PARISH COUNCILLORS REPORTS
   3.1 Highways (Cllr Robert Harvey)
   3.2 Planning (Cllr Anthony Turner)
   3.3 Finance (Cllr John Thompson)

4. QUESTIONS

5. NATIONAL TRUST UPDATE (Mark Richards)

6. LIMPSFIELD NEIGHBOURHOOD PLAN UPDATE
   6.1 Overview (Mark Wilson)
   6.2 AECOM Residents Survey summary of results (Cllr Philip Bailey)
   6.3 Neighbourhood Plan Objectives and Policies
      (Robert O'Donovan, Ann Osborn, Ted Beresford-Knox, Cllr John
      Thompson)
   6.4 Next Steps and Completion Timetable (Cllr Mark Wilson)

7. NEIGHBOURHOOD PLAN QUESTIONS

8. CLOSE (Cllr Mark Wilson)
Limpsfield Neighbourhood Plan Update

12th April 2018
Neighbourhood Plan Progress in the Last Year

Every objective, policy and implementation project contained in the Neighbourhood Plan has to be evidence based. The evidence gathering has included:-

- Commissioning a Heritage and Character Assessment
- A residents survey delivered to every household in Limpsfield and available on-line
- A business survey of all the businesses operating from commercial premises in the parish
- Writing to 80 statutory consultees
- Meetings with key stakeholders including:-

The Residents’ Household Survey - What Did It Tell Us?

AECOM were commissioned to help prepare the survey and then to analyse the results.
Household Survey – An Overview

Over 1,400 Paper Surveys Copies delivered

425 Surveys completed - 284 Paper Copies & 141 On-line versions

376 wanted to be entered into prize draw – 3 Winners: Mr K. Ludbrook, Mr S. Baird & Mr J. Tolley (kindly donated by the 3rd winner)

• Housing
  Do you have a need? If so where and what?

• Local Character Preservation
  What is important to you in Limpsfield? What to protect?

• Local Green Spaces
  Which areas should be designated?

• Traffic Infrastructure

• Local Facilities
  What do you need – Playground? Health facilities? Tourism?

• Local Economy
  Use Land For – shops? business centre? manufacturing?

• Other Priorities
  Law & Order Issues? Educational Facilities? Other?

20 “closed questions” e.g. Yes/No, Tick 1 or more boxes, etc. : 7,200 replies

14 “open” questions for comments: 1,300 replies analysed into around 1,600 comments

largest Public Planning consultancy in UK – have analysed the survey replies and published their report

Survey replies? A good “sample” Limpsfield residents as in the 2011 census by House Type / Age / Employment
Household Survey – Answers - Housing

Housing Location Need
- 79% (323) No Need in Limpsfield;
- 6% (26) Need in Limpsfield only
- 15% (61) Need in Limpsfield, Oxted or Hurst Green

Housing Type
- 50% (65) Smaller Houses with 3 beds or less
- 48% (63) Starter Houses
- 44% (58) Sheltered Housing / Apartments
- 20% (27) Extra Care Housing

Suggested Housing Sites (150 Respondents)

<table>
<thead>
<tr>
<th>Location</th>
<th>No. Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Old Allotments</td>
<td>53</td>
</tr>
<tr>
<td>Moorhouse</td>
<td>14</td>
</tr>
<tr>
<td>A25 Wolfs Row to Brassey Rd</td>
<td>9</td>
</tr>
<tr>
<td>Garden Infill</td>
<td>6</td>
</tr>
<tr>
<td>Fields between Limpsfield /Oxted &amp; M25</td>
<td>5</td>
</tr>
<tr>
<td>Area around Church Hall</td>
<td>4</td>
</tr>
<tr>
<td>Other</td>
<td>36</td>
</tr>
<tr>
<td><strong>Total sites</strong></td>
<td><strong>127</strong></td>
</tr>
</tbody>
</table>

...but not in my back yard!

<table>
<thead>
<tr>
<th>Same Post Code Last Letter Different (i.e. very close)</th>
<th>Post Code Last 2 Letters Different (i.e. general area)</th>
</tr>
</thead>
<tbody>
<tr>
<td>YES</td>
<td>NO</td>
</tr>
<tr>
<td>5</td>
<td>16</td>
</tr>
<tr>
<td>24%</td>
<td>76%</td>
</tr>
<tr>
<td>YES</td>
<td>NO</td>
</tr>
<tr>
<td>116</td>
<td>114</td>
</tr>
<tr>
<td>50%</td>
<td>50%</td>
</tr>
</tbody>
</table>
Local Character Preservation

- **Visual Character - Top Three:**
  - 93% Green Belt
  - 82% Community Assets
  - 80% Houses with trees / vegetation

- **Protecting Local Character - Top Three:**
  - 62% Adequate off-street parking
  - 53% Avoid excessive urbanisation
  - 45% Restricting size/density of development

- **What to Protect - Top Three:**
  - 91% Local services/amenities
  - 87% Green spaces
  - 83% Historic assets and attractions

Local Green Spaces - Top Four:
- 90% The Glebe & Glebe Meadow
- 83% Limpsfield Chart near Carpenters Arms
- 81% Brook Field
- 75% Land North of A25 to the CofE Infant School

Traffic Infrastructure - Top Four:
- 88% Controls to restrict HGVs
- 87% Off street parking
- 77% More parking facilities
- 78% Traffic Volume

Traffic Infrastructure - Open question comments out of 462 respondents – Top Five
- 45% (206) By-pass/one-way/other control for High Street & concern about HGVs & traffic volume
- 16% (72) Parking
- 10% (48) Cycling - positive & negative
- 9% (41) Walking
- 8% (35) Traffic speed

Local Facilities - Top Three:
- 38% More health facilities
- 23% Faster Broadband
- 53% More Tourism – positive & negative

Local Economy - Top Three:
- 57% Yes to use land for business – positive & negative
- 61% More food shops and restaurants
- 55% Creation of a business centre

Other Priorities - Top Three:
- 45% Concern about burglaries
- 39% Concern about fly tipping
- 60% Adult learning not served well
Challenge for the Parish Council to contextualise the survey findings to address how Limpsfield residents will react to:

“….. the fundamental demographic shift that will occur over the (20 year) plan period in terms of an aging population”

“…. maintain a balanced and sustainable village over time…and grow the vital services and infrastructure residents expect”

“The Parish Council has a delicate path to tread”

**Housing**
We can be confident that a clear majority of residents (75% of respondents) do not want any new housing development in Limpsfield but... there is a need by some residents for Smaller Houses, Apartments/Sheltered Housing (for downsizing) & Starter Homes (for younger people with local connections) EITHER in Limpsfield or Close by in Oxted or Hurst Green.

**RECOMMEND:** Find viable sites or have policies that influence type of sustainable development “Limpsfield style”

**Local Character**

**RECOMMEND:** For new development policies to address use of building materials, maintain leafy appearance and views

**Green Spaces**

**RECOMMEND:** Particular support for the Glebe/Glebe Meadow /Brook Fields and near Carpenters Arms

**Traffic**
Residents see the solution as more parking, fewer HGVs and not encouraging tourism; Planners see the solutions as modal shift and reducing journeys

**RECOMMEND:** Creative traffic management (use transport planners) together with modal shift (electric bikes, better bus service, walking/cycling) to make Limpsfield a healthy, pedestrian and environment friendly neighbourhood

**Local Facilities**

**RECOMMEND:** Discuss with Clinical Commissioning Group; work with a “play advisor”; push for faster Broadband

**Local Economy**

**RECOMMEND:** Encourage use of existing farm buildings for work shops and small businesses
“We must not think that Limpsfield can be all things to all people. It is a mistake to think that a small, lovely village in the shadow of the North downs can fulfil the needs of rich, poor, old, young, entrepreneurs, developers, millennials all alike, and we should not aim to make it do this otherwise it will simply become a bland soulless suburb inhabited only by consumers not contributors”.

Quote: Limpsfield Resident Household Survey respondent
The Context for Our Policies

• Our consultation with the local community.
• Our local studies.
• TDC’s adopted planning policies.
  • Core Strategy (2008)
  • Local Plan Part 2 Detailed Policies
• TDC’s emerging Local Plan
• The National Planning Policy Framework (NPPF)
Neighbourhood Plan Objectives

Designed to:

- Reflect the views of the local community and the studies we have carried out.
- Meet the principles of ‘sustainable development’.
- Reflect national and strategic policies and guidance.
Neighbourhood Plan Policies

- Reaffirm the two distinct parts of the Parish
  - The Village and the residential area around it
  - The Countryside and the Green Belt

- Within the residential areas:
  - Allow for new residential development but only if carefully controlled
  - Retain the particular character of the individual roads and areas
  - Identify and protect local green spaces
  - Protect and support the growth of community facilities in key locations
  - Support and protect local businesses, particularly in Oxted Town Centre and Limpsfield Village

No new housing sites are proposed
Neighbourhood Plan Policies

• In the Countryside
  • Protect the Green Belt
  • Protect and enhance the natural landscape, particularly in areas not covered by national AONB policies
  • Support local farms and small businesses

• Connecting the Parish
  • Promote walking, cycling and public transport
  • Secure improvements to the broadband network
Limpsfield Character Areas (AECOM Study)
Limpsfield Village and Adjoining Roads
Protecting Local Green Spaces

Local Green Space (LGS) designation is for use in Neighbourhood (or Local) Plans.

LGS designation is a way to provide special protection against development for green areas of particular importance to local communities. It provides Green Belt protection for non Green Belt Areas.

Landowners have to be consulted about the LGS designation.
Proposed Local Green Spaces

In the Limpsfield Neighbourhood Plan the following Local Green Spaces are proposed:-

• Land to the north of the A25, between Limpsfield traffic lights and Limpsfield C.E Infants School
• Land adjacent to Boulthurst Way playing field
• Brook Field
• Glebe Field
• Glebe Meadow
• Land in front of Hookwood Bungalows
• Padbrook pond and public areas
• Field between Pastens Road and Pains Hill
• Stanhopes village green
• Tidys Green
Local Green Spaces
Protecting Local Character:
More Detail
Character Area- Limpsfield North

Park Road
Bluehouse Lane and Granville Road
Civic and Central (Gresham Road and Station Road East)
Character Area- Limpsfield South

Wooded Hillsides
Brassey Hill
Green Belt
Character Area
Limpsfield Centre

Detillens Lane
The centre of the Conservation Area
Padbrook
Stanhopes and Sylvan Close
The Green Belt

Limpsfield Parish is 94% Green Belt

• Guidance on replacements and extensions and outbuildings
• Guidance on infilling
Improvements In The Parish

- The Neighbourhood Plan will seek to;-  
- Improve our public footpaths and better publicise the countryside in the parish for recreational use.
- Encourage super fast broadband provision in the areas of the parish with poor internet connections.
- Ensure the continued provision of community services in Oxted (Gresham Road).
- Strengthen the provision of community services and the protection of community assets in Limpsfield Village.
- Address if practicable the problems of traffic congestion and parking in Limpsfield High Street.
Immediate Implementation Projects

• Conservation Area Appraisal
  Limpsfield Parish Council will, with the support of Tandridge District Council undertake such a Conservation Area Assessment for Limpsfield Village.

• Traffic, Speed, Congestion and Parking
  Introduce Community Speedwatch (Limpsfield High Street and A25 near Limpsfield School, other areas if feasible).
  Off street parking provision in Limpsfield High Street.
  Better enforcement of parking restrictions in the parish. Part finance for a traffic warden.

Footpath Improvement and Promotion For Recreational Use
  Working with partners to maintain and enhance footpaths, bridleways and cycle networks including Vanguard Way, Greensand Way to improve accessibility. Better promotion of the footpaths and walks in Limpsfield.

• Broadband Delivery Project
  LPC will continue to use its influence on the Surrey County Council ‘Superfast Broadband’ project to seek upgrades to broadband services in the Parish. It will also work with Broadband providers directly.
Neighbourhood Plan Timetable

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
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<tbody>
<tr>
<td>Pre-submission Plan for Parish Council approval</td>
<td>May 2018</td>
</tr>
<tr>
<td>Reg. 14 (public) Consultation on Plan</td>
<td>End May- Mid July (min. 6 weeks)</td>
</tr>
<tr>
<td>Review Regulation 14 comments</td>
<td>July and August 2018</td>
</tr>
<tr>
<td>Reg. 16 Submit Plan to TDC</td>
<td>By end August 2018</td>
</tr>
<tr>
<td>TDC review and consult</td>
<td>Beginning Sept to mid Oct 2018 (min. 6 weeks)</td>
</tr>
<tr>
<td>TDC appoint Examiner/Examination</td>
<td>Mid Oct 2018 – Jan 2019</td>
</tr>
<tr>
<td>TDC modify plan for Referendum</td>
<td>Q1 2019</td>
</tr>
<tr>
<td>Referendum</td>
<td>2 May 2019 (TDC Local elections)</td>
</tr>
<tr>
<td>Plan Adopted</td>
<td>Summer 2019</td>
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</tbody>
</table>
Regulation 14 (Public) Plan Consultation

The Regulation 14 consultation on the Neighbourhood Plan will begin at the end of May and last for 6 weeks. This public consultation is the chance for you to comment on the draft Neighbourhood Plan.

This consultation process will include:-

• Delivery of a 4 page Neighbourhood Plan summary document and a questionnaire to every household in the parish.

• The full Neighbourhood Plan document will be available on-line with a “Survey Monkey” for online responses.

• Information stalls at the Limpsfield Village Fete and the Chart Fair, both in June.
Copies of this presentation will be available from tomorrow on the Limpsfield Parish Council websites

www.limpsfield.org
www.limpsfieldnp.org

A hard copy of this presentation is available on request from the Parish Clerk – telephone 01883 722400

Thank You