

DRAFT CHANGES TO THE LIMPSFIELD NEIGHBOURHOOD PLAN FOLLOWING A REVIEW IN 2025

Foreword

It is proposed that an additional section be added to the Foreword to reflect the review undertaken in 2025.

“In 2025, the Parish Council undertook a review of the Neighbourhood Plan to establish whether any changes needed to be made. The Council concluded that the planning policies remained up to date and did not require modification. However, with the passage of time, several changes have taken place, particularly with respect to the planning framework, which warranted mention in the Plan. These changes are referred to in the Plan by way of footnotes. With the agreement of Tandridge District Council it was concluded that these footnotes did not amount to a material change in the Plan itself.

At the same time as its review of the Plan, the Parish Council considered the progress that has been made on the various implementation projects which were referred to in the Plan. No attempt has been made to update these projects in the Plan itself, but a separate report has been prepared setting out what has been achieved and what is proposed for the future.”

Planning Policy Context

Since the Neighbourhood Plan was prepared the National Planning Policy Framework (NPPF) has been updated with a new version published in December 2024. The changes are not considered to require modification to the planning policies in the Neighbourhood Plan. However, it is proposed that a footnote be added after the last bullet point of the first paragraph as follows:

*“ *The National Planning Policy Framework (NPPF) was updated in December 2024. The changes made are not considered to require modification of the Neighbourhood Plan. However, they do, in certain respects, change the context within which the Neighbourhood Plan policies are set. Particularly significant for Limpsfield Parish is a new approach to the Green Belt, including the introduction of a designation called ‘grey belt’. The updated NPPF will be an important factor in the consideration of planning applications particularly in the period up to the adoption of a new Local Plan which is currently programmed for July 2028. Throughout the Plan, the Parish Council has not sought to update detailed references”*

Vision. Objectives and Policies

At the heart of the Neighbourhood Plan is a vision of the Parish as home to a strong, prosperous and increasingly sustainable community, a Parish which has retained its 'distinct yet varied character and heritage'.

That vision remains as valid today as it was when the plan was written, and no changes or footnotes are proposed.

Underpinning the Vision is a set of objectives which together form the foundation on which the land use policies and the projects are based. These objectives have been examined in the context of the policies to which they relate and are considered to remain a sound basis for the Plan.

Policy LNP 1: Spatial Strategy

The policy is considered to remain up to date. However, terminology has changed and the following footnote at the end of the policy is proposed.

“ The Surrey Hills Area of Outstanding Beauty is now known as the ‘Surrey Hills National Landscape’. A review of the boundaries to the area is ongoing and a further footnote will be added to the Neighbourhood Plan when that process is complete.”*

Policy LNP 2 Housing Type and Mix

No proposed changes or footnotes.

Policy LNP 3 Managing High Quality Design in the Built-Up Area or Limpsfield

No proposed changes or footnotes.

Policy LNP 4 Limpsfield Village Conservation Area

Over the past 5 years there have been several applications for works to trees. To help in the consideration of these proposals a footnote at the end of the policy is proposed:

“ It would also be helpful if applications relating to Tree Preservation Orders and for works to Trees in Conservation Areas were accompanied by a brief statement to help in the consideration of these proposals.”*

Since the Plan was adopted, the Conservation Area Appraisal and Management Plan has been completed. A footnote at the end of the last paragraph in this section is proposed as follows:

*“*Work on the Conservation Area Appraisal and Management Plan has been completed, and the resulting document has been adopted by Tandridge District Council. It therefore constitutes a formal supplementary planning document and should therefore be referred to with respect to any proposals which might affect the character of the Conservation Area”*

Following the production of the Conservation Area Appraisal, minor adjustments were made to the boundary of the Conservation Area were made. A footnote after the first sentence of the policy would clarify this.

*“*Since the preparation of the Plan minor adjustments to the boundary of the Conservation Area have been made and Inset Map 1 is therefore out of date in this respect. Reference should be made to Tandridge District Council policy maps for the precise boundary of the Area.”*

Policy LNP 5 Landscape Character

For the avoidance of doubt, an additional footnote is to be added at the end of the policy referring to the changes that have been and are being made.

“ As indicated with respect to Policy LNP 1, the Surrey Hills Area of Outstanding Beauty is now known as the ‘Surrey Hills National Landscape’. A review of the boundaries to the area is ongoing and a further footnote will be added to the Neighbourhood Plan when that process is complete.”*

Policy LNP 6 Local heritage Assets

Capers Farm has been included twice in the list of heritage assets. A brief footnote can clarify this.

*“*The inclusion of Capers Farm twice constitutes a typing error in the original list”*

After the penultimate sentence add a footnote indicating progress on the review.

*“*The Parish Council has completed its review and is awaiting final decisions by Tandridge District Council and Surrey County Council*

With respect to a review of veteran trees and hedgerows, a brief footnote would indicate how the Parish Council intends to progress.

*“*The Parish Council has not proceeded with its own review of veteran trees and hedgerows but will look to liaise with any organisations that that are carrying out such a review.”*

In recognition of the work done by the National Trust it is proposed that, at the end of the last paragraph a further footnote be added:

*“*For information, the National Trust has a separate list of heritage assets on Limpsfield Common.*

LNP 7 Local Green Spaces

The policy is considered up to date and no changes or footnotes are proposed.

Policy LNP 8 Promoting Biodiversity

Biodiversity net gain is now a requirement for new development, and this can be made clear in a footnote relating to the first sentence of the policy

*“*Since January 2024, biodiversity net gain has been a legal requirement for all planning applications.”*

The range of work being carried out by the Parish Council has broadened since the Plan was adopted. This can be shown in a footnote at the end of the final paragraph.

*“*In line with national and regional objectives, the Parish Council is now working on biodiversity on a broader basis than is indicated in this section of the Plan”*

LNP 9 Employment and Business across the Parish

Reference is made in the text to work with local business organisations. With time these organisations have and will continue to change. A footnote would clarify this.

“ Some of the organisations with which the Parish Council is liaising have changed and will continue to change. The Council will continue to seek to work with the local business community”*

Some of the photographs are now out of date. Subject to agreement from Tandridge District Council these will be replaced.

LNP 10 Rural Economy

The policy is considered up to date and no changes or footnotes are proposed.

LNP 11 Community Services in Oxted Town Centre

The policy is considered up to date and no changes or footnotes are proposed.

LNP 12 Community Services in Limpsfield Village and Other Parts of The Parish

The policy is considered up to date. Reference to Brook Field as a future Asset of Community Value needs to be deleted by way of a footnote

“ The Parish Council is no longer looking to register the Brook Field as an Asset of Community Value*

LNP 13 - Sustainable Transport, Access and Car Parking

This policy is considered to remain up to date and relevant. The supporting text includes a range of projects and it is therefore worthwhile including a footnote indicating that progress on implementation projects is the subject of a separate report.

A footnote after the 3rd paragraph would address this

“ This section includes a range of projects with which the Parish Council sought to be involved. This is the subject of a separate report.”*

LNP 14 - Connecting the Parish

The principle of this policy still stands in terms of supporting and wishing to facilitate the provision of super-fast broadband (or an alternative) to as much of the Parish as possible. No changes or footnotes are proposed.

Chapter 6 Implementation

Implementation is the subject of a separate report. It is considered that the Chapter remains unaltered but with a footnote after the first paragraph referring to the separate report.

*“*This chapter brings together a range of projects which the Parish Council looked to pursue in support of the Neighbourhood Plan. As such they were not part of the planning policies. A separate report has been prepared on this work and is available on the Parish Council’s website.”*