

LIMPSFIELD NEIGHBOURHOOD PLAN REVIEW OF IMPLEMENTATION PROJECTS

Introduction

As part of the ongoing review of the Limpsfield Neighbourhood Plan (LNP), the Parish Council has undertaken a comprehensive assessment of the implementation projects outlined in Chapter 6 of the Plan. This review evaluates the progress of each project since the Plan's adoption, highlighting achievements to date as well as identifying future priorities.

It is important to note that the progress or status of these projects does not affect the fundamental integrity or policies of the Plan. Instead, they reflect the Parish Council's efforts to support and enhance the objectives of the LNP through practical, community-focused initiatives.

It is proposed that a summary note based on the following commentary be made available on the Parish Council's website for transparency and public reference. While a footnote may be added to Chapter 6 to provide an update on project progress, the chapter itself will remain unaltered.

Implementation Projects Assessment

The implementation projects below are presented in the order in which they appear in Section 6 (pp. 49–51) of the Limpsfield Neighbourhood Plan.

Registering Assets of Community Value

(Across the parish, with particular focus on the two village areas.)

Currently Registered:

- The Bull Inn
- Carpenters Arms
- Memorial Stores

In Progress:

- The Limpsfield Royal British Legion Clubhouse (Grub Street)
- St Peter's Church Hall

Future:

- Consider further recommendations, such as St Andrew's Village Hall.

Limpsfield Village Conservation Area Appraisal

Key Activities:

- Completion of the Conservation Area Appraisal & Management Plan in conjunction with Chris Reynolds, Surrey County Council, and Tandridge District Council, including minor boundary adjustments. Now adopted as a Supplementary Planning Document (SPD).
- Publication and distribution of a **Conservation Area Guide** outlining planning rules and regulations for those living or working within the area.
- Addressing key transport issues in the Conservation Area, including:
 - Improved HGV signage
 - Installation of double yellow lines at passing points
 - Exploration of new parking locations
 - Monitoring JJ's Travel Plan to reduce congestion outside Memorial Stores.
- Ongoing conservation area enhancements in line with the Management Plan.

Enhancement Projects Achieved to Date

1. Paving and Hard Surfaces

- Refurbished (cleaned and grouted) historic ironstone pavements from Stanhopes to The Bull Inn, including the frontage of The Bull and Kiwi House. St Peter's Church maintains the ironstone pavement from the church to Stanhopes; other sections are cared for by private homeowners.
- Repointed and grouted kerbstones opposite Memorial Stores. Some damaged kerbstones remain unreplaced due to difficulty sourcing suitable and durable materials.

2. Drainage

- Liaised with Highways to address persistent drainage issues and "wet spots" in the village (e.g., near Hookwood/High Street by The Old Lodge/Kiwi). Issues resolved, but area continues to be monitored.

3. Public Realm Improvements

- Replaced three modern streetlights with heritage-style lanterns.
- Replaced three non-heritage litter bins with more appropriate alternatives.
- Installed an oak information board at the site of the decommissioned BT phone box at Pebble Hill for the Limpsfield Way and cycle route.
- Part-funded and managed pruning of trees on the Stanhopes village green.
- Adopted the K6 phone box (following BT's decommission notice in 2024). Planned community uses include mini exhibitions, lending library, historical displays, and Limpsfield in Bloom features.
- Replaced planters and added a bench at Hookwood Bungalows.

4. Connecting Wolf's Row to the Village

- Improved the south-west junction of Wolf's Row and the A25:
 - Removed two dead trees
 - Planted a wildflower area
 - Extended daffodil planting to match the north side.

5. Engaging with Limpsfield's History

- Funded and installed a replica milestone near St Peter's Church showing "10 miles to Croydon", located on the original site.
- Ongoing engagement with Surrey's Heritage Officer regarding conservation of listed and notable local buildings.

6. Pebble Hill Viewpoint Restoration

- National Trust tree work has partially restored the view. Some mature or specimen trees could not be heavily pruned or felled due to their ecological or historical importance.

Future Enhancements:

- Refurbishment and repainting of pedestrian crossing railings at the top of Limpsfield High Street, connecting the village core to Wolf's Row.

Biodiversity Initiatives

(Not originally included in Section 6 of the LNP.)

Activity to Date:

- Initiated monitoring of water quality in the Eden and Crooked Rivers.
- Drafted a preliminary biodiversity strategy for the parish, to evolve alongside TDC/SCC broader plans.
- Held stakeholder roundtable discussions with schools, farmers, authorities, and landowners to identify biodiversity opportunities.
- Participated in B-Line activities with TDC/SCC and Limpsfield in Bloom.
- Collaborated with the local National Trust Committee on initiatives on Limpsfield Common and Limpsfield Chart.

Grassroots Projects:

1. Monthly "Biodiversity at Home" calendar for gardeners published on the Parish website and shared via social media and with local schools.
2. Funded swift boxes for key buildings including Carpenters Arms, St Andrew's Church, and The Grange School (in partnership with St Peter's Church).
3. Biodiversity improvement micro-grants (up to £250) awarded to local groups.

4. Installed a biodiversity information board (summer months) at the end of Detillens Lane.
5. Created a biodiversity flyer authored by Hazelwood School pupils, distributed with the Summer 2024 newsletter.

Village Activities:

- Planted wildflowers and daffodils on both sides of Limpsfield High Street.
- Planted two cherry trees and four crab apple trees at Hookwood Bungalows.
- Planted additional crab apple trees at Wolf's Row/A25 junction and opposite Sylvan Close.
- Replaced dead trees along High Street hedge (Detillens Lane to St Peter's Church) with native species like rowan, crab apple, and guelder rose.

Community Infrastructure Projects

Traffic Speed and Pedestrian Safety

Activity to Date:

- Consulted SCC on parking and congestion.
- Submitted successful suggestions to the annual Parking Review, leading to improved traffic flow.
- Liaised with Highways to install new HGV signage and engage with sat-nav providers to redirect freight routes / "ghost" certain roads.
- Discussions on using smaller buses were unsuccessful due to school transport needs.
- Additional yellow lines added to improve sightlines and passing opportunities.
- Maintained contact with SCC's parking enforcement team.

Future Projects:

- Support and encourage further **Speedwatch** schemes. Existing successful schemes include Detillens Lane (10+ years) and Bluehouse Lane (resident-led).

Note: Speedwatch is a volunteer-run, police-trained, cautionary reporting initiative.

Projects Not Pursued (Following SCC/Highways Consultation):

- One-way system: Rejected due to road layout constraints.
- Village bypass: Not viable and not supported by LPC.
- Park and Ride: Deemed irrelevant and unfeasible.
- Traffic lights/road narrowing: Considered impractical and not beneficial.
- Off-street parking: Limited viable options, but LPC remains open to working with landowners (e.g., Diocese, Titsey Estate, National Trust).

Broadband & Mobile Coverage

Activity to Date:

- Facilitated discussions, despite broadband/mobile coverage being outside direct LPC control.
- Promoted the Gigabit Voucher Scheme (now closed in Surrey).
- Publicised alternative providers like AirFast via website, newsletters, and social media.
- Created a **dedicated webpage** summarising current status and actions:
<https://limpsfieldparishcouncil.gov.uk/broadband-and-mobile-connectivity-in-limpsfield/>

Ongoing Activity:

- Engaging with Cllr Cameron McIntosh, MP Claire Coutinho, and SCC Cabinet Member Matthew Furniss.
- Sent joint letter to MBNL/Cornerstone seeking improved mobile provision.
- Conducted resident survey on mobile/broadband access to inform advocacy and assess Openreach FTTP rollout.
- Exploring funding options (e.g. Project Gigabit) and continued liaison with AirFast.

Shop Watch Scheme

- Superseded by Oxted BID's "Love Oxted" Shop Alerts WhatsApp group (includes local police and LPC Clerk).
- Maintains regular liaison with Oxted BID on joint projects and event promotion.
- Participated in a security roundtable with Surrey Police, TDC, and retailers.
- Contributed to installation of CCTV in Oxted, coordinated by Oxted PC with partners.

Note: "Regen Oxted" no longer exists due to funding cessation.

Improvements to Public Footpaths & Cycleways

Achievements:

- Regular inspection and reporting of footpath maintenance by councillors and volunteers.
- Waymarking and signage improved in partnership with Surrey Countryside Access.
- Ongoing vegetation clearance, with responsibility for boundary maintenance resting with landowners.
- Installed ~20 new kissing gates to replace old stiles.
- Created **The Limpsfield Way & Cycle Route**, a circular route connecting key sites with historical interpretation boards and online/offline maps.

- Improved accessibility of The Glebe Field (with SCC), including radar-accessible gate and new seating.

Greater Use of St Peter's Hall & Glebe Meadow

Actions:

- Part-funded new noticeboard (with contribution from St Peter's).
- Funded and installed bollard to prevent vehicle access/theft.
- Promoted activities of businesses based at Glebe Meadow.
- Supported the annual Village Fete.
- Engaged with the Church Hall Committee regarding a potential rebuild, which was ultimately deemed unviable due to cost and feasibility.

Electric Vehicle Charging Points

- Liaising with TDC/SCC on viable EV charging sites.
- TDC/SCC scheme in place for off-street charging (e.g., Morrisons, Ellice Road, Gresham Road).
- On-street provision (via Connected Kerb) poses challenges within the Conservation Area; no plans yet for Limpsfield.
- Monitoring compliance where EV charging is a planning condition (residential and commercial).

Bus Service Improvements

Actions:

- Consultation with SCC/MetroBus to reroute buses and HGVs was not supported by Highways/ SCC.
- Request for smaller buses rejected due to school transport needs.
- Surrey Connect now operates a minibus-style service.
- Other local transport options include Dial-a-Ride, voluntary car schemes, and Oxted & District LINK.

Summary

Projects Not Pursued or Concluded:

- One-way system and traffic lights – dismissed by Highways
- Park and Ride – unfeasible
- New off-street parking – no suitable sites found
- Smaller buses/bus rerouting – not viable

- St Peter's Church Hall rebuild – not viable
- Shop Watch scheme – replaced by Oxted BID WhatsApp group

Future Activities:

- Register additional Assets of Community Value (e.g., St Andrew's Village Hall)
- Further Conservation Area enhancements as identified and agreed
- Advance biodiversity strategy implementation
- Continue improving public footpaths and accessibility
- Support new Speedwatch groups
- Report safety/signage concerns to SCC
- Advocate for EV provision in appropriate locations
- Support broader mobile and broadband coverage
- Explore CCTV installation in Limpsfield Village (funding permitting)

In summary, Limpsfield Parish Council has made significant progress in delivering many of the key implementation projects outlined in the Neighbourhood Plan, despite facing practical and logistical challenges beyond its direct control.

Through collaboration with residents, local authorities, and community stakeholders, numerous tangible improvements have been made to the public realm, biodiversity, footpath access, conservation efforts, and infrastructure.

While some ambitions have proven unfeasible or are reliant on third-party cooperation, the Council remains committed to pursuing opportunities that enhance the parish's character, sustainability, and community well-being.

Looking ahead, continued engagement, flexible planning, and proactive support will be essential in delivering the remaining objectives and responding to emerging needs across the parish.