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To: MEMBERS OF THE PLANNING POLICY COMMITTEE  
Councillors Sayer (Chair), C.Farr (Vice-Chair), Blackwell,  
Bloore, Booth, Botten, Gray, Jones, Lockwood, Prew and  
Steeds

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Substitute Councillors: Crane, Flower and Robinson

C.C. All Other Members of the Council

15 June 2022

Dear Sir/Madam

## **PLANNING POLICY COMMITTEE THURSDAY, 23RD JUNE, 2022 AT 7.30 PM**

The agenda for this meeting of the Committee to be held in the Council Chamber, Council Offices, Station Road East, Oxted is set out below. If a member of the Committee is unable to attend the meeting, please notify officers accordingly.

Should members require clarification about any item of business, they are urged to contact officers before the meeting. In this respect, reports contain authors' names and contact details.

If a Member of the Council, not being a member of the Committee, proposes to attend the meeting, please let the officers know by no later than noon on the day of the meeting.

Yours faithfully,

David Ford  
Chief Executive

### **AGENDA**

- 1. Apologies for absence (if any)**
- 2. Declarations of interest**

All Members present are required to declare, at this point in the meeting or as soon as possible thereafter:

- (i) any Disclosable Pecuniary Interests (DPIs) and / or
- (ii) other interests arising under the Code of Conduct

in respect of any item(s) of business being considered at the meeting. Anyone with a DPI must, unless a dispensation has been granted, withdraw from the meeting during consideration of the relevant item of business. If in doubt, advice should be sought from the Monitoring Officer or her staff prior to the meeting.

- 3. Minutes of the meeting held on the 10th March 2022** (Pages 3 - 14)  
To confirm as a correct record
- 4. Minutes of the meeting held on the 26th May 2022** (Pages 15 - 16)  
To confirm as a correct record

**5. To deal with any questions submitted under Standing Order 30**

**6. CIL Working Group - 8th June 2022 (Pages 17 - 42)**

To receive the minutes of this meeting and to consider the recommendations under item 4 regarding the allocation of CIL funds

**7. Levelling Up and Regeneration Bill (Pages 43 - 54)**

**8. Local Plan update (Pages 55 - 82)**

**9. Limpsfield Conservation Area Appraisal and Management Plan (Supplementary Planning Document) (Pages 83 - 116)**

**10. Gatwick Update (Pages 117 - 122)**

**11. Any urgent business**

To consider any other item(s) which, in the opinion of the Chair, should be considered as a matter of urgency – Local Government Act 1972, Section 100B(4)(b).

## TANDRIDGE DISTRICT COUNCIL

### PLANNING POLICY COMMITTEE

Minutes and report to Council of the meeting of the Committee held in the Council Chamber, Council Offices, Station Road East, Oxted on the 10<sup>th</sup> March 2022 at 7.30pm.

**PRESENT:** Councillors Sayer (Chair), Farr (Vice Chair), Black, Blackwell, Botten, Caulcott (substitute), Duck, Jones, Lockwood, Prew and Steeds

**PRESENT (Virtually):** Councillors Dennis

**ALSO PRESENT:** Councillors Crane, Gillman, N.White and Pursehouse

**ALSO PRESENT (Virtually):** Councillors Bloore, Moore and C.White

#### **274. MINUTES OF THE MEETING HELD ON THE 20TH JANUARY 2022**

These were confirmed and signed as a correct record.

#### **275. 2022/23 TRANCHE 2 BUDGET (PLANNING POLICY)**

As explained during the previous cycle of meetings, the following approach had been taken to the allocation of pressures and savings to the respective policy committees as part of the 2022/23 budget setting process:

Tranche 1 – savings and pressures which were straightforward to allocate (these had been agreed by the respective policy committees during the previous cycle of meetings)

Tranche 2 – pressures regarding inflation (£174k), salary increments / National Insurance staffing costs (£193k) which were being held as ‘corporate items’, pending allocation to policy committees during the March / April 2022 cycle of meetings

Tranche 3 – the more complex cross-cutting savings (also being held as ‘corporate items’) which would require service reviews and business cases to ensure accurate distribution to policy committees during the June 2022 cycle of meetings.

A report was submitted which proposed that this Committee’s:

- share of Tranche 2 pressures be £14k as per Appendix A; and
- fees and charges be as per Appendix B.

The recommended fees and charges had, where appropriate, been uplifted by inflation. However, greater increases were applied in situations where previous charges had been below market rates.

The report also explained that the Council's approach to charging for pre-application (non-householder) fees was to be reviewed with reference to fees charged by other authorities, including the fee structure, charging method and price, to ensure that appropriate costs were recovered. For these fees to be in place as soon as possible, the report recommended that authority be delegated to officers, in consultation with the Chair and Vice Chair, to resolve the final charges.

During the debate, the Chief Planning Officer confirmed that:

- the charge for developers to make formal (pre-application) presentations to the Planning Committee would be included in the above-mentioned review (the review would also include the potential for planning performance agreements with developers which, among other things, would enable the cost of applicable officer time to be recouped)
- the charges for street naming and numbering would also be reviewed
- annual adjustments of CIL fees are set according to a national formula and the Council has no discretion to apply greater annual increases
- once fees had been agreed for the financial year ahead, the relevant Committees had discretion to further amend them during the financial year if considered appropriate to do so.

Clarification was sought regarding the following sentence in the 'legal implications' section of the report:

*“ ... In particular, Members must satisfy themselves that sufficient mechanisms are in place to ensure both that savings are delivered and that new expenditure is contained within the available resources.”*

The Chief Planning Officer would ask the Head of Legal to advise Councillor Steeds how individual Members should be expected to fulfil this responsibility.

**RESOLVED** – that:

- A. subject to further consideration by the Strategy & Resources Committee on the 7th April 2022 regarding the overall allocation of Tranche 2 pressures and savings, the revised 2022/23 net budget for the Planning Policy Committee at **Appendix A** be approved;
- B. the uplifted Fees & Charges for the Planning Policy Committee (**Appendix B**) with the exceptions of the pre-application fees (non-householder) be approved; and
- C. authority be delegated to the Interim Chief Planning Officer and Chief Finance Officer, in consultation with the Chair and Vice Chair of the Planning Policy Committee, to review and set the fee method, structure and price for pre-application fees (non-householder).

## 276. LOCAL PLAN PROGRESS OPTIONS: INSPECTOR RESPONSE - ID16, ID19 AND ID20

In accordance with the Committee's resolutions of the 5<sup>th</sup> and 20<sup>th</sup> January 2022, correspondence (TED50 and TED51) had been issued to the Planning Inspector to:

- provide information about the capacity of Junction 6 of the M25 and mitigation of capacity issues; and
- seek a response on the options before the Council in terms of how to progress its Plan.

A response from the Inspector (ID20) had been received on the 11<sup>th</sup> February 2022. A report was presented with an officer assessment of the further information which the Inspector required (as specified within ID20) to "*determine whether and/or how the examination should progress...*". This covered the following matters:

- (i) Junction 6 M25 mitigation
- (ii) the deliverability / developability of Strategic Policy SGC01: South Godstone Garden Community, including an Action Area Plan and land assembly
- (iii) recalculating the Objectively Assessed Housing Need (OAN)
- (iv) Housing Land Supply (HLS), to include calculation of the 5-year HLS
- (v) provision for education facilities
- (vi) provision for Gypsies, Travellers and Travelling Showpeople.

ID20 advised that the Council would be expected to adhere to a strict timetable for undertaking the necessary work, evidenced by monthly reports to the Inspector if the Plan was to progress.

A detailed project plan was being prepared to ensure that the Council could fully consider the resourcing implications of the Inspector's requirements. The report concluded with the following proposed 'next steps':

- *Officers, via the Chief Executive and Programme Officer, to seek clarification from the Inspector on matters identified in the report, as well as any others which arise.*
- *Following receipt of clarification from the Inspector, a formal response to ID20 be prepared and issued via the Chief Executive and Programme Officer, in consultation with the Chair and Vice Chair and finance regarding the budget for the work. There is merit to move this on and not to postpone it until the next Committee meeting on 23<sup>rd</sup> June 2022. It is noted that the Council will be in the 'period of sensitivity' (what has often been referred to in the past as 'purdah') shortly and particular care should be taken in the three weeks before polling day. However, the main purpose of the Council's response is to equip the Inspector with the information he has requested at the earliest opportunity. It is unlikely that such information would be construed as being party political or otherwise controversial in the context of the local election.*

The Chief Planning Officer advised that:

- 'fall back positions' (in the event that the Local Plan does not proceed to adoption) would include a review of local planning policies to ensure they remained fit for purpose in protecting the District from inappropriate development in the context of the National Planning Policy Framework;
- once the required clarification had been received from the Inspector, a critical path analysis would be produced to help identify what resources were needed to fulfil the requirements of ID20 (and no more) and whether they would be provided directly by the Council or commissioned from other providers.

The need to achieve effective input from Members regarding the proposed next steps was discussed, including at least one informal Q&A session with officers. In response to concerns that the process could be delayed due to the District elections on 5<sup>th</sup> May, the Interim Chief Planning Officer undertook to liaise with the Head of Legal regarding the nature of Member level forums that could take place without breaching pre-election rules.

It was confirmed that, in the Local Plan funding table on paragraph 23 of the report, the £748,000 provision for 2021/22 represented a fully unspent amount which could be carried forward into 2022/23 to supplement the £452,000 provision shown for that year.

Members drew attention to the importance of securing adequate infrastructure to sustain future housing growth, especially as the Objectively Assessed Housing Need was likely to increase in light of ID16. Officers advised that, nevertheless:

- site yields would need to be re-tested in terms of both:
  - further strategic highways modelling to ascertain the likely impact on roads; and
  - education provision, especially in terms of whether sites in Warlingham and Hurst Green should provide education facilities
- the Infrastructure Delivery Plan would need to be updated.

The need to target resources at the essential requirements of ID20 was highlighted during the debate, as was the challenge of having to secure funding sources for required infrastructure. Officers also confirmed that Surrey Highways had been asked for an update on the required improvements to the A22 / A264 Felbridge junction.

**RESOLVED** – that:

- A. the content of the report be noted; and
- B. the proposed next steps be agreed.

## 277. SURREY COUNTY COUNCIL'S MINERALS AND WASTE LOCAL PLAN ISSUES AND OPTIONS CONSULTATION (REGULATION 18)

Surrey County Council (SCC), as the Minerals and Waste Planning Authority (SMWPA), was responsible for preparing and maintaining an up-to-date local development plan. Surrey's current development plan documents for minerals and waste management had been adopted in 2011 (Surrey Minerals Plan 2011) and 2020 (Surrey Waste Local Plan 2019-2033). In line with Government policy, SCC had resolved to move away from preparing separate documents and to replace them with Surrey's first joint Minerals and Waste Local Plan (SMWLP) which would be:

- used to guide decisions about future minerals and waste management planning applications;
- a material consideration for Surrey Districts and Boroughs in preparing their local development plans and making their planning decisions.

The SMWLP was at the 'Issues and Options stage' and SCC had consulted relevant stakeholders, including Tandridge, under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Council would have subsequent opportunities to comment on and feed into the emerging SMWLP document.

The Committee considered a report which highlighted:

- (i) significant concerns regarding the carrying forward of the adopted SMWLP allocation for a 'waste to energy' facility at Lambs Business Park and the need for SCC to clarify the amount of waste required to support it and how that waste would be delivered to the site (road or rail) – this could significantly impact on the available capacity of Junction 6 (M25) and the A22 to sustain other essential development in the District; and
- (ii) issues raised with respect to mineral safeguarding, primarily to address what are economically important mineral resources and the need to differentiate those of national importance (e.g. silica sand) from ubiquitous minerals such as chalk which lay in highly constrained areas of Tandridge, including the Surrey Hills Area of Outstanding Natural Beauty which was likely to be expanded.

The report concluded that these matters should be subject to further discussion with the SMWPA before the Council submits its initial consultation response. An extended submission deadline of 21<sup>st</sup> March 2022 had been granted for this purpose.

Debate focused on the Lambs Business Park issue at (i) above and the view that this site allocation (for a 'waste to energy' facility) should be considered afresh

**RESOLVED** – that a response to the consultation be delegated to the Interim Chief Planning Officer, in consultation with the Chair and the Vice-Chair of the Committee.

## 278. SURREY 2050: PLACE AMBITION CONSULTATION - DRAFT RESPONSE

Surrey Futures, working in partnership with the County Council, Surrey Districts / Boroughs and other key stakeholders, were consulting on this strategy which sought to identify collective objectives over the next 30 years in terms of 'good growth'.

The strategy was based on the following priorities:

- 1: Improve connectivity both within Surrey and between strategic hubs
- 2: Enhance the place offer of Surrey's towns
- 3: Maximise the potential of our Strategic Opportunity Areas; and
- 4: Invest in natural capital and deliver nature recovery.

It also identified eight Strategic Opportunity Areas, including two which were relevant to the District, namely the M23 Gatwick Corridor (SOA7) and the M25 J6/A22 South Godstone (SOA8).

The Place Ambition did not replace any local proposals and priorities but sought to promote a long term, co-ordinated and cross boundary approach to planning and managing the impacts of growth. It would be used to help shape projects and to seek the support of the county's wider sub-national partners and Government, particularly in relation to accessing additional funding and investment opportunities for infrastructure and to support a zero-carbon future.

Officers had submitted draft comments as a holding response to meet Surrey Future's 4<sup>th</sup> March deadline. This proposed that greater emphasis should be placed on infrastructure requirements and that the District's challenges regarding the A22/A264 and M25 should be reasserted. The response also captured the need to place more onus on Surrey County Council, as the upper tier authority with responsibility for infrastructure, and for SCC to be more proactive in its engagement with neighbouring authorities to defend against border developments which further exhaust our struggling infrastructure. Other comments advocated a better definition of 'good growth' to reflect something more than just housebuilding and to include further detail on how rural communities could benefit from the Place Ambition.

It had been agreed that final comments could be submitted following consideration by the Committee to reflect Members' views. In this respect, Councillor Blackwell, seconded by Councillor Farr, moved an amendment for text to be added to the initial response which covered:

- the limitations of growth in the green belt
- the need to acknowledge the varying characteristics of the different Surrey Districts / Boroughs and the impact of the Area of Outstanding Natural Beauty
- the need to address the implications of the Government's 'levelling up' initiative and environmental / climate change issues.

Councillor Blackwell's amendment for incorporating the additional text (shown by underlining in Appendix C) was agreed. It was also agreed that a copy of the Council's response to Surrey Futures be sent to the Planning Inspector.

**RESOLVED** – that the response to the Surrey 2050: Place Ambition consultation at Appendix C be agreed.



## **279. REVISION OF THE PLANNING PROTOCOL**

The Committee received a verbal update from the Chief Planning Officer. He confirmed that the Planning Protocol Working Group had met to review the existing version and had concluded that the new protocol should be considerably shorter. A draft of the revised version would be reviewed by the Group at its next meeting with a view a final draft being submitted to the Committee on the 23<sup>rd</sup> June 2022.

A Member request that the protocol include a mechanism for implementing paragraph 132 of the National Planning Policy Framework at the pre-application stage was noted.

Rising: 9.09 pm

## Appendix A - Revenue Budget 2022/23

### Planning Policy Budget

	2021/22	2022/23		2022/23
	Annual Budget	Tranche 1 Budget	Movement	Tranche 2 Budget
	£k	£k	£k	£k
<b>Organisational:</b>				
Planning Applications & Advice	661	361	(26)	335
Planning Strategy & Policy Guidance	294	294	22	316
Appeals	0	40	0	40
Enforcement	50	224	12	236
Tree Preservation & Advice	0	92	3	95
Local Development Plan - Evidence	174	174	7	182
Transfer to/from Neighbourhood Plan Reserve	8	8	0	8
Street Naming	(3)	(3)	(5)	(8)
<b>General Fund</b>	<b>1,185</b>	<b>1,190</b>	<b>14</b>	<b>1,204</b>
Community Infrastructure Levy (CIL)	0	0	0	0
Land Charges	0	0	0	0
<b>Non General Fund</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Planning Policy</b>	<b>1,185</b>	<b>1,190</b>	<b>14</b>	<b>1,204</b>
<b>Transaction type:</b>				
Staffing	1,788	1,788	12	1,800
Non Staffing	376	416	5	421
Income	(2,644)	(2,679)	(6)	(2,684)
Use of Reserves (Non General Fund)	1,665	1,665	3	1,668
<b>Net Budget</b>	<b>1,185</b>	<b>1,190</b>	<b>14</b>	<b>1,204</b>

	Tranche 2:			
	Pay	Non Pay	Income	Net Budget
	£k	£k	£k	£k
<b>Organisational:</b>				
Planning Applications & Advice	1,011	62	(738)	335
Planning Strategy & Policy Guidance	301	15		316
Appeals		40		40
Enforcement	221	15		236
Tree Preservation & Advice	95	0		95
Local Development Plan - Evidence	4	178		182
Transfer to/from Neighbourhood Plan Reserve		8		8
Street Naming			(8)	(8)
<b>General Fund</b>	<b>1,631</b>	<b>319</b>	<b>(746)</b>	<b>1,204</b>
Community Infrastructure Levy (CIL)	118	1,682	(1,800)	0
Land Charges	51	87	(138)	0
<b>Non General Fund</b>	<b>169</b>	<b>1,769</b>	<b>(1,938)</b>	<b>0</b>
<b>Planning Policy</b>	<b>1,800</b>	<b>2,088</b>	<b>(2,684)</b>	<b>1,204</b>

Note: Whilst updating the pay budgets, some posts have been aligned to reflect the current structure

## Appendix B: Fees & Charges

Planning Committee - Fees and Charges	Gross Charges (Incl VAT if applicable) Current Charges 2021/22	Proposed Gross Charges (incl VAT if applicable) 2022/23	Percentage Increase 2022/23 %	Budgeted Income 2021/22 £	Actual YTD at Sept21	Expected Outturn 2021/22	Proposed Budget 2022/23
<b>Planning Fees*</b>							
Planning Application Fees ( set nationally)	Varied List	Varied List	0.0%	584,600	362,374	584,600	634,600
Planning Conditions (set nationally)	97.00	97.00	0.0%	6,500	330	6,500	6,500
Charges for Pre-application Meeting (Non Householder)	£171 to £1469	To be finalised	To be finalised	79,800	2,590	15,000	64,800
Charges for Pre-application Meeting (Householders)	122.00	127.00	4.5%	25,000	5,425	25,000	25,000
High Hedges (new)	0.00	800.00		0	0	0	0
<b>Community Infrastructure Levy (CIL)*</b>				1,800,000	330,512	700,000	1,800,000
Convenience Retail	£103 per Sq Meter	£103 per Sq Meter	0.0%				
Residential	£123 per Sq Meter	£123 per Sq Meter	0.0%				
Street Naming & Numbering	From £12 to £180	From £10 to £200		3,200	4,720	8,000	8,000
<b>Land Charges</b>							
LLC1	28.00	30.00	7.5%	27,200	4,768	9,536	27,200
CON29	138.00	180.00	30.0%	110,500	62,935	115,000	115,000
Extra Parcels	24.00	25.00	4.0%				1,000
Part 2 Questions (CON 290)	21.60	25.00	16.0%				
Solicitors own Questions	62.00	65.00	5.0%				
Refresher Searches (new)	0.00	60.00	0.0%				
Section 106 service (no Budget)	10.00	25.00	150.0%				100
<b>Total Fees and Charges</b>				<b>2,636,800</b>	<b>773,654</b>	<b>1,463,636</b>	<b>2,682,200</b>

## APPENDIX C

## APPENDIX C

**Response to the Surrey 2050: Place Ambition consultation**  
(additional text, as per the amendment moved by Councillor Blackwell, is underlined)

Thank you for consulting with Tandridge District Council on the draft Surrey 2050: Place Ambition. We welcome the continued engagement and involvement in the Place Ambition and the joint working which is taking place with other authorities, across Surrey.

Due to the strategic significance of the Place Ambition, our final response will be considered and agreed by the Council's Planning Policy Committee at its meeting on 10 March 2022. However, given your consultation deadline of 4 March 2022, we felt it would be helpful to share what we will be presenting to the Committee in advance of its meeting. A final response will be sent to you following the meeting on 10 March.

1. The Council welcomes the joined-up approach to recognising how various local and countywide plans and strategies should work to shape the County as a whole. The Place Ambition looks across boundaries and to promote a long term, co-ordinated and cross boundary approach to planning and managing the impacts of growth. In general terms, the principles regarding what the document is seeking to achieve are supported.
2. It is agreed that whilst Surrey is an important contributor to the United Kingdom's economy, there is a significant need to address the existing and future infrastructure deficit which places constraint on investment opportunities and development potential. Although the Place Ambition seeks to provide the necessary partnership framework for this to be achieved it is not felt that this goes far enough.

The Council feel that there would be merit in reinforcing the importance and need for a more robust approach from Surrey County Council as the infrastructure provider and next tier authority, to more proactively exercise its duty to cooperate with regard to Local Plans and other strategies from areas bordering Tandridge and wider Surrey authorities. This will ensure residents are not adversely impacted by large developments on our borders which put extra strain on an already exhausted infrastructure. This action by Surrey is necessary if the four strategic priorities of the Place Ambition are to be achieved.

While it is recognised that the Place Ambition is not a Surrey County Council document, but that of the Surrey Futures, the significance of County as the accountable authority for key infrastructure, must be highlighted, together with the need for its actual delivery.

Tandridge's infrastructure networks and our communities, have been particularly impacted by the plans of neighbouring authorities and support from Surrey County council is essential if positive outcomes are to be achieved and inappropriate and detrimental development avoided. Recent examples where more proactive action from Surrey County Council would have been beneficial include:

- I. Mid Sussex District Council Site Allocations Development Plan Document, which does not take account of the traffic impacts on the A22/A264 Felbridge Junction from allocations SA19 (200 houses south of Crawley Down Road) and SA20 (550 houses Imberhorne Farm). The Felbridge junction A22/A264 is a known issue to the Surrey County Council, and while the County Council are seeking to commission necessary studies on the corridor, earlier action and more active resistance to the Mid Sussex DPD at the preparatory stage would have been more effective.

- II. The Regulation 19 consultation on the review of the Croydon Local Plan which proposes intensification of development on sites near the border of Tandridge/Surrey but which does not take account of the impacts on existing flooding problems in the north of Tandridge or on Tandridge infrastructure such as the road network including the A22, junction 6 of the M25 and the B269 through Warlingham.

The impacts of the London Plan and the plans of greater London authorities are acutely felt by Tandridge and Surrey and this is significant to the Place Ambition and what it seeks to achieve. It is crucial that the Place Ambition captures the need for Surrey County Council to be more proactive in championing the needs and challenges for authorities such as Tandridge, if 'good growth' is to be secured. As such, it is requested that the significant role of Surrey County Council in defending against negative impacts of London, is included in the Place Ambition and how non-action can act as a hindrance to success.

3. For the eight Strategic Opportunity Areas (SOAs) across Surrey to be effective there must be a clear recognition of the need for investment in new strategic infrastructure and to address existing infrastructure deficiencies and improve connectivity both within Surrey and between other strategically important economic areas. This is most acutely felt by the residents and businesses of Tandridge which, unlike the more western districts and boroughs, have not benefitted from investment through government funding such as Housing Infrastructure Funds, nor large scale developer contributions, due to the more limited levels of development which reflects the rural nature of the district and the 94% green belt, designation.

To date, the authors of the Place Ambition have sought to assist the Council in trying to reflect the challenging position of its emerging Local Plan. Wording for SOA8 has previously been revised to ensure that there is an emphatic reference to the need for infrastructure improvements, regardless of whether the Council's Local Plan progresses or not. Further to this, while matters around the Local Plan remain uncertain, the Council request that the wording of SO8 be further revised to emphasise the need for infrastructure upgrades and that improvements to the A22 (south and north), the A264 Felbridge Junction, junction 6 of the M25 and the A25 in the west and east of Tandridge are required regardless of any Local Plan outcome in order to deal with the existing traffic problems, poor air quality and high carbon emissions. Without any emerging plans for Network Rail to upgrade lines and the continued challenges at the Windmill Junction in East Croydon, it can be assumed that cars will continue to be the main method of travel for the foreseeable futures and an over reliance on modal shift to more sustainable methods of travel and public transport is not helpful. The Council are open to discussions as to whether this would warrant a change to the mapping of SO8 to better follow the transport corridors, than as currently depicted.

4. The Council feel that it would be a positive step to emphasise the definition of 'good growth' with the understanding that 'growth' doesn't only come from development, but as something that relates to community betterment and infrastructure delivery. While it is understood that development and funding often go hand-in-hand, this is considered to be short sighted and actually 'good growth' can also come from infrastructure delivery, funded independently of house building and schemes of community betterment such as green space, which benefit our communities. This view was shared by both developers and authorities at the Surrey Developer Forum conference, in December 2021, where it was felt housebuilding has become a singular focus for growth, yet the holistic importance of planning and good growth should be about benefitting an area in a balanced way, not just about building houses.

5. Good growth” is a key feature running throughout the Place Ambition. However, this needs to recognise the rural nature of Tandridge, which is 94% green belt and the limitations this places on growth. There is a lack of detailed analysis for the difference in character, localism, transport, road networks, business opportunities and development limitations across the county between different boroughs and districts with focus being placed on Surrey as a whole. Although mentioned as a fact, little importance appears to have been given to the significance of the areas in the AONB. The document also makes no mention of the impact of the AONB review on the potential for development and growth. The Place Ambition has a predominant urban and built-form focus, there is little regard for rural areas and how the Place Ambition can cater/recognise their needs. As such, it is suggested that a rural section be included.
6. The county is already densely populated (as referenced in the report under “Surrey Facts and Figures”) and congested. Little weight appears to have been given to the Government’s intention of levelling up to address these issues where it intends to focus economic growth, infrastructure, funding and development into areas away from the South East to where it is needed. The Place Ambition appears to be at odds with this agenda. In addition, the report does not properly address the importance of mitigating climate change, implementing the new Environment Act, or producing a green infrastructure plan.
7. Despite the Place Ambition highlighting infrastructure improvements, there is little reference to the significance of flooding either as a general point, or in the action plans for the SOAs. With an increasing emphasis on climate change mitigation, increasing extreme weather events and increased housing development that may not be properly off-set in terms of infrastructure; flooding is a drain on resources and causes much distress for communities and businesses across the County. Further recognition of the need for suitable and effective flood mitigation should be included.

### **In conclusion**

Once again, the Council thanks Surrey Futures for consulting with us. As set out, while the purpose of the document is supported and is a positive step towards cross boundary strategic planning, the fundamental concern relates to the challenges around infrastructure. For Tandridge, our district and its residents have been underprovided for, for a significant period. Good Growth for the district is that which must be underpinned by guaranteed new and improved infrastructure of all types, only then is the option of future development something that can be looked on favourably. We hope that our comments are of assistance and that the severity of situation, faced by districts and boroughs such as Tandridge, can be properly captured and further emphasised in the next iteration of the Surrey 2050: Place Ambition.

## TANDRIDGE DISTRICT COUNCIL

### PLANNING POLICY COMMITTEE

Minutes and report to Council of the meeting of the Committee held in the Council Chamber, Council Offices, Station Road East, Oxted on the 26<sup>th</sup> May 2022 at 8.54 pm.

**PRESENT:** Councillors Blackwell, Booth, Botten, C.Farr, Gray, Jones, Lockwood, Sayer and Steeds

**APOLOGIES FOR ABSENCE:** Councillors Bloore and Prew

#### 1. ELECTION OF CHAIR FOR 2022/23

**RESOLVED** – that Councillor Sayer be elected Chair of the Committee for the 2022/23 municipal year.

#### 2. ELECTION OF VICE-CHAIR FOR 2022/23

**RESOLVED** – that Councillor Farr be elected Vice-Chair of the Committee for the 2022/23 municipal year

Rising 8.55 pm

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## TANDRIDGE DISTRICT COUNCIL

### CIL WORKING GROUP

Minutes of the meeting of the Working Group held in the Council Chamber, Council Offices, Station Road East, Oxted on the 8<sup>th</sup> June 2022 at 6.30pm.

**PRESENT:** Councillors Blackwell, Bloore, Farr, Flower, Gaffney, Hammond, Langton, Lockwood and Moore.

**APOLOGIES FOR ABSENCE:** Councillor Botten.

#### **1. ELECTION OF CHAIR FOR THE REMAINDER OF 2022/23**

Councillor Blackwell was elected Chair of the Working Group for the remainder of the 2022/23 municipal year.

#### **2. UK SHARED PROSPERITY FUND**

The Executive Head of Communities advised that £1million had been allocated to the Council to spend against an investment plan to be submitted to the Government between 30<sup>th</sup> June and 1<sup>st</sup> August 2022. It was agreed that the CIL Working Group was ideally placed to help develop the plan (prior sign off in consultation with Group Leaders) and that a further meeting might be required within the next few weeks for this purpose.

#### **3. DECLARATIONS OF INTEREST**

In respect of Item 4 below, Members declared interests as follows:

Councillor Bloore declared that he was a Warlingham councillor and the Council's representative on the Blanchman's Farm Management Committee. He did not vote on the Blanchman's Farm CIL bid but remained in the Chamber for the presentation and associated discussions.

Councillor Flower declared that he was a Chaldon councillor and was familiar with the St Peter & St Paul school expansion project. However, he did not consider his position on the Group to be compromised and he took part in the discussion and voting regarding the CIL bid.

Councillor Gaffney advised that her partner did voluntary work at Blanchman's Farm but did not consider her position on the Group to be compromised and she took part in the discussion and voting regarding the CIL bid.

## 4. APPLICATIONS FOR CIL FUNDS – SPRING 2022

The Group had been provided with written copies of the completed application forms and officer assessments in respect of five CIL applications, i.e.:

<b>Project (applicant shown in brackets) in order of application number</b>	<b>CIL requested</b>	<b>Original Officer ranking</b>
Expansion of St Peter & St Paul school, Chaldon (Surrey County Council)	£1,250,000	3
All weather disabled trackway refurbishment (Blanchman's Farm Local Nature Reserve in Warlingham)	£104,000	4
Telescopic floodlights for 3G football pitch de Stafford school, Caterham (GLF Schools)	£80,000	1
Opening up the countryside (Dormansland Parish Council)	£91,700	2
Clubhouse renovation project (Warlingham Sports Club)	£556,500	5
<b>Total CIL requested</b>	<b>£2,082,200</b>	
<b>Potential balance of available CIL funding if all five applications were approved in full</b>	<b>£2,501,707</b>	

Representatives of each organisation gave presentations about their bids and responded to Members' questions.

Following the presentations, the Group discussed the merits of the bids and whether they should be supported in full, in part, or not at all. The key points to emerge were:

### Expansion of St Peter & St Paul Infant School, Chaldon

From September 2022, the school would be expanded from 'infant' to 'primary' status with an increase in capacity from 90 to 210 places. The planning application for the required building works was due to be considered by Surrey County Council (SCC) later in the summer and a procurement exercise was imminent. The estimated cost comprised £3M for the building programme and £830,000 for highway improvements. The SCC representative explained that 'basic needs grant' funding from the government was always insufficient to cover every school place, hence the need for SCC to pursue external contributions from CIL and the Diocese of Southwark to cover the shortfall.

The required highway / road safety measures were still being worked up by SCC's travel consultants (to form part of the planning application) and would be phased in following completion of the building works.

The Group supported a CIL allocation but considered that SCC should make a greater contribution. It was agreed that CIL funding should be prioritised for the highway / road safety mitigations and that the exact nature of those works, together with an implementation timeline, should be considered by the Group prior to the release of CIL funds. An 'in principle' (reduced) award of £1M was recommended on that basis.

#### Blanchman's Farm all weather disabled trackway refurbishment

The intention to lay a new concrete path on the existing base (as opposed to a cheaper but less durable tarmac alternative) was explained following the presentation.

Members acknowledged the community benefits of the scheme and commended the approach being taken towards project management and efforts to secure value for money. The Group recommended that the bid be approved in full.

#### Telescopic floodlights for 3G Football Pitch de Stafford School

The CIL bid was for the additional cost of telescopic (retractable) floodlights, given that that a previous planning application for a scheme with fixed columns was refused in October 2021.

The School's relationship with Freedom Leisure was explained following the presentation. The Group welcomed the project and recommended that the bid be approved in full, subject to the granting of planning permission.

#### Opening up the countryside in Dormansland

The Group expressed reservations about this bid, including the lack of early community engagement. However, the applicant explained that the Parish Council's website now provided detailed information via its home page, including an invitation to submit views to the Council's CIL team. This had resulted in several messages of objection prior to the meeting.

A further concern was that other areas of the District demonstrated a more pressing need for infrastructure improvements to mitigate against residential development.

#### Warlingham Sports Club - clubhouse renovation project

The CIL bid was for phase 2 of the project (new changing facilities) and was conditional upon the completion of phase 1 (new entrance and toilets for function area). If granted, it was anticipated that CIL monies would be claimed in 2023/24 and the applicant hoped that, in the meantime, the offer of a CIL award would provide a catalyst for contributions from other sources.

Officers confirmed that the terms of the trust deed concerning the Club's charitable status and protections afforded to the site against alternative use would be verified as part of the due diligence process. The Group wished to support the project and recommended that the bid be approved in full.

Updated officer assessment schedules are attached at Appendices A to E to these minutes. i.e.:

- Appendix A – Expansion of St Peter & St Paul school, Chaldon
- Appendix B – Blanchman's Farm all weather disabled trackway refurbishment
- Appendix C – Telescopic floodlights for 3G Football Pitch de Stafford School
- Appendix D – Opening up the countryside in Dormansland
- Appendix E - Warlingham Sports Club - clubhouse renovation project

**RECOMMENDED** – that the following be ratified by the Panning Policy Committee:

A. awards of CIL be made as follows:

<b>Project</b>	<b>Award</b>
All weather disabled trackway refurbishment (Blanchman's Farm Local Nature Reserve)	£104,000
Floodlights for 3G Football Pitch de Stafford School (GLF Schools)	£80,000 (subject to the granting of planning permission)
Clubhouse Renovation Project (Warlingham Sports Club)	£556,500
<b>Total CIL grant awarded</b>	<b>£740,500</b>

B. regarding the St Peter & St Paul school (Chaldon) expansion project, an award of £1,000,000 be agreed in principle subject to:

- (i) the award being utilised to cover the highways improvement scheme in the first instance, with any balance being allocated against the extended school building costs;
- (ii) the Working Group being satisfied with the proposed highway / road safety mitigation measures, including an implementation timeline, the details of which will be requested for consideration at a meeting (of the Working Group) to be arranged for November 2022

C. the bid from Dormansland Parish Council for the 'Opening up the Countryside' project be refused.

The meeting closed at 10.21pm.

Assessment of CIL bid full application

<b>TDC CIL Reference Number:</b>	IA-00231
<b>Officer recommended ranking:</b>	2 <sup>nd</sup> of 5
<b>WG final ranking:</b>	

<b>Project title:</b>	Expansion of St Peter & St Paul Infant School, Chaldon from a one form entry (1FE) infant school to become a one form entry (1 FE) primary school. Increase of 120 school places per year.				
<b>Applicant:</b>	Surrey County Council - Education				
<b>Total cost of project (£):</b>	3,830,000	<b>CIL requested (£):</b>	1,250,000	<b>Percentage to be funded by CIL:</b>	32.6%

Infrastructure Officer Assessment

**Project summary**

The project involves the extension of the school to the rear in order to increase the capacity of the school by 120 places and change its offering to become a one form entry all-through primary enabling the continued financial sustainability of the school. SCC comment that the proposals allow them to maintain the current capacity of primary places and support the sustainability of the school estate through a re-organisation of places (with the Year 3 intake at St John’s Primary School, Caterham being removed). The re-organisation of places allows SCC to create a working margin for placing additional pupils as the need arises, particularly with the pending Tandridge Local Plan.

The proposals consist of a single storey extension, which will accommodate four new class rooms; a practical room; a library; new group rooms; an extended school hall; new toilet facilities, storage etc.

<b>Benefit</b>	<b>Officer Assessment</b>	<b>Officer Score</b>
Support development	St Peter and St Paul CE Infant School, Chaldon is in the Caterham primary planning area. Caterham is an area which has received significant development in recent years with the Council’s records showing that the parishes of Caterham Valley, Caterham-on-the-Hill, and Chaldon have taken around 27% of development in the District over the past 5 years. The emerging Local Plan also allocates around 170 residential units to the Caterham area across five sites. The project aligns with the Tandridge District Core Strategy (2008) which recognises that the relationship between capacity and demand at primary schools is very close and that extensions and improvements are likely to be required to existing facilities to cater for demand (paragraph 9.6).	5

	<p>The emerging Local Plan (still in Examination) also recognises short and long-term pressure on primary school places in areas such as Caterham, as well as the benefits of encouraging all-through primary schools (paragraphs 24.9 and 24.10). The Tandridge District Infrastructure Delivery Plan (2019) cites a need for either a new or expanded 2 Form Entry primary school or 2 x 1 Form Entry primary school expansions at exiting schools in the north of the District. The Caterham, Chaldon and Whyteleafe Neighbourhood Plan (adopted June 2021) also supports proposals to enhance existing schools in the area (Policy CCW18).</p> <p>The project seeks to improve the overall capacity of primary school places in the Caterham area by expanding the school at St Peter &amp; St Paul Infant School, Chaldon to become an all-through primary with an additional 120 places as well as incorporating other facilities for the school. This reorganisation involved the reduction in Junior places (years 3-6) at St John's primary School, Caterham but results in ability to accommodate future growth or bulge classes at this school in future years resulting in increased resilience for primary places school in the Caterham area.</p>	2
Economic growth & regeneration	<p>The re-organisation of school places responds to the changing needs of the communities with parents making different decisions to secure all-through and Junior provision. The dedicated wrap around care room will also allow the school to offer additional places before and after school to the new junior pupils to support working parents/carers in the local community. Both schools are integral to the future growth and prosperity of their local communities. Allowing St Peter and St Paul CE Infant School to offer junior places, in turn supports St John's CE Primary School to remove their Year 3 intake and continue as a two-form entry all through primary school. This proposal improves the financial viability of both schools without negatively impacting pupil numbers across Caterham. As such, economic benefits of the project have been identified however the impact is considered to be modest.</p>	0
Flood defence	None	2
Health provision & wellbeing	<p>SCC comment that the proposal would allow workshops for parents/carers, which could be hosted at both schools, to compliment the outreach offer from The Tandridge Family Centre. Prior to the Covid-19 pandemic, St Peter and St Paul CE Infant School regularly offered space on site to outside agencies which enabled them to facilitate sessions with SENCO's in Tandridge and offer training sessions for professionals employed by Surrey County Council e.g. Specialist Teachers for Inclusive Practice, Speech and Language outreach and the Education Psychology Service. This is something both schools can offer collaboratively and are committed to continuing.</p> <p>The project identifies some benefits for health and well-being but this is considered to be limited.</p>	2

	Mental health support – is that factored in with the expansion of the school?  Joining up health and education workforce resource to better support children and families.	
Education provision	<p>SCC comment that the proposals provide the opportunity to re-organise primary places in an area of Caterham by providing an all-through primary which will benefit the local community and provide opportunities for siblings in a family to attend the same school.</p> <p>SCC's <a href="#">School Organisation Plan 2020-30</a> shows a rise in demand for reception places in the years 2020-21 to 2021-22 with the demand expected to stabilise after this point. Any areas of exceptional demand will stem from new housing or unexpected migration. Surrey County Council await the outcome of the Tandridge Local Plan which will provide revised detail on phasing and location of new homes.</p> <p>The project supports the future infrastructure of primary education in Caterham with unoccupied classroom space at St John's CE Primary School providing the local authority with some headroom should the need for more places arise in the future and the school has been asked to use this space flexibly. As demand increases, particularly in relation to future pupil yield from housing in the Tandridge Local Plan, it may be necessary to utilise this space for a bulge or a permanent expansion. It is too soon to quantify what effect, if any, the pandemic will have on the birth rate, housing or migration.</p> <p>This project is considered to have a strong benefit to education in the District creating 120 new primary school places in an area of growth and enabling capacity to accommodate future growth or 'bulge classes'.</p>	6
Transportation	Potential reduction in number of journeys across Caterham with more siblings potentially able to attend the same school for longer, but the impact is considered to be modest.	2
Amenity provision	No evidence of increase to provision of amenity.	0
Environment & climate change	The design philosophy is to create buildings that will support low energy consumption, reduce solar gain and promote natural ventilation. The school will be refurbished in line with this policy and any new building will be to the standards in the local planning authority's adopted core planning strategy. In addition, there is a potential reduction in car journeys with siblings potentially able to attend the same school for longer. Modest benefits to the environment and climate change have therefore been identified.	2

Match funding	Match funding provided by SCC's basic need funding and the proposed sale of assets as a further contribution by the Diocese of Southwark.											5																		
Value for Money	<p>Economy - The project will be subject to the County Council procurement process that enables robust cost challenge and scrutiny to drive optimum value for money. It has been confirmed that three tenders are being sought;</p> <p>Efficiency – SCC have experience in undertaking similar projects to achieve the stated benefits;</p> <p>Effectiveness – The proposed works would appear effective at achieving the desired benefits;</p> <p>Equality – The expansion to the school will benefit families in the Caterham area;</p> <p>Deliverability – The project will be managed by an SCC consultant and a project manager in conjunction with the Diocese of Southwark and the school;</p> <p>Maintenance arrangements – The first 12 months maintenance will be included within the building contract and after that will become the school's responsibility.</p> <p>Moderate detail, with some evidence, has been provided to show that the project would represent good value for money, delivering the stated outcomes at a reasonable cost.</p>											4.7																		
<b>Score summary</b>																														
	<b>Support development</b>		<b>Economic growth &amp; regeneration</b>		<b>Flood defence</b>		<b>Health provision</b>		<b>Education provision</b>		<b>Transportation</b>		<b>Amenity provision</b>		<b>Environment &amp; climate change</b>		<b>Match funding</b>		<b>Value for money</b>		<b>TOTAL SCORE</b>									
	S	W	WS	S	W	WS	S	W	WS	S	W	WS	S	W	WS	S	W	WS	S	W	S	<b>SCORE</b>								
<b>Officer panel score:</b>	5	6	30	2	6	12	0	5	0	2	4	8	6	4	24	2	3	6	0	2	0	2	4	5	6	30	4.7	6	28	142



Assessment of CIL bid full application

<b>TDC CIL Reference Number:</b>	IA-00259
<b>Officer recommended ranking:</b>	4 <sup>th</sup> of 5
<b>WG final ranking (where differs):</b>	

Officer Assessment

<b>Project title:</b>	All weather disabled trackway refurbishment at Blanchman's Farm Local Nature Reserve, Warlingham		
<b>Applicant:</b>	Blanchman's Farm Local Nature Reserve Community Group		
<b>Total cost of project (£):</b>	£208,000	<b>CIL requested (£):</b> £104,000	<b>Percentage to be funded by CIL:</b> 50%

<b>Benefit</b>	<b>Officer Assessment</b>	<b>Officer Panel Score</b>
Support development	<p>Warlingham is an area of the District which has received significant development in recent years, particularly in Limpsfield and Westhall Roads with a large number of flatted developments, including sheltered housing. The Council's records show that the parish of Warlingham has received approximately 9% of the total development in the District over the past 5 years, which is the third most of any individual parish (after Oxted and Caterham Valley). The emerging Local Plan has also allocated around 400 residential units, including Extra Care accommodation to Warlingham, which is the most for any area when excluding the proposed Garden Community.</p> <p>The project aligns with the Tandridge District Core Strategy (2008) policy CSP 13 which encourages new and improved recreation facilities to meet the needs of the whole community and CSP17 which protects biodiversity. In addition, the project aligns with the Tandridge Local Plan part 2: Detailed Policies (2014) DP19 (Biodiversity, Geological Conservation and Green Infrastructure). The emerging Plan also recognises that access to high quality open spaces make an important contribution to health and wellbeing of communities (policy TLP17). Policy TLP30 Green and Blue Infrastructure is supportive, as is TLP31 Rights of Way in the more general sense.</p> <p>Warlingham does not have a Neighbourhood Plan but the Warlingham Parish Plan was published in 2008 and while dated in some respects does contain strong support for the parish's open spaces and footpaths. The project is not mentioned in the TDC Open Space Strategy but does fit the objectives of the Strategy.</p>	3.33

Economic growth & regeneration	No impact other than minor positive impact on local jobs during course of construction.	1.67
Flood defence	No impact other than raising track slightly in known wet spots to reduce flooding of track.	0.67
Health provision & wellbeing	Improvements to pedestrian access to Blanchman's Farm would encourage more residents to walk, including with push-chairs, promoting healthier lifestyle choices. It would also improve access for those with mobility impairments, who have been unable to access the site for some years, thus improving health.  Opportunity to link with Growing Health Together programme in Primary Care via Elizabeth House and Warlingham Green GP practices.	3
Education provision	There would be some benefit to informal education in environmental matters for all age groups, through improved access to existing educational features on the site.	2.33
Transportation	The project provides a practical walking route from Blanchman's Road to Warlingham village centre.	3
Amenity provision	This improved amenity space will support the growing population of Warlingham.	4.33
Environment & climate change	The project would result in the better use and appreciation of natural green open space, which is a local nature reserve, and would encourage visitors to stick to the path and thus reduce the impact on the natural environment.	2.67
Match funding	Evidence regarding the level of match funding and any wider leverage/investment the project may deliver, including volunteering statement and 50% although subject to a separate bid with Your Fund Surrey.  Cash flow is a concern for this project, as CIL Grants are paid in arrears.	4

Value for Money		Evidence of three tenders for the work is required, and justification for the option chosen - three estimates will be obtained from all sub-contractors												2															
Value for Money		<ul style="list-style-type: none"> <li>Evidence of the need for CIL funding to deliver the project, states two funding sources through County and District Council funding – the land is in public ownership so this is appropriate</li> <li>Officers will assess to what extent the project represents value for money using the following: <ul style="list-style-type: none"> <li>Economy: has the cost of the project been minimised whilst also having regard to quality, much of the work being carried out by volunteers and some by casual labourers.</li> <li>Effectiveness: to what extent does the project fulfil its purpose - The project will be overseen by a professional builder who has worked on projects on the site for a number of years, who is offering his time at minimal cost.</li> <li>Equality: to what extent does the project benefit all members of the local and wider community? Highly inclusive and widens participation and usage.</li> </ul> </li> </ul>												2															
Score summary	Support development	Economic growth & regen			Flood defence			Health provision			Education provision			Transportation			Amenity provision			Environ-ment & climate change			Match funding			Value for money			TOTAL SCORE
		S	W	WS	S	W	WS	S	W	WS	S	W	WS	S	W	WS	S	W	WS	S	W	WS	S	W	WS				
3.33	6	1.67	6	10	0.67	5	3.33	3	4	12	2.33	4	9.33	3	3	9	4	2	8.67	2	2	5.33	4	6	24	2	6	12	113.67
<b>Officer panel score:</b>																													

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Assessment of CIL bid full application

<b>TDC CIL Reference Number:</b>	IA-00260
<b>Officer recommended ranking:</b>	1 <sup>st</sup> of 5
<b>WG final ranking (where differs):</b>	

Officer Assessment

<b>Project title:</b>	3G pitch with floodlighting columns at de Stafford School, Caterham – Option 1				
<b>Applicant:</b>	GLF Schools				
<b>Total cost of project (£):</b>	£1,280,000	<b>CIL requested (£):</b>	£80,000	<b>Percentage to be funded by CIL:</b>	6.25%

Project summary

The school has sold (subject to planning permission) a piece of land to a property developer. Proceeds from the sale are ring fenced to build a 3G Floodlit Pitch, car park and access paths. Planning permission was refused in Oct 21 as the Floodlighting columns have a negative impact on the openness of the Green Belt and there were concerns over the housing development being inappropriate. A revised planning application is to be submitted with Telescopic columns to address the openness issue. The school will use the pitch during the day and the project will enable community use out of school hours. CIL funding is sought for the telescopic floodlighting element of the project.

<b>Benefit</b>	<b>Officer Assessment</b>	<b>Officer Panel Score</b>
Support development	De Stafford School is located in Caterham-on-the-Hill Parish but serves the wider Caterham and Whyteleafe areas. Caterham is an area of the District which has received significant development in recent years with the Council's records showing that the parishes of Caterham Valley, Caterham-on-the-Hill, and Chaldon have taken around 27% of development in the District over the past 5 years.  The emerging Local Plan also allocates around 170 residential units to the Caterham area across five sites. One site of 60 is split between Caterham and Whyteleafe, with an additional site allocation of 6 units in Whyteleafe.  The infrastructure requirements for two of these allocated sites mention the need for contributions to a multi use sports hall and multi use games area.	4.33

	<p>The project aligns with the Tandridge District Core Strategy (2008) policies CSP 11 and CSP13 which support improved infrastructure generally and new and improved community sports and recreation facilities. The alignment of the project with the Tandridge Local Plan part 2: Detailed Policies (2014) DP13, which permits recreational facilities in the Green Belt as long as they meet certain criteria, will be considered through the planning application process.</p> <p>The emerging Local Plan also recognises that access to recreation facilities and open spaces makes an important contribution to health and wellbeing of communities (TLP 17). Policy TLP39 of the emerging Local Plan, building on local studies and evidence, supports the delivery of new 3G pitches, where these meet Green Belt criteria as appropriate. In addition, policy TLP 23 generally supports improvements to school facilities.</p> <p>The provision of a multi use games area in the Caterham area is cited in the Infrastructure Delivery Plan 2019.</p> <p>The Caterham, Chaldon and Whyteleafe Neighbourhood Plan (adopted June 2021) Policy CCW 18 supports improvements to educational facilities where these are not on Green Belt land. The school is located in the Green Belt, however, this is an issue for the consideration of the revised planning application.</p> <p>Following a consultation with local clubs in August 2021, representing a combined total of 130 teams in the Tandridge area, further evidence of the deficit of 3G pitches was identified. The current demand for hiring the pitch could only be partially met if we were to allocate community slots to all clubs who wished to book the facility. Sports England and the Football Foundation are fully supportive of this proposal and agree that it would help to meet the existing need.</p> <p>The de Stafford school is expanding in pupil numbers.</p> <p>Not mentioned in Open Space Strategy – not TDC land.</p>	
Economic growth & regeneration	<p>Aside from temporary construction jobs on the overall project, the provision of floodlighting will enable use and hire of the 3G pitch out of school hours and thus provide increased football and income to the dual use leisure centre run by Freedom Leisure (a not-for-profit organisation), improving its viability to the tune of an estimated £80,000 a year. The leisure centre provides a community pool, which has high operating costs. The emphasis is thus on safeguarding the viability of the leisure centre and thus job security of leisure centre staff rather than an increase in jobs and other spin off economic benefits.</p>	3.67

Flood defence	<p>The provision of floodlighting in itself does not impact on flood risk or protection. The earlier (refused) planning application 2020/2041 for the overall project (housing development and 3G pitch) was assessed by SCC as Lead Local Flood Authority and found acceptable.</p>	2
Health provision & wellbeing	<p>There are considerable health benefits to be obtained by both school students and the wider community from the provision of the wider project. The floodlighting will enable more effective sports provision by the school on winter afternoons and by the community in the evenings and thus have physical and mental health benefits for young people and the wider community. This is supported by material from the Football Association on management of facilities to support mental health and wellbeing which will be used.</p> <p>Can it be used by the wider community and link in with Caterham Valley practices to provide the opportunity to promote health and wellbeing activities.</p> <p>Opportunity to link with Growing Health Together programme in Primary Care via Caterham Valley GP practice.</p>	4.33
Education provision	<p>The wider project provides facilities that are required by the school to deliver the PE curriculum and meet DfE requirements during the day and during the Winter months. Floodlights are required for after school football training and fixtures. For home fixtures in the Winter months, students are required to leave lessons early so that the matches can be completed before it gets dark resulting in students missing out on other elements of their education.</p> <p>A floodlit all-weather pitch would enable the school to meet DfE requirements and meet student needs.</p>	5.33
Transportation	<p>The floodlighting has no direct implications for transport. It would enable greater use of the all weather pitch including by the community, and this aspect would be considered part of the revised planning application. Additional parking will be provided and in the previous planning application (reference 2020/2041), following completion of relevant surveys, SCC Highways confirmed that there were no objections in relation to this proposal.</p>	1
Amenity provision	<p>A consultation carried out by Freedom Leisure and the School identified several local clubs representing a combined total of 130 teams in the Tandridge area who have a current need to use the floodlit all-weather facility because their pitches are not floodlit, they are water-logged or there is lack of availability.</p> <p>The provision of floodlighting would thus increase the general amenity of the local area.</p>	4

	Policy TLP39 of the emerging Local Plan, building on local studies and evidence, supports the delivery of new 3G pitches, where these meet Green Belt criteria as appropriate, as there is an identified local deficit.	
Environment & climate change	<p>Floodlighting in itself will increase the use of electricity. However, for financial as well as environmental reasons it can be anticipated that the installation will be as economical as possible. The details of lighting disturbance to residents and ecology will be considered as part of the revised planning application as appropriate.</p> <p>In addition the lighting and thus increased usage is likely to result in an increase in private motor vehicle traffic to the site, again this can be considered as part of a revised planning application as appropriate.</p>	1
Match funding	This project only requires circa 6% of CIL	6
Value for Money	<p>Evidence of three tenders for the work is required, and justification for the option chosen; Tender Process details provided in detail.</p> <p>SSL would create the specification and other tender documentation after reviewing the initial Feasibility report and subsequent specialist survey works carried out since being engaged as sports pitch consultant back in 2020. Project requirements would be discussed with key targets and timescales set for the procurement process. SSL would re-evaluate the site conditions and assess all physical features of the site, including anything that may have changed since the initial stage project Feasibility works.</p> <p>Preferred design solution would be finalised prior to SSL producing the tender document to include:</p> <ul style="list-style-type: none"> <li>-Instructions to tenderers (to include pricing for telescopic lighting columns)</li> <li>-Final detailed design specification</li> <li>-Digital CAD drawing schedule</li> <li>-Designer's Risk Assessment</li> <li>-Work Schedules</li> <li>-Contractual terms and conditions (normally JCT - subject to agreement with the school)</li> <li>-National Building Specification (NBS)</li> <li>-Quality control requirements</li> <li>-Warranty requirements</li> <li>-Site Waste Management Plan (SWMP)</li> <li>-Form of Tender</li> </ul>	5



	<p>-Certificate of Non-collusion</p> <p>Clear reference would be made throughout the specification exactly what performance standards are expected. This would all be in accordance with the agreed performance standards (for example FIFA Quality standards).</p> <p>The contractor tender process would be a split between price and quality, with quality questions &amp; a scoring criteria that can be incorporated as part of the tender documentation.</p> <p>SSL would seek approval for the tender package with the school/ project team and make any adjustments as deemed appropriate.</p> <p>The tender will be issue to a minimum of six contractors on SSL's preferred list. (SSL are one of the FA's preferred consultants for running tenders).</p> <p>Forms and documentation will be returned electronically to SSL within 4 weeks.</p> <p>Once tender bids have been received SSL would provide a detailed analysis of each bid, identify and recommend the preferred contractor within a formal tender analysis report.</p> <p>Selected Contractor interviews conducted within next 2 months.</p> <p>Appoint successful contractor and issue letter of Intent to enable works mobilisation.</p> <p>SSL will monitor the works until post construction phase and payment of retentions</p> <p>Evidence of the need for CIL funding to deliver the project; if CIL is not granted, the school does not have any alternative funding available and therefore the school will not be able to develop a dual use floodlit pitch at this site.</p> <p>An assessment against any core outcomes e.g. cost per job/home (against national benchmarks)/ cost-benefit analysis; The Football Association or Sport England would have data, for this scheme a supplier estimate has been used.</p> <p>Details of project timescales, phasing, maintenance</p>

<u>Score summary</u>		Support development		Economic growth & regeneration		Flood defence		Health provision		Education provision		Transportation		Amenity provision		Environment & climate change		Match funding		Value for money		TOTAL SCORE								
		S	W	S	W	S	W	S	W	S	W	S	W	S	W	S	W	S	W	S	W		WS							
<p>Officers will assess to what extent the project represents value for money using the following:</p> <ul style="list-style-type: none"> <li>- Economy: has the cost of the project been minimised whilst also having regard to quality? See above quality questions approach</li> <li>- Efficiency: to what extent does the project make optimal use of space and resources? Lighting optimises evening use.</li> <li>- Effectiveness: to what extent does the project fulfil its purpose? Lighting helps complete the scheme.</li> <li>- Equality: to what extent does the project benefit all members of the local and wider community, a large number of teams will use the new facility.</li> </ul>																														
4.	6	26	3.	6	22	2	5	10	4.	4	17.	5.	4	21.33	1	3	3	4	2	8	1	2	2	6	6	36	5	6	30	175.67
33			67						33		33	33																		

Assessment of CIL bid full application

<b>TDC CIL Reference Number:</b>	IA-00262
<b>Officer recommended ranking:</b>	3 <sup>rd</sup> of 5
<b>WG final ranking (where differs):</b>	

Officer Assessment

<b>Project title:</b>	Opening up the Countryside – Dormansland		
<b>Applicant:</b>	Dormansland Parish Council		
<b>Total cost of project (£):</b>	£133,000	<b>CIL requested (£):</b>	£91,700
		<b>Percentage to be funded by CIL:</b>	69%
<b>Amount recommended:</b>	<i>(full/partial/none)</i>		
	<b>Working Group:</b>		

Project summary

Enhancement of the Rights of Way network around the village of Dormansland to form a circular route with a spur to link to other accessible rights of way, a total of approx. 2km. The aim is to open parts of the countryside to those using mobility scooters, push chairs etc. who do not currently have access and to improve access for those with mobility and/ or sight issues. This will entail work to improve the sub structure of the paths and surface dressing. Specification will vary depending on location.

<b>Benefit</b>	<b>Officer Assessment</b>	<b>Officer Panel Score</b>
Support development	<p>The project is situated in the parish of Dormansland, which is an area that has not received significant development in recent years with the Council's records showing that the parishes of Lingfield and Dormansland have only taken around 3% of development in the District over the past 5 years. The emerging Local Plan does however allocate around 60 residential units to the nearby Lingfield area.</p> <p>The applicants state that planning permission (ref 2017/212) has been granted for a new housing development of 9 homes behind Dormans Station which is on the circular route, and there are plans for new housing on the Tandridge owned lock-up garage sites off Hollow Lane and New Farthingdale and possibly as part of redevelopment of the Memorial Hall site. The project aligns with the Tandridge District Core Strategy (2008) policy CSP13 in particular in relation to improvements to Rights of Way.</p>	3.33

	<p>The emerging Plan also recognises that access to high quality open spaces makes an important contribution to health and wellbeing of communities (policy TLP17). The project aligns with policy TLP30 Green and Blue Infrastructure, TLP31 Public Rights of Way, and TLP50 Sustainable Transport and Travel.</p> <p>There is no adopted Neighbourhood Plan for Dormansland.</p>	
Economic growth & regeneration	Improved route is anticipated to bring additional trade to 3 local pubs and local store.	2.67
Flood defence	Not applicable.	0
Health provision & wellbeing	<p>Encouraging and enabling outdoor activity and recreational enjoyment will bring health and wellbeing benefits. Supporting letters from Ramblers Wellbeing Walks, Young Epilepsy and a local resident are provided.</p> <p>Link in with Lingfield practices and how this will be communicated more widely with the general public and services near by including health services i.e. Lingfield GP practice.</p>	4
Education provision	The project will increase educational opportunities by providing a safe route to the countryside for outdoor based learning for the local primary school and residents of Young Epilepsy. Supporting letters from the Headteacher of Dormansland Primary School and Young Epilepsy are provided.	3.67
Transportation	Improves transport safety by providing an accessible off road route for pedestrians and cyclists between Dormans and Lingfield stations and goes a long way to providing an entirely off road link between the two villages.	4.33
Amenity provision	Enhances local Rights of Way in line with Surrey Rights of Way Improvement Plan	3.33
Environment & climate change	Encourages a switch to sustainable means of transport – however as these are recreational routes it is likely to be small scale.	3

Match funding	31% external funding	3
Value for Money	<p>• Evidence of three tenders for the work is required, and justification for the option chosen; Surrey County Council will appoint contractors through their procurement processes to ensure value for money.</p> <p>• Evidence of the need for CIL funding to deliver the project; Dormansland Parish has received from TDC only £4,124.76 in the last 4 years, insufficient to undertake any significant infrastructure works.</p> <p>• An assessment against any core outcomes e.g. cost per job/home (against national benchmarks)/ cost-benefit analysis; according to the applicant the CIL element of the project costs equates to a one - off cost of 90p per resident.</p> <p>• Details of project timescales, phasing, maintenance.</p> <p>• Officers will assess to what extent the project represents value for money using the following: The following rely on SCC experience of work as a Statutory undertaker:</p> <p>Economy: has the cost of the project been minimised whilst also having regard to quality? This will need to meet SCC standards through approved contractors.</p> <p>Efficiency: to what extent does the project make optimal use of space and resources? It aims to open up the countryside.</p> <p>Equality: to what extent does the project benefit all members of the local and wider community; it aims to improve access for the community.</p>	5

Score summary	Support development		Economic growth & regeneration		Flood defence		Health provision		Education provision		Transportation		Amenity provision		Environment & climate change		Match funding		Value for money		TOTAL SCORE						
	S	W S	S	W S	S	W S	S	W S	S	W S	S	W S	S	W S	S	W S	S	W S	S	W S							
Officer panel score:	3.33	6	2.67	6	0	5	4	4	3.67	4	15	4	3	13	3.33	2	7	3	2	6	3	6	18	5	6	30	140.33

Assessment of CIL bid full application

<b>TDC CIL Reference Number:</b>	IA-00267
<b>Officer recommended ranking:</b>	5 <sup>th</sup> of 5
<b>WG final ranking (where differs):</b>	

Officer Assessment

<b>Project title:</b>	Warlingham Sports Club – Clubhouse Renovation Project				
<b>Applicant:</b>	Warlingham Sports Club				
<b>Total cost of project (£):</b>	£1,060,114	<b>CIL requested (£):</b>	£556,500	<b>Percentage to be funded by CIL:</b>	52.5%

Project summary

Creation of new changing facilities, refurbishment of existing, both in accordance with all relative governing bodies' requirements and a new entrance facility for main clubhouse that will replace current facilities that are no longer fit for purpose. CIL will fund Phase 2 which will see the creation of New changing facilities on the Northern elevation of the existing clubhouse building.

<b>Benefit</b>	<b>Officer Assessment</b>	<b>Officer Panel Score</b>
Support development	<p>Warlingham is an area of the District which has received significant development in recent years, particularly in Limpsfield and Westhall Roads with a large number of flatted developments, including sheltered housing. The Council's records show that the parish of Warlingham has received approximately 9% of the total development in the District over the past 5 years, which is the third most of any individual parish (after Oxted and Caterham Valley). The emerging Local Plan has also allocated around 400 residential units, including Extra Care accommodation to Warlingham, which is the most for any area when excluding the proposed Garden Community.</p> <p>The project aligns with the Tandridge District Core Strategy (2008) policy CSP 13 which encourages new and improved recreation facilities to meet the needs of the whole community. In addition, the project aligns with the Tandridge Local Plan part 2: Detailed Policies (2014) DP18 on provision of Community, Sports and Recreational Facilities.</p>	3.67

	<p>The emerging Plan also recognises that access to high quality open spaces make an important contribution to health and wellbeing of communities (policy TLP17). Policy TLP39 (Providing Playing Pitches and Built Leisure Facilities) is supportive.</p> <p>Warlingham does not have a Neighbourhood Plan but the Warlingham Parish Plan was published in 2008 and while dated in some respects it does support widening sporting opportunities in the parish.</p> <p>The improvement of the pavilion and facilities are mentioned in the TDC Open Space Strategy.</p>	
Economic growth & regeneration	Improvements to facilities will increase footfall and therefore income to the Club, which in turn will support sporting facilities.	1.67
Flood defence	Not applicable	0
Health provision & wellbeing	<p>The improved changing rooms for which CIL funding is sought as part of a much larger project will encourage participation in sport and thus improved health and wellbeing for participants. WSC caters for a range of sports and thus a wide diversity of participants, improvements would particularly encourage and enable use by female and junior participants.</p> <p>Positive comments – preventative content. Improves physical and mental wellbeing. Opportunity to link with Growing Health Together programme in Primary Care.</p>	2.67
Education provision	The increased facilities will provide Warlingham Village School with suitable changing rooms and toilets when using the playing facilities, play areas and open spaces at Warlingham Sports Club. They will also allow the club to instigate holiday camps across all sports during school holidays, something not currently possible due to the existing changing room configuration.	2.67
Transportation	Not applicable	0



Amenity provision	This project will update existing facilities that no longer meet the requirements of the respective sports' governing bodies, which prohibit the respective clubs from climbing the 'promotion ladders' of their sports. The increase in facilities will allow greater participation and diversity across all sporting sections. The project will therefore represent an improvement in local amenity provision.	5
Environment & climate change	Not applicable	0
Match funding	Evidence regarding the level of match funding and any wider leverage/investment the project may deliver, including volunteering; WSC will have 48% match funding overall and volunteering with the Committee.	4
Value for Money	<ul style="list-style-type: none"> <li>• Evidence of three tenders for the work is required, and justification for the option chosen; Sports Clubhouses (a SME company) will be responsible for all aspects of the design and build process, including the preparation of an ITT, which will be issued to potential suppliers. A shortlist of 3 suppliers will be made and further detailed discussions held prior to any appointments for the construction/building works.</li> <li>• Evidence of the need for CIL funding to deliver the project; This project is being considered as 3 independent phases within an overall project, and so every effort is being made to mitigate funding risks.</li> <li>• An assessment against any core outcomes e.g. cost per job/home (against national benchmarks)/ cost-benefit analysis; An expert company is engaged.</li> <li>• Details of project timescales, phasing, maintenance; Sports Clubhouses (a SME company) based on their experience in this type of project and it is in 3 separate phases.</li> <li>• Officers will assess to what extent the project represents value for money using the following: <ul style="list-style-type: none"> <li>- Economy: has the cost of the project been minimised whilst also having regard to quality? Grant will require professional sign off at each invoice stage.</li> <li>- Efficiency: to what extent does the project make optimal use of space and resources? It will optimise existing site for the budget.</li> </ul> </li> </ul>	3.33

		<p>- Effectiveness: to what extent does the project fulfil its purpose? Project created by the club itself for users following extensive club consultation.</p> <p>- Equality: to what extent does the project benefit all members of the local and wider community? The enhanced facilities will increase usage levels, promoting healthier lifestyles, which in turn will increase the club's revenue streams and membership levels from the local community.</p>																			
<u>Score summary</u>	Support development		Economic growth & regeneration		Flood defence		Health provision		Education provision		Transportation		Amenity provision		Environment & climate change		Match funding		Value for money		TOTAL SCORE
	S	W S	S	W S	S	W S	S	W S	S	W S	S	W S	S	W S	S	W S	S	W S	S	W S	
Officer panel score:	3. 67	6 22	1. 67	6 10	0 5	4 10.67	2. 67	4 10.67	2. 67	4 10.67	0 3	0 0	5 2	10 10	0 2	0 2	4 6	24 24	3. 33	6 20	107.33

## Levelling Up and Regeneration Bill (LURB)

### Planning Policy Committee Thursday, 23 June 2022

Report of: Interim Chief Planning Officer

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Purpose: For information

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Publication status: Unrestricted

Wards affected: All

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#### **Executive summary:**

That the Committee note this update on Planning Reforms as set out in the Levelling Up and Regeneration Bill.

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#### **This report supports the Council's priority of:**

- Creating the homes, infrastructure and environment we need
- Supporting economic recovery in Tandridge
- Becoming a greener, more sustainable District

**Contact officer** Marie Killip Strategy Specialist  
mkillip@tandridge.gov.uk

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#### **Recommendation to Committee:**

That the report be noted.

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#### **Reason for recommendation:**

Many planning matters fall to the remit of the Planning Policy Committee and the forthcoming Planning Reforms are of great relevance to how the Council's planning function may be affected. As such, information on the draft reforms, set out in the Levelling Up and Regeneration Bill, published on 11 May 2022 are set out at Section 2 of the report and further detailed in Appendix A to note..

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## 1.0 Introduction and background

- 1.1 The [Levelling Up and Regeneration Bill](#) ('the Bill'), published after the Queen's Speech at the state opening of parliament (Wednesday 11 May 2022), includes a raft of reforms to planning and infrastructure regulations. It is through this Bill and future iterations that the government will seek to implement the long promised planning reforms, some of which were originally mooted by the government White Paper "[Planning for the Future](#)", in 2020.

## 2.0 The Levelling up and Regeneration Bill: Planning Reforms

- 2.1 In the context of this committee item, there is no immediate impact for the Council, or its draft Local Plan, but there are some aspects which if included in the final Act, will be relevant to the Council's future plan-making, development management and enforcement processes.
- 2.2 The lengthy Bill is not always explicit in its intentions and the information contained under this item, has been gathered from [the Bill](#) and accompanying [explanatory notes](#), the [government's policy paper and further information](#) and their response to [the Levelling Up housing and communities select committee](#).
- 2.3 The following highlights the areas of the Bill which, while not exhaustive are of relevance to this Committee and the Council's planning function. Further detail is attached in Appendix A.

### General Planning

- *Digital transformation of planning services* - The Bill sets out measures to increase the use of high-quality data and digital services in the planning process - including powers a new power to require that electronic planning applications comply with particular technical standards or specifications.
- *Environmental regulations* – There will be a requirement to prepare 'environmental outcomes reports', intended to replace the existing EU 'strategic environmental assessments' and 'environmental impact assessments'.
- *Infrastructure funding* - A new national infrastructure levy would be introduced where locally produced 'infrastructure delivery strategies' will determine where and how infrastructure spending is allocated. This new approach will remove the CIL process, outside of London and Wales and the levy will replace much of the section 106 (s106) payments system.

### Planning Policy

- *Local Plans* - Local Plans will be given more weight although in the event of conflict between the development plan and a suite of new national development management policies, the latter will have primacy.

- *Supplementary Plans* - Supplementary Plans would replace supplementary planning documents, with the new version afforded more weight.
- *Duty to Cooperate* - The Duty to Cooperate would be repealed.
- *Assistance from public bodies/Infrastructure providers* - a duty would be placed on public bodies, such as National Highways and other infrastructure bodies, to assist planning authorities in their plan-making.
- *Intervention and Local Plan commissioners* - The government will expect plans to be prepared and adopted within 30 months and once submitted for examination will only be able to be withdrawn by the Secretary of State, or Planning Inspector. Local Plan commissioners would be created to intervene with authorities who are not making expected progress etc.
- *Green Belt* - Policies on issues such as green belt and general heritage protection, will be set out nationally to assist the speed of plan-making through the national development management policies.
- *Design Codes* - Locally informed and clear design standards through locally prepared design codes will be required to be in place in all parts of the country.
- *Neighbourhood priorities statements* – It is proposed that an alternative to neighbourhood plans would be introduced, known as a 'neighbourhood priorities statement'. The government claim this is a simpler and more accessible way to set out their key priorities and preferences for local areas and which would need to be taken into account in plan-making. These statements will not replace neighbourhood plans.
- *Housing land supply* – In an effort to speed up plan-making, encourage local plans and to help stem speculative development the current requirement for a five-year housing where the local plan is up to date, would be removed.

## **Development Management**

- *Fees and capacity*– It is proposed that, subject to consultation planning fees for major and minor applications would be increased by 35% and 25% respectively to assist planning authorities with capacity issues.
- *Commencement notices* – In an attempt to influence market reform, commencement notices will be required when a scheme with planning permission starts on site, addressing perceptions of 'land banking' and slow build out by larger developers.
- *Pre-Application engagement* - Pre-application engagement with communities would be required before a planning application is submitted for specified forms of development, attempting to mitigate against issues that can cause lengthy applications.
- *Street Votes* - The Bill includes new 'street vote' powers, which would allow residents on a street to bring forward proposals to extend or redevelop their properties. If acceptable in planning terms proposals would then be put to a referendum of residents on the street, to determine if they should be given planning permission.

## **Enforcement**

- *Period for action* - The period for taking enforcement action would be increased from 4 years to 10 years in all cases.
- *Warning and stop notices* - There would also be an introduction of enforcement warning notices and the period for temporary stop notices from 28 to 56 days.
- *Financial penalties* – The Bill would increase fines associated with certain planning breaches and double fees for retrospective applications.
- *Appeals against notices* - The scope for appeals against enforcement notices will be tightened so that there is only one opportunity to obtain planning permission retrospectively.

## **Next steps for the Bill**

- 2.4 As it is still early in the Bill process, it is unclear the extent to which the Council would be benefitted by the proposals or whether the resource and capacity impacts of these changes could be managed.
- 2.5 In general the wider planning community and bodies agree that there are a lot of stark and in some cases, radical suggestions made through the Bill with many areas needing greater detail before more thought-out views can be made. Much reference is made to the role of future government consultations and resulting regulations, the Council will need to consider these carefully as they happen. It should be expected, however, that some of the provisions set out in the Bill will be amended, further detailed or removed as is common-place in reform processes.
- 2.6 It is also understood that this will not be a quick process however, and early indications suggest that the Bill will not seek any form endorsement or Royal assent until after the next general election in 2024.
- 2.7 Officers will continue to keep the committee updated on any progress made around the Bill and its reforms.

## **Key implications**

### **Comments of the Chief Finance Officer**

There are no direct finance implications arising from this report. The Bill is not anticipated to be completed and given Royal assent until 2024. This will allow officers to consider what the implications of the new legislation may mean for the Council and if any additional resources and cost implications may well be required.

### **Comments of the Head of Legal Services**

There are no legal implications arising from this report. However, the proposed changes to the UK planning and regeneration system will not be achieved under the Bill alone and changes to other regulations, national policy and guidance will need to support the Bill. Time will tell as to how much will end up in the final Act as it progresses through parliament. It is anticipated that if the Bill, is successful, it will come into force during 2024 to allow time for secondary legislation to be enacted.

**Equality**

There are no direct equality implications associated with this report.

**Climate change**

There are no significant direct environmental / sustainability implications associated with this report.

**Appendices**

Appendix 'A' –Summary of key planning points arising from the Levelling Up and Regeneration Bill

**Background papers**

None

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# Appendix A - Summary of key planning points arising from the Levelling Up and Regeneration Bill

## General Planning

### Digital transformation of planning services

The Bill sets out measures to increase the use of high-quality data and digital services in the planning process - including powers to require compliance with data standards and make planning data publicly available through an open licence.

The Bill also includes a new power to prescribe the use of specific types of planning data software and require that electronic planning applications comply with “particular technical standards or specifications”.

This section of the Bill is highly technical and further information around this will need to be forthcoming to enable authorities to properly understand any implications and how this will be managed at the local level.

### Environmental regulations

The new legislation builds on targets set by the Environment Act, with improvements to the process used to assess the potential environmental effects of relevant plans and major projects, through a requirement to prepare ‘environmental outcomes reports’. The reports are intended to replace the existing EU ‘strategic environmental assessments’ and ‘environmental impact assessments’ and will see relevant plans and projects measured against environmental outcomes set by ministers. A consultation will be published on the proposals for the new system.

### Infrastructure funding

The Bill introduces a new national infrastructure levy where locally produced ‘infrastructure delivery strategies’ will determine where and how infrastructure spending is allocated. This new approach will remove the CIL process, outside of London and Wales and the levy will replace much of the section 106 (s106) payments system. The new levy will be charged on the value of property when it is sold and applied above an, as-yet, undefined minimum threshold. It will be calculated as a percentage of gross development value rather than based on floorspace. The government claim there will also be a process to require developers to deliver some forms of infrastructure that are integral to the design and delivery of a site, although question is raised as to why this is any different to the responsibilities that should fall to developers already.

The bill also places a new duty on local authorities to prepare infrastructure delivery strategies to outline how they intend to spend the levy.

# Planning Policy

## Local and Supplementary Plans

Under the proposed legislation, each Local Planning Authority would be required to prepare one Local Plan, with the content limited to locally specific matters such as allocating land for development, detailing required infrastructure and setting out principles of good design. It is also suggested that Local Plans would be given more weight when decisions on applications are being made. The change will mean that there must be strong reasons to override a local plan.

The government propose to support Local Plans at the national level with a common framework of National Development Management Policies covering issues that apply across most areas and will carry the same weight as local plans. However, in the event of conflict between the development plan and a suite of new national development management policies exists, the latter will have primacy. This could suggest a potential move back to national Planning Policy Statements (PPS), but further information is needed. Generally, many changes in the Bill afford the Secretary of State significant power to shape future planning policy which is likely to be increasingly set nationally, and the Draft Bill contains no limit on the scope or extent of national policy detail.

The Bill also proposes that Supplementary Plans would replace supplementary planning documents (SPD) that councils are able to produce currently, with the new version afforded more weight than its predecessor. However, there are resource implications to this as they would need to be examined, before being adopted, which is not currently the case. Further information on this needs to be made available in order to understand the full extent of this proposal.

## Duty to Cooperate

The Duty to Cooperate would be repealed under the new legislation. It would be replaced with a more 'high-level' approach, which might include standard steps which each authority needs to take in their plan-making. No information is currently available of if and how cooperation will need to be demonstrated.

## Assistance from public bodies/Infrastructure providers

The Bill introduces a duty which places requirement on public bodies, such as National Highways and other infrastructure bodies, to assist planning authorities in their plan-making. It is emphatic that the public body must do everything it can to help support plan-making so that documents are not held up due to the lack of, or limited involvement of those bodies, which is often so essential.

For the Council, while National Highways have engaged in the Council's plan-making to date, more significant input at the plan preparation stage could have negated a significant amount of the post hearing work that has been necessary. Any such introduction is welcomed but bodies will need to be properly staffed if it is to be successful.

### Intervention and Local Plan commissioners

The government believe that the Bill will speed up the plan-making process and will expect plans to be prepared and adopted within 30 months of commencement or implementation of the Bill where no up to date Plan is in place. Plans will also only be able to be withdrawn by the Secretary of State, or Planning Inspector on their behalf, taking a more centralised approach to Local Plan progress and removing the ability for the Local Authority to take that decision, themselves.

In addition, the Bill proposes to introduce Local Plan commissioners to intervene with authorities who are not making expected progress etc. All costs relating to any such intervention, would be recouped by the Secretary of State from the Local Planning Authority. It is unclear from this, however, whether commissioners will also be Planning Inspectors or if additional resources will be found at the national level.

In the past, the threat of and mechanisms for interventions have not been shown to have had particular success or been heavily imposed on those authorities which have drawn such attention.

### Green Belt

Policies on issues such as green belt and general heritage protection, will be set out nationally to assist the speed of plan-making through the national development management policies. This suite of policies will be subject to a full and public consultation, but no dates have been specified.

It is anticipated that the protection for the green belt will be maintained.

### Design Codes

The Bill intends to strengthen the role of the 'national model design code', to ensure that locally informed and clear design standards are in place in all parts of the country. It includes a provision that would require every local planning authority to produce a design code for its area and which will have full weight in making decisions on development.

It is intended that the area-wide codes will act as a framework, for which subsequent detailed design codes can come forward, prepared for specific areas or sites and led either by the local planning authority, neighbourhood planning groups or by developers as part of planning applications. This work is proposed to be mandatory for authorities and would need to be factored into future budgets and work planning. Like many of the proposals set out in the Bill, questions regarding capacity, resourcing and skill levels are raised.

## Neighbourhood Planning

The bill seeks to introduce Neighbourhood Priorities Statements, suggested by government as a neighbourhood planning tool which can provide communities with a simpler way to set out the community's key priorities and preferences for their local areas. These would need to be taken into account, where relevant, when preparing their Local Plan. It is indicated that more detail regarding what communities can address in their neighbourhood plans and amend the 'basic conditions', but it is unclear what priority statements should or should not include and whether they will need to be supported by evidence.

## Housing land supply

As a measure to speed up plan-making and to help stem speculative development and 'planning by appeal', the Bill would result in amendments to the NPPF which remove the current requirement for a rolling five-year supply of housing land, where the local plan is up to date (i.e. for the first five years of the plan).

There is no information, however, as to how housing need will be determined, or if there will be a shift to move higher numbers to the more northern areas of the County, to accord with the approach to levelling up. As one of the most controversial aspects of the Planning for the Future white paper, it is disappointing that this has not been addressed.

## Development Management

### Fees and capacity

The Bill proposes a number of changes to the DM processes including the increase of planning fees for major and minor applications to be increased by 35% and 25% respectively, subject to consultation. This is intended to assist in improving capacity within planning departments. There is also the intention to work with sector experts to develop a planning skills strategy for local planning authorities to further address the issues with insufficient planning professionals that exists across the country.

### Commencement notices

There are attempts to influence market reform by introducing new commencement notices which will be required when a scheme with planning permission starts on site, addressing perceptions of 'land banking' and slow build out by larger developers. While 'land-banking' is not a particular issue for the District, anything which holds developers and applicants to account in terms of delivering schemes nationally, should be welcomed.

## Pre-application engagement

A further positive step set out is that pre-application engagement with communities would be required before a planning application is submitted for specified forms of development. This would hopefully mitigate against a number of detailed issues that often extend the planning application process, if they can be discussed at earlier stages.

## Street Votes

The Bill includes new 'street vote' powers, which would allow residents on a street to bring forward proposals to extend or redevelop their properties in line with their design preferences.

Where prescribed development rules and other statutory requirements are met, the proposals would then be put to a referendum of residents on the street, to determine if they should be given planning permission.

Of all the proposals in the Bill, this is one of the most controversial and there is no information about how such a 'voting' process would be governed, or how any negative impact on neighbourly relations, would be mitigated. There are also concerns around the resourcing implications of this.

The role of material planning considerations and policy has always at the heart of planning decisions and the ability for Council's to take an objective position. The subjective nature of personal views could undermine this process and there is much uncertainty around the costs vs benefits of such an approach.

## Enforcement

### Period for action

The government state that in enforcement terms, the bill strengthens the powers and interventions for planning authorities when dealing with those who seek do not abide by planning rules and processes. One such way the Bill seeks to change this is by amending the operational development period of a development within which enforcement action can take place. Currently the period for taking enforcement action is four years. Should the Bill be enacted as presented, this would increase to ten years in all cases.

### Warning and stop notices

In addition, there would also be an introduction of enforcement warning notices. These could be issued where it appears to the LPA that there has been a breach of planning control, and there is a reasonable prospect that, if an application for planning permission in respect of the development concerned were made, planning permission would be granted. It is assumed that the governments reasoning for this is the be more pro-active in enforcement matters, avoiding avoidable and more straightforward cases, from escalating.

It is also proposed that the durations of temporary stop notices will be extended from 28 to 56 days. Such an approach would allow the local authority more flexibility and opportunity to progress the enforcement case and should be welcomed.

### Financial penalties

Financial penalties to dissuade unlawful behaviour are also addressed with increased fines associated with certain planning breaches and double fees for retrospective applications.

### Appeals against notices

Also, the scope for appeals against enforcement notices will be tightened so that there is only one opportunity to obtain planning permission retrospectively.

All of these elements have a positive element to them but are likely to increase pressures on Council resources.

## What is missing from the draft Bill?

There are no new climate measures in the Draft Bill, either in relation to the Government's roadmap to net zero or in terms of planning measures to respond or adapt to dangerous climate change.

## Local Plan update

### Planning Policy Committee Thursday, 23 June 2022

Report of: Interim Chief Planning Officer

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Purpose: For decision

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Publication status: Unrestricted

Wards affected: All

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#### Executive summary:

As part of the ongoing Local Plan examination, a best-case timetable (TED55), was issued to the Planning Inspector on 27 April 2022. This timetable needs to be ratified by the Council as requested by the Inspector (ID21) and in accordance with Section 15 of The Planning and Compulsory Purchase Act 2004 (as amended), which requires the Council as a Local Planning Authority (LPA) to prepare and maintain a 'Local Development Scheme' (LDS).

Members are also provided with an update on current available planning policy budget.

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#### This report supports the Council's priority of:

- Creating the homes, infrastructure and environment we need
- Supporting economic recovery in Tandridge
- Becoming a greener, more sustainable District

**Contact officer** Marie Killip Strategy Specialist - mkillip@tandridge.gov.uk

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#### Recommendations to Committee:

That:

- A. the content of the report be noted; and
  - B. the Local Development Scheme 2022, attached at Appendix B, be adopted.
- 

#### Reason for recommendations:

To ratify the timetable (TED55) sent to the Planning Inspector on 27 April 2022. This is before the committee at Appendix B to adopt, as per Recommendation B.

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## **1.0 Introduction and background**

- 1.0 Since the start of the year the Council has been liaising with the appointed Planning Inspector, seeking clarification around work streams and his requirements (ID16, ID20, ID21).
- 1.1 The Council has previously provided a variety of options to the Inspector on how the Plan might continue (TED51) on which we sought his views. In responding to the Council, the Inspector stated (ID20, paragraph 27) his requirement for a detailed program addressing the work needed and the timescales to which he expects us to work should the Council wish to continue with the examination.
- 1.2 A best-case work program was issued to the Inspector (TED55) (Appendix A) on 27 April 2022. The correspondence advised the Inspector that formal ratification of the work program would need to take place via the Planning Policy Committee. An updated Local Development Scheme (LDS) (2022) is before the committee (Appendix B).

## **2.0 Best-case work program**

- 2.1 The work program (TED55), attached at Appendix A, sets out, as far as reasonably possible, how the Council will seek to meet the Inspector's requirements as set out in ID16, ID20 and ID21.
- 2.2 The timescales for the individual elements of work are based on Officers understanding the types of work being sought, or comparable work and how long these would usually take.
- 2.3 However, a number of the timescales are dependent on external consultants outside of the Council's control. In addition, there are a number of variables which may affect progress including national policy changes and case law which, despite the Plan being examined under the transitional arrangements, may influence progress.
- 2.4 To formalise/ratify the work program, these dates/milestones have been included in an updated Local Development Scheme.

## **3.0 Local Development Scheme (LDS) (2022)**

- 3.1 At paragraph 8 and in the appendix of his correspondence ID21, the Inspector has requested an updated timetable and revised LDS. Should the committee agree the adoption of the LDS, this will be issued to the Inspector in response to that request and monthly update reports will be prepared for the Inspector and published on the website.
- 3.2 The Council's current LDS was adopted in January 2020 and updated to reflect the delays to the examination process and the impacts on the Local Plan timetable. The updated 2022 version before this Committee, reflects the impacts of the further elongated examination period.



### *Local Plan*

<b>Independent Examination (Regulation 24)</b>	<b>Q3 2019/20 (Oct - Nov 19) Ongoing</b>
<b>Main Modifications Consultation (Regulation 19)</b>	<b>Q2 2023/24 (Jul – Sep 23)</b>
<b>Adoption of a Local Plan (Regulation 26)</b>	<b>Q3 – 2023/24 (Oct - Dec 23)</b>

### *South Godstone Garden Community AAP*

<b>Preparation Stage (Regulation 18) Issues and Approaches</b>	<b>Q4 2022/23 (Jan – Mar 23)</b>
<b>Proposed Submission Stage (Regulation 19)</b>	<b>Q4 2023/24 (Jan – Mar 24)</b>
<b>Submission (Regulation 22)</b>	<b>Q2 2024/25 (Jul – Sept 24)</b>
<b>Independent Examination (Regulation 24)</b>	<b>Q4 2024/25 (Jan – Mar 25)</b>
<b>Adoption (Regulation 26)</b>	<b>Q3 2025/26 (Oct – Dec 25)</b>

### *Review of the Community Infrastructure Levy*

<b>Consultation on Draft Charging Schedule</b>	<b>Q4 2023/24 (Jan – Mar 24)</b>
<b>Submission of Draft Charging Schedule</b>	<b>Q2 2024/25 (Jul – Sept 24)</b>
<b>Independent Examination on Charging Schedule</b>	<b>Q4 2024/25 (Jan – Mar 25)</b>
<b>Adoption of CIL Charging Schedule</b>	<b>Q3 2025/26 (Oct – Dec 25)</b>

3.3 The LDS also includes an updated reference to the Districts made (adopted) and emerging Neighbourhood Plans. The timetables for their preparation are determined by Parish Councils or Neighbourhood forums and cannot be stipulated in the LDS by the Council but are included for information.

3.4 The proposed LDS 2022 is before Members at Appendix B and if adopted, will supersede the 2020 document.

#### **4.0 Budget update: funds available**

4.1 Table 1 includes an allocation of staff costs and excludes 21/22 Local Plan underspends to be confirmed (TBC) when Council Outturn 21/22 is final.

4.2 The position was last reported to committee on 10th March 2022. Since then, the financial envelope has been adjusted up from £1,652k to £1,756 k to reflect the addition of £29k p/a staffing increments included in the 2022/23 Tranche 2 budget report (also to Planning Policy committee on the 10th March) also assumed to occur again in 23/24 at £29k, along with the 2021/22 outturn underspend of £177k (forecast on 10<sup>th</sup> May 2022 to be £131k, therefore an improvement of £46k).

**Table 1 Local Plan Funding Envelope**

		2021/22 £'000s	2022/23 £'000s	2023/24 £'000s	Total £'000s
<b>A</b>	<b>Existing funding available for Local Plan</b>	617	481	481	<b>1,579</b>
<b>B</b>	21/22 Local Plan Underspend	177			177
<b>A+B</b>	<b>Total funding available for the Local Plan</b>	<b>794</b>	<b>481</b>	<b>481</b>	<b>1,756</b>

4.3 These available funds encapsulate the full budget for the planning policy service, including that which may also be needed for other key workstreams such as the preparation of Supplementary Planning Documents, Gatwick matters and their Development Consent Order (DCO) etc.

## Key implications

### Comments of the Chief Finance Officer

Although significant progress has been made to improve the Council's financial position, the medium-term financial outlook beyond 2022/23 remains uncertain. With no clarity on central government funding in the medium term, our working assumption is that financial resources will continue to be constrained, as they have been for most of the past decade. This places an onus on the Council to continue to consider issues of financial sustainability as a priority to ensure stable provision of services in the medium term.

The measures recommended are supported by the Section 151 Officer provided they are undertaken within the existing approved Local Plan expenditure envelope (as described in section 4) and they demonstrably deliver value for money for the Council.

In conjunction with Planning Policy, the costs will continue to be planned and monitored within the envelope.

## **Comments of the Head of Legal Services**

The Council is required to prepare a Local Development Scheme (LDS) in accordance with the requirements of section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). The LDS sets out the timetable for the production of the Local Development Documents (LDDs) which make up the Council's Local Plan.

The Planning and Compulsory Purchase Act 2004 (as amended) requires the LDS to be revised at such times as the Local Planning Authority considers appropriate.

Section 19 of the Planning and Compulsory Purchase Act 2004 (as amended) requires Development Plan Documents to be prepared in accordance with the LDS. As such it is vital that the LDS is updated to ensure the Council's Local Plan can be found legally compliant in accordance with the Planning and Compulsory Purchase Act 2004 (as amended) and relevant supporting legislation.

Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended) requires a resolution of the Council, which must specify the date from which the LDS is to have effect.

## **Equality**

There are no direct equality implications associated with this report.

## **Climate change**

There are no significant direct environmental / sustainability implications associated with this report.

## **Appendices**

Appendix 'A' – Examination Correspondence: TED55 - work program

Appendix 'B' - Draft Local Development Scheme 2022

## **Background papers**

None

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[ FAO Mr P Lewis ]

If calling please ask for *insert name*  
on 01883 732999

E-mail: [dford@tandridge.gov.uk](mailto:dford@tandridge.gov.uk)

Our ref: TED55

Your ref: TED55

] Date 27.04.2022

Dear Inspector,

**Tandridge District Council Local Plan – Response to ID20/21 – Work program**

Thank you for providing a response (ID21) to the Council's questions of clarification (TED54). This has enabled us to provide you with a work program that, as far as reasonably possible, sets out how the Council would seek to meet your requirements for further work and within the timescales you have also set. The work plan is included at Appendix A.

As you are aware the Council are currently in the pre-election period and no decisions can currently be taken via a committee process. As such, the dates and program included at Appendix A have not been formally ratified by Members of the Planning Policy Committee. However, we were committed to getting you a response on the work program, ahead of this so that you may consider our approach at the earliest opportunity. Subject to your response the Council would seek to get agreement for the program via an update Local Development Scheme at its next meeting on 23 June 2022.

Further, we would also like to inform you that while the dates attached present the best-case work program, in preparing this we have been made aware of several challenges to the timescales that are outside of the Council's control. This includes, but is not limited to:

- Our ability to recruit into the necessary positions in a timely way.
- Resourcing and timescale constraints for Surrey County Council Highways. If the timescales are to be met, we will be dependent on funding a consultant resource to the County Council to undertake the extensive and required work as the team are unable to carry this out themselves within their current complement of staff, until late 2022 or early 2023.

- The availability of previously used, or appropriate consultants. Much of the work required is reliant on external specialist consultants, many of which have undergone organisational and operational changes because of the pandemic or have since been employed to carry out work by developers who are duly made representatives to the examination of our Local Plan. These changes could mean that we need to recommission work from new consultants which will come at a timing risk to what we are seeking to achieve.
- The input of external statutory bodies. The examination of the Local Plan is heavily dependent on bodies such as National Highways which are busy and may be unable to respond as quickly as necessary. They are having to manage assisting the Council, along with many others in the South East, the majority of whom are tackling strategic road issues. As such, it is possible that this will impact on transport and infrastructure workstreams.

We hope that this information is useful to you and should you have any questions, please do not hesitate to contact me.

Yours Sincerely



David Ford  
Chief Executive

## Appendix A – TED55: Tandridge work program (April 2022)

Work	Anticipated date of completion (Week Commencing)
School Places Forecasting	25 April 2022
Housing trajectory	16 May 2022 & 05 June 2023
Site specific Flooding Assessments (HSG 2 and 4)	20 June 2022
Local Development Scheme to Planning Policy Committee	20 June 2022
Recruitment	27 June 2022
Gypsy and Traveller site review work	04 July 2022
Strategic Economic Assessment (Refresh)	25 July 2022
Economic Need Assessment (Refresh)	25 July 2022
Heritage Assessments (HSG6 and 12)	08 August 2022
Objectively Assessed Need (OAN) and SHMA for 2016 and 2018 based HHP	15 August 2022
Ecology Updates (where needed)	05 September 2022
Exceptional Circumstances Update	05 September 2022
Flooding Exceptions Test	19 September 2022
Air Quality Update (sites, Ashdown forest and Reigate to Mole Gap escarpment)	10 October 2022
Matters Issues and Questions (OAN and education provision)	10 October 2022
Junction 6 Feasibility Work (Eastbound diverge and M25 slip)	31 October 2022
Hearing sessions for (OAN and education provision)	07 November 2022
Agree Statement of Common Ground with the Tandridge Housing Forum	28 November 2022

South Godstone Viability Assessment Update	05 December 2022
Strategic Transport modelling (Including INF12 -Tandridge District Strategic Highway Assessment Mitigation 2018 INF15 -Tandridge Draft Local Plan Viability Assessment 2018 INF16 -Tandridge District Strategic Highway Assessment Scenarios 2A F 2018)	26 December 2022
ID13 Statement of Common Ground between National Highways, Surrey County Council and Tandridge District Council.	02 January 2023
Area Action Plan Regulation 18 to Planning Policy Committee	23 January 2023
Housing and Economic Land Availability Assessment Review	30 January 2023
Gypsy & Traveller Needs Assessment.(Refresh)	27 February 2023
Review statements of common ground (Neighbours & Surrey)	13 March 2023
Area Action Plan Regulation 18 consultation concludes	03 April 2023
Matters Issues and Questions (Gypsy and traveller, M25/J6 and South Godstone)	10 April 2023
Main modifications completed (progress would be shared with Inspector incrementally on these prior to completion)	01 May 2023
Infrastructure Delivery Plan	01 May 2023
Viability for Local Plan	08 May 2023
Hearing sessions (Gypsy and travellers, M25/J6, South Godstone)	08 May 2023
Update of statements of delivery	29 May 2023
Sustainability Appraisal and Habitats Regulation Assessment	29 May 2023
Schedule of main modifications and finalise plan	12 June 2023
Alterations to policy maps	12 June 2023
Submit full consultation documents and Plan to the Inspector	12 June 2023
Agree Regulation 19 draft with Inspector	26 June 2023
Planning Policy Committee to agree Regulation 19 for consultation	17 July 2023



<b>Regulation 19 - Main modifications consultation concludes</b>	<b>28 August 2023</b>
<b>Comment assimilation by the Council</b>	<b>18 September 2023</b>
<b>Preparation of updated Regulation 22 consultation statement</b>	<b>25 September 2023</b>
<b>Submit comments to Inspector</b>	<b>25 September 2023</b>
<b>Inspector consideration</b>	<b>13 November 2023</b>
<b>Receive Final Letter</b>	<b>20 November 2023</b>
<b>Planning Policy Committee for adoption</b>	<b>04 December 2023</b>
<b>Full Council for adoption</b>	<b>11 December 2023</b>
<b>Adoption</b>	<b>18 December 2023</b>

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# Local Development Scheme June 2022

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**This Local Development Scheme 2022 supersedes the January 2020 version of the document.**

**The Local Development Scheme 2018 is effective from 24 June 2022**

## **Contents**

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## **1.0 Introduction**

- 1.1** Section 15 of The Planning and Compulsory Purchase Act 2004 (as amended) requires the Council, as a Local Planning Authority (LPA), to prepare and maintain a 'Local Development Scheme' (LDS).
- 1.2** This LDS sets out the program for producing the Local Plan which is the statutory development plan document for the area. The Local Plan is responsible for setting out where and how new development will take place and specifies the planning policies which will be applied in the determination of planning applications.

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## 2.0 Existing Local Development Plan documents and Neighbourhood Plans

2.1 The Council currently has an adopted development plan, and this is formed of the documents set out below. These documents remain relevant to the local planning position and decision-making process until such time as they are replaced by updated policies. The Council's development plan also includes national policies including the National Planning Policy Framework (NPPF) and relevant legislation.

<b>Core Strategy</b>	Sets out the strategic policies to steer and manage the approach for development.	Adopted October 2008
<b>Local Plan Part 2 – Detailed Policies (LP2)</b>	Suite of Development Management policies to assist in the assessment of planning applications.  LP2 forms local planning policy alongside the adopted Core Strategy.	Adopted July 2014
<b>Community Infrastructure Levy</b>	District wide  Set out charging regime for contributions to infrastructure	Implemented 1 December 2014
<b>Woldingham Neighbourhood Plan</b>	Applies to the Woldingham area only and sets out area specific policies in terms of design and the identification of local green spaces.	Made 21 April 2016
<b>Limpsfield Neighbourhood Plan</b>	Applies to the Limpsfield area only and sets out area specific policies in terms of design and the identification of local green spaces.	Made 25 June 2019
<b>Caterham, Chaldon and Whyteleafe Neighbourhood Plan</b>	Applies to the areas of Caterham, Chaldon and Whyteleafe only and sets out area specific policies in terms of design and the identification of local green spaces.	Made 24 June 2021

2.2 In accordance with The Localism Act 2011, adopted Neighbourhood Plans form part of the development plan and are used in the assessment of planning applications for specific areas. A number of Neighbourhood Plans have been commenced in the District with three plans reaching adoption. Further information on the Neighbourhood Plans being prepared is set out in Section 6.

2.3 In addition to the documents that form the development plan, the Council is required to produce a Statement of Community Involvement (SCI) which sets out how the Council will involve people in the production of the new Local Plan. The SCI is a Local Development Document, but it is not part of the development plan. The Council reviewed its SCI in 2020 and this is available on the [Tandridge District Council website](#). In accordance with the Planning

Practice Guidance<sup>1</sup>, the Council must review their SCI every 5 years from the date of its adoption.

- 2.4** There is no requirement for the LDS to show what other documents, for example: Statement of Community Involvement or Supplementary Planning Documents, the Council intends to produce. Therefore, no further detail on these documents are included.

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<sup>1</sup> Paragraph: 071 Reference ID: 61-071-20190315 (Revision date: 15 03 2019)

## 3.0 Regulatory Requirements and Consultation

### Key Stages of Local Plan Preparation

- 3.1** The Local Plan must be prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 which requires Local Authorities to follow formal consultation and notification stages prior to adoption. Further information regarding the stages of preparation and consultation are set out in the Council's [Statement of Community Involvement \(2020\)](#):

**Preparation of a Local Plan (Regulation 18):** the Council must consult and invite representations from:

- 'specific' consultation bodies (identified in the Regulations);
- 'general' consultation bodies (identified by the Local Authority), and
- interested parties including residents and/or businesses within the area.

Representation will be sought on what a Local Plan should contain.

The responses to the consultation will be used to inform the publication draft of the Plan and identify any further evidence that may be required. Whilst the 2012 regulations only require one stage of Regulation 18 consultation, the Council may feel that additional consultation is needed to ensure sufficient community involvement has been gained on determining options and to ensure that sufficient reasonable alternatives have been considered to ensure that a sound Plan is prepared.

**Publication (Regulation 19):**

The publication stage Plan is that which sets out the preferred content, strategy and policies which the Council feel should be independently examined by the Planning Inspectorate. This document should be the version the Council are intending to submit. When consulting at this stage, the Council will publish the Plan together with associated documents for comments to be made on the soundness and legal compliance of the Plan. The Council will invite all statutory bodies and those interested parties to make formal representations at this stage.

The Council should be confident that the Plan prepared is sound, justified, effective and legally compliant. Following the Regulation 19 consultation, the Council can make minor changes to the document without the need to carry out further consultation.

**Submission & Independent Examination of a Local Plan (Regulations 22 & 24):**

When the Council feel that a sound and legally compliant Plan has been prepared, the Plan and associated documents (including the full evidence base, Sustainability Appraisal, Strategic Environmental Assessment and Habitat Regulations Assessment) are submitted to the Planning Inspectorate, on behalf of the Secretary of State for 'examination' and an Independent Inspector is appointed to examine the soundness of the Plan.

The Planning Inspectorate will notify the Council of the date for the Examination in Public (EIP) to carry out an examination into the Plan's 'Soundness' in accordance with the requirements of the



National Planning Policy Framework 2021 (NPPF, paragraph 35). However, for the purposes of this LDS and the Local Plan to which it refers (Or Local Plan: 2033) the NPPF (2012) remains relevant in the examination and the Local Plan is being examined under transition arrangements. Set in place nationally as per NPPF 2021, Annex 1, paragraph 220.

Prior to the formal examination meetings, the appointed Inspector will review the Plan and other information which has been submitted, including consultation responses and evidence-based documents. On reflection of the submitted documents the Inspector may request an exploratory meeting to discuss any specific issues they may feel need to be addressed before progressing to the public examination sessions. This may be to request clarity on specific policies included in the document, to explore a piece of evidence in further detail, or relating to matters of soundness.

The outcome of exploratory meetings can result in additional work needing to be carried out by the Council before the examination can progress or a recommendation from the Inspector to withdraw the Plan pending further work.

Irrespective of whether exploratory meetings take place, the Inspector will usually produce a list of initial queries and matters, issues and questions (MIQ's) for discussion at the hearing sessions and which will require a written response from the Council ahead of any hearing sessions commencing. The Inspector will keep these under review to ensure that any new evidence or information that emerges is considered.

- **Matters** are the broad topics to be considered in the examination: for example, housing need and supply, settlement strategy, flood risk;
- **Issues** are the critical issues, identified by the Inspector, on which the soundness (and legal compliance) of the plan will depend; and
- **Questions** are set by the Inspector to elicit information relevant to the issues.

Further information regarding the formal hearing sessions and the approach taken by the Planning Inspectorate in the process, can be found in the [Procedure Guide for Local Plan Examinations](#).

#### **Adoption of a Local Plan (Regulation 26):**

Following the examination of the Local Plan, the Planning Inspector will issue a report setting out a decision as to whether they consider the Plan to be either: sound, sound subject to modification, or unsound. If the Plan is 'sound subject to modification', the Council will need to make necessary 'modifications' which may also need to be publicly consulted upon dependent on the extent of those modifications. Should consultation be necessary, this will be carried out in accordance with Regulation 19, processes.

Once the necessary steps have been taken to respond to the Planning Inspectors report and the Local Plan can be deemed sound, it is the Council's decision, through Full Council, whether to adopt the Plan.

## Other Legislative Requirements

### Sustainability Appraisal, Strategic Environmental Assessment and Habitat Regulations Assessment

- 3.2** To comply with planning legislation, the Local Plan must be accompanied by a Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA). These documents are required by the Environmental Assessment of Plans and Programmes Regulations 2004 and the Conservation of Habitats & Species Regulations 2010.
- 3.3** These documents are iterative documents designed to allow an Inspector to see how the Council has taken account of these pieces of European legislation at each step of the plan-making process.
- 3.4** The SA/SEA, in particular, appraises the emerging spatial strategy and policies at each stage of the plan-making process with regards to the environmental, social and economic impacts of the Plan. This may result in the adjustment of the strategy and policies to ensure that adverse impacts are reduced or mitigated, and to ensure that no one strand of sustainability (environmental, social or economic) has had more emphasis placed on it.
- 3.5** In terms of the HRA, the Council are required to consider if the policies of a Local Plan will have any impact upon European Sites for Nature Conservation. For Tandridge District, this includes The Ashdown Forest, located south east of the District and the Mole Gap to Reigate Escarpment located west of the District. Any need to mitigate impact where it occurs will be factored in through policy making to ensure that there is limited or no negative effect on relevant European sites.

### Equalities Impact Assessment

- 3.6** The Local Authority has a legal duty to eliminate discrimination and promote equality through service delivery. The policies of the Local Plan will have an impact upon service delivery in terms of how we can support and provide for all our communities from young to the elderly and those from varying cultural backgrounds.
- 3.7** Although there is no longer a requirement to produce an Equalities Impact Assessment (EqIA) for a Local Plan it may still be useful to produce an EqIA to have regard to the aims of the General Equality Duty, as set out in the Equality Act 2010, when drafting policies.
- 3.8** The purpose of the EqIA is to show the likely impact of the Plan and the policies on the groups with protected characteristics (e.g. age, disability, gender reassignment, race and pregnancy/maternity etc), and if necessary, modify and improve the Plan and Policies where possible.

## 4.0 Evidence Base

- 4.1** Evidence is a key feature of the plan-making process, not just for a Local Plan, but any other development plan documents such as Area Action Plans or development management specific documents. The NPPF makes it clear that it expects local development plans to be informed by proportionate, robust and comprehensive information and as such, must reflect on the time it will take for necessary evidence to be gathered and feed this into any timetable for document preparation.
- 4.2** It is not possible to provide an exhaustive list of the evidence to be required due to the diversity of topics. Further, the need for additional evidence can arise as a result of consultation exercises. Evidence gathering is resource intensive and is continually monitored to identify any risks to the plan-making timetable and/or where additional resources are required.
- 4.3** The Evidence Base takes the form of research and technical studies and, alongside consultation, is critical to informing the direction and content of policies and any guidance within Supplementary Planning Documents which may be prepared.
- 4.4** The Council must collect evidence throughout a plan-making process to ensure that it has suitably considered its reasonable alternatives in terms of how development needs could be met and what policies a Plan should contain. Due to the iterative nature of plan-making, it is only possible to prepare certain evidence after a previous stage has been completed, infrastructure-based evidence gathering is an example of where this is necessary.
- 4.5** For the majority of infrastructure providers, they are only able to advise on what they can provide, or what financial contributions they would need to enable delivery, once they have a clear idea of where development will be located and the number of homes, jobs and people that will need to be accounted for. As such, in the case of a Local Plan the further progressed it is, the more able the Council can liaise with relevant providers and gain information on provision, funding etc, where it is needed. Without a comprehensive assessment of infrastructure needs, plan viability cannot be fully assessed and an Infrastructure Delivery Plan, which is essential in underpinning a plan, cannot be determined.

## 5.0 The Local Development Scheme<sup>2</sup>

### The Documents

5.1 The documents set out below are those which the Council have identified as being a priority. Once adopted, these documents, in accordance with Section 5 of the Town and Country Planning (Local Planning) (England) Regulations 2012, will represent Local Development Documents and be considered part of the Council's development plan<sup>3</sup>:

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<sup>2</sup> This LDS sets out the anticipated timetable for preparation of a development plan through to its adoption, using the best information available.

<sup>3</sup> Please note all timetables are set out in quarters to accord with the financial year, e.g. Q1 = April, May and June etc

## Local Development Plan Documents

Title	<b>Local Plan: 2013-2033</b> <b>(This document will supersede the adopted Core Strategy and some policies of the Detailed Policies DPD)</b>	
Role and Subject	<p>The Local Plan will set out the spatial development strategy and policy framework to guide the provision of jobs and homes up to 2033. The document will also set out policy mechanisms for protecting, conserving and enhancing the natural, and built historic environment, whilst identifying how and where infrastructure improvements will be delivered.</p> <p>This document will also be accompanied by an Infrastructure Delivery Plan which will also inform future revisions to the Community Infrastructure Levy.</p>	
Geographical Coverage	District wide	
Priority	High	
Chain of Conformity	With the National Planning Policy Framework	
	Preparation Stage (Regulation 18) - Local Plan: Issues and Approaches	Q3 2015/16 (Oct – Dec 15) <b>COMPLETED</b>
	Additional Preparation Stage (Regulation 18) – Sites Consultation	Q3 2016/17 (Oct – Dec 16) <b>COMPLETED</b>
	Additional Preparation Stage (Regulation 18) – Garden Village and Strategic Sites Consultation	Q2 2017/18 (Jul – Sept 17) <b>COMPLETED</b>
	Proposed Submission Stage (Regulation 19)	Q2 2018/19 (Jul-Sep 18) <b>COMPLETED</b>
	Submission (Regulation 22)	Q4 2019/20 (January 2019) <b>COMPLETED</b>
	Independent Examination (Regulation 24)	Q3 2019/20 (Oct - Nov 19) <b>Ongoing</b>
	Main Modifications Consultation (Regulation 19)	Q2 2023/24 (Jul – Sep 23)
	Adoption of a Local Plan (Regulation 26)	Q3 – 2023/24 (Oct - Dec 23)
Stakeholder and community involvement	<p>Statutory bodies, parish councils, general public, community groups, developers and agents.</p> <p>Duty to Cooperate requirements apply and although the ‘duty’ has been considered by the Inspector through examination, it remains a key part of the plan making process.</p>	

Title	<b>South Godstone Garden Community Area Action Plan</b>	
Role and Subject	The Area Action Plan (AAP) is a Local Development Plan document and will set out the key and detailed policies which will guide the development and underpin the delivery of the Garden Community.	
Geographical Coverage	South Godstone	
Priority	Medium	
Chain of Conformity	With the National Planning Policy Framework and the Local Plan	
	Preparation Stage (Regulation 18) - Issues and Approaches	Q4 2022/23 (Jan – Mar 23)
	Proposed Submission Stage (Regulation 19)	Q4 2023/24 (Jan – Mar 24)
	Submission (Regulation 22)	Q2 2024/25 (Jul – Sept 24)
	Independent Examination (Regulation 24)	Q4 2024/25 (Jan – Mar 25)
	Adoption (Regulation 26)	Q3 2025/26 (Oct – Dec 25)
Stakeholder and community involvement	<p>Statutory bodies, parish councils, general public, community groups, developers and agents.</p> <p>Duty to Cooperate requirements apply and will be a key part of the plan making process. Meetings with other Districts are continuing to take place to share information and feed into other plans and evidence where possible.</p>	

Title	<b>Community Infrastructure Levy (CIL) Review<sup>4</sup></b>	
Role and Subject	CIL is a non-negotiable charge on development and is calculated as pounds per square metre based on the net level of development proposed. To charge CIL the District Council must set CIL rates based on evidence of viability and produce a CIL charging schedule which is subject to an independent examination.	
Geographical Coverage	District wide	
Priority	Medium	
Chain of Conformity	With the adopted development plan (Including the Local Plan and the South Godstone Garden Community AAP) and relevant CIL regulations	
	The current adopted Community Infrastructure Levy (CIL) has been based upon the adopted Core Strategy (2008). As such, any review of the CIL will be influenced by the new policies and spatial strategy of Local Plan: 2033 (including the settlement specific policies in the South Godstone Garden Community AAP).	
	Consultation on Draft Charging Schedule	Q4 2023/24 (Jan – Mar 24)
	Submission of Draft Charging Schedule	Q2 2024/25 (Jul – Sept 24)
	Independent Examination on Charging Schedule and Receipt of Inspector’s report	Q4 2024/25 (Jan – Mar 25)
	Adoption of CIL Charging Schedule	Q3 2025/26 (Oct – Dec 25)
Stakeholder and community involvement	<p>The CIL is subject to its own specific consultation and procedural requirements as set out in the CIL Regulations. Due to the specialist and technical nature of the CIL, consultation is targeted with statutory bodies, parish councils, developers, agents, community groups, service and infrastructure providers and utility companies.</p> <p>Duty to Cooperate requirements apply and will be a key part of the plan making process.</p>	

<sup>4</sup> It is noted that the draft Levelling up and Regeneration Bill (2022) alludes to the cessation of CIL outside of London and Wales. However, until the Bill is ratified by Royal Assent, CIL will continue and this timetable reflects this.

Title	<b>Policies Map</b> (Not subject to examination)
Role and Subject	To illustrate geographically the application of policies in the Local Development Plan (including adopted Neighbourhood Plans) and site allocations including settlement and development boundaries.
Geographical Coverage	District wide
Priority	High (contingent on other documents being produced)
Chain of Conformity	With all other development plan documents.
Timetable	The current policies map reflects the relevant policies set out in the Core Strategy and Local Plan: Detailed Policies. The policies map has been updated to reflect the Woldingham Neighbourhood Plan, where relevant and necessary connections to the changes brought about by Limpsfield Neighbourhood Plan.  The proposals map will be amended, when appropriate, to reflect policies and allocations once adopted through future plans.
Stakeholder and community involvement	Whilst the policies map is not subject to examination by the Planning Inspectorate, maps associated with the stage of plan preparation will be publicly consulted upon at the appropriate stage of plan making in accordance with the timetable. Such consultation ensures input into design and factual elements of the policies map.



## Neighbourhood Plans

- 5.2 Neighbourhood Plans are prepared and led by the community via parish councils or community forums and provide the community with the opportunity to take a leading role in planning for their areas and must be prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (as amended) and Neighbourhood Planning Act 2017.
- 5.3 The following areas have been designated as a Neighbourhood Planning Area and have engaged in the plan-making process but have not yet adopted ('made') their Plan. The Council will continue to work with parishes and neighbourhood planning forums where needed, to support this process.
- 5.4 Whilst these documents, once adopted, will form part of the Local Development Plan, the timetables for their preparation are a matter for the parish council or forum to determine.

<b>Burstow</b>	<b>Crowhurst</b>
<b>Dormansland</b>	<b>Godstone</b>
<b>Lingfield</b>	<b>Tandridge</b>
<b>Tatsfield</b>	

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## **Limpsfield Conservation Area Appraisal and Management Plan (Supplementary Planning Document)**

**Planning Policy Committee Thursday, 23 June 2022**

Report of: Interim Chief Planning Officer

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Purpose: For decision

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Publication status: Open

Wards affected: Limpsfield

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### **Executive summary:**

This report recommends the adoption of the Limpsfield Conservation Area Appraisal and Management Plan (LCAAMP) as a Supplementary Planning Document to support and inform planning decisions in the Limpsfield Conservation Area in line with the Core Strategy and adopted Limpsfield Neighbourhood Plan.

The report further recommends minor changes to the boundaries of the Conservation Area, and a change in its name to Limpsfield Village Conservation Area.

The production of the LCAAMP was a commitment in the Limpsfield Neighbourhood Plan, part of the Council's statutory development plan. The work to produce and consult on the LCAAMP has been a partnership between Limpsfield Parish Council, Surrey County Council's Heritage Team, and the Council, and supports the Council in fulfilling its obligations under the Planning (Listed Buildings and Conservation Areas) Act 1990 to review conservation area boundaries from time to time, and to carry out appraisals of conservation areas.

The LCAAMP describes the historical importance of the conservation area, its key features and how those can be preserved and enhanced, assesses the previous boundary and recommends minor changes, and sets out a number of management actions which will preserve and enhance the conservation area.

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**This report supports the Council's priority of:** Creating the homes, infrastructure and environment we need

**Contact officer** Anna Cronin - [acronin@tandridge.gov.uk](mailto:acronin@tandridge.gov.uk)

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## Recommendations to Committee:

That:

- A the recommended minor adjustments to the boundary of the conservation area be made;
  - B the name of the conservation area be changed from Limpsfield Conservation Area to Limpsfield Village Conservation Area; and
  - C the LCAAMP (see link at the end of this report) be adopted as a Supplementary Planning Document which will form part of the local planning policy framework for the Council to be used in the assessment of planning applications within the Limpsfield Village Conservation Area.
- 

## Reason for recommendations:

In June 2020 the Committee agreed that the preparation of the Limpsfield Village Conservation Area Appraisal and Management Plan (LCAAMP) be delegated to Limpsfield Parish Council up to the point of adoption.

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 establishes the duty of local authorities to review, from time to time, the boundaries of conservation areas to ensure they are still relevant. Limpsfield Conservation Area was designated in 1973 by Surrey County Council and has not been reviewed since that date.

Section 71 of the 1990 Act states that it is a duty of the local planning authority to formulate and publish proposals for the preservation and enhancement of conservation areas. The LCAAMP contains such proposals.

When carrying out planning functions, under section 72 of the Act a local authority must pay special attention *'to the desirability of preserving or enhancing the character or appearance of that area.'*

The approval of the recommendations will enable the Council to fulfil a number of legal obligations and will enable better informed planning decisions in the conservation area.

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## 1 Introduction and background

- 1.1 The Limpsfield Neighbourhood Plan, "made" by this Council in June 2019 and thus a part of the Council's statutory development plan, contained a commitment in the implementation section to produce a conservation area appraisal and associated management plan.

- 1.2 Conservation Area Appraisals and Management Plans aim to identify those features that contribute to the special character and appearance of a conservation area and provide the basis for making informed and sustainable planning decisions that aim to preserve and enhance the special quality. Appraisal and management plans are material considerations when the Council considers planning applications within or affecting a conservation area.
- 1.3 The report explained that to help address the shortfall in the resources necessary to undertake this work, Limpsfield Parish Council agreed to act as a sponsor and be responsible for preparing the LCAAMP. The Council would still be engaged in the confirmation of the Conservation Area through the adoption of the document(s). The LCAAMP would, when adopted by this Council, be a Supplementary Planning Document and would be used to inform planning decisions in the Limpsfield Village Conservation Area. Supplementary Planning Documents provide additional detail and guidance to support development plan policies, in this case those are the Core Strategy, Local Plan Part 2: Detailed Policies and the Limpsfield Neighbourhood Plan. The report was agreed.

## **2 Process**

- 2.1 Limpsfield Parish Council subsequently carried out a tender process and selected Surrey County Council's Heritage section to prepare the LCAAMP. The Parish Council provided information and financial resources to produce the draft LCAAMP. Officers of this Council have been involved since 2020 giving advice on content and process, reviewing the draft LCAAMP before public consultation, attending a public meeting in Limpsfield to present the draft LCAAMP, and carrying out the formal consultation stage via the Tandridge District Council consultation portal and Communications team, culminating in this report to Committee. The project has thus been a partnership between Limpsfield Parish Council and the District Council to meet both obligations relating to conservation areas, and the requirements for producing a Supplementary Planning Document as set out in the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 2.2 One of the regulatory requirements of producing a Supplementary Planning Document is that formal consultation be carried out on the draft document. Section 4 below and Appendix A set out in detail the informal and formal consultation carried out, the response, and how this has been taken into consideration in finalising the LCAAMP.

## **3 Content of the LCAAMP**

- 3.1 The LCAAMP has been produced following advice from Historic England on how such a document should be evidenced and structured. It describes in the Appraisal section:
  - the historical interest and development of the village
  - its location and general character
  - distinct separate character areas within the conservation area,

- an audit of heritage assets, identifying listed, locally listed, positive, neutral and detracting buildings
- a consideration of the current conservation area boundary, and proposals for minor amendments to reflect property boundaries more accurately. It is also proposed that the name of the conservation area should be changed from "Limpsfield Conservation Area" to "Limpsfield Village Conservation Area" to more accurately reflect its location, and to avoid confusion should additional conservation areas be designated in the parish in future.

### 3.2 The Management section sets out:

- a number of schemes for preserving or enhancing the area, ranging from the restoration of traditional paving to measures to reduce speeding and traffic impacts and improve the understanding of local heritage
- guidance on the conservation and repair of various features such as doors and windows, and trees

3.3 Stakeholders are identified for each of these actions, the majority are to be led by Limpsfield Parish Council, who may consider setting up an enhancement fund to support some actions, and some involve Tandridge District Council in its role as local planning authority and Surrey County Council as highway authority.

## **4 Outputs of consultation and amendments**

4.1 A copy of the formal consultation statement is attached to this report (Appendix A). Consultation carried out by Limpsfield Parish Council and the District Council was extensive and went beyond that required by regulations or by this Council's Statement of Community Involvement. It included an informal consultation by the Parish Council within the conservation area in 2020 before commencing work on the LCAAMP.

4.2 Once the document was complete, the Council carried out a formal consultation under Regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012 between 21 February 2022 and 21 March 2022, inviting comments on the draft. In addition the Council wrote to all properties affected by proposed changes to the boundaries of the Conservation Area. In accordance with Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires a public meeting to be held when proposals are put forward for the enhancement of a conservation area, a public meeting was held at St Peters Church Hall Limpsfield on Thursday April 7th 2022. A presentation on the LCAAMP was made by Parish and District Officers, and comments were requested and received as recorded in the Consultation Statement.

4.3 Sixteen responses were received during the formal consultation. A further two organisations and one individual responded after the deadline. Eight people commented or raised questions at the public meeting.

- 4.4 The majority of comments were supportive of the LCAAMP overall and of the proposed change of name and boundary. Several detailed comments suggested clarification of elements of the Appraisal, in some cases putting forward new information which has been incorporated in the final document. There were also comments about the proposed boundary, which has been adjusted slightly to take account of further information supplied regarding property boundaries.
- 4.5 By far the biggest issue in comments on the Management Plan was that of traffic management and parking, and several respondents proposed that a one-way system be planned for. As the LCAAMP points out, the configuration of the village means that there are no easy answers to these problems and it is proposed to strengthen the reference to seeking formal explanation of why this is not possible. In addition, reference to a speed survey is to be added.

## **5 Budget**

- 5.1 The Council resources for this project to date have come from within the overall approved budget for Planning Policy, and that of the Parish Council.

## **6 Next steps**

- 6.1 Should the recommendations of this report be accepted the document will be used in relevant planning decisions. It will be placed on the Council's website. There will need to be minor adjustments to the relevant online maps and the revised boundary and name of the conservation area will be registered as a Land Charge. The Council will also place an advert in the London Gazette and a local paper to advertise the changes in line with Section 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and will notify those who made comments on the draft document.
- 6.2 Regulation 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires that the Statement of Consultation for a Supplementary Planning Document also be made available on the Council's website and at the Council's offices for a period of 3 months immediately after adoption, which allows for a potential legal challenge to the process to be made.

## **7 Other options considered**

- 7.1 The initial decision to work with Limpsfield Parish Council to implement the commitment in the Neighbourhood Plan was taken by this Committee in 2020.

## **Key implications**

### **Comments of the Chief Finance Officer**

There are no direct financial implications arising from this report. As noted in the report the costs of work to date has been contained within the revenue budgets. It is not anticipated that any future costs associated with this work will requiring any additional funding out-with the budget's already set.

There are no capital costs arising from the recommendations.

### **Comments of the Head of Legal Services**

The Council has a statutory duty under the provisions of section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate and review conservation areas and is now required to produce Appraisals and Management Plans for each area. The document is based on best practice contained in the English Heritage guidance and has involved local engagement. It is therefore considered to be a sound basis for the future conservation and management of the area.

### **Equality**

The LCAAMP is not considered to raise equality issues.

### **Climate change**

There are no significant environmental / sustainability implications associated with this report. The maintenance and renovation of existing buildings can be seen as sustainable in itself. While the historic buildings in the conservation area present issues in terms of energy efficiency to modern standards, the LCAAMP does include some material on how buildings can be adapted to be more sustainable, and advice is available from Surrey County Council's Heritage team.

### **Appendices**

Appendix A - Limpsfield Conservation Area Appraisal and Management Plan Consultation Statement

Appendix B - Draft Statement of Adoption

Appendix C - [Limpsfield Conservation Area Appraisal and Management Plan Final Version](#) – **accessible via this link**

### **Background papers**

None

----- end of report -----



**LIMPSFIELD CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN****CONSULTATION STATEMENT MAY 2022****1. INTRODUCTION****The Purpose of the Statement**

**1.1** This Consultation Statement has been prepared in accordance with Tandridge District Council's Statement of Community Involvement and with Regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Regulation 12 states that, before a local planning authority adopts a supplementary planning document, it must prepare a statement setting out

- (i) the persons the local planning authority consulted when preparing the supplementary planning document;
- (ii) a summary of the main issues raised by those persons; and
- (iii) how those issues have been addressed in the supplementary planning document.

**1.2** When adopted by Tandridge District Council, the Conservation Area Appraisal and Management Plan will constitute a Supplementary Planning Document, giving guidance to residents, local authorities and developers on what is special about the Area and how this can be conserved and enhanced. This statement is therefore a record of the consultation undertaken during its preparation and at the formal public consultation stage and explains how comments have been taken into account in preparing the final document. It includes a record of the public meeting held in accordance with Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

**The Preparation of the Conservation Area Appraisal and Management Plan**

**1.3** Limpsfield Village was designated a Conservation Area in February 1973 but since that time there has been no formal appraisal of the Area and no management plan. In June 2019, Tandridge District Council adopted a Neighbourhood Plan for the Parish of Limpsfield. The Plan contained a commitment by Limpsfield Parish Council, working with Tandridge District Council, to prepare a conservation area appraisal and management plan (CAAMP). Surrey County Council was engaged as a consultant and a draft CAAMP was prepared. As a broad objective, the CAAMP seeks to identify what is special about the Limpsfield Village Conservation Area and how this can be conserved and enhanced.

**1.4** As part of the process, the Appraisal included an Audit of Heritage Assets which was used to recommend changes to the boundary of the Conservation Area. Once approved by Tandridge District Council, these changes will be formally publicised in the London Gazette and at least one newspaper circulating in the local area, as required by Section 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the Secretary of State will be notified.

**2. INITIAL CONSULTATION: OCTOBER-NOVEMBER 2020**

2.1 Early in the preparation of the CAAMP and before a draft document had been prepared, the Parish Council carried out a consultation exercise with residents living in, or close to, the Conservation Area. Over the weekend of the 17<sup>th</sup> and 18<sup>th</sup> October 2020, approximately 350 leaflets were distributed advising residents of the work being done and seeking their views. The consultation was advertised on the Parish Council’s website and a webinar was held on the 10<sup>th</sup> November. The consultation ran until Friday 27<sup>th</sup> November 2020.

2.2 Comments were received from 7 members of the public. A summary of the comments received and the response to them is attached as Appendix 1

### 3 FORMAL CONSULTATION FEBRUARY-MARCH 2022 AND PUBLIC MEETING 7 APRIL 2022

#### Who was consulted and how

3.1 Tandridge District Council, working with Limpsfield Parish Council, carried out a formal consultation under Regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012 between 21 February 2022 and 21 March 2022, inviting comments on the draft CAAMP. The consultation was carried out in accordance with the Council’s adopted [Statement of Community Involvement \(2020\)](#) and legislative requirements.

3.2 The Council utilised the Council’s Local Plan consultee database to carry out the formal consultation, to ensure that all those who have previously sought to get involved and have their say on emerging planning policies could do so. The database includes all prescribed and statutory bodies who needed to be notified of the consultation and invited to make comment. These are set out in Table 1.

**Table 1 - List of local authorities and prescribed bodies that were consulted**

The Environment Agency
Historic England
The Woodland Trust
Natural England
Network Rail Infrastructure Limited
Adjoining Local Planning Authorities (including necessary County Councils and adjoining Parish Councils)
Relevant Telecommunications Companies
Clinical Commissioning Groups (formerly the Primary Care Trust)
Relevant utility companies (including gas, electricity and water)
The Homes and Communities Agency
National Highways (formerly the Highways England)

- 3.3 The Council is also required to consult with general bodies which include those listed below, along with any parties who have shown an interest in the preparation of the Local Plan and the general public (Table 2).

**Table 2- List of other body consultee categories**

Voluntary bodies some or all of whose activities benefit any part of the local planning authority's area
Bodies which represent the interests of different racial, ethical or national groups in the local planning authority's area
Bodies which represent the interests of different religious groups in the local planning authority's area
Bodies which represent the interests of disabled persons in the local planning authority's area
Bodies which represent the interests of persons carrying on business in the local planning authority's area, such as voluntary organisations and those that live and do business in the area.

- 3.4 As part of the formal consultation, those affected by the proposed conservation area boundary changes were also consulted. Occupants of 26 properties affected by the boundary changes were consulted and received a letter inviting them to comment on the draft.
- 3.5 In total 6978 people were directly invited to participate in the consultation.
- 3.6 All consultees were informed of the draft plan via an email or letter invitation to the consultation (Appendix 2). Included within the letter and posted in the email was key information including how to view the document, which could be done through the Council's website, at Oxted Library and at the Council offices. The invitation also provided instructions on how to submit comments, which could be done via the Council's online consultation portal, Objective, or by email or letter.
- 3.7 Notice of the consultation was also published as part of the Council's e-newsletter and through various social media channels throughout the four weeks of consultation to ensure people were aware of it.
- 3.8 In addition, Limpsfield Parish Council prepared a leaflet summarising the background to the CAAMP, indicating where and how the CAAMP could be viewed and inviting comments. This was circulated to all properties in Limpsfield Parish.
- 3.9 In accordance with Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990, a public meeting was held at St Peters Church Hall Limpsfield on Thursday

April 7<sup>th</sup>. A presentation on the CAAMP was made and comments were requested. Approximately 50 people attended the meeting.

3.10 A list of the individuals and organisations who made representations is set out in Appendix 3.

### **Comments Received and Issues Raised**

3.11 16 responses were received during the course of the formal consultation. A further 2 organisations and 1 individual responded after the deadline. 8 people commented or raised questions at the Public Meeting. A list of those responding is included as Appendix 3.

3.12 The written comments received during the consultation together with the joint response from Tandridge District Council and Limpsfield Parish Council are summarised in Appendix 4.

3.13 The comments and questions raised at the public meeting together with the response and proposed actions are summarised in Appendix 5.

## **4 CHANGES TO THE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN FOLLOWING THE FORMAL CONSULTATION**

4.1 Comments indicating support for the CAAMP, either in its entirety or with respect to particular components, were duly noted. Other comments and suggestions were also noted and were responded to as set out in Appendices 4 and 5. Some of these comments did not require or did not result in changes being made to the document and the reasons for this are set out in the Appendices. Others have resulted in minor changes. Again, Appendices 4 and 5 set out the comments, the response and the proposed actions. The changes proposed are summarised below.

### **The Appraisal**

4.2 A number of small changes have been made to reflect historical and other information provided by respondents.

### **Boundary changes**

4.3 Two minor adjustments have been made to reflect property boundaries.

### **Management Plan**

4.4 Traffic and parking were the issues which raised the greatest volume of comment with a number of respondents suggesting further measures to reduce traffic in the High Street,

such as a one-way system. During the preparation of the CAAMP consideration was given to more radical and ambitious solutions to traffic issues in the High Street, including a one-way system. It was, however, the Highway Authority's opinion that this would not be possible owing to the difficulty of using the road junction at the end of Detillens Lane. Concerns were also raised about the impact on residents in Detillens Lane and also businesses in the High Street. Whilst it is not considered that the CAAMP should be amended to include these measures, a change has been made to section 9, 'Schemes of Preservation and Enhancement' to reflect the issue. Paragraph 3.1 has been amended to indicate that, as part of the traffic and parking scheme, Limpsfield Parish Council should seek a formal response from the Local Highway Authority to explain why traffic cannot be routed away from the High Street.

- 4.5 In addition, amendments have been made adding speed management surveys to the schemes of preservation and enhancement.
- 4.6 An amendment has also been made clarifying the timescales referred to in the Management Plan

## **APPENDIX 1: SUMMARY OF COMMENTS DURING CONSULTATION OCTOBER- NOVEMBER 2020**

### **Limpsfield Village Conservation Area Appraisal and Management Plan Initial Consultation October-November 2020**

During the preparation of the Conservation Area Appraisal and Management Plan, the Parish Council carried out a consultation exercise with residents living in, or close to, the Conservation Area. Over the weekend of the 17th and 18th October 2020, approximately 350 leaflets were distributed advising residents of the work being done and seeking their views.

The consultation was advertised on the Council's website and a webinar was held on the 10th November. The consultation ran until Friday 27th November 2020.

Comments were received from 7 members of the public. Tandridge District Council, with whom the Parish Council was liaising and who would ultimately take responsibility for the Appraisal and Management Plan, were also notified and indicated their support for the project. Three Parish Councillors also commented on the work, indicating areas that they considered might be included in the Management Plan.

Summary of Comments from Members of the Public	Action Taken
<b>Traffic in the High Street including HGVs and Speeding</b>	
<p>Try to solve the problem of traffic congestion in the High Street. The number of large vehicles using the road is inappropriate Apply a weight limit to trucks passing through the village.</p> <p>Restrict cars and create a one-way system with the other direction going via Detillens Lane.</p> <p>Introduce measures to strengthen the 20mph speed limit zone, including clearer marking on the road near the traffic lights and the miniroundabout.</p> <p>Take the through traffic out of the High Street by by-passing the village on its eastern side.</p>	<p>Traffic was the most commonly raised issue in the initial consultation and as a result the impact of vehicles, in particular on the High Street, has been recognised within the Management Plan. As part of the initial consultation discussion was held with Surrey County Council who advised that any substantial changes would have to be supported by a Traffic Management Plan. They advised that this was high risk as it would likely conclude there were no suitable alternatives to the current situation. This is because of the adverse impact diverting traffic would have on residents in other parts of Limpsfield or because of financial and environmental limitations of alternatives.</p> <p>Schemes 3.1-3.5 of the Management Plan provide options for alleviating issues with traffic, speeding and HGVs. These have been designed so they are realistic and achievable and allow the Parish Council to take any opportunities should they become available.</p>
<b>Conservation Area Boundary</b>	
<p>Extend the geographical coverage of the Conservation Area to help stop the creation of properties that look out of place in the area around the current conservation area boundary.</p> <p>Resolve anomalies in the existing boundaries, including the possibility of including Padbrook in a similar way to the current inclusion of Stanhopes.</p> <p>Undertake a full review of the Conservation Area boundary, not just 'tidying up', in order to prevent inappropriately designed developments, close to the Conservation Area</p>	<p>As part of the Appraisal a thorough review has been undertaken of the Conservation Area boundary taking into account all issues and sites raised during the consultation. It is vital that any alterations to the boundary reflect what makes Limpsfield Village an area of special architectural or historic interest. Including areas which do not reflect the character and appearance of the Conservation Area weakens the whole designation and provides allowances for unsympathetic development. It would also be contrary to paragraph 191 of the NPPF.</p>

	<p>Any proposed additions or removals from the designation are in line with  Historic England Advice Note (Second Edition) 1: Conservation Area Appraisal, Designation and Management which is the relevant professional guidance on the issue. The boundary changes to the Conservation Area are set out in Section 7 of the Appraisal. The fact these changes are only minor reflects the high degree of preservation in Limpsfield Village Conservation Area and the very clear boundaries which the area has. Consideration has been given as to how to reinforce these boundaries and prevent any inappropriate development in the future.</p>
<p><b>Use of Article 4 Directions</b></p>	
<p>Consider Article 4 directions. Greater clarity on materials used and alterations permitted would help retain the character.  Article 4 Directions are potentially important and should be considered. Objection to residents living in the Conservation area being denied their permitted development rights through an Article 4 Direction.</p>	<p>Different opinions were submitted on this issue with two consultees, in principle, being in favour and one opposed. Taking into account these comments and the current local and national planning context, no Article 4 measures have been proposed but the option for them in the future has been kept under review. Items which may be considered for Article 4 Direction in the future are set out under section 12.</p>
<p><b>Dorothy's Cottage</b></p>	
<p>Consider enforcement measures to address the eyesore which is Dorothy's Cottage.  Address the future of Dorothy's Cottage, one of the longest running conservation sores in Limpsfield.</p>	<p>The Dorothy's Cottage site has been addressed in items 6.1-6.3 of the Management Plan. The best solution to this issue would be for the owner or a future owner to implement the live permission granted under 2012/229.</p>



## APPENDIX 2: Draft Limpsfield Village Conservation Area Appraisal and Management Plan Consultation Letter

Date: 18 February 2022

Dear

### Consultation on the draft Limpsfield Village Conservation Area Appraisal and Management Plan

We are conducting a four-week public consultation on the draft Limpsfield Village Conservation Area Appraisal and Management Plan, which has been produced by the Historic Environment Team at Surrey County Council, on behalf of the Limpsfield Parish Council.

To view the draft plan, please visit [www.tandridge.gov.uk/limpsfield](http://www.tandridge.gov.uk/limpsfield). Paper copies are available at, Oxted Library and the Council Offices in Oxted. Please book an appointment to come to the Council Offices in Oxted by e-mailing [customerservices@tandridge.gov.uk](mailto:customerservices@tandridge.gov.uk), or calling 01883 722000.

The draft plan is an important policy commitment within the Limpsfield Neighbourhood Plan (2019). It has been prepared by Limpsfield Parish Council who, in conjunction with us, appointed Surrey County Council's Historic Environment Planning Team to manage the project. Once approved and adopted it will form a Supplementary Planning Document which guides Council decisions in the conservation area.

The consultation runs from 9am on Monday 21 February until 5pm on Monday 21 March 2022 and you can comment by:

- Using the consultation portal at <https://tandridge-consult.objective.co.uk/kse>.
- E-mailing [neighbourhoodplans@tandridge.gov.uk](mailto:neighbourhoodplans@tandridge.gov.uk).
- Writing to The Strategy Team, Tandridge District Council, 8 Station Road East, Oxted, RH8 0BT.

If you have any questions, please e-mail [lpc.conservationarea@gmail.com](mailto:lpc.conservationarea@gmail.com) or write to the Parish Council, The Pound, Wolf's Row, Limpsfield, Oxted, Surrey RH8 0EB.

Yours sincerely,



Cliff Thurlow  
Interim Chief Planning Officer

**APPENDIX 3: LIST OF RESPONDENTS TO THE FORMAL CONSULTATION  
FEBRUARY-MARCH 2022 AND AT THE PUBLIC MEETING**

<b>First Name</b>	<b>Surname</b>	<b>Statutory / Resident</b>	<b>Organisation</b>	<b>Comment ID</b>
<b>Comments Received during the Formal Consultation</b>				
Richard	Carr	Statutory	Transport for London	1
Amanda	Purdye	Statutory	Gatwick Airport Limited (Safeguarding)	2
Gareth	Niceday	Resident		3
Piers	White	Resident		4
Stephen and Katie	Tuddenham	Resident		5
Richard	Wright	Resident		6
Paul	Wade	Statutory	Elmbridge Borough Council	7
Clive	Smith	Statutory	Surrey Hills AONB	8
Claire	Blackwell	Resident		9
Johanna	Piper	Resident		10
Christian and Claire	Turner	Resident		11
Nicholas	Merritt	Resident		12
Megan	Edison	Resident		13
Helen	Dixon	Resident		14
John	Berbuto	Resident		15
Thomasin	Davis	Statutory	Historic England	16
<b>Comments Received after the Consultation had closed</b>				
Claire	Scott	Resident		17
Janice	Burgess	Statutory	National Highways	18
Paige	Eke-Goodwin	Statutory	Natural England	27
<b>Comments Received at the Public Meeting</b>				
Kevin	Ludbrook	Resident		19
	Anonymous	Resident		20
Helen	Ellson	Resident		21
Bob	Harvey	Resident		22
Nick	Skellett	Resident		23
David	Bell	Resident		24
Sheila	Mundell	Resident		25
Lucy	Stuart Lee	Resident		26

**APPENDIX 4: FORMAL CONSULTATION FEBRUARY-MARCH 2022**  
**SUMMARY OF COMMENTS, RESPONSES AND ACTIONS**

<b>Summary of Comments Received During the Consultation Period</b>			
<b>Comment ID</b>	<b>Summary of Content</b>	<b>Response</b>	<b>Action</b>
<b>General Comments</b>			
7	No comment	Duly noted	No action required
1	No comment	Duly noted	No action required
16	Support for the production of the statement and management plan. Confirmation that the legislative background has been carefully studied in line with Historic England Guidance <i>Understanding Place: Designation and Management of Conservation Areas (2019)</i>	Duly Noted	No action required
8	Consider the document to be excellently prepared and should ensure that the Conservation Area is conserved, enhanced in such a way that it continues to be complementary to the adjoining AONB	Duly noted	No action required
9	Support for the draft – well thought out and informed. Particular support for the way the Plan sets out a vision for the Area	Duly noted	No action required
3	Does not support the draft; there is not enough money for schemes such as this and the use of money on the appraisal is queried	The CAAMP was funded by Limpsfield Parish Council on the guidance of the Neighbourhood Plan, part of the Statutory Development Plan as adopted by Tandridge District Council. This is set out clearly in the Introduction to the CAAMP. The document is valuable in assisting planning officers with ensuring they can carry out their statutory duty under the Planning (Listed	No action required.

		Building and Conservation Areas) Act 1990 and also assists residents and developers in Limpsfield Village.	
11	Support for the Plan's efforts to maintain the character of the High Street through, for example, consistency of building works	Duly noted	No action required
14	Support for adoption in principle subject to revision to reflect comments made on the document	Duly noted. Specific issues raised by the consultees have been addressed below	Action as indicated in relation to specific issues
15	Adoption in current form not supported	Duly noted. Specific issues raised by the consultees have been addressed below	Action as indicated in relation to specific issues
4	Full support for the document	Duly noted	No action required
14	It is unclear what the timescale is for actions in the management plan. Make the plan more specific	It is intended that any short-term schemes are within 5 years. To reflect this better, it is proposed to amend the phrase to 'short to medium term.'  No timescale is proposed for long term schemes. This is because long term schemes relate to when opportunities become available.	Amendment proposed to change short term to 'short to medium term' and to advise the timescales this may involve.
5	Congratulations on the quality of the document	Duly noted	No action required
15	There is a danger of Limpsfield becoming a replica English Village.	Consideration has been given as part of the appraisal and management plan to ensure that schemes reveal the character and appearance of Limpsfield as a distinct and unique Conservation Area, not as a twee or faux historic heritage attraction.	No amendment proposed
<b>Appraisal (Clarification of Details)</b>			
11	'Miles the Butchers' should be referred to as Miles House	The name used in the CAAMP document is the one in the List Entry for the building which is the reason for this error. The document should be corrected.	Name of Miles House to be amended in CAAMP and all other properties

			checked to make sure they refer to the current property name, not the List Entry name.
14	Possible discrepancy with respect to tithe map references (P11 para 4.4 3). Information held at the National Archives suggests that tithes could not have been commuted.	There are a number of properties clearly missing from the tithe map and it was initially considered that these were tithes that had been sold or commuted. Further research provided by a respondent has shown that in fact the rector of the Parish had not collected tithes for the period 1828-1835 for certain cottages in the village and had recommended that no rent charge should be collected from these properties. When the tithe map was drawn up this recommendation was followed and as a result the properties were not shown. Larger properties such as Detillens and The Bower are, by contrast, on the map. This will need to be made clear as part of the document.	Amendment required to rephrase 4.4.3 as: The 1841 tithe map shows that by the middle of the century the roads of Limpsfield Village had largely taken on their current layout. As the rector of the Parish had not exercised his right to collect tithes from certain cottages in Limpsfield prior to the map being produced, these properties are absent from the map but their plots are still shown.
5	Clarify what being mentioned as a positive building means	The criteria for positive buildings are set out in paragraph 7.1.6 of the document. In essence, this means that a positive building should be retained because it reveals the historic or architectural character of the conservation area.	No action required.
5	Garage not marked on map and could be identified in terms of its effect on the Conservation Area	A number of smaller buildings, such as garages, were not marked up on the Audit of Heritage Assets because they were too small to be of any consequence. Having said that,	Garage at Priest Hill Cottage to be marked as detracting on the Audit of

		the garage in question does have a harmful impact on the Conservation Area and it is proposed to mark this as 'detracting'. Maps will also be revised for the Boundary Review and Character Areas to ensure they are in sufficient detail to show smaller buildings.	Heritage Assets.  Boundary Review and Character Area map to be produced in more detail to show all small buildings.
<b>Renaming the Conservation Area</b>			
3	Change to name of the Conservation Area not agreed; requests reasons for the change	The name change was proposed as there are other historic areas in the Parish which could in future be considered for Conservation Area designation. It was proposed to help differentiate them from each other	No amendment proposed
14	Support for name change	Duly noted	No action required
15	Support for name change	Duly noted	No action required
<b>Boundary Changes</b>			
3	Proposed boundary changes not supported. Why should they be changed?	The boundary change has been proposed in line with Historic England Advice Note 1 <i>Conservation Area Appraisal, Designation and Management</i> and the Planning (Listed Buildings and Conservation Areas) Act 1990. This was deemed necessary as the boundary has not been revised since the Conservation Area was first designated in 1973.	No amendment proposed
14	Support for boundary changes	Duly noted	No action required
6	The boundary for one of the properties on the map is incorrect as it shows the location of a wooden fence, rather than exactly what is shown on a field plan registry document.	The revised boundary was drawn based on information available as part of the assessment. Owing to the new information available, a slight change is proposed to retain this area of road within the Conservation Area	A small area of road in Priest Hill will need to be retained.
4	Stanhopes was retained within the Conservation Area despite being built on	Consideration was given to removing Stanhopes in its entirety from the Conservation	No amendment proposed

	previously open land, but Detillens Lane has not been added. If there is not a good explanation for this, then Detillens Lane should be added.	Area as much of the housing is new. However, it was agreed that the design of all of the houses in Stanhopes had paid close attention to many of the features which reveal the character and appearance of Limpsfield Conservation Area. This includes the features identified in 6.5.1 of the appraisal. As outlined in 7.2.7 Detillens has a more suburban character. That is the difference between the two areas and the reason why one has been retained and the other not added.	
4	How and when could houses on Detillens Lane be included on the local list?	Scheme 8.2 of the Management Plan advises that Limpsfield Parish Council should nominate any buildings of historic or architectural interest for the Buildings of Character list. This review has now been undertaken and the results are being assessed by Surrey County Council. Should any buildings have not been nominated they should be submitted when the list is next reviewed in line with Historic England guidance.	No action required
5	Support inclusion of garden of Priest Hill Cottage in Conservation Area.	Duly noted	No action required
5	The boundary for the Priest Hill Cottage site is incorrect as it does not include the road which is in the same ownership	The boundary was drawn based on information available as part of the assessment. Owing to the new information available, a slight change is proposed to include this area of road.	Small area of road in Priest Hill will need to be included.
<b>Management Plan (Paving/Hard Surfaces)</b>			
14	Poor repairs to the paving are not just unsightly and inconsistent in style but are uneven and create a hazard for pedestrians. Full support for a fund to secure improvements although this may need to	Duly noted and comments passed on to stakeholders. For clarity, it is not the intention at the current time to re-pave the entire High Street. The proposed scheme recommends replacing any poor-quality repairs as soon as possible. Any trip hazards	No amendment proposed

	be supplemented. Given existing hazard seek urgent funding from local highways	should be reported to Surrey County Council at <a href="https://www.surreycc.gov.uk/doing-it-online/report-it-online">https://www.surreycc.gov.uk/doing-it-online/report-it-online</a> .	
14	Proposals to encourage or discourage the use of appropriate materials are too weak. Consider stronger mechanisms, including financial or other incentives	The provision of hard surfaces falls under permitted development rights in Conservation Areas and as such ironstone usage can often only be encouraged rather than insisted on. The Management Plan makes provision for small grants and this can be considered as part of the Preservation and Enhancement Fund	No amendment proposed
5	Paving. Many areas in poor condition. What timescales are proposed for addressing this?	The Management Plan proposes that repairs are carried out in the short term. Reinstatement will be for the long term. Amendments clarifying timescales are proposed. As per the comment in response to ID14 above, any loose paving should be reported to SCC.	Amendment proposed to change short term to 'short to medium term' and to advise the timescales this may involve.
15	Ironstone is expensive and difficult to find	In the short term there is a clear opportunity to insist that ironstone be retained when it is in situ. Long term schemes have been included to find a less expensive and easier to access source of ironstone.	No amendment proposed.
<b>Management Plan (Traffic and Parking - general)</b>			
11	Plan should be more ambitious in terms of traffic management addressing direct and indirect impact of goods vehicles and cars on buildings and historic character, pollution, pedestrian safety. Consider rerouting HGVs to Detillens Lane	Consideration was given to more radical and ambitious solutions to traffic issues in the High Street as part of the preparation of the CAAMP. This was raised as part of the initial consultation and by members on the working group. A meeting was held with the Highway Authority to consider if there were any other suitable alternatives to sending traffic down the High Street but, as also identified in the Neighbourhood Plan, there are no easy fix solutions as traffic has to be displaced elsewhere	Proposed amendment to 3.1 saying "As part of this scheme Limpsfield Parish Council should seek a formal response from the Local Highway Authority to explain why traffic cannot be routed away



		<p>(see below comments on Detillens Lane). A number of measures are proposed within the Management Plan to try and alleviate traffic issues. This includes developing a better protocol for working with the Highway Authority, reviewing on street parking, reviewing HGV signage and supporting a community speed watch scheme. Should alternatives become available, the Management Plan provides scope to allow stakeholders to explore this.</p> <p>Discussion was also held with Surrey County Council on re-routing traffic via Detillens Lane. It was the Highway Authority's opinion that this would not be possible owing to the difficulty of using the road junction at the end of Detillens Lane. Concerns were also raised on the impact on residents on Detillens Lane and also businesses on the High Street. As such it was agreed this would not be possible at the current time and could not be included as a scheme in the management plan. Should the situation change, the Management Plan provides the opportunity to reconsider this. Following comments received during the consultation it is now proposed the Parish Council get formal response from the Local Highway Authority explaining why this is not feasible.</p>	<p>from the High Street.”</p>
14	Traffic and Parking. P46 Section 3. Concern that past efforts to address issue have been to no avail and that is reflected in a lack of determination and ambition in this section	See above	See above

<b>Management Plan (Traffic and Parking - reducing traffic)</b>			
14	Traffic. High risk of accident due to the way traffic passes through the High Street. Need for radical solution limiting High Street to essential vehicles only. Review (para 3.2) should be given more urgency	See above	See above
14	Traffic. Consider one-way system and creation of no through road in the High Street	See above.	See above
10	Traffic and Parking. Negative impact of excessive traffic which has grown in recent years. High Street too narrow for current volumes making pavements dangerous Consider one-way system; diversion of buses.	See above	See above
12	High Street not built for modern traffic, especially with cars parked and people walking. Make the High Street one-way.	See above	See above
13	Traffic has a negative impact. A one-way system would be beneficial	See above	See above
5	Traffic. Consider one-way system to slow traffic, reduce traffic, and make better parking provision. Provide wider pavements and improve the character. Detillens Lane could handle the extra traffic	See above	See above
<b>Management Plan (Traffic and Parking - Parking)</b>			
14	Parking (3.4) Better indication of parking options available including signage and encouraging people to park by St Peter's Church.	As part of the management plan a parking review is proposed to encourage people to park elsewhere. Additional signage would cause visual clutter and would cause harm to the Conservation Area.	No amendment proposed.

10	Parking. Consider extended double lines outside Burstow	A parking review is proposed as part of the management plan.	No amendment proposed
15	Consider scrubland between Pebble Hill House and A25 as a car park	Section 3.4 of the Management Plan allows stakeholders to identify new locations for parking.	No amendment proposed
<b>Management Plan (Traffic and Parking - Traffic Calming)</b>			
14	Traffic (Signage (3.5)) Support for improvements with examples of obscured signs and worn-out markings	This has been discussed with Surrey Highways (as above) who are going to look at what could be done to improve road markings and existing signage. Should this prove ineffective, a speed management survey could be considered to justify new signage.	No amendment proposed but see below - response re speed management survey.
15	Traffic. Para 2.5 Speed limits should only be used if they are observed and enforced. Carry out a full-scale survey over weeks to understand the issues	The issue of speeding has been raised with Surrey Highways who have suggested the Parish Council could pay to monitor speeding on the High Street to investigate this issue further. The Management Plan already identifies the need to ensure speed signage is visible and that speed limits are respected.	Proposed amendment to add speed management surveys to the schemes of preservation and enhancement
14	Traffic. More effective traffic calming needed. Speed humps not effective	The design and location of the speed bumps has been raised with Surrey Highways who have indicated that the speed bump design is the most effective for slowing traffic. These may need to be altered to resolve drainage issues. Additional speed bumps would need to be paid for by Limpsfield Parish Council and would need to have a good evidence base to justify their construction. For this reason, a speed management survey is suggested above.	Amendment as above
<b>Management Plan (Drainage)</b>			
11	Support for efforts to persuade SCC to resolve issues with historic drainage problems and rectify wet spot areas.	Duly noted	No action required

<b>Management Plan (Public Realm)</b>			
15	Para 9.1 Special streetlights and bins expensive, unnecessary and a bit twee. Ironstone expensive and difficult to find. There is a danger of Limpsfield becoming a replica English Village.	The streetlights and street furniture were specific points raised as part of the consultation. The intention is to ensure there is a greater degree of consistency in terms of design throughout the Conservation Area. There is already a great deal of consistency and the scheme relates to identifying those areas where this is not the case. Replacing bins is not expensive and the Parish Council will need to consider whether the expense of replacing any streetlights is justified. Scheme 5.1 only commits stakeholders to investigating schemes.	No amendment proposed
<b>Management Plan (Engagement)</b>			
14	Other options for underlining the historic value of the village including plaques, guides, information in windows or QR codes should be considered. A new guide to the village should also be considered and a walking trail.	These are a number of good suggestions which have been fed back to the Parish Council. With the exceptions of plaques, which could cause visual clutter, there is scope for all of these elements within section 9.1 of the Management Plan.	No amendment proposed
<b>Management Plan (Viewpoints)</b>			
14	Pebble Hill Viewpoint. Strongly support recommendation.	Duly noted	No action required
14	Add reinstatement of view of 'Limpsfield Rocks'.	This view was not identified either through research or site visits as contributing the character and appearance of the Conservation Area either historically or today. While it is a good suggestion based on a historic photograph, it would involve the removal of trees which contribute to the character and appearance of the Conservation Area so it would not be encouraged. The rocks may become slightly more visible	No amendment proposed

		when the viewpoint at Pebble Hill is improved	
<b>Management Plan (Funding)</b>			
14	Funding. Support for Preservation and Enhancement Fund. Consider opportunity for local community initiatives.	Limpsfield Parish Council are content that they can set up the enhancement fund and work with Surrey County Council on the works set out, but this will ultimately be dependent on the resources available. Where possible, suggestions have been made to seek other sources of funding and this could be done with engagement from the local community.	No amendment proposed
<b>New Development</b>			
3	Insufficient provision made for new housing. The area is close to a range of local facilities, making it ideal for denser housing	The purpose of the appraisal is to identify what makes the Conservation Area of special architectural or historic interest, not to allocate housing to the area. By identifying what is of interest, the document helps developers and planners understand what is feasible in terms of development not just in the Conservation Area but also within its setting.	No amendment proposed
2	Request consultation on any proposals for wind turbines	Tandridge District Council already consult on wind turbines within 30km of Gatwick Airport. No wind turbines are being proposed.	No action required
<b>Additional Comments Received After the Consultation Period</b>			
18	No material effect on traffic levels on the Strategic Road Network and no concerns raised	Duly noted	No action required
27	No comments. Reference made to general guidance on woodland and protected species	Duly noted	No action required
17	Request to extend the brick paving along Detillens Cottages, replacing an area of patched up tarmac with a surface in keeping with the pretty historical village	The document allows as part of the management plan (scheme 1.1) for changes to paving within the Conservation Area which should take into account precedent, functionality and coherency. An argument could be made for extending the	No amendment proposed

		<p>paving along the front of these cottages to better define the Conservation Area boundary as part of a much wider scheme for the area. The document does not preclude this. In such an instance the decision would have to be made as to whether it is more appropriate to follow the original paving scheme, or to alter this. This would be a long-term scheme.</p>	
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**APPENDIX 5: PUBLIC MEETING APRIL 7TH 2022**  
**SUMMARY OF COMMENTS, RESPONSES AND ACTIONS**

<b>Limpsfield Conservation Area Appraisal and Management Plan Summary of Comments Received at Public Meeting 7<sup>th</sup> April 2022</b>			
<b>Comment ID</b>	<b>Summary of Content</b>	<b>Response</b>	<b>Action</b>
19	Does the Document provide specific guidance on the style and materials to be used when buildings in the Conservation Area are altered or refurbished?	Guidelines are set out in the policy guidance section. This includes guidance on windows, doors and porches and, in the context of extensions, roofs. However, it is recognised that each property is different and the guidance cannot be prescriptive	No action required
20	Concerned that new traffic controls in the High Street could push traffic onto other roads	The draft Management Plan recognises that substantial changes would have an adverse impact on other roads and that there may be no suitable alternatives to the current situation. The Management Plan therefore focuses on better management of the traffic passing through the High Street. A minor amendment is being considered to secure a formal response from the Highways Authority on traffic issues.	Minor amendment to the text of the Management Plan
21	Are there any plans for the site adjacent to Wolf's Row which was previously allotments? Concerned that the hedge along the side of the old allotments site on Westerham Road has been heavily cut back.	No plans for the site were discussed as part of the CAAMP as it is not in the Conservation Area, but it is in the Green Belt and proposals would have to be in line with Green Belt policies. As part of the CAAMP emphasis was given to the fact that the properties on Wolf's Row are only on one side of the road which reflects edge of common land development, should anything be proposed in the future. The Management Plan seeks to secure better integration of Wolf's Row with the rest of the Conservation Area.	No amendment proposed

22	Is there an increasing conflict between the conservation of historic buildings and the needs of the 21 <sup>st</sup> Century? We have to recognise circumstances have changed. For example, can advice be obtained on what can be done to secure better insulation where properties are single glazed?	The problems of climate change are recognised both nationally and locally and this requires a balance between conservation and energy efficiency. For example, the Management Plan outlines ways in which windows and doors may be repaired or replaced. The Historic Buildings Officer is able to give advice on specific proposals for listed buildings.	No amendment proposed
23	The document has an appendix listing the listed buildings. Does it address listed buildings that are 'at risk'?	There is a National Register of buildings at risk; however, this only deals with listed buildings of Grade 2* and above. There is not an up-to-date list covering all listed buildings in Surrey. The only listed building in the Conservation Area at risk is Dorothy's Cottage which is addressed in the Management Plan.	No amendment proposed
24	There used to be a leaflet about living in the Conservation Area, setting out what could and could not be done to buildings. It would be useful to have an updated version	There have been a lot of changes to permitted development in the last 30 years and the Parish Council will consider producing an updated document	No amendment proposed. However, the Parish Council will consider updating the leaflet.
22	White Hart Lodge was owned in the past by the McDougall family. The garden was left to the village to be green space but subsequently built on. Can this be prevented in the future?	Ultimately any issue such as this would be based on a legally restrictive covenant which is a legal matter, not a planning consideration, and could not be included in the CAAMP.	No amendment proposed
25	Is there a record of works to listed buildings for which permission has been sought and what should be done if unauthorised works are taking place?	Applications are recorded by Tandridge District Council. If there is a concern about works taking place, then they should be reported to Tandridge District Council's enforcement officer who will follow the matter up. Historic England provide advice on what does and does not need listed building consent in their guidance, but it is not	No amendment proposed



		prescriptive. The Historic Buildings Officer is happy to provide advice on this.	
26	Does the Document address the effect of telecommunications equipment and electric charging points on the Conservation Area	<p>The Management Plan contains a number of actions designed to improve the public realm. However, permitted development rights for telecommunications limit the extent to which this can be controlled, and it is almost impossible to remove these rights. This is also the same for electric charging points for cars and the highway authority. There are some permitted development rights for homeowners, but these are removed for listed buildings.</p> <p>The Neighbourhood Plan makes provision for joint working with the Highway Authority to help secure local vehicle charging points</p>	No amendment proposed. Provision of local charging points to be referred to Limpsfield Parish Council's Neighbourhood Plan Group

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## Tandridge District Council

### Limpsfield Conservation Area Appraisal and Management Plan Supplementary Planning Document

#### Public Notice and Statement of Adoption

##### **Planning and Compulsory Purchase Act 2004 (as amended) Town and Country Planning (Local Development) (England) Regulations 2012 (as amended)**

Notice is hereby given that on 23<sup>rd</sup> June 2022, in accordance with Regulations 11 and 14 of the Town and Country Planning (Local Development) (England) Regulations 2012, Tandridge District Council formally adopted the Limpsfield Conservation Area Appraisal and Management Plan Supplementary Planning Document.

The documents can be viewed on the Council's website at <http://www.tandridge.gov.uk>

Paper copies of the Supplementary Planning Document, the accompanying Consultation Statement and this Adoption Statement can be viewed at:

- The Council's main office at Council Offices 8 Station Road East, Oxted, Surrey RH8 0BT. (08:30-17:00 Mon-Thu, and 08:30-16:30 Fri).
- Oxted Library, 12 Gresham Road, Oxted, Surrey RH8 0BQ (09.30 – 17.00 Tuesday to Saturday)

Any person with sufficient interest in the decision to adopt the Supplementary Planning Document may apply to the High Court for permission to apply for judicial review of that decision. Such an application must be made promptly, and in any event not later than 3 months after the date on which the SPD was adopted (23<sup>rd</sup> June 2022).

##### **Further information**

For further information, please contact the Strategy Team by email at [LocalPlan@tandridge.gov.uk](mailto:LocalPlan@tandridge.gov.uk) or telephone Customer Services at 01883 722000.

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## Gatwick Update

### Planning Policy Committee Thursday, 23 June 2022

Report of: Interim Chief Planning Officer

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Purpose: For decision

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Publication status: Open

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Wards affected: All

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#### **Executive summary:**

Gatwick Airport Limited ('GAL') are progressing various workstreams including the Northern Runway Project Development Consent Order ('DCO'), FASI South Airspace Change Proposal, Gatwick Airspace Route 4 Option 7 Design Change and Gatwick Noise Land-Use Planning.

This report is to update Committee Members on the progress to date with the DCO process and other workstreams. It is also to confirm the governance arrangements established as part of the 23 September 2021 Committee, in relation to the continued Gatwick Member and Officer Group (GMOG) membership and their existing terms of reference.

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#### **This report supports the Council's priority of:**

- Building a better Council
- Creating the homes, infrastructure and environment we need
- Supporting economic recovery in Tandridge
- Becoming a greener, more sustainable District

**Contact officer** Sarah Little  
slittle@tandridge.gov.uk

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## **Recommendations to Committee:**

That:

- A. the contents of this report regarding the progress made to date in the DCO process and other workstreams be noted;
- B. the authority to be delegated to the Chief Executive and / or the current Interim Chief Planning Officer, in consultation with the Chair and Vice Chair, to respond to future consultations and other forms of engagement from relevant stakeholders at various stages of the DCO process remains as previously agreed; and
- C. to continue with the Gatwick Member Officer Group (GMOG) membership (Councillors Botten, Flower, Gillman, Lockwood and Moore) and existing terms of reference as previously agreed.

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## **Reason for recommendations:**

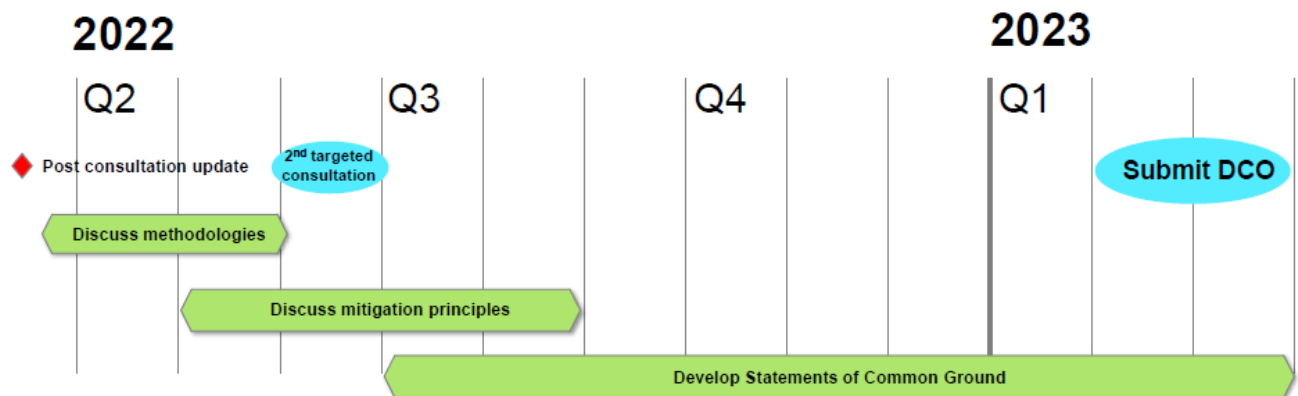
The local implications of proposals surrounding Gatwick Airport are significant. As a consultative body and host authority, the Council is required to engage in their varying initiatives and participate in the DCO process within the statutory timescales set.

Due to the rapid pace at which GAL are working towards on various projects, including the DCO process, without the continued delegation in place, this could result in the Council's inability to respond.

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## **Gatwick Northern Runway Project DCO**

- 1.1 As part of GAL's masterplan published in 2019, they announced to actively pursue bringing the existing standby runway (northern runway) into routine use alongside the main runway. GAL are required to apply for a DCO in order to obtain planning permission. This is a rigorous statutory planning process which is overseen by the Planning Inspectorate (PINS).
- 1.2 GAL have so far undertaken a Section 42 statutory public consultation which ran for a period of 12 weeks in Autumn/Winter 2021, to which the Council responded. The Council's response was considered by this Committee at its meeting on 25 November 2021.
- 1.3 Following this, Officers from host and neighbouring authorities were invited for a post-consultation update from GAL in March 2022. In this, GAL presented an indicative timetable for the next steps which is illustrated below.



- 1.4 As indicated above, GAL intend to submit the DCO to the Planning Inspectorate in quarter 1 of 2023 (Jan – March 2023). This is a delay of over 6 months from their original proposals. GAL also explained that during the period until submission of the DCO, they would hold a series of topic working groups with local authority Officers and undertake an additional targeted consultation on highway design proposals in June 2022.
- 1.5 At the time of writing, Officers have been made aware of a six week statutory public consultation on GAL’s updated highway design proposals. This is due to take place on Tuesday 14 June 2022 to Wednesday 27 July 2022. Further information, such as the consultation material are still yet to be published. However, as the intention is for this to be a consultation focusing on new highway design proposal, technical advice and comments will be sought from Surrey County Council - predominantly as the Highways Authority for Tandridge, although the Council will respond on relevant matters.
- 1.6 During the course of the DCO process until submission, Officers have a number of key workstreams. This will include, but is not limited to:
- Attend topic working groups and subgroups;
  - Engage with public consultation in relation to new highway design proposals and other relevant engagement;
  - Joint-working with neighbouring authorities throughout the DCO process including regular meetings with Chief Executives, Gatwick Officers Group (GOG), Gatwick Airport Consultative Committee (GATCOM) etc.;
  - Commission specialist advice both independently and in partnership with neighbouring authorities, where relevant;
  - Open and regular communications for elected Members and the community through social media, newsletters etc.;
  - Working with and facilitating GMOG and internal project officer groups.

- 1.7 Once the DCO is submitted to the Planning Inspectorate, Officers from host and neighbouring authorities will be working to complete required documents as part of the examination process. This will include an Adequacy of Consultation Response, Local Impact Assessment, Statement of Common Ground updates and amendments and responding to Inspector questions and attending hearing sessions.

## **FASI South Airspace Change Proposal**

- 2.1 The Gatwick FASI South Airspace Change Proposal follows the regulatory process for changes to the airspace design, CAP1616. To provide context, the Aviation Minister wrote to all major London airports seeking their commitment to a programme of airspace modernisation covering the South of England – called the FASI-South programme.
- 2.2 Along with 17 other airports, Gatwick Airport is engaged in this process which will involve the re-design of its departure and arrival routes and procedures up to 7000 feet. The National Air Traffic Service (NATS) have been commissioned by the Government to manage the airspace change for the South of England over 7000 feet.
- 2.3 Officers and key stakeholders were invited to engagement workshops (February 2022) where an update on Stage 2 of the process was provided. GAL sought a response from stakeholder on the presentation and this was circulated to GMOG members. A response was subsequently completed and submitted by officers in accordance with the deadlines set by GAL.

## **Gatwick Airspace Route 4 Option 7 Design Change**

- 3.1 Route 4 is a departure route for aircraft taking off from Gatwick towards the west. Soon after take-off, aircraft wrap 180 degrees round to the right and head east, over the District, as depicted in the map below:



- 3.2 Gatwick, and all other airports, have or are in the process of redesigning their departure routes to be in line with UK policy so that aircraft can use new satellite-based navigation technology. Seven new options are being considered however, a new design option 7 has been developed by GAL.



- 3.3 Officers attended an engagement workshop (February 2022) on the new option 7 design route for the Route 4 airspace change options. GAL sought a response from stakeholders on the presentation and proposed new option 7 design route. This was circulated to GMOG and subsequently a response was submitted to GAL in accordance with their deadline.

### **Gatwick Noise Land-Use Planning**

- 4.1 Officers were invited to respond to a questionnaire from GAL regarding the way aircraft noise from Gatwick operations is considered in planning applications for noise sensitive developments. This includes housing in areas under flightpaths that are affected by aircraft noise, schools, hospitals etc.
- 4.2 The questionnaire was submitted to 10 Local Planning Authorities responsible for land use planning in areas under Gatwick Airport's flightpaths and concentrates on the Development Management process for applications of this nature.
- 4.3 Due to the deadline for this questionnaire to be completed and submitted immediately after the elections, a preliminary response was completed by officers and sent to GAL. Officers will circulate the preliminary response and ask for comments from GMOG subject to recommendation C of this report.

### **Governance Arrangements**

- 5.1 It was resolved at this Committee on 23 September 2021 that authority be delegated to the Chief Executive and / or the Chief Planning Officer in consultation with a Working Group of Members (GMOG), the membership of which to be nominated by Group Leaders, to respond to future consultations and other forms of engagement from relevant stakeholders at various stages of the DCO process.
- 5.2 GMOG was subsequently established (Councillors Botten, Flower, Gillman, Lockwood and Moore) and terms of reference drawn up and circulated and agreed. Discussions and correspondence has thus far, assisted Officers to prepare responses which reflect the view of the Council and for the wider communities of the District with the valuable input of elected Members and at a pace which can better meet the swiftness at which GAL are progressing their DCO and other workstreams.
- 5.3 It is therefore, recommended that this working group and existing terms of reference be retained subject to consultation with Group Leaders being replaced with the Chair and Vice Chair.

### **Consultation**

- 6.1 As mentioned above, GAL are proposing a six week public consultation in relation to new highway design proposals. This will take place between Tuesday 14 June 2022 and Wednesday 27 July 2022. Technical advice and comments will be sought from Surrey County Council predominantly as the Highways Authority for Tandridge, although the Council will respond on relevant matters.

6.2 The Council will also respond to any further consultations and attend relevant meetings convened by GAL on other workstreams such as FASI South Airspace Change Proposals, Route 4 Option 7 Design Change Proposals and Gatwick Land-Use Planning.

## **Key implications**

### **Comments of the Chief Finance Officer**

There are no direct financial implications arising from this report. However, it is likely that there will be costs attached to working with partners to engage with the GAL proposals. Any activity must have cost implications considered, particularly where these cannot be delivered within existing budget envelopes. The impact of any additional cost pressures will be shown in the monthly budget monitoring reports along with mitigating actions.

### **Comments of the Head of Legal Services**

As a statutory consultee in the DCO process, the Council has specific responsibilities as a 'host' authority, including submitting written representations and participating in the process. The recommendations in this report seek to ensure that the Council delivers its responsibilities for the current and remaining stages. The delegation is therefore needed because the DCO process has a tight set legislative timeframe to work within.

### **Equality**

There are no equalities implications as a result of this report.

### **Climate change**

The implications of increased air traffic from Gatwick does have environmental implications. This is one of the main concerns for the Council and residents and will be an area where the Council will be vigilant in its responses. However, for this report, which is focused on providing elected Members with an update and on the governance arrangements in the DCO process, there are no direct climate change implications.

### **Appendices**

None

### **Background papers**

None

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