

Tatsfield Parish Council

Tatsfield Neighbourhood Plan

Housing Topic Report

Draft 1 Revised 27th October 2020 and 27th April 2021 and 29 October 2021

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Abbreviations

Tatsfield Parish Council	(TPC)
Tatsfield Neighbourhood Plan	(TNP)
Tandridge District Council	(TDC)
Housing and Economic Land Availability Assessment	(HELAA)
National Planning Policy Framework	(NPPF)
National Planning Policy Guidance	(NPPG)
Development Plan Document	(DPD)
Strategic Housing Market Assessment	(SMHA)

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Tatsfield Neighbourhood Plan

Housing Topic Report

1. Introduction

1.1 This report looks at the possible locations and range of housing that the parish may need to plan for to meet the needs of the parishioners as identified by the various Tatsfield Parish Council, (TPC) Neighbourhood Plan (NP) and AECOM surveys that have been completed as part of the NP process. This covers areas such as the mix of housing to meet the needs of older residents who wish to down-size and younger residents with young families looking for their first home as well as affordable homes for lower income earners or emergency workers who would struggle to meet the high level of private rental costs in the parish.

1.2 The Housing Group arranged for a 'call for sites' and invited land owners in the parish to offer potential sites they would like to be considered for development. These have been added to the sites already submitted to the Tandridge District Council (TDC) Housing and Economic Land Availability Assessment (HELAA) in the previous few years. The list consisted of 21 sites submitted against the 'call for sites' and 9 that were on the on the HELAA at that time.

1.3 Any housing recommendation should take into account how we protect and hopefully enhance the environment without affecting open spaces, woodlands, meadows and landscapes, any open views, biodiversity and wildlife whilst preserving the historic heritage and environment of the village. We also want the planning policy we adopt to achieve high quality design, sustainability consistent with the established character of the various areas of the village and landscaped to maintain its rural aspect.

1.4 The group has also looked at the potential effect of any new housing on the infrastructure and roads of the parish. Attention needs to be paid to the ability of the infrastructure and utilities to service existing as well as any new housing. A further consideration is the possible effect upon development on Tatsfield's mix of made and un-made roads. There will be consultation with our local utility companies should this prove necessary. .

2. Tatsfield

2.1 Tatsfield is in the extreme north east of Surrey, running along the borders with Kent and Greater London, 9 miles south-east of Croydon and 16 miles south of central London. It lies within the Green Belt at one of the highest points on the North Downs (reaching 825 feet by the Approach Road) and is classified as a Rural Settlement in Tandridge District Council's settlement hierarchy. The village has a Defined Village boundary as part of the T.D.C. policy designation.

2.2 One of the characteristics of the village – centred on its pond and village green – is its network of more than five miles of unmade roads (along which about half of the village's houses are located). In the village centre there is a shop and tearoom, a charity shop, a pub, a restaurant/bar and hotel, a garage, the Tatsfield Club, a Post Office, the Village Hall, the WI Hall, a primary school, a children's play area and an adults' exercise area. Just outside the village centre is the Scout Hut and Furze Corner playing field.

2.3 The village is not on a main road and is approached by branching off either the B269/B2024 Croydon to Westerham Road or the A233 Bromley to Westerham Road. The main part of the parish is about a mile wide, with a narrow strip running south for a mile and a half right down to the A25. North is Biggin Hill, east is Westerham, south is Oxted and west is Woldingham. The area of the parish is just over 1,300 acres.

2.4 Tatsfield has a history going back to the Domesday Book, when it was a tiny settlement with a handful of dwellings. Change was slow, so that by 1841 there were just 29 houses and a population of

172. The next 50 years saw faster changes resulting in the village growing to 81 houses and a population of 380 by 1891.

2.5 Despite its proximity to Biggin Hill airfield, Tatsfield suffered little damage in the Second World War. House building accelerated in the 1950s. The main concentrations of new houses from that time on were along the length of Paynesfield Road, Westmore Road, Greenway, Crossways, Old Lane and the southern half of Maesmaur Road. There was expansion of new areas in Shipfield Close and Wedgwood's as well as council housing developments in Whitewood Cottages, Westmore Road, The Square and Crossways Court. Further details regarding this expansion can be found later in the report in the Section, Historic Housing Delivery, on Page 6 headed 'How Tatsfield has grown between 2004-2019'.

2.6 The first decade of the 21st century saw new developments in Johns Road and Ship Hill. In the past ten years, most new developments have been of two- or three-bedroom houses (between 2005 and 2014, approvals were given for 4 one bedroom dwellings, 23 two bedroom, 24 three bedroom, 6 four bedroom and 7 five bedroom dwellings). In 2005, TDC allowed a small affordable housing (1) development on its own land - a former garages site on the edge of the Defined Village. In 2011 the TPC and TDC worked with a specialist housing association to provide an additional 10 affordable dwellings (2) built on an adjacent Rural Exception site.

2.7 Tatsfield has an excellent bus service connecting to London Trams at New Addington (mostly half hourly but hourly in the evening and on Sundays) but the service to Oxted and Westerham is poor (4 a day to Oxted and 5 a day to Westerham). The nearest railway station is Oxted, which is three and a half miles away by road.

2.8 In terms of housing, the parish has high levels of home ownership (81%) and the housing stock is dominated by detached and semi-detached houses with a shortage of smaller, entry level homes. House prices and affordability pressures are high with homes being out of reach of households with lower incomes, such as younger families. The parish has an ageing population and the NP will need to respond to these varying needs.

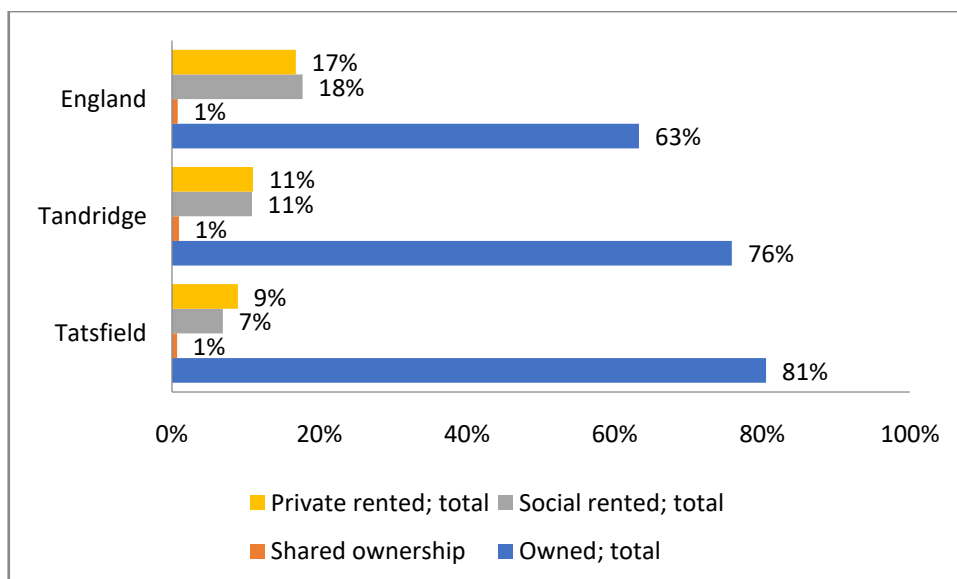
(1) Small sites used for **affordable housing** in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding

(2) The government defines affordable housing as "social rented, affordable rented and intermediate housing provided to specified eligible households whose needs are not met by the market

AECOM report June 2018

2.9 A report into research carried out by AECOM on behalf of Tatsfield Parish Council in connection with the Neighbourhood Plan in 2018 said the parish had high levels of home ownership (81%) and the housing stock was dominated by detached and semi-detached houses with a shortage of smaller, entry level homes. House prices and affordability pressures were high with homes being out of reach of households with lower incomes, such as younger families. The parish had an ageing population.

2.10 AECOM made the following comparison between England, Tandridge District and Tatsfield in terms of household tenure using data from the 2011 census:



Source: ONS 2001-2011, AECOM Calculations

2.11 AECOM's investigation into tenure by household composition resulted in the following table:

Household Composition	Owned outright	Owned with a mortgage or loan or shared ownership	Social rented	Private rented or living rent free
One person household: Aged 65 and over	78%	9%	10%	3%
One person household: Other	25%	32%	11%	32%
One family only: All aged 65 and over	79%	13%	6%	2%
One family only: Married or same-sex civil partnership couple: No children	41%	46%	3%	9%
One family only: Married or same-sex civil partnership couple: Dependent children	14%	75%	2%	9%
One family only: Married or same-sex civil partnership couple: All children non-dependent	53%	39%	4%	4%
One family only: Cohabiting couple: No children	23%	48%	6%	23%
One family only: Cohabiting couple: Dependent children	4%	48%	22%	26%
One family only: Cohabiting couple: All children non-dependent	43%	39%	9%	9%
One family only: Lone parent: Dependent children	4%	44%	20%	32%
One family only: Lone parent: All children non-dependent	43%	39%	9%	9%
Other household types: With dependent children	12%	59%	18%	12%
Other household types: Other (including all full-time students and all aged 65 and over)	29%	38%	8%	25%

Source: ONS 2001-2011, AECOM Calculations

2.12 AECOM concluded that home ownership was the dominant tenure in Tatsfield. Despite high levels of home ownership, the private rented sector experienced a four-fold increase between 2001 and 2011, whilst home ownership hardly grew at all. The increase in Tatsfield was higher than in the rest of Tandridge, suggesting strong demand for that tenure in Tatsfield in recent years.

2.13 The private rented sector and, to a certain extent, the social rented sector appeared to be catering to certain household types that are less likely to be able to afford their own homes, i.e. one

person households below 65, cohabiting couples with or without dependent children, and lone parents with dependent children.

The position in October 2020

2.14 There are 791 Tatsfield properties on the Council Tax Register. 183 of these have undergone improvements which are likely to result in the property being moved to a higher band when they next change hands. The breakdown is as follows:

Band A -	7	
Band B -	39	
Band C -	48	(2 of which are likely to move to a higher band)
Band D -	108	(15 of which are likely to move to a higher band)
Band E -	232	(61 of which are likely to move to a higher band)
Band F -	199	(58 of which are likely to move to a higher band)
Band G -	138	(41 of which are likely to move to a higher band)
Band H -	20	(6 of which are likely to move to a higher band according to the Valuation Agency)

A total of 15 residential properties were on the market on 29th October 2020.

1 bedroom flat	1	£255,000 – on average
1 bedroom terraced	2	£265,000 – on average
2 bedroom terraced	1	£325,000 – on average
3 bedroom semi-detached	3	£472,000 – on average
3 bedroom bungalow	1	£695,000 – on average
3 bedroom detached	1	£650,000 – on average
4 bedroom detached	2	£837,500 – on average
4 bedroom semi-detached	1	£550,000 – on average
5 bedroom detached	3	£1,092,000 – on average
7 bedroom detached	1	£1,950,000 – on average
Total	16	£707,000 – on average

Source: Rightmove and Ian Mitchell calculations

2.15 Properties sold in Tatsfield had an overall average price of £519,306 over the year ending October 2020. Most were detached properties, selling for an average price of £632,550. Terraced properties sold for an average of £381,750, with semi-detached properties fetching £401,667. Overall, sold prices in Tatsfield over the last year were 5% down on the previous year and 11% down on the 2017 peak of £583,457.

Source: Rightmove

Affordability

2.16 Average gross weekly pay of people living in Tandridge in 2019 was £702.90 (£36,550 p.a), compared with £587 (£30,524 p.a.) for Great Britain as a whole.

Average gross weekly pay of people working in Tandridge in 2019 was £546 (£28,392 p.a), compared with £586.50 (£30,498) in Great Britain as a whole.

Source: Office for National Statistics

2.17 Following the rule that no more than 30% of gross earnings should be spent on housing, the average Tandridge first-time buyer would be able to afford to buy only one-bedroom accommodation in Tatsfield.

Similarly, a Tatsfield would-be first-time buyer working within Tandridge is unlikely to be able to purchase anything in Tatsfield and would have to rely on rented accommodation.

Historic Housing delivery

2.18 The first decade of the 21st century saw new developments in Church Hill, Johns Road, off Ship Hill, Westmore Road and Lusted Hall Lane.

2.19 In the past ten years, most new development has been of two- or three-bedroom houses. (Between 2005 and 2014, approvals were given for 4 one-bedroom dwellings, 23 two bedroom, 24 three bedroom, 6 four bedroom and 7 five-bedroom dwellings). Future proposals need to be considered in the light of needs assessments and infrastructure implications. The popularity of the village as a place to live has made it virtually impossible for first time buyers to find accommodation; this includes young people brought up in Tatsfield.

2.20 In 2005, Tandridge allowed a small affordable housing development on its own land on the edge of the Green Belt which had been reserved for housing. In 2011 the TPC and TDC worked with a specialist housing association to provide an additional 10 homes to be built on an adjacent rural exception Site inside the Green Belt. Both of these developments provide rented and shared ownership accommodation, but may not be appropriate for downsizing, for which there is a need in Tatsfield. Both affordable housing schemes were oversubscribed.

HOW TATSFIELD HAS GROWN BETWEEN 2004 AND 2019

Population 2001 ca. 1726

Population 2011 ca. 1800

Multi-unit developments added since 2004:

		Nett gain
1. 2004/1320 The Studio, 31 Paynesfield Road	2 dwellings	1
2. 2004/725 Vern Place, Ship Hill	9 dwellings	9
3. 2005/1393 The Copse, Lusted Hall Lane	13 dwellings	13
4. 2005/1891 Church Farm Barns	4 dwellings	4
5. 2006/307 Crayford Cottage, Johns Road	5 dwellings	4
6. 2007/1253 Woody End, Johns Road	5 dwellings	4
7. 2011/434 Gresham Close, Lusted Hall Lane	10 dwellings	10
8. 2011/1213 Bassetts, Westmore Green	7 dwellings	6
9. 2013/931 Old School, Church Lane	2 dwellings	2
10. 2013/1032 The End, Westmore Green	2 dwellings	1
11. 2014/325 35 Westmore Road	4 dwellings	3
12. 13. 2016/1334 Shelleys, Westmore Road	3 dwellings	2
Nett number of dwellings added by developers since 2004		59
Single dwelling permissions granted since 2004		14

Total extra dwellings in the 15-year period 73

This represents an average of 4.8 a year and, if continued at the same rate, would mean a further 72 dwellings over the period of the Neighbourhood Plan (2017-2033).

3. Policy Framework

Neighbourhood Plan, Housing Planning Policy

3.1 NP housing policies and allocations must be in general conformity with the strategic policies of the existing local plan. The key document making up the adopted planning framework for Tatsfield parish is the Tandridge District Core Strategy adopted in October 2008 and the Local Plan Part 2: Detailed Policies, adopted in 2014. The emerging TLP is the Tandridge Draft Local Plan 2033 (2019).

3.2 The neighbourhood Plan should align and conform with the emerging Tandridge Local Plan, (TLP) in order to prevent Neighbourhood Plan policies quickly becoming out of date or being superseded once they become part of the emerging T.L.P.

3.3 On a national level, NP policies should be prepared in conformity with the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).

National Planning Policy Framework (2019)

3.4 NPPF paragraphs 143-146 on proposals affecting the Green Belt state the following, which is particularly relevant to Tatsfield as a Green Belt settlement and therefore this has important implications for the N.P:

P.143. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

P.144. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

P.145. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

a) buildings for agriculture and forestry;

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: not have a greater impact on the openness of the Green Belt than the existing development; or not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

P.146. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

a) mineral extraction;

- b) engineering operations;*
- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;*
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction;*
- e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and*
- f) development brought forward under a Community Right to Build Order or Neighbourhood Development Order.*

3.5 NPPF paragraph 79 states that development of isolated homes in the countryside should be avoided unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;*
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;*
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;*
- d) the development would involve the subdivision of an existing residential dwelling; or*
- e) the design is of exceptional quality, in that it:*
 - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*
 - would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.*
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: not have a greater impact on the openness of the Green Belt than the existing development; or not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*

Adopted Local Plan – Part 1: Tandridge District Core Strategy (2008)

Policy CSP1 – Location of development

3.6 CSP1 states that in order to promote sustainable patterns of travel and in order to make the best use of previously developed land, development will take place within the existing built up areas of the District (Category 1 settlements) and be located where there is a choice of mode of transport available and where the distance to travel to services is minimised subject to greenbelt designations.

3.7 It further states that there will be no village expansion by amending the boundaries of either the Larger Rural Settlements or Green Belt Settlements.

3.8 Development appropriate to the needs of rural communities will be permitted in the Larger Rural Settlements and Green Belt Settlements through infilling and on sites allocated for affordable housing.

3.9 There will be no change in the Green Belt boundaries, unless it is not possible to find sufficient land within the existing built up areas and other settlements to deliver current and future housing allocations. Such changes will only take place at sustainable locations as set out in Policy CSP2 whilst having regard to the need to prevent built up areas from coalescing.

3.10 Where there is a requirement to allocate green field sites the preference will be to find a number of sites to disperse the impact of development; the location of such sites will need to take into account existing and proposed infrastructure and service provision.

3.11 Tatsfield, as a greenbelt settlement would be classed as a Category 2 settlement. Green Belt Settlements are “washed over” by the Green Belt but infilling is allowed. The supporting text to Policy CSP1 states that housing to meet local needs may be proposed in Green Belt settlements and that redevelopment and infilling will be required to be to a high standard of design and will be expected to protect the character of the settlement or part of it.

3.12 The supporting text to Policy CSP1 (paragraph 6.18) also gives guidance on indicative densities: “The density of development will be within the range of 30 to 40 dwellings per hectare, however in certain circumstances it may be appropriate to build to a lower density because a density within the range may have an adverse impact on the character of particular parts of the villages”.

Policy CSP3 – Managing the Delivery of Housing

3.13 In accordance with Policy CSP2 and in order to manage the delivery of housing, should the District’s rolling five year housing supply figure be exceeded by more than 20%, TDC will not permit the development of unidentified residential garden land sites of 5 units and above or larger than 0.2ha (or smaller sites where these form a part of a potentially larger development proposal). Similarly, where there is inadequate infrastructure or services to support a development the Council will not permit the development of unidentified sites of 5 units and above or larger than 0.2ha.

Policy CSP 5 - Rural Exception Sites - Settlements where Rural Exceptions sites may be released under this policy include Tatsfield and it has been important in providing housing in Tatsfield previously and the Tatsfield Parish Council had been active in supporting this.

3.14 Exceptionally, land adjoining or closely related to defined rural settlements which would otherwise be considered inappropriate for development, may be developed in order to provide affordable housing in perpetuity provided that:

- the housing comprises 100% affordable housing;
- the housing is to meet local needs;
- the housing would be justified by a parish or settlement housing needs survey;
- the development is small scale and respects the setting, form and character of the settlement and the surrounding landscape; and
- the development would accord with all relevant Development Plan Policies.

Policy CSP 13 - Community, Sport and Recreation Facilities and Services

3.15 Existing community, recreational, sports facilities and services and open space will be safeguarded and the Council will seek to protect the Rights of Way network, in particular the North Downs Way national trail, the Greensand Way and Vanguard Way recreational paths from developments that would adversely affect the enjoyment of users of the network.

Policy CSP 15 - Environmental Quality (e)

3.16 In order to promote a high quality, flexible, safe living environment and to minimise the impact on natural resources the Council will encourage the reuse of buildings before redevelopment.

Policy CSP 17 - Biodiversity

3.17 Development proposals should protect biodiversity and provide for the maintenance, enhancement, restoration and, if possible, expansion of biodiversity, by aiming to restore or create

suitable semi-natural habitats and ecological networks to sustain wildlife in accordance with the aims of the Surrey Biodiversity Action Plan.

Policy CSP 18 - Character and Design

3.18 Policy CSP18 stipulates that development must:

- have regard to the topography of the site, important trees or groups of trees and other important features that need to be retained.
- not significantly harm the amenities of the occupiers of neighbouring properties by reason of overlooking, overshadowing, visual intrusion, noise, traffic and any other adverse effect.

3.19 The Council will protect the wooded hillsides in the built-up areas by ensuring that new development does not adversely affect the character of these areas and that there is no overall loss of tree cover.

3.20 Within built up areas and villages existing green spaces that contribute to biodiversity, the quality of life, the character or amenities of the area or those that separate built up areas will be protected and where possible enhanced for the benefit of biodiversity and/or recreation.

Policy CSP 19 - Density

3.21 Policy CSP19 stipulates that density of new development will be within the following ranges:

(a) Rural Areas (Larger Rural Settlements/Woldingham/Green Belt Settlements /countryside) – 30 to 40 dwellings per hectare, unless the design solution for such a density would conflict with the local character and distinctiveness of an area where a lower density is more appropriate; such character and distinctiveness may also be identified in Village Design Statements, Conservation Area Appraisals or Supplementary Planning Documents.

3.22 Within the lower density areas such as Tatsfield and other greenbelt settlements, the Core Strategy policy specifies that the Council will resist densities above the specified ranges unless it can be demonstrated that development proposals will not harm the character of the area and the quality of the environment and provided the site is in an area that is within 0.5km (approximately a 5 minute safe and level walk) from frequent public transport and a town, village or other centre containing convenience shopping.

Policy CSP 20 - Areas of Outstanding Natural Beauty

3.23 Policy CSP20 states that within Tandridge, the conservation and enhancement of the natural beauty of the landscape is of primary importance within the two Areas of Outstanding Natural Beauty, reflecting their national status. The principles to be followed in the areas are to:

- a) conserve and enhance the special landscape character, heritage, distinctiveness and sense of place of the locality;
- b) conserve and enhance important viewpoints, protect the setting and safeguard views out of and into the AONB;
- c) protect prominent locations on skylines and slopes and for development to take advantage of existing landscape features and tree screening;
- d) support suitable located sustainable development necessary to facilitate the environmental, economic and social wellbeing of the AONBs and their communities;
- e) promote access to, particularly by means other than the car, recreation within and enjoyment of the area;
- f) apply the highest environmental design standards to development.

3.24 The same principles will be applied in the associated Area of Great Landscape Value which will be retained for its own sake; as a buffer to the Surrey Hills AONB and to protect views from and into

the AONB. The AGLV will be retained until such time as there has been a review of the AONB boundary.

Policy CSP 21 - Landscape and Countryside

3.25 The character and distinctiveness of the District's landscapes and countryside will be protected by the Council for their own sake. Policy CSP21 requires new development to conserve and enhance landscape character.

Other relevant policies

3.26 Other relevant adopted Core Strategy policies include **CSP 6 on Rural Allocations**, which mentions allocations to be made through a development plan document (DPD). However, no housing sites were allocated in Tatsfield in this way. **CSP 9** and **CSP 10** discuss allocations for Gypsies, Travellers and Travelling Showpeople through DPD but equally no such allocations were made in Tatsfield.

Adopted Local Plan - Part 2: Detailed Policies (2014)

3.27 This Part 2 of the Local Plan sets out development management policies. It is particularly supportive of Neighbourhood Plans and states that they will be able to say where growth should be located in the neighbourhood, and how it should look. Policies relevant to assessing the location of potential development sites include the following (please note that only those parts of the policies that are directly relevant are listed):

DP5: Highway Safety & Design

3.28 One of the clauses of policy DP5A states that development needs to provide safe and suitable access to the site which is achievable by all and promotes access by public transport, foot and bicycle to nearby residential, commercial, retail, educational, leisure and recreational areas where appropriate.

DP7: General Policy for New Development

3.29 Policy DP7B states that where the principle of proposed new development (whether on a site that is previously developed or green field) is in accordance with other policies in the Development Plan, permission will be granted, subject to a number of matters being effectively addressed. Those points relevant to site selection include the following:

- **Built form:** The proposal should be in keeping with the prevailing landscape/streetscape... and must not result in overdevelopment or unacceptable intensification by reason of scale, form, bulk, height, spacing, density and design. In the case of a residential extension, the proposal should not result in the creation of a terracing effect;
- **Privacy:** The proposal must not significantly harm the amenities and privacy of occupiers of neighbouring properties (including their private amenity space) by reason of overlooking or its overshadowing or overbearing effect. In most circumstances, where habitable rooms of properties would be in direct alignment, a minimum privacy distance of 22 metres will be required. This distance may need to be increased to protect those parts of gardens which immediately adjoin dwellings or where sites are sloping. In most circumstances, a minimum distance of 14 metres will be required between principal windows of existing dwellings and the walls of new buildings without windows;
- **Assets:** The proposal must seek to protect and, where opportunities exist, to enhance valuable environmental (including public open space) and heritage assets;
- **Landscaping:** Proposals are expected to retain existing important features such as trees, hedgerows and walls wherever relevant and possible.
- **Trees:** Where trees are present on a proposed development site, a landscaping scheme should be submitted alongside the planning application which makes provision for the retention of existing trees that are important by virtue of their significance within the local landscape. Their significance may be

as a result of their size, form and maturity, or because they are rare or unusual. Younger trees that have the potential to add significant value to the landscape character in the future should also be retained where possible. Their retention should be reflected in the proposed development layout, allowing sufficient space for new and young trees to grow to maturity, both above and below ground.

DP10: Green Belt

3.30 Policy DP10 Part B states that within the Green Belt, planning permission for any inappropriate development which is, by definition, harmful to the Green Belt, will normally be refused. Proposals involving inappropriate development in the Green Belt will be permitted only where very special circumstances exist, to the extent that other considerations clearly outweigh any potential harm to the Green Belt by reason of inappropriateness and any other harm (see also above for national planning policy framework on Green Belt).

DP12: Development in Defined Villages in the Green Belt

3.31 Policy DP12 Part A is a very relevant policy. Referring directly to Tatsfield, stating that development in the Green Belt within the Defined Villages including Tatsfield will be permitted where the proposal comprises:

- Infilling within an existing substantially developed frontage; this does not include the inappropriate subdivision of existing curtilages to a size below that prevailing in the area;
- The partial or complete redevelopment of previously developed land, even if this goes beyond the strict definition of infilling;
- The development of sites within the village's boundaries following allocation for affordable housing;
- Extensions or alterations to existing buildings and the erection of new ancillary domestic buildings within the curtilage of a dwelling;
- Development that provides new, or assists in the retention of, community facilities;
- Any other form of development that is defined by the National Planning Policy Framework as not being inappropriate in the Green Belt (see NPPF extract above and also further Tandridge Green Belt policy below).

DP13: Buildings in the Green Belt

3.32 Note that the up to date National Planning Policy reference is to Paras 145 and 146 as outlined on Page 7 and 8 above. Unless very special circumstances can be clearly demonstrated, in line with Policy DP13, the Council will regard the construction of new buildings as inappropriate in the Green Belt. However, subject to other Development Plan policies, exceptions to this are as follows: (the following are those exceptions relating to residential new builds only):

C. Limited infill development within Defined Villages in accordance with policy DP12.

D. Limited affordable housing to meet local community needs, either in accordance with policy DP12 (within the Defined Villages) or policy CSP5 (rural exceptions).

E. The extension or alteration of buildings within the Green Belt (outside the Defined Villages), where the proposal does not result in disproportionate additions over and above the size of the original building as it existed at 1 July 1948 (for non-residential buildings) or 31 December 1968 (for residential dwellings), or if constructed after the relevant date, as it was built originally.

F. The replacement of buildings within the Green Belt (outside the Defined Villages), where the proposed new building:

- Is in the same use as the building it is replacing;
- Is not materially larger than the building it is replacing; and

- Is sited on or close to the position of the building it is replacing, except where an alternative siting within the curtilage demonstrably improves the openness of the Green Belt.

G. The limited infilling or the partial or complete redevelopment of previously developed (brownfield) sites in the Green Belt (outside the Defined Villages), whether redundant or in continuing use (excluding temporary buildings), where the proposal would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

I. Any other form of development as listed under paragraph 90 of the NPPF.

DP19: Biodiversity, Geological Conservation & Green Infrastructure

3.33 Policy DP19 parts B, C and D are relevant to site selection. Part B states that in order to conserve and enhance the natural environment, proposals which would result in significant harm to local, national or statutory sites of biological or geological importance or the broader Green Infrastructure (GI) network will be refused planning permission unless:

- All reasonable alternative locations with less harmful impacts are demonstrated to be unsuitable; and
- The proposal incorporates measures to avoid the harmful impacts arising, sufficiently mitigate their effects, or, as a last resort, compensate for them.

3.34 Part C stipulates that where a proposal is likely to result in direct or indirect harm to an irreplaceable environmental asset of the highest designation, such as a Site of Special Scientific Interest (SSSI), ancient woodland or veteran trees, the granting of planning permission will be wholly exceptional.

- With regard to SSSIs, exceptions will be made only where benefits of development at the site clearly outweigh both the impacts on the features of the site and on any broader networks of SSSIs.
- In the case of ancient woodland and veteran trees, exceptions will only be made where the need for and benefits of the development in that location clearly outweigh the loss.
- In all cases, any impacts or harm should not just be mitigated, but overall ecological benefits should be delivered.

3.35 Part D asserts that planning permission for development directly or indirectly affecting protected or priority species will only be permitted where it can be demonstrated that the species involved will not be harmed or appropriate mitigation measures can be put in place.

DP20: Heritage Assets

3.36 Policy DP20A states that there will be a presumption in favour of development proposals which seek to protect, preserve and wherever possible enhance the historic interest, cultural value, architectural character, visual appearance and setting of the District's heritage assets and historic environment. Accordingly:

- Only where the public benefits of a proposal significantly outweigh the harm to, or loss of a designated heritage asset or its setting, will exceptional planning consent be granted. These benefits will be proportional to the significance of the asset and to the level of harm or loss proposed.
- Where a proposal is likely to result in substantial harm to, or loss of, a designated heritage asset of the highest significance (i.e. scheduled monuments, grade I and grade II* listed buildings, and grade I and grade II* registered parks and gardens), granting of permission or consent will be wholly exceptional.

DP21: Sustainable Water Management

3.37 The final relevant Policy of Local Plan Part 2 is DP21 part E on Flooding. The Council directs that development within flood risk zones 2 and 3 or on sites of 1 hectare or greater in zone 1, and

sites at medium or high risk from other sources of flooding as identified by the Council's Strategic Flood Risk Assessment, will be permitted only where:

- 1. The sequential and, where appropriate, exception tests as detailed in 'Technical Guidance to the National Planning Policy Framework' have been applied and passed and the proposal is a development form compatible with the level of risk;
- 2. For all sources of flood risk, it can be demonstrated through a site-specific Flood Risk Assessment (FRA) that the proposal would, where practicable, reduce flood risk both to and from the development or at least be risk neutral; and
- 3. Appropriate flood resilient and resistant design, and mitigation and adaptation measures are included in order to reduce any level of risk identified through a site-specific FRA to acceptable levels.

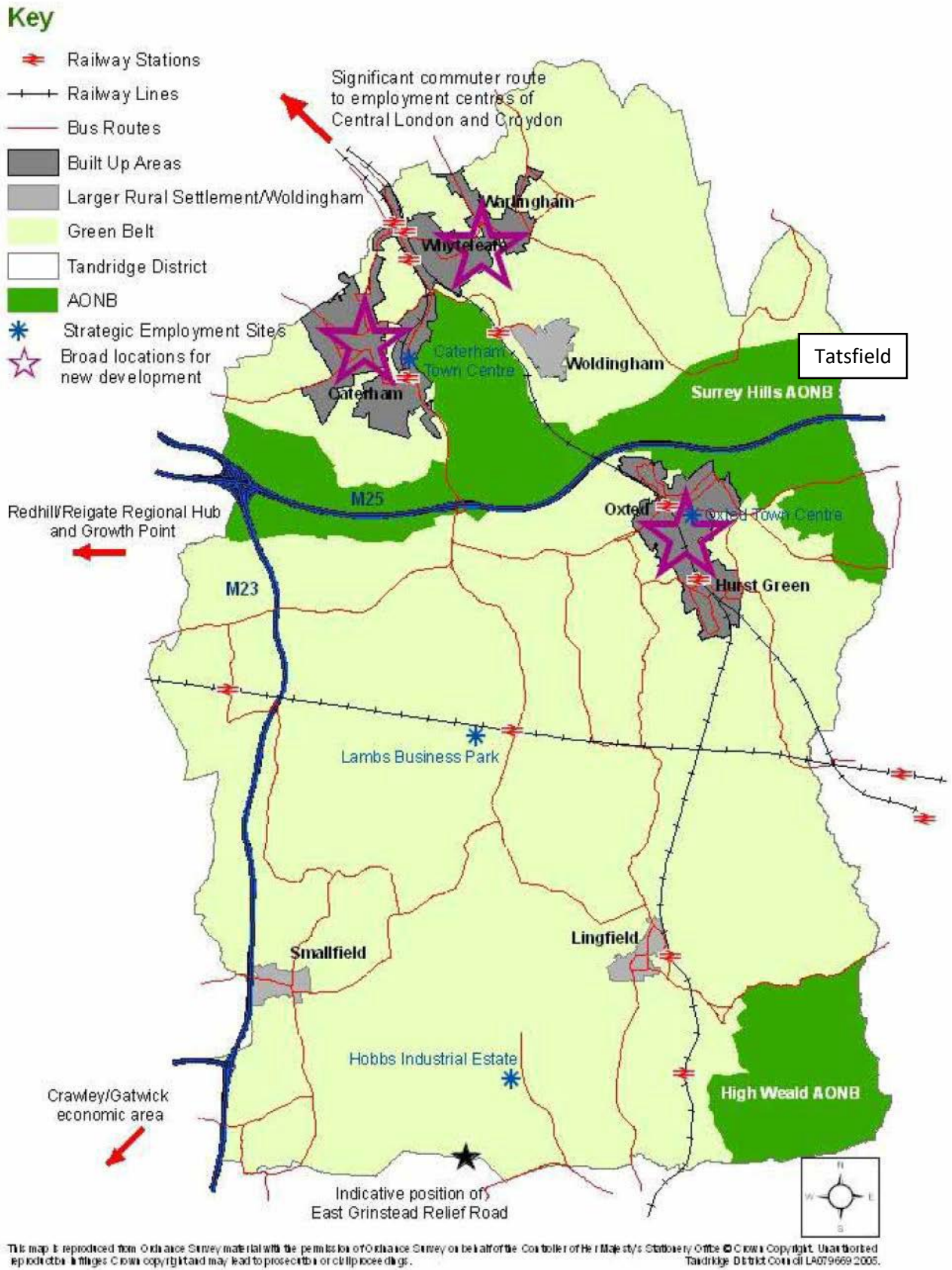


Figure 3-1 Tandridge District Core Strategy Key Diagram (Tandridge District Council)

Emerging Local Plan – Tandridge Draft Local Plan 2033 (2019)

3.38 The emerging new Local Plan for Tandridge to 2033 underwent Examination in Public in late 2019. It sets out a new development strategy and will guide key planning decisions and set out policies to direct where development goes. Once it is adopted it will replace the Core Strategy in full and will also replace the Development Management policies in the adopted Local Plan Part 2 where necessary. The new Local Plan has a particular focus on infrastructure, affordable housing and housing in general, preserving the open character of the Green Belt, supporting local business, attracting investment, and quality of life. Due to the advanced stage the plan is already at - and it is likely to be adopted - it is therefore unlikely the policies will change dramatically. So the AECOM assessments accord weight to the emerging local plan in line with how advanced it is and therefore how likely it is to be adopted by the time this Neighbourhood Plan is submitted to T.D.C. for examination

3.39 Below are extracts from these policies, relevant to the selection and suitability of sites for development, taken from the version submitted for Examination in January 2019. Please note that these policies are still subject to change as a result of potential modifications that may be required by the Inspector before adoption. Nevertheless, it is important for the Neighbourhood Plan to take these new emerging policies into account, to avoid the Neighbourhood Plan and its evidence base becoming obsolete very quickly, once the new Tandridge Local Plan is adopted.

TLP01: Spatial Strategy

3.40 *In the short to medium term development is directed towards the most sustainable settlements which are our most built-up (Urban - Tier 1) and semi-rural service settlements (Tier 2) (See TLP06 and TLP07). ...*

3.41 *We will support our areas in preparing positive Neighbourhood Plans so that our communities can take a leading role in shaping their settlements and helping us meet identified development needs to keep the District a place where people want to live, work and visit. The support for Rural Exception Sites will be extended to all our settlements where justified and remain responsive to local need.*

3.42 *Previously developed land within settlements will be prioritised and all development designed at appropriate densities in accordance with TLP19 and other relevant policies of the development plan.*

TLP03: Green Belt

3.43 ... *Within the Green Belt, planning permission for any inappropriate development which is, by definition, harmful to the Green Belt, will normally be refused. Proposals involving inappropriate development in the Green Belt will only be permitted where very special circumstances exist, to the extent that other considerations clearly outweigh any potential harm to the Green Belt by reason of inappropriateness and any other harm. Neighbourhood Plans will be prepared in recognition of the Green Belt policies of the National Planning Policy Framework.*

TLP08: Rural Settlements

3.44 *The areas which make up our Rural Settlements (Tier 3) are: Bletchingley, South Godstone, Blindley Heath, South Nutfield, Dormansland, Tatsfield, Felbridge, Woldingham and Old Oxted.*

3.45 A) *Development in Rural settlements within the Green Belt as shown on the Policies Map, will be permitted where the proposal comprises:*

- *I. Infilling within an existing substantially developed frontage; this does not include the inappropriate subdivision of existing curtilages to a size below that prevailing in the area;*
- *II. The partial or complete redevelopment of previously developed land, even if this goes beyond the strict definition of infilling;*
- *III. The development of sites within the village's boundaries following allocation for affordable housing;*

- *IV. Extensions or alterations to existing buildings and the erection of new ancillary domestic buildings within the curtilage of a dwelling;*
- *V. Development that provides new, or assists in the retention of, community facilities;*
- *VI. Any other form of development that is defined by the National Planning Policy Framework as not being inappropriate in the Green Belt.*

3.46 In all circumstances, including for Woldingham which is inset from the Green Belt, infilling, redevelopment and other forms of development must respect and reflect the character of the settlement and will be subject to any other relevant Development Plan policies.

3.47 Where it can be demonstrated that proposals support settlement sustainability and help facilitate the enhancement of infrastructure and services the Council will also:

- *Support small-scale housing development and infilling within defined village boundaries where it provides a mix of housing types and tenures in accordance with the Council's most up to date Housing Strategy;*
- *Support Neighbourhood Plans, where they exist, to help shape the local community;*
- *Support development that complies with the TLP13: Rural Housing Exception Sites;*

TLP10: Responsive Housing Strategy

3.48 ...Neighbourhood Plans should assist in meeting the objectives of the Housing Strategy as far as is practicably possible unless localised housing needs surveys are undertaken which demonstrate otherwise.

TLP13: Rural Housing Exception Sites

3.49 Support will be given to Rural Exception Sites of no more than 20 units, on the edge of any settlement where there is a demonstrable local need as established in a robust and up to date Local Housing Needs Survey (LHNS). Only surveys carried out using a methodology agreed by both the relevant Parish Council and the Council, will be considered suitable. On sites of more than 10 units, no more than 10% of the total number of units can be market housing. The provision of market housing will need to be justified by viability reports setting out why the scheme is unviable without the addition of market housing.

3.50 In the case of settlements covered ('washed over') by the Green Belt designation with a defined boundary, the focus for any development should be within the Defined Village Boundary. Where this is not possible the site must be adjoining or closely related to the Defined Village Boundary where they exist, or in other cases closely related to the settlement form. It must be demonstrated that the development has considered the impacts of sprawl and encroachment into the countryside by selecting the most appropriate site and the use of good design.

3.51 To be supported in any settlement a Rural Exception Site for housing must demonstrate that:

- *it will provide affordable housing in perpetuity and that the type and tenure reflects the local and affordable needs of the community,*
- *that the housing will be for those with a local connection in the first instance and this will be ensured through legal agreement such as s106,*
- *the development is of a scale and character that fully respects the existing settlement and local built form and the surrounding landscape; and*
- *that the development would accord with all relevant local and national policies.*

TLP19: Housing Densities and the Best Use of Land

3.52 All developments must make the most efficient use of land to ensure a sufficient supply of homes, for the benefit of the wider community. Proposals must have regard to the Council's Urban

Capacity Study (2017) and any subsequent update, as well as any locally supported Conservation Area and/or character appraisals, including those which inform Neighbourhood Plans.

3.53 The Council will support proposals which demonstrate that the most efficient use of land has been made subject to all other policies and requirements of the Development Plan.

3.54 Applications for residential development should accord with following criteria:

- I. Where appropriate, utilise previously developed and brownfield land;*
- II. Create permanent and defensible boundaries for the Green Belt, where they apply;*
- III. Ensure the character of the site and its immediate surroundings, as well as the wider locality and landscape, are not negatively impacted;*
- IV. Ensure adequate access;*
- V. Provide appropriate densities that make the most efficient use of the land, taking into account other policies within the Development Plan;*
- VI. Ensure sufficient landscaping is provided;*
- VII. Provide on-site amenity space in accordance with the most up to date open space standards; and*
- VIII. An appropriate standard of residential accommodation and private amenity space for the occupants.*

TLP30: Green and Blue Infrastructure

3.55 The existing green spaces and blue infrastructure, such as waterways, streams lakes etc, in the District shall be protected, enhanced and managed for the future benefit of the environment, people and the economy. Ultimately the aim would be to ensure the district has a network of green and blue infrastructure that enable access to nature, improve biodiversity and encourage walking cycling etc via these routes.

TLP31: Public Rights of Way

3.56 In considering proposals for all types of development the following criteria will apply:

- I. Existing public rights of way will be safeguarded and should be incorporated into the development in the first instance and only if necessary, should diversion be considered.*
- II. Where diversions to the existing public rights of way are proposed, it should be demonstrated there are no other alternatives and that the benefits of the development outweigh any harm resulting from the proposed diversion.*

TLP32: Landscape Character

3.57 Landscape Character Areas for the District are set out on the Policies Map. All proposals for development in the District will protect and enhance the key landscape features and visual sensitivities of the landscape character areas identified in the Surrey Landscape Character Assessment 2015 and the Tandridge Landscape Capacity and Sensitivity Assessment 2016-18, or subsequent updates where they apply. Proposals will be required to incorporate and implement the landscape guidance set out in the SLCA, 2015, and to:

- I. Protect and enhance the character and qualities of the local landscape through appropriate design and management, and*
- II. Make provision for the retention and enhancement of features of landscape importance, and*
- III. Protect and where possible, enhance key public views and vistas, and*

- IV. *Protect the landscape setting and contribute to maintaining the individual and distinct character of settlements by preventing coalescence, and*
- V. *Where appropriate, provide landscape mitigation.*

TLP34: Area of Greater Landscape Value and Area of Outstanding Natural Beauty Candidate Areas

3.58 The Area of Greater Landscape Value (AGLV), will be retained for its own sake until a review of the Surrey Hills AONB has been completed. ... Any planning applications within the AGLV will be required to demonstrate that they would not result in harm to the setting of the AONB or the distinctive character of the AGLV itself, until such time as there has been a review of the AONB boundary.

3.59 Following the completion of the AONB review, any land which does not form the new boundary for the Surrey Hills, will no longer hold the AGLV status and applications will be assessed in accordance with Policy TLP32.

TLP35: Biodiversity, Ecology and Habitats

3.60 Proposals for development should protect biodiversity, geodiversity and natural habitats and contribute to the wider Green and Blue Infrastructure network in accordance with TLP30.

3.61 Proposals for development at any given site should ensure there is a net gain in biodiversity. ... Schemes should also ensure that natural features are protected by incorporation within the Green and Blue Infrastructure network, including sufficient buffering.

Biodiversity Opportunity Areas (BOA's)

3.62 The Council will conserve and enhance biodiversity and seek opportunities for Priority habitat creation and restoration particularly within and adjacent to Biodiversity Opportunity Areas (BOA's).

3.63 Biodiversity Opportunity Areas are identified on the accompanying Policies Map. Proposals for development must demonstrate how they will deliver appropriate net gains in biodiversity. Where proposals fall within or adjacent to a BOA, biodiversity measures should support BOA's objectives as set out in the BOA-specific Policy Statements prepared by the Surrey Nature Partnership and the policies of the development plan.

Other Nationally and Locally Designated Sites

3.64 Proposals within or outside an SSSI, LNR, SNCI or pSNCI which would be likely to adversely affect the designated site (either individually or in combination with other developments) will not be permitted unless the benefits of the development clearly outweigh both the adverse impacts on the designated site and any adverse impacts on the wider biodiversity network. Where adverse impacts are unavoidable, they must be adequately and proportionately mitigated. If full mitigation cannot be provided, compensation will be required as a last resort. pSNCI's will continue to be treated in the same manner as those sites with full SNCI status, until such time as an updated assessment takes place and a decision is made by the Surrey Local Sites Partnership.

TLP38: Play and Open Space

3.65 All open spaces, including those depicted on the Policies Map, will be protected from loss to alternative use, unless replaced in a suitable location elsewhere, or deemed surplus to requirements in accordance with most up-to-date standards. Requirements for formal open space should be in addition to green/blue infrastructure (Policy TLP30) and Trees and Soft Landscaping (Policy TLP32).

3.66 All applications for development should accord with the Council's most up to date Open Space Assessment and Corporate Open Space Strategy.

3.67 This policy goes on to iterate access and quantity standards including for natural green space so play and open space in this policy is interpreted as including natural green space. None of the sites

chosen for assessment overlap with public play or open spaces. Some sites are located adjacent to such sites.

TLP43: Historic Environment

3.68 To respect the varied historical character and appearance of the District, development proposals will conserve and enhance the character and appearance of designated and non-designated heritage assets, through high-quality sensitive design. These include important archaeology, historic buildings, conservation areas, monuments, street patterns, streetscapes, landscapes, commons, and their settings.

TLP47: Sustainable Drainage and Reducing Flood Risk

3.69 We will ensure that development in the District reduces flood risk and minimises the impact of flooding by:

- I. Steering development to the areas with a lower risk of flooding;*
- II. Applying the Sequential Test and Exception Test to site selection informed by existing evidence, where applicable;*
- III. Taking account of all sources of flooding from fluvial, surface water, groundwater, sewers, reservoirs and ordinary watercourses;*
- IV. Applying the sequential approach to site layout by locating the most vulnerable uses in parts of the site at the lowest risk of flooding;*
- V. Assessing the cumulative impacts of development on flood risk;*
- VI. Accounting for the impacts of future climate change.*

TLP50: Sustainable Transport and Travel

3.70 The TDC is committed to developing well-integrated communities with sustainable transport ... taking the following steps:

3.71... Locating most new development in the Tier 1 and 2 settlements close to services, served by a range of sustainable travel options, such as public transport, walking and cycling, to minimise the need to travel and distance travelled.

3.72... Developments that would generate significant traffic movements must be well-related to the primary and secondary road network and this should have adequate capacity to accommodate the development. New accesses and intensified use of existing accesses onto the primary or secondary road network will not be permitted if a clear risk of road traffic accidents or significant traffic delays would be likely to result.

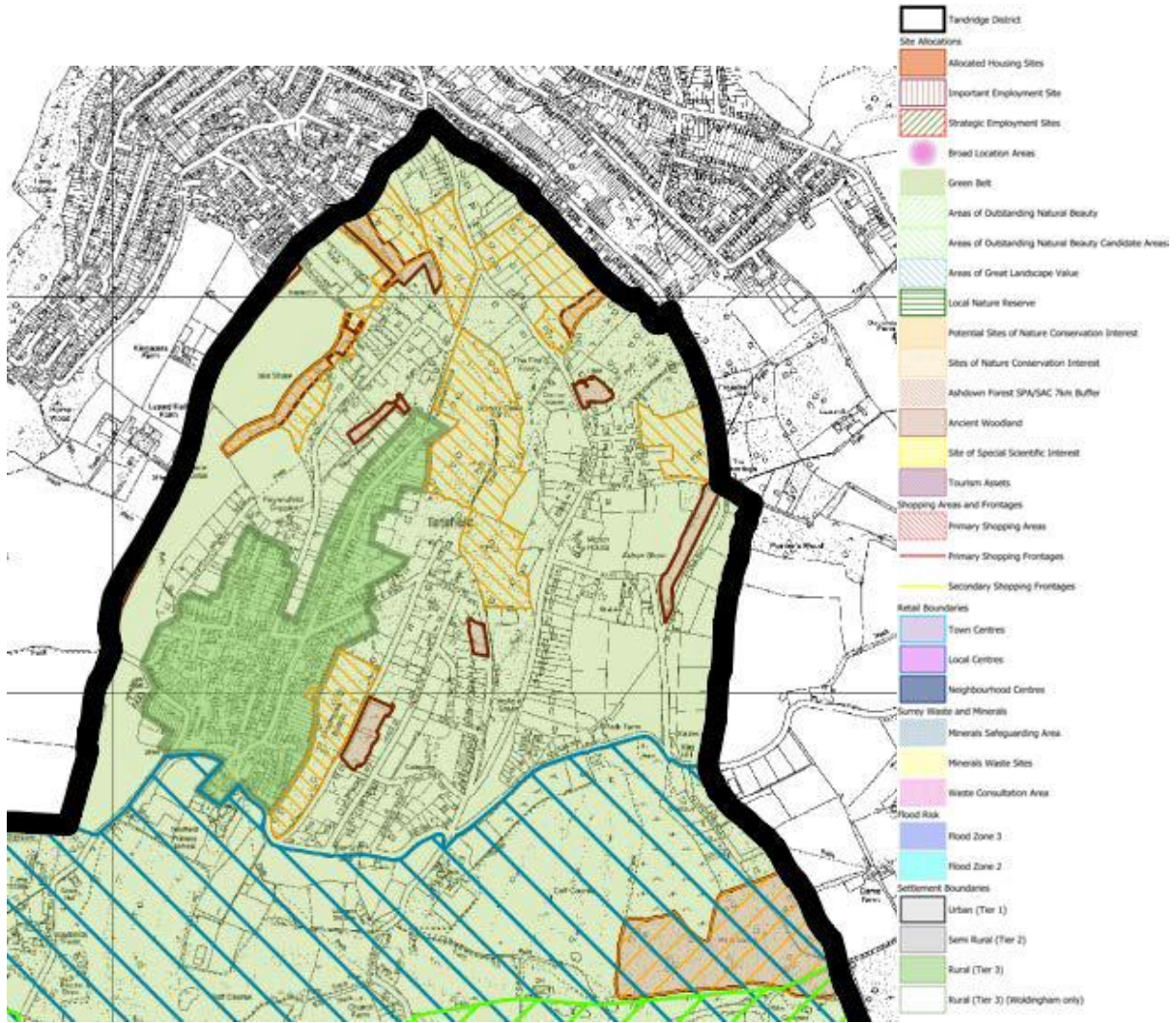


Figure 3-2 Local policies Map 2019 (Tandridge District Council)

For a clearer version of this map please use the link to the Local Plan policies map on the TDC website below.

[Home - Tandridge District Council \(cartogold.co.uk\)](http://cartogold.co.uk)

Evidence Base

Tandridge Housing Strategy (2019 – 2033)

3.73 Policy SO4 –The Housing strategy is a district wide policy which is based on research and evidence to supply the strategy needed for the district. *To provide a supply of homes, both affordable and market, which respond to the needs of our community and supports a mixed community. New homes will diversify the existing housing stock in the district, in terms of size and type (e.g. allowing for a range of family housing, entry level homes and opportunities to downsize) and in response to identified needs.*

Policy HS1 (Market Housing Mix) seeks a mix of market housing on sites of 10 or more in line with the following:

- Between 30%-40% of the housing should be 3 bedrooms
- There should be no more than 30% 4+ bedrooms

- Under 20% should be apartments (where this differs from an adopted Neighbourhood Plan, the Neighbourhood Plan policies should be applied)

Policy HS4 (Affordable Housing Tenure Split) advises the following tenure split:

- Affordable or social rented housing – no less than 75%
- Low cost home ownership delivered as shared ownership housing – up to 25%

Policy HS4A (Affordable Housing) advises the following split of type and size:

1. Affordable Housing for Rent/Social rent Dwelling mix:

- a. 10%-20% 1 bed 2 person dwellings
- b. 45%-55% 2 beds 4 person dwellings
- c. 25%-35% 3 beds 5 person dwellings

2. Intermediate Sale Dwelling Mix:

- a. 20%-30% 1 bed 2 person dwellings
- b. 60%-70% 2 bed 4 person dwellings
- c. 10%-20% 3 bed 5 person dwellings

Tatsfield Housing Needs Assessment (2018)

3.74 AECOM has published guidance on preparing housing need reports and works in partnership with Locality in preparing housing need assessments for neighbourhood plan groups. A Housing Needs Assessment (HNA), in line with this guidance, was undertaken by AECOM for TPC in July 2018. This report provides AECOM with vital information about the mix of housing it should plan for in the NDP. The assessment found an objectively assessed housing need of 167 dwellings in Tatsfield, to be delivered over the Neighbourhood Plan period to 2033.

3.75 Shared ownership and other affordable forms of homeownership and affordable renting, including social renting, have a significant role to play in meeting locally expressed needs, particularly given the relatively low levels of social renting in the village in comparison with the District. The target of 34% of affordable housing set by the Local Plan for the District is accepted as likely to meet affordable housing needs in the parish, provided the objectively assessed housing target is delivered.

3.76 The HNA recognises that the parish has an ageing population and recommends a mix of house types to accommodate entry level households and downsizers but predominantly semi-detached houses and flats. There is likely to be a significant need for small and medium sized housing of 2-3 bedrooms in the future, with these most appropriately provided via the provision of small houses.

The HNA recommends the following housing mix over the plan period:

Size

- 1 bedroom: 23%
- 2 bedrooms: 42%
- 3 bedrooms: 26%
- 4 bedrooms: 9%

Type

- Detached – 16%
- Semi-detached – 45%
- Terraced – 29%
- Flat – 10%

3.77 There is also a need for additional specialist housing for the elderly in the plan area totalling 37 units over the Plan period, which should be of sufficient size to make a small dedicated scheme feasible.

Tatsfield Village appraisal report 2013

3.78 An independent appraisal committee of villagers conducted a questionnaire for local residents in the parish. The appraisal report details its results, which have fed into the village development statement (see below).

Tandridge Housing and Economic Land Availability Assessment

3.79 The HELAA is one of the many technical studies produced to inform the preparation of TDC's emerging Local Plan 2033. The HELAA is prepared to fulfil an NPPF requirement for authorities to carry out strategic housing land availability assessments to identify the land availability in their area. This assessment should take into account the availability, suitability and likely economic viability. The HELAA determines whether a site could be developed, not whether it should or would be.

3.80 The most recent HELAA 2017/2018 supersedes and combines earlier iterations of the document published in 2016 and the Interim HELAA on Broad Locations published in 2017.

3.81 18 sites in Tatsfield were identified in total as part of the HELAA. However, the HELAA pronounced all barring one site submitted for Tatsfield to be unsuitable for development. The exception was TAT 005 (TNP09) which has been deemed suitable for development. Additionally 21 sites were identified as part of a Tatsfield Call for Sites carried out by the Neighbourhood Plan in February – April 2019. 6 of these 'Call for Sites' sites also featured in the HELAA, including the one site which the HELAA deemed to be suitable. An additional two sites were identified by TPC but without confirmation that these were available for development. The remaining 12 sites featured in the HELAA and not re-submitted for the neighbourhood call for sites were also included in the AECOM's assessments as requested by the TPC. This summarised the HELAA conclusions and assessed whether AECOM agrees with the HELAA conclusions for the purposes of this NP level assessment. AECOM made the TPC aware that it will not be possible for them to allocate a site as part of the N.P, unless it is confirmed as available. TPC nevertheless instructed AECOM to assess all sites, including those two sites which are currently not known to be available, in case availability can be confirmed at a later point.

The conclusions of the AECOM Site Options and Assessment report was available when the Topic paper was being concluded and the proposals from that report can be found later in the report's conclusions.

Tatsfield Village Development Statement (2015)

3.82 This Development Statement was produced by Topco articulate the vision of Tatsfield as expressed in the 2013 Village Appraisal. It also provides a valid benchmark for considering planning applications to ensure a high standard of development is proposed, as well as setting out locally relevant matters for planning and development in Tatsfield for the benefit of the planning authority.

3.83 It sets out the key elements of the village environment, from the point of view of TPC and residents as:

- its semi-rural status as a Defined Village within the Green Belt;

- the sense that the village marks the transition between town and country and looks out to open countryside from the North Downs;
- the initial impact of the village scene at its centre;
- its strong links with the natural environment, as shown by well-used village greens, mature trees and innumerable shaws and hedgerows; and conversely, the spaces between them, as well as the network of footpaths, bridleways and unmade roads which criss-cross the village;
- its role as a natural wildlife habitat for a number of species;
- its distinctive community spirit and the diversity of its built environment;
- its economic profile and its range of property values and how these can be influenced by the planning process; and
- the adequacy of infrastructure and utilities to service existing housing as well as new accommodation and the effect of development on Tatsfield's mix of metalled and unmade roads.

3.84 The Development Statement goes on to summarise relevant policies from the TDC Core Strategy and the Tandridge Local Plan on the subjects of Green Belt, Development Transition, Natural Environment, the Village Centre, Development within the Defined Village, parking, housing, roads, utilities, hedges, fences and walls. Local Plan part 2 policies quoted are DP7, DP9, DP10, DP12. Core Strategy policies quoted are CSP13 and CSP21.

3.85 Relevant points for site assessment include the following:

- **Green Belt:** TDC acknowledges the importance of the Green Belt and proposes no changes to the current boundaries, unless sufficient land cannot be identified for housing within existing settlements. In this instance growth will be directed to sustainable locations on land immediately adjoining built up areas i.e. which are currently within the Green Belt. This is motivated by a desire to prevent coalescence with the neighbouring settlements and to maintain the gradual transition from a suburban to a rural landscape on the border between Greater London and Surrey.
- **Development Transition:** TDC should be vigilant in maintaining a distinct difference between development within the Defined Village Boundary and the remainder of the Green Belt.
- **Natural Environment:** The mature treeson and surrounding Westmore and Tatsfield Greens and the density of woodland cover, such as Kemsley Wood, are of particular significance to the village and should be protected as such, together with the habitats of a number of wildlife species. TPC will also work to protect the integrity of the footpath and bridleway networks.
- **Village Centre:** Westmore Green as the centre of the village should be protected and material alterations resisted. Any proposed development here needs to be judged according to the value it adds to the village centre as a whole.
- **Development within the Defined Village Boundary:** Tatsfield has its own distinct character, which must be respected and the overall rural aspect of the village preserved.
- **Parking:** Proposals for development in Tatsfield should ensure that there is sufficient, realistic provision for on-site parking, especially in those parts of the Defined Village of Tatsfield where on-road parking is a particular problem (Westmore Road and Paynesfield Road).
- **Housing:** Future proposals need to be considered in the light of needs assessments and infrastructure implications. The popularity of the village as a place to live has made it virtually impossible for local first-time buyers to find accommodation due to lack of affordability. There is also an identified unaddressed need in Tatsfield for downsizer properties.
- **Roads:** The network of metalled and unmade roads is idiosyncratic but should be respected and not ignored in the development process. TPC does not intend to take a fixed approach to the question of

surfacing unmade roads but will listen to the majority view of the residents of any particular road. Issues such as drainage, potholes, road width, accessibility for services etc. are all important.

- **Utilities:** When the TPC is involved in any consultation on future development in the village it will ensure that the capacity of the infrastructure is an important consideration.

Tatsfield Affordable Housing Report (2016)

3.86 This report summarised the results of the Tatsfield housing needs survey undertaken in 2016. It provides useful background information on the housing market in Tatsfield. While it does not contain information relevant to the suitability of particular sites for development, it contains useful information on matters such as housing mix.

Tandridge Strategic Housing Market Assessment (SHMA)

3.87 SHMA (2015) – Objectively Assessed Housing Need (OAN) of 9,400 dwellings between 2013 and 2033 (470 / annum) SHMA update (2018) – OAN of 7,960 dwellings between 2013 and 2033 (398 / annum)

3.88 The SHMA (2015 and 2018 update) also considers the type and mix of housing needed in the housing market area over the plan period (up to 2033). For Tandridge, it is apparent that there is a need for a mix of housing sizes and for affordable housing, the following is specifically required:

- 1-bed – 10%
- 2-bed - 26%
- 3-bed - 35%
- 4-bed - 29%

Tatsfield Housing Needs Survey (2018)

3.89 Results of the housing needs survey offers useful (but subjective) evidence suggesting the existing housing stock is not necessarily meeting the needs of approximately one in five households.

Findings were as follows:

- 130 people said they or other members of the household would be looking for alternative accommodation within Tatsfield during the next 15 years.
- 69 people said members of their family had moved out of the area because they were unable to find or afford to buy or rent accommodation in Tatsfield.
- 108 people said that if suitable accommodation were available close relatives not presently living in Tatsfield would wish to return to Tatsfield.

3.90 AECOM assessed sites put forward following a Call for Sites along with additional sites from the TDC HELAA for the Neighbourhood Plan Steering Group to consider allocating land for housing through the TNP. This would likely involve either infill development within the village boundary or an alteration to the existing village boundary which would need to be agreed with TDC.

4 Housing background

4.1 Tatsfield parish is located in the Metropolitan Green Belt and is shown to be a Tier 3 rural settlement in the emerging TDC Local Plan. The TDC Local Plan has identified a significant housing need for the district. The TDC Local Plan currently identifies Tatsfield as a Green Belt for which TDC as the LPA has allocated no sites in the Parish. The entire parish, including within the defined village boundary, is within the Green Belt. Restrictive national Green Belt policy therefore applies to the entire parish, albeit certain development is permitted within the defined village boundary (as can be seen in the policy framework section above). The Tandridge Core Strategy identifies Tatsfield as a

settlement where rural exception housing (for affordable housing) is supported subject to various criteria.

4.2 The AECOM Housing Needs Assessment and the TNP Housing Needs Survey of 2018 identify housing need within Tatsfield for both affordable and market housing. Further details are as set out in Sections 5 and 6 below.

4.3 The ambition of the Tatsfield Neighbourhood Plan (TNP) is to be aligned with the strategic needs and priorities of the Parish, whilst conforming to the strategic policies of the TDC Local Plan and should reflect the policies therein.

4.4 The TNP would set planning policies that will be taken into account by TDC in determining decisions on planning applications. The TNP should not promote less development than set out in the TDC Local Plan or undermine its strategic policies.

5 Housing Need

5.1 The TNP offers an opportunity for the TPC to plan positively for local housing needs. The Neighbourhood Plan Steering Group has undertaken a Housing Needs Survey to gather up to date information on local housing needs that will inform the Neighbourhood Plan.

5.2. The starting point for considering housing in a Neighbourhood Plan is an objective assessment of the parish's housing need, without taking into account supply side constraints.

AECOM Housing Needs Assessment (HNA) (2018)

5.6 The HNA identifies housing need figure of 167 dwellings over the plan period (2017 - 2033) with a specific need for 2-3-bedroom dwellings. The HNA takes into account the TDC Strategic Housing Market Assessment (2015) as well as various other data sources including Census data, TDC housing register data and various other sources of housing market data.

5.7 It is noted that the latest version of the SHMA (2018) revises the OAN figure from 9400 dwellings between 2013-2033 to 7960. This objectively assessed need for the parish is based on an average of various growth projections and does not take in to account planning constraints such as Green Belt restrictions.

5.8 It appears that this most recent OAN was not used for the purposes of calculating the parish housing need. The target set out above was calculated using an average of various projects, one of which being the OAN set out in the SHMA (2015). When replacing the SHMA (2015) figure with the SHMA (2018) equivalent figure, the average of the figures is reduced to 160. The Housing need figure for the parish is therefore 160 dwellings per plan period. This takes in to account completions since 2013(30).

As set out above, the HNA recommends the following split of housing type and size over the plan period.

Size

1 Bedroom	23%
2 Bedroom	42%
3 Bedroom	26%
4 Bedroom	9%

Type

Detached	16%
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Semi-detached	45%
Terraced	29%
Flats	10%

Housing Need Conclusion

5.9Based on the above evidence base, the parish’s general housing need figure for the plan period (2017 - 2033)is considered to be 160.

5.10Based on the above findings as well as other evidence set out in this report (including TDC’s Housing Strategy and the Parish Housing Survey) it is considered that the Neighbourhood Plan should plan for the following housing type and size.

DWELLING TYPE

+	Detached	16%
+	Semi-detached	45%
+	Terraced	29%
+	Flats	10%

DWELLING SIZE

+	1 Bedroom	23%
+	2 Bedroom	42%
+	3 Bedroom	26%
+	4 Bedroom.	9%

6 Affordable Housing Need

Delivering a sufficient supply of homes – National Planning Policy Framework guidance.

6.1 Affordable housing is defined in the NPPF as housing for sale or rent for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers).

6.2 To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

6.3To determine the minimum number of homes needed in the Parish, a local Housing Need Survey was carried out by the N.P.

6.4 Within this context, the size, type and tenure of housing needed for different groups in the Parish was assessed and is reflected in this Topic paper.

6.5 We have identified through the Housing Survey a need for affordable Housing and to achieve the agreed approach contributes to the objective of creating mixed and balanced communities.

6.6Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10%

requirement should also be made where the site or proposed development: a) provides solely for Build to Rent homes; b) provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students); c) is proposed to be developed by people who wish to build or commission their own homes; or d) is exclusively for affordable housing, an entry-level exception site or a rural exception site.

Existing parish affordable housing stock.

1. The Copse 13 homes English Rural 7 rented and 6 shared ownership
2. Gresham Close 10 homes English Rural all rented
3. Tandrige owned rented homes. 21 homes
4. Crossways Court 62 homes 18 flats. T.D.C. owned flats.

10 of these dwellings have been built during the last 9 years as a Rural Exception Site and the other 13 houses as Tandrige District Council site.

Tatsfield Parish Council Housing Survey (2016)

6.7 This survey showed a need at the time of 9 homes for affordable rent and 5 homes for shared ownership.

Tandrige District Council Affordable Housing Needs Assessment (2018)

6.8 Identifies a net annual affordable housing need of 7 dwellings/annum for Tatsfield.

Policies CSP 5 of the core strategy and TLP 13 of the emerging local plan support rural exception sites in Tatsfield and other Tier 3 settlements.

Tandrige District Council Housing Register as at 26th September 2019

6.9 Identifies 26 on the district housing register with a breakdown of applicants on the Housing Register currently living within the parish of Tatsfield as below.

Bed Need	Priority Band					Total
	Band A	Band B	Band C	Band D	Band E	
1	0	0	9	5	0	14
2	0	3	3	1	2	9
3	0	2	1	0	0	3
Total	0	5	13	6	2	26

Band Descriptions

All applicants will be assessed to determine whether or not they fall within one of the following five categories -

- Additional Preference (Band A)
- High Preference (Band B)
- Moderate Preference (Band C)
- Low Preference (Band D)
- No Preference (Band E)

ACEOM Housing Needs Assessment (2018)

6.10 The AECOM HNA recognises that the parish has a shortage of smaller entry level homes. Further to this, house prices and affordable pressures are high with homes being out of reach of households with lower incomes such as younger families. The HNA identifies a need for small homes (1-3 bedroom) with a mix of housing types to accommodate these needs.

6.11 Based on the affordable housing need set out in the district SHMA (2018), the AECOM HNA calculates that a fair share of that number for Tatsfield would be a requirement for 6 units annually (rounded).

Tatsfield Housing Needs Survey(2018)

6.12The survey showed a need for smaller more affordable homes for first time buyers and young families as well as a need for one-bedroom dwellings for single people and elderly wishing to downsize.

Conclusion.

6.13Taking in to account the results of the survey(s), the available sites, the green belt restrictions it was felt to be more realistic for the Parish Council to identify rural exception sites through the rural housing enabler and it is hoped this would supply affordable homes over the plan period.

It is reasonable for the Parish Council to identify Rural Exception sites through the Rural Housing Enabler and it is hoped that this would be to provide new affordable homes over the plan period.

7 Neighbourhood Plan Approach

Options

- Option 1 – Change village Boundary
- Option 2 – Identify very special circumstances
- Option 3 – Limited infilling within the existing village boundary
- Option 4 – Rural exception sites (for affordable housing)
- Option 5 – Do not allocate housing in the Neighbourhood Plan
- Option 6 – Change Green Belt boundary

Option 1

Change village Boundary

- Extend the village boundary to include appropriate sites (only sites that are limited in scale and adjacent to the existing village boundary are likely to be acceptable) to deliver market and some affordable housing.
- Any sites chosen must meet the relevant criteria of the NPPF and the Tandridge Local Plan.
- Paragraph 146 of the NPPF states “A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt”. Exceptions to this are:
 - Limited infilling in villages;
 - Limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites);
 - And limited infilling or the partial or complete redevelopment of previously developed land.
- Policy DP12 of the Local Plan 2 – In the Green Belt development within the Defined Villages:
 - Infilling within an existing substantially developed frontage; this does not include inappropriate subdivision of existing curtilages to a size below that prevailing in the area;
 - The partial or complete redevelopment of previously developed land, even if this goes beyond the strict definition of infilling;
 - The development of sites within the village boundaries following allocation for affordable housing.
- Many Neighbourhood Plans have taken this approach (although not necessarily within the Green Belt).

Pros

- No change to Green Belt boundary (any sites identified would remain within the Green Belt).
- TDC has indicated it would accept this approach.

- Would allow development of sites well located near to the village to bring forward housing to meet local need.
- Will allow the Steering Group to help towards meeting local housing need.

Cons

- Potentially divisive issue.
- Site would remain Green Belt designation but undoubted loss of greenfield/Green Belt land.
- Risk at examination due to Green belt policy.
- Limited number of sites put forward through call for sites are likely to meet criteria and therefore unlikely to meet local housing need.

Option 2

Identify Very Special Circumstances

- Village boundary would remain as existing but any sites allocated for housing would need to demonstrate "very special circumstances" as per para 144 of the NPPF.
- Would deliver market and potentially affordable housing (affordable cannot be sought for development of 10 units or less. Above 10 current policy is 34%.
- Would be tested through the examination process
- Very special circumstances – for example community facilities, public open spaces etc. would have to be demonstrated.

Pros

- Would allow the parish to bring forward housing proactively (primarily market but maybe some affordable) to meet local need.
- TDC has indicated this approach may be acceptable.
- Will allow the Steering Group to help towards meeting local housing need.

Cons

- Site would remain Green Belt designation but undoubted loss of greenfield/Green Belt land.
- Difficulties in demonstrating very special circumstances.
- Significant risk at Examination

Option 3

Limited infilling within the existing village boundary

- No change to existing village boundary
- Any infilling must meet the criteria in the NPPF and Local Plan (DP12) – see above.
- This option could happen regardless of the Neighbourhood Plan process as has been the case over the years (planning applications could be submitted/approved without a Neighbourhood Plan in place supporting this approach).
- Likely only to deliver market housing.

Pros

- No change to the defined village boundary.
- Neighbourhood Plan could have control over which infill sites come forward (as opposed to sites that Steering Group members/residents might not agree with).
- Would allow the Steering Group to help towards meeting local housing need.

Cons

- Potentially divisive issue as infill development can erode the character of a settlement and add to parking concerns.

- Would only go some way in meeting local housing needs as not many sites put forward are likely to meet the criteria and likely to only deliver market housing.

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Option 4

Rural Exception Sites

- The allocation of small sites for 100% affordable housing is considered an appropriate form of development in the Green Belt (as per NPPF para 146 and DP12).
- There would need to be a robust affordable housing need evidence base to justify an affordable housing exception site (otherwise does not meet criteria for building in the Green Belt).
- Only sites that are small in scale and close/adjoining the existing village boundary are likely to be deemed appropriate.
- Development/site would need to meet the criteria of CSP5 of the Core Strategy;
 - o 100% affordable housing
 - o Housing is to meet local need and must be justified by a housing needs survey.
 - o The development must be small scale and respects the setting, form and character of the settlement and the surrounding landscape.

Pros

- Would still allow the parish to proactively meet local affordable housing need.
- Would allow development of sites well located near to the village.
- Likely to be a more acceptable form of development to local residents/TDC/examiner as it is an established and understood approach locally
- Less risk – other NPs have allocated rural exception sites.

Cons

- Site would remain Green Belt designation but undoubted loss of greenfield/Green Belt land.

Option 5

Do not allocate housing sites in the Neighbourhood Plan (continued natural limited infilling)

Pros

- minimises loss of Green Belt
- Less risk, time and effort – allocating sites is time consuming and technically demanding.
- Parish Council can try to meet Affordable housing need through rural exception sites that are not required to be met through the N.P.

Cons

- Some of the residents in the parish are in favour of development.
- Would not allow the parish to meet local affordable housing need through the Neighbourhood Plan although this can be achieved through rural exception sites which are not required to be met through the Neighbourhood Plan.
- Potential vulnerability to future allocations if TDC does not deliver their new local plan needs.

Option 6

Change Green Belt boundary

- Village boundary would remain as existing but Green Belt boundary would change.
- The Neighbourhood Plan would need to demonstrate exceptional circumstances but the NPPF clarifies that this is a strategic matter for local planning authorities.
- Would deliver market and potentially affordable housing
- This would be tested through the examination and TDC is likely to have an opinion before the examination takes place

Pro's

- Would allow the parish to bring forward housing proactively (primarily market but maybe some affordable housing) to meet local need.
- Reduce pressure on development within the existing village boundary

Con's

- Loss of Green Belt – conflict with national and local planning policy
- Potentially divisive issue amongst local community.
- High bar to jump – would be difficult for the Steering Group to demonstrate exceptional circumstances
- Significant risk at examination as there is uncertainty in National Planning Policy whether neighbourhood plans can change Green Belt boundaries.
- TDC have stated that they are not in favour of this option.

Discussion points based on the Options above

The following points were discussed by the Housing group before making a decision.

- *Over the last 15 years 50 market houses have been built in the village through natural progression.*
- *There have been two affordable housing sites of approximately 23 units.*
- *Therefore, we could assume that we would be able to provide approximately 70-80 houses over the next 15 years without moving the village boundary and impacting on the Green Belt by sticking with the status quo.*
- *By sticking with this option there would be conformity with national and local planning policy.*
- *The plan is more likely to be successful at examination.*
- *It is the least divisive option at both committee level but also resident level.*
- *The option of moving the Green Belt boundary/village boundary could be counterproductive as it could set a precedent for future boundary alterations but one of the current arguments is that the settlement is too crowded. In moving the boundary the same argument would surely stand. The land in the new settlement would become too crowded by infilling, and the eventual knocking down of, say, new bungalows to create terraces which would create the need for the boundary to be moved again.*
- *Option 2 would be very difficult to prove existed with the current Green Belt policy restrictions.*
- *Two of the possible sites identified by AECOM (namely TNP09 and TNP15) have both recently had planning applications refused by TDC (also by appeal for TNP09) for inappropriate development in the Green Belt.*

The Proposal

7.01 Due to the Covid crisis that disrupted all work on the Neighbourhood plan with no real prospect or confirmation that the Housing Group or the Steering Group could resume within any prescribed period it was felt that the proposal of the Housing Topic paper be amended.

It was suggested and later agreed that the Housing Group should cease any work on the follow up of any sites as laid out within this paper and the concentration of the Steering Group, when it can, should be to concentrate the completion of the draft plan which has been developing during this lull in the process.

However it was recommended that the outcomes raised should be retained within this Topic paper and reference made to and carried forward by the Tatsfield Parish Council that should an opportunity arise in the future that Tatsfield Parish Council engage with any of the above landowners to discuss the viability of their sites submitted within the Neighbourhood Plan. Then subject to Tatsfield Parish Council approval, along with Tandridge District Council as the Local Planning Authority that we pursue the rural sites for Affordable Housing. The one site within the defined village for market housing having already been bought forward to a planning application.

Final copy 29th October 2021

Tatsfield Neighbourhood Plan Housing Group.