

Tatsfield Neighbourhood Plan Housing Topic Report (Second draft)

1. Introduction

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 Parish Council, Neighbourhood Plan and AECOM surveys that have been completed as part of the Neighbourhood Plan 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.

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 HELAA in the previous few years. Currently this consists of 21 sites submitted against the 'call for sites' and 11 on the current HELAA.

Any housing recommendation ~~should be has to~~ taken in to 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 system 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.

The group has also looked at how any new housing could help improve the infrastructure and roads of the parish, thereby ensuring the adequacy of infrastructure and utilities to service existing as well as any new housing ~~as well as and the possible the~~ effect ~~u~~pon development on Tatsfield's mix of made and un-made roads. Utilities need to be capable of handling any new housing and this aspect will be considered in consultation with our local utility companies.

2. Tatsfield

Tatsfield is in the extreme 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 settlement boundary.

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 ~~and 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.

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.

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.

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 Wedgwoods as well as council housing developments in Whitewood Cottages, Westmore Road, The Square and Crossways Court. For details, see the file 'Tatsfield expansion 2004 -2019.'

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, Tandridge District Council allowed a small affordable housing development on its own land - a former garage site on the edge of the [Green Belt Defined Village](#). In 2011 the Parish Council and Tandridge District Council worked with a specialist housing association to provide an additional 10 affordable dwellings built on an adjacent Rural Exception site [inside the Green Belt](#).

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 (just 4 a day). The nearest railway station is Oxted, which is three and a half miles away by road.

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 Neighbourhood Plan will need to respond to these varying needs.

3. Policy Framework

Neighbourhood Plan, Housing Planning Policy

1.1 Neighbourhood Plan housing policies and allocations must be in general conformity with the strategic policies of the development plan.

1.2 It is also pragmatic for the plan to be aligned with the emerging [Tandridge Local Plan](#), in order to prevent Neighbourhood Plan policies quickly becoming out of date or being superseded after they are 'made' part of the development plan.

1.3 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 local plan is the Tandridge Draft Local Plan 2033 (2019).

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

National Planning Policy Framework (2019)

3.1 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.

3.2 NPPF paragraphs 143-146 on proposals affecting the Green Belt state the following, which is particularly applicable to Tatsfield as a Green Belt settlement:

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

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.*

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.*

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.*

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

3.3 The Core Strategy plans for the years up to 2026, setting out a vision for the District and a set of key policies within which other more detailed policies can be prepared and set out in future Local Development Documents. It does not specifically mention Neighbourhood Plans.

Policy CSP1 – Location of development

3.4 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.

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

3.6 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.

3.7 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.

3.8 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.

3.9 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 greenbelt 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.

3.10 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

3.11 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%, the Council 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.

3.12 However, an exception may be made if it is demonstrated that the development would result in significant social, community or environmental benefit. It should be noted that the provision of affordable housing to meet the requirements of Policy CSP4 is not considered to be a “significant social or community benefit”. However, if it is proposed that a site is to be developed where all the units are affordable; or where the proportion of affordable housing is significantly above the relevant percentage requirement then this may represent a significant benefit allowing an exception to be made. It is for the developer to demonstrate that the benefits accruing from the proposals are significantly above that which is required as a matter of policy (34% as per CSP4).

3.13 The policy will not apply to proposals for the redevelopment of existing residential sites where there is no net gain in the number of dwellings, or the net gain is not more than 4 dwellings.

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3.14 For the avoidance of doubt, a private garden to an existing house is not 'previously developed land' and therefore not 'Brownfield land'.

Policy CSP 5 - Rural Exceptions

3.15 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

3.16 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)

3.17 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

3.18 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

3.19 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.

3.20 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.

3.21 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

3.22 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.

3.23 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

3.24 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 area 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.

3.25 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

3.26 The character and distinctiveness of the Districts 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

3.27 Other relevant adopted Core Strategy policies include **CSP 6 on Rural Allocations**, which mentions allocations to be made through a 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)

3.28 This Part 2 of the Local Plan sets out development management policies. It is particularly supportive of neighbourhood plans and states that Neighbourhood Plans 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

3.29 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

3.30 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

3.31 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 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 (see also above for national planning policy framework on Green Belt).

DP12: Development in Defined Villages in the Green Belt

3.32 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

3.33 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

3.34 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 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.

3.35 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 only be made 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.

3.36 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

3.37 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

3.38 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 only be permitted 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.

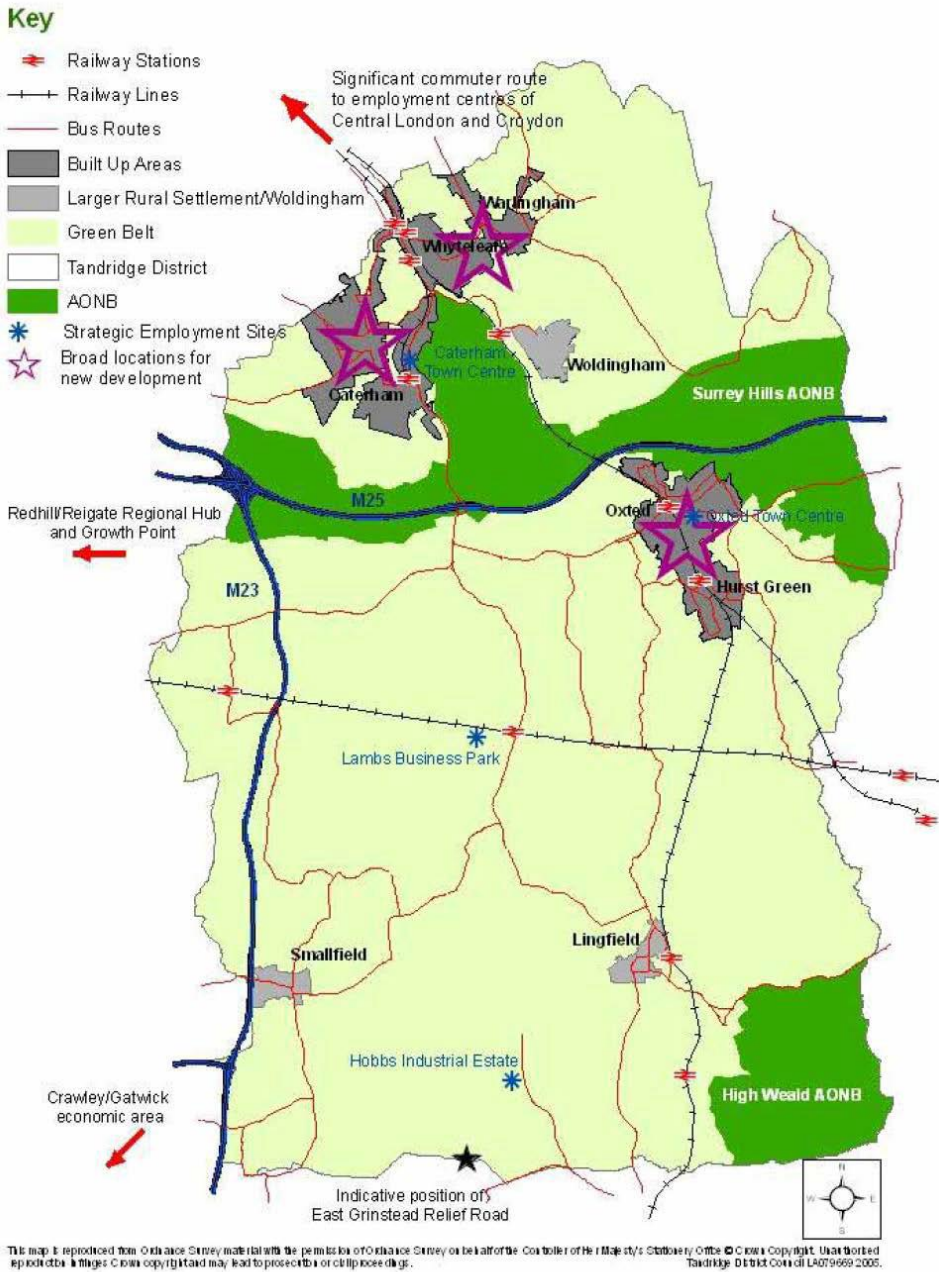


Figure 3-1 Tandridge District Core Strategy Key Diagram (Tandridge District Council)

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

3.39 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.

3.40 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

3.41 *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). ...*

3.42 *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.*

3.43 *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

3.44 ... *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

3.45 *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.*

3.46 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.

3.47 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.

3.48 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 settlement 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

3.49 ...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

3.50 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. ...

3.51 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.

3.52 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

3.53 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.

3.54 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.

3.55 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

3.56 The existing green and blue infrastructure in the District shall be protected, enhanced and managed for the future benefit of the environment, people and the economy.

TLP31: Public Rights of Way

3.57 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

3.58 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

3.59 *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.*

3.60 *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

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

3.62 *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 (BOAs)

3.63 *The Council will conserve and enhance biodiversity and seek opportunities for Priority habitat creation and restoration particularly within and adjacent to Biodiversity Opportunity Areas (BOAs).*

3.64 *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 BOAs 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

3.65 *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

3.66 *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).*

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

3.68 *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

3.69 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

3.70 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

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

3.72 ... 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.

3.73 ... 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.

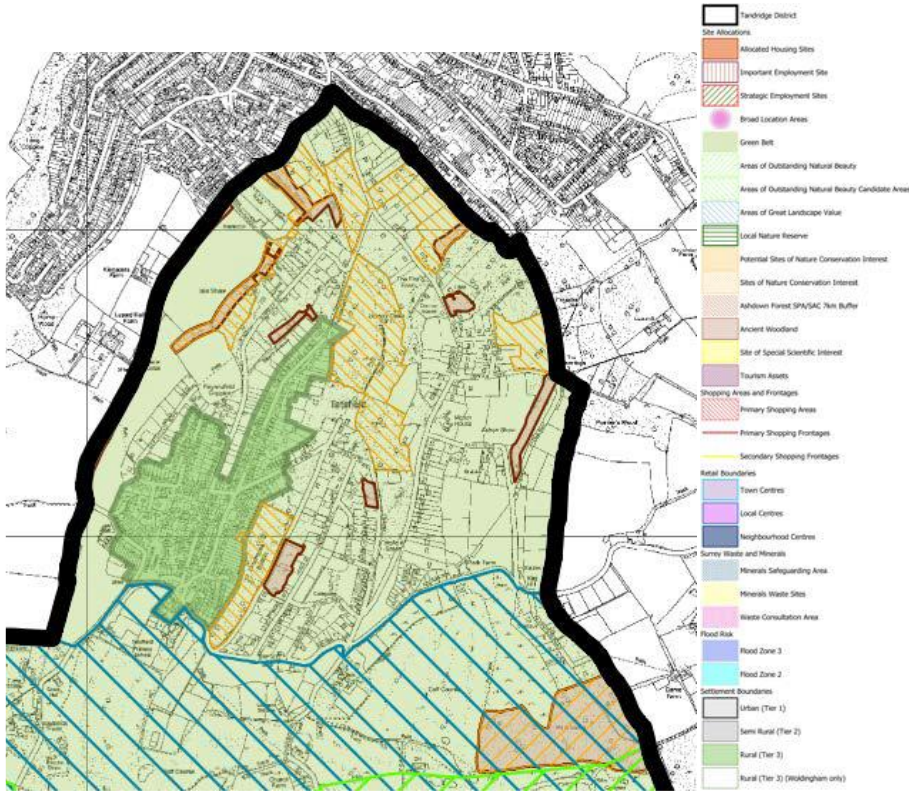


Figure 3-2 Local policies Map 2019 (Tandridge District Council)

Evidence Base

Tandridge Housing Strategy (2019 – 2033)

3.74 Policy SO4 - Housing seeks 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 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

Tandridge Housing and Economic Land Availability Assessment

3.75 The Housing Economic Land Availability Assessment (HELAA) is one of the many technical studies produced to inform the preparation of Tandridge District Council'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.

3.76 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.

3.77 18 sites in Tatsfield were identified in total as part of the Tandridge Housing and Economic Land Availability Assessment (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. 20 sites were identified as part of a Tatsfield Call for Sites carried out 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 Tatsfield Parish Council but without confirmation that these were available for development. The remaining 12 sites featured in the HELAA and not re-submitted for the neighbourhood level call for sites were also included in AECOM's assessment. This summarised the HELAA conclusions and assessed whether AECOM agree with the HELAA conclusions for the purposes of this Neighbourhood Plan level assessment. AECOM have made Tatsfield Parish Council aware that it will not be possible to allocate a site as part of the NDP, unless it is confirmed as available. Tatsfield Parish Council have 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.

Tandridge District Council Strategic Housing Market Assessment (2018)

Tatsfield Housing Needs Assessment (2018)

3.78 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 Tatsfield Parish Council in July 2018. This report provides Tatsfield Parish Council with vital information about the mix of housing they should plan for in the NDP. The assessment found an objectively assessed housing need of 167 dwellings in Tatsfield, to be delivered over the Local Plan period to 2033.

3.79 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.

3.80 [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%](#)

3.81 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 Housing Survey \(2018\)](#)

[\(refer to Section 5 for duplication\)](#)

Commented [JG1]: Add latest housing survey and summarise findings

Tatsfield Affordable Housing Report (2016)

3.82 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.

Tatsfield Village appraisal report 2013

3.83 [An independent](#)~~The parish council~~[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).

Tatsfield Village Development Statement (2015)

3.84 This Development Statement was produced by Tatsfield Parish Council to 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.

3.85 It sets out the key elements of the village environment, from the point of view of Tatsfield Parish Council 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 unique 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.

3.86 The Design statement goes on to summarise relevant policies from the Tandridge District 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.

3.87 Relevant points for site assessment include the following:

- **Green Belt:** Tandridge District Council 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 settlement of Biggin Hill and to maintain the gradual transition from a suburban to a rural landscape on the border between Greater London and Surrey.
- **Development Transition:** Tandridge District Council 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 trees 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. Tatsfield Parish Council 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 preserved 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:** Every road in Tatsfield has its own unique 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. Tatsfield Parish Council 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 Parish Council is involved in any consultation on future development in the village it will ensure that the capacity of the infrastructure is an important consideration.

4. Housing [background](#)

Tatsfield parish is located in the Metropolitan Green Belt and is shown to be a Tier 3 rural settlement in the emerging Tandridge District Council (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 village and has made no provision for new housing in the parish. This means the entire parish, including within the defined settlement 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 settlement 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.

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

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

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.

The Core Strategy envisages that the majority of new development in the District will take place within the existing built up areas of Caterham, Hurst Green, Oxted, Warlingham and Whyteleafe, making the best use of brownfield sites in those areas. There may be changes to the Core Strategy in light of NPPF Feb 2019 and the emerging Local Plan.

See Policy Framework detailing planning policies.

5. Housing Need

As stated above, Tatsfield has not been allocated a housing target by the District Council.

The Neighbourhood Plan offers an opportunity for the Parish Council 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.

AECOM are assessing 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 Neighbourhood Plan. This is likely to involve either infill development within the village settlement boundary or an alteration to the existing settlement boundary which would need to be agreed with TDC.

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.

Tandridge Strategic Housing Market Assessment (SHMA)

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)

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

With regard to the mix of affordable housing needed, the SHMA identifies the following for Guildford:

- Intermediate – X%
- Social/Affordable Rent – X%

[Pick any other relevant data from 2015 and 2018 SHMA \(i.e. affordability data, housing type, size etc\)](#)

AECOM Housing Needs Assessment (HNA) (2018)

The HNA identifies housing need figure of 167 dwellings over the plan period (2013-2033) 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.

AECOM are the organisation tasked with preparing housing need reports for neighbourhood plan groups. They have also published guidance on preparing housing need reports and the Tatsfield HNA is in line with this guidance.

INSERT WORDS FROM JAMES

[It is noted that TDC has raised various issues with the AECOM HNA. However, in response, the Steering Group raise the following points:](#)

- X
- Y
- Z

[It is noted that the latest version of the SHMA \(2018\) revises the OAN figure from 9,400 dwellings between 2013-33 to 7,960. This objectively assessed need for the parish is based on an average of various growth projections and does not take into account planning constraints such as Green Belt restrictions.](#)

Historic Housing Delivery

[X number of housing units have been delivered since 19/20XX.](#)

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

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.

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 Parish Council and Tandridge 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.

This equates to an annual average of X number of dwellings / annum

This equates to an increase of X% of the parish's housing stock.

Provide details of these (i.e. market, affordable etc)

Conclusion

Based on the above evidence base, the parish's general housing need figure for the plan period (2013-2033) is considered to be 1607.

Based on the above findings, INSERT WORDS FROM JAMES, it is considered that the Neighbourhood Plan should plan for the following housing type, size and tenure:

INSERT WORDS FROM JAMESX

Y

X

6. Affordable Housing Need

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

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.

To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.

Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).

Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless: a) off-site provision or an

appropriate financial contribution in lieu can be robustly justified; and b) the agreed approach contributes to the objective of creating mixed and balanced communities.

Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.

Where 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.

INSERT JAMES WORDS HERE

Existing parish affordable housing stock.

- 1. The Copse 13 homes
- 2. Gresham Close 10 homes
- 3. Tandridge owned rented homes. 23 homes
- 4. Crossways Court 18 flats.

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

Tatsfield Parish Council Housing Survey (2016)

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

Tandridge District Council Affordable Housing Needs Assessment (2018)

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

As Tatsfield is classed as level 3 rural village no plans for building affordable or market housing in Tatsfield was put in the emerging local plan.

CHECK WITH JAMES WORDS

Tandridge District Council Housing Register

Identifies 17 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 B	Band C	Band D	Band E	
1		5	1		6
2	3	1	3	1	8
3	3				3
Total	6	6	4	1	17

ACEOM Housing Needs Assessment (2018)

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). ~~Assuming that 6 affordable homes are built annually, this would produce a total of 120 AH units at the end of the plan period.~~

ADD IN JAMES WORDS

Tatsfield Housing Needs Assessment (2018)

The survey showed a need for smaller more affordable homes for first time buyers and young families.

Also a need for one bedroom dwellings for single people and elderly wishing to downsize.

As Bungalows take up more land it may be practical to build maisonettes.

Conclusion.

~~Taking into consideration the above evidence base it would be realistic, bearing in mind to the size and position of Tatsfield, to reasonably build two more small affordable Housing housing developments similar in size to The Copse and Gresham Close, during the time of the plan. These could be made up of a range of dwellings e.g. Bungalowsbungalows, 1, 2, 3 bedroom houses and maisonettes.~~

~~Tandridge District Council- have no plans to impose affordable housing on the Parishparish.~~

~~It is reasonable for the Parish Council to identify Rural Exception sites-sites through the Rural Housing Enabler and it is expected that this that this would hope to provide 25/30 new affordable homes over the plan period.~~

~~This amounts to a total of X homes allocated in the neighbourhood-Neighbourhood plan-Plan to address the parish housing need (general and affordable) plus X no. of homes already delivered since 2013.~~

7. Neighbourhood Plan Approach

Options

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

Option 1

Change Settlement Boundary

- Extend the settlement boundary to include appropriate sites (only sites that are limited in scale and adjacent to the existing settlement 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 ~~we have been unable to find any~~not necessarily within in the ~~green~~Green beltBelt.

Pros

- No change to ~~green~~Green belt-Belt boundary (any sites identified would remain within the ~~green~~Green beltBelt).
- TDC ~~has indicated they would accept this approach, are satisfied with this approach which would indicate an examiner would agree.~~
- Would allow development of sites well located near to the village to bring forward housing to meet local need.

Cons

- ~~Potentially d~~ivisive issue, ~~for both the steering Steering group Group and, in all likelihood, residents.~~
- ~~The steering G~~roup would need to be united on this option if taken forward and would need to be aware of reaction from local residents (further consultation would be required).
- Site would remain ~~green belt~~Green Belt designation but undoubted loss of greenfield/~~green belt~~Green Belt land.
- ~~Despite TDC being satisfied there is a possibility an examiner would disagree~~Risk at examination.
- Limited number of sites put forward through call for sites are likely to ~~be appropriate~~meet criteria and therefore unlikely to meet local housing need.

Option 2

Identify Very Special Circumstances

- Village settlement 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 ~~and TDC are likely to have an opinion before examination takes place.~~
- ~~Landowners would need to work with the steering Steering group Group in identifying "benefits" that might help to demonstrate v~~Very special circumstances – for example community facilities, public open spaces etc. ~~would have to be demonstrated.~~

Pros

- Would allow the parish to ~~proactively~~bring forward housing ~~proactively~~(primarily market but maybe some affordable) to meet local need.
- TDC has indicated this approach may be acceptable to them.

Cons

- Site would remain ~~green belt~~Green Belt designation but undoubted loss of greenfield/~~green belt~~Green Belt land.
- ~~Potentially d~~ivisive issue ~~for both steering Steering group Group and, in all likelihood, residents.~~
- Difficulties ~~in to~~demonstratinge very special circumstances.

- Significant risk ~~at Examination that a lot of work might go in to preparing the plan for the examiner or TDC to disagree that very special circumstances has been proved.~~
- ~~Steering group Group would need to be united on this option and would need to be aware of reaction of local residents – further consultation is advisable.~~

Option 3

Limited infilling within the existing settlement boundary

- No change to existing settlement 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 ~~green belt~~Green Belt boundary.
- Neighbourhood plan could have control over which infill sites come forward (as opposed to sites that ~~steering group~~Steering Group members/residents might not agree with).
- Would allow the ~~steering group~~Steering Group to help towards meeting local housing need.

Cons

- Potentially divisive issue ~~to steering group~~Steering Group and local residents as infill development can erode the character of a settlement and add to parking concerns.
- ~~Limited amount of development – not may sites put forward through the call for sites would meet infill criteria.~~
- 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.

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~~Green Belt (as per NPPF para 146 and DP12).
- ~~Committee would need~~There would need to be ~~a~~ robust affordable housing need evidence base to justify ~~need for an~~ affordable housing exception site (otherwise does not meet criteria for building in the ~~green belt~~Green Belt).
- Only sites that are small in scale and close/adjoining the existing settlement 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~~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 ~~proactively~~.
- 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.
- Less risk – other NPs have allocated rural exception sites.

Cons

- Site would remain ~~green belt~~Green Belt designation but undoubted loss of greenfield/~~green belt~~Green Belt land.
- ~~Steering group~~Group would still need to be aware of potential reaction from local residentsPotentially divisive issue.

Option 5

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

Pros

- No loss of ~~green belt~~Green Belt
- ~~Less risk (through examination with TDC and resident opposition)~~
- Less ~~risk~~ time and effort – allocating sites ~~is~~ time consuming ~~and cannot reach agreement~~.

Cons

- Possibly divisive ~~issue~~ ~~— a few members are in favour of development~~.
- ~~Would not allow the parish to meet local affordable housing need through the Neighbourhood Plan ALTHOUGH 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 do not deliver their new local plan needs.~~
- ~~This approach would also not provide market housing that is shown through the TPC Housing Survey to be needed in the Parishparish.~~

Option 6

Change ~~green belt~~Green Belt boundary

- Village settlement boundary would remain as existing but ~~green belt~~Green Belt boundary would change.
- The ~~neighbourhood~~Neighbourhood plan 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 are likely to have an opinion before the examination takes place

Pro's

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

Con's

- Loss of ~~green belt~~Green Belt – conflict with national and local planning policy
- Potentially divisive issue for ~~the steering group~~Steering Group and local residents
- High bar to jump – would be difficult for the ~~steering group~~Steering Group to demonstrate exceptional circumstances
- Significant risk that a lot of work might go into preparing the plan only for an examiner or the local authority (through a subsequent planning application) to decide the plan does not meet basic conditions
- Risk – not aware of any other NPs taking forward this option
- TDC has stated this option is not acceptable to them
- The ~~steering group~~Steering Group would need to be united on this option if taken forward and would need to be aware of a reaction from local residents (further consultation with residents on this option might be an idea)

Option Chosen

Points to consider before deciding which option to pursue:-

- Over the ~~previous-last~~ 15 years ~~there has been~~ approximately 60 market houses ~~have been~~ built in the village through natural progression.
- There have been two affordable housing sites of approximately 12 units each.
- Therefore, we could assume that we would be able to meet approximately 90-100 houses over the next 15 years without moving the settlement boundary and impacting on the ~~green belt~~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~~Green Belt boundary/settlement boundary could be counterproductive as ~~firstly~~ 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~~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~~Green Belt.

Housing Supply

The housing need figure identified above does not take into account planning constraints such as ~~green belt~~Green Belt policy, highway and access issues and environmental/biodiversity designations and constraints. These constraints need to be given full consideration in order to ensure that the Neighbourhood Plan is in conformity with national and local planning policy.

AECOM Site Assessment Report (SAR) (2019)

AECOM has prepared a Site Assessment Report to assess the sites put forward through the Call for Sites. The sites were also assessed against the site assessment criteria identified by the ~~steering committee~~Steering Group which considers various social, economic and environmental factors, along with local knowledge, to ensure any sites identified through the Neighbourhood Plan are sustainable and in line with national and local planning policy.

The AECOM and Committee Reports have identified the following sites as suitable, achievable and deliverable:

- ~~Awaiting revised AECOM report and Housing Group assessments~~
-
-

These sites are considered to be suitable to be brought forward in line with Option X, eg, considered suitable for rural exception sites for affordable homes.

Housing Need-Target

As set out above, the parish housing need has been identified at ~~1607~~.

A number of sites have been put forward through the Neighbourhood Plan and have been considered firstly by an independent organization (AECOM) but also through the criteria set by the ~~Steering Group~~steering committee with [] sites being found suitable and therefore giving a yield of [] units.

~~Since 2013 13 dwellings have been delivered.~~

~~This leaves a residual requirement of 154 against the housing need figure of 167.~~

It is therefore evident that Tatsfield cannot meet its objective housing need.

However, the ~~steering group~~ Steering Group has opted to identify [] sites (with a total yield of []) in the Neighbourhood Plan to address this need as far as possible.

Further to this, sites [] and [] have been considered suitable for small affordable housing developments (rural exception sites).

This amounts to a total of [] homes allocated in the ~~neighbourhood~~ Neighbourhood Plan to address the parish housing need (general and affordable) plus 13 homes already delivered since 2013.

Add in reasoning for housing target.

CONCLUSION/PROPOSAL

Add proposal here !!!

18th November ~~2019~~ updated 2019 updated 3rd January 2020.

Tatsfield Neighbourhood Plan

Housing Group.