



# TATSFIELD

## NEIGHBOURHOOD PLAN

OUR VISION FOR OUR PARISH: 2017-2033

FINAL MADE VERSION

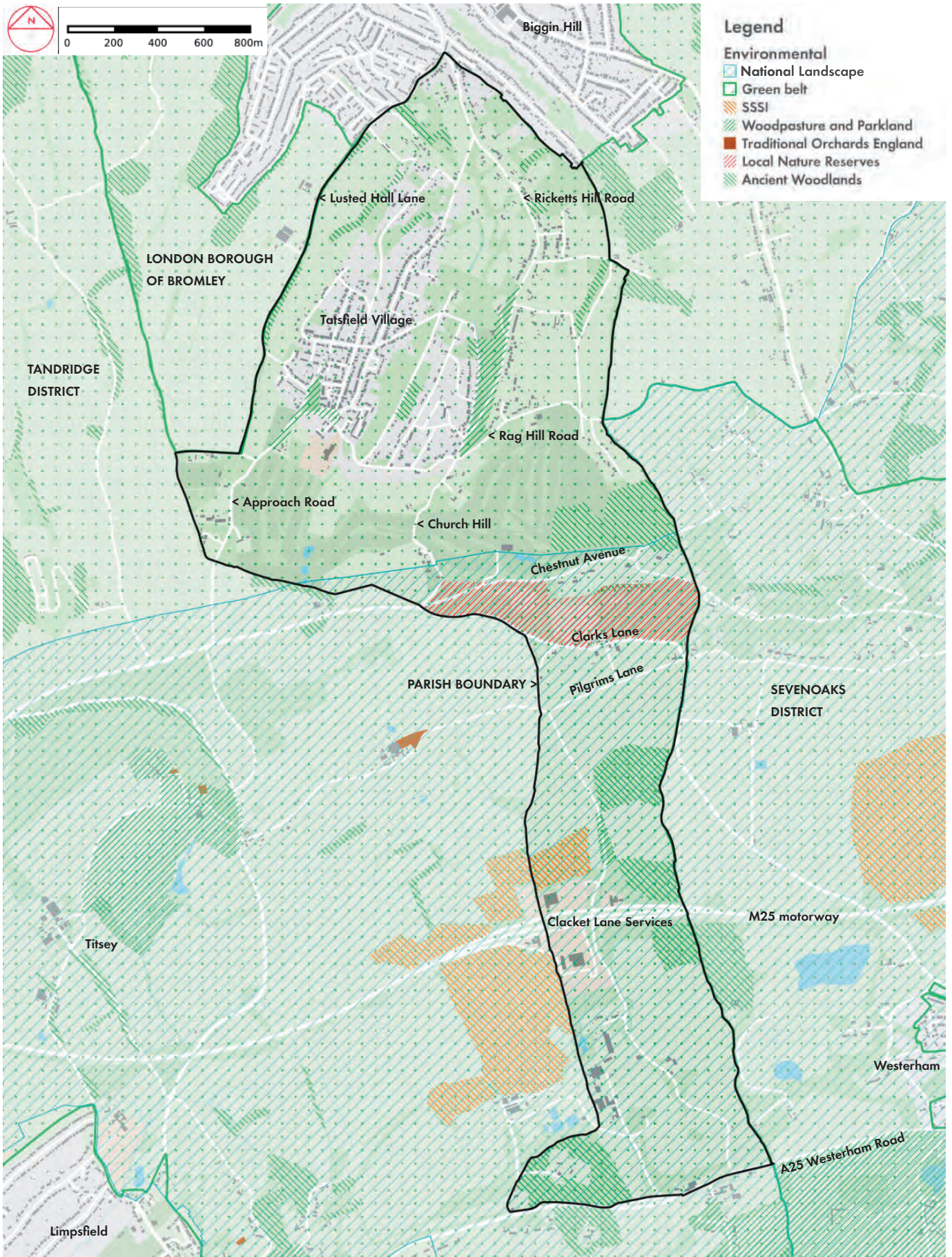
JUNE 2024



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Map 01 - The parish of Tatsfield



**TATSFIELD**

# FOREWORD

## Why a Neighbourhood Plan for Tatsfield?

In 2017, Tatsfield Parish Council agreed to prepare a Neighbourhood Plan for the parish.

The planning and development policies contained in this document seek to protect our local countryside and green spaces. These policies will also influence the type, scale and location of any future development in the parish as well as the local infrastructure provision necessary to support Tatsfield's residents.

By taking control of the framework for decision-making about the parish, we can influence the way Tatsfield develops over the coming years and ensure a strong and sustainable future for our area, whilst at the same time protecting the character and attributes of Tatsfield which are so valued by residents.

At each stage, as the Neighbourhood Plan has developed, we have consulted the community to ensure that its views and opinions are properly reflected in this plan.

The Tatsfield Neighbourhood Plan would not have been possible without many months of work by the members of the Neighbourhood Plan Steering Group and the Tatsfield residents who have given their time and services so freely to the parish to contribute to its production.

More information on the Plan including the supporting documents can be found at:

<https://e-voice.org.uk/tatsfieldneighbourhoodplan/>

**Martin Allen**

**Tatsfield Neighbourhood Plan Steering Committee**

**Tandridge District Councillor, Tatsfield and Titsey**

# PLAN OVERVIEW

## Why a Neighbourhood Plan?

Neighbourhood Plans are planning policy documents that provide local communities, such as Tatsfield, with the chance to 'plan positively' to shape the future of development of their area.

A statutory Neighbourhood Plan can include locally specific policies and, once approved by local referendum, will be put forward for adoption by Tandridge District Council - which is the local planning authority. Once adopted, it will carry significant weight in how planning applications are decided in the parish.

Neighbourhood Plans can only contain policies relating to the development of land but other issues important to communities which are not directly planning matters can nevertheless be covered in the Neighbourhood Plan as aspirational policies.

Neighbourhood Plans must meet a number of 'basic conditions' as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to Neighbourhood Plans by Section 38A of the Planning and Compulsory Purchase Act 2004 (Acts as amended). To meet these conditions, the Neighbourhood Plan must be:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,
- having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,
- having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,
- the making of the order contributes to the achievement of sustainable development,
- the making of the order is in general conformity

with the strategic policies contained in the development plan for the area of the authority (or any part of that area),

- the making of the order does not breach, and is otherwise compatible with retained EU obligations,
- prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

## What happens next?

Following consultation on the Draft Neighbourhood Plan (under Regulation 14 of the Neighbourhood Planning Regulations), and consultations with relevant land owners on the designation of Local Green Spaces held in Q4 2022, this document has now been amended (where appropriate) to take into account the points raised by local residents, consultees and stakeholders.

The Tatsfield Neighbourhood Plan has been submitted to Tandridge District Council under Regulation 16 and this version will be subject to wider consultation under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012. It will then undergo independent examination.

If the examiner determines the Plan is in line with the 'basic conditions' it will proceed to a local referendum and, if residents vote in support of the Plan, will be adopted by Tandridge District Council as part of the area's Development Plan.

## Preparation of the Tatsfield Neighbourhood Plan

Tatsfield's Neighbourhood Plan has been long in the making. Tatsfield Parish Council members first considered the idea in November 2011. By February 2012, members had agreed to form a team to work alongside preparations for a successor to the 2003 'Tatsfield Appraisal and Plan', which had set out



residents' hopes for the future of the parish.

During 2012, exploratory work was undertaken, including consulting other parishes about their experiences. In September 2012, a public meeting was held to explain the process. The following month, a group of Tatsfield villagers, working independently of the Parish Council, undertook to draw up a new Village Appraisal and reported back in January 2014.

By March 2015, the Neighbourhood Plan Development Committee had produced an expanded 2015 version of the Village Development Statement (first published by the Parish Council in 2007).

During the following spring and summer, the Parish Council sought professional advice about embarking formally on a Neighbourhood Plan, set up a steering committee and appointed a consultant.

On 6th June 2017, following a formal application made by Tatsfield Parish Council, the whole of the parish was designated as a 'Neighbourhood Area' by Tandridge District Council and its officers then held meetings with the Neighbourhood Plan Steering Group.

A series of working topic groups were established covering Built and Natural Environment, Local Economy, Transport and Housing.

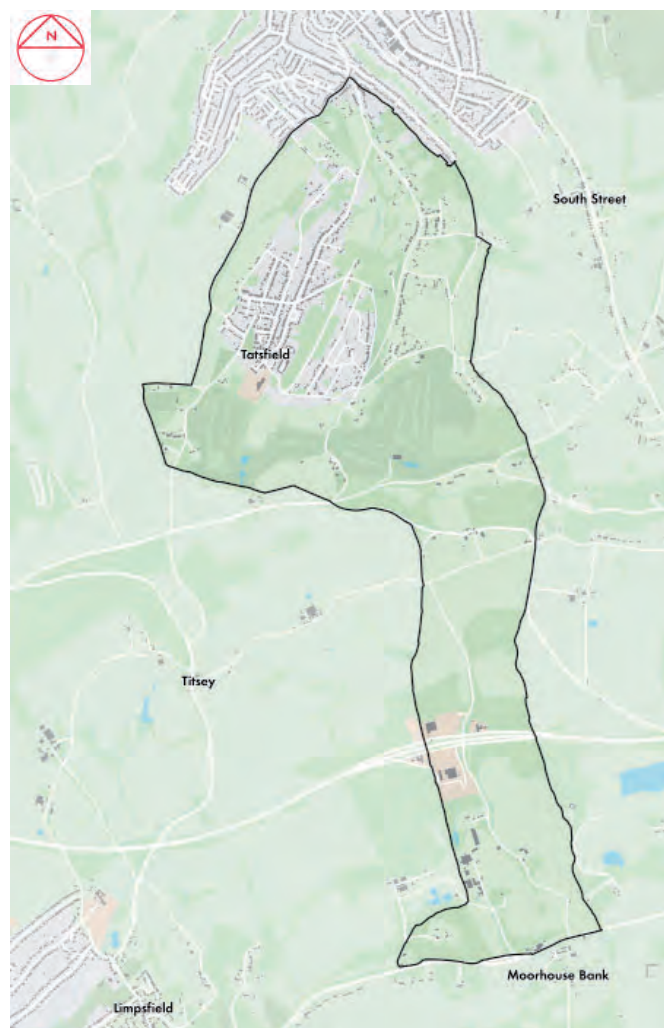
The Parish Council initiated a 'Call for Sites' in February 2019 inviting expressions of interest from residents who wished to have one or more sites to be considered for development through the Tatsfield Neighbourhood Plan process.

A series of public consultation events were held in 2019 to seek views from the local community. In 2020, due to Covid-19 restrictions, further consultation was initiated online via Tatsfield Talk on Facebook.

### Geographic area covered and the plan period for the Tatsfield Neighbourhood Plan

The Tatsfield Neighbourhood Area covers the whole of the civil parish of Tatsfield in the District of Tandridge, Surrey. See map below.

The Plan period is 2017-2033.



Map 02 - Geographic area of the Tatsfield Neighbourhood Plan

# VISION AND OBJECTIVES

## OUR VISION

The Tatsfield Neighbourhood Plan is founded on a **vision of the parish in the future. In 2033:**

- Tatsfield will have retained its **strong community spirit** and will continue to provide an **excellent quality of life** for residents, visitors and those who work in the parish.
- where suitable, new development will have been supported **to meet the needs of the local community** whilst retaining the parish's semi-rural character and identity.
- Important local open spaces, services and facilities which support the community will have been **maintained and improved**.

Through the following objectives, which guide the approach taken throughout the various chapters of the Tatsfield Neighbourhood Plan, the aim is to **address the issues and concerns raised by the local community through engagement and consultations:**

## SOCIAL OBJECTIVES

### OBJECTIVE 1:

*To support the provision of new and affordable homes that strengthen the local community and encourage a balanced and diverse community.*

### OBJECTIVE 2:

*To improve the health and vitality of the parish and ensure the needs of residents and visitors are met through retaining, supporting and improving the parish's abundant and diverse local community facilities, services and assets.*

### OBJECTIVE 3:

*To improve the provision of sustainable forms of transport.*

### OBJECTIVE 4:

*To bring about improvements to the parish's road network and parking provision in the village centre.*

### OBJECTIVE 5:

*To strengthen and develop the parish's functioning village centre.*

### OBJECTIVE 6:

*To ensure that new development is supported by the necessary infrastructure.*





## ENVIRONMENTAL OBJECTIVES

### OBJECTIVE 7:

*To ensure new development retains Tatsfield's great sense of identity and physical separation and responds to its diverse built environment.*

### OBJECTIVE 8:

*To ensure that new development encourages a balanced and mixed community and is appropriate and proportionate to the scale and semi-rural character of the parish.*

### OBJECTIVE 9:

*To maintain and improve the parish's valued green infrastructure network and informal public spaces linking the village to the surrounding countryside.*

### OBJECTIVE 10:

*To preserve and enhance the parish's landscape setting, protecting views into and out of the village and promoting greater connectivity to the Surrey Hills Area of Outstanding Natural Beauty.*

### OBJECTIVE 11:

*To preserve and enhance the parish's valued natural environment, habitats and biodiversity.*

### OBJECTIVE 12:

*To set quality standards for the design of new developments and open spaces.*

## ECONOMIC OBJECTIVES

### OBJECTIVE 13:

*To support and grow the parish's local economy and ensure the specific needs of the parish's local businesses are met.*

## SUSTAINABLE COMMUNITY OBJECTIVES

### OBJECTIVE 14:

*To become a more sustainable community and to reduce the need for fossil fuels in line with the expectation for net zero carbon emissions by 2050.*

# 01 INTRODUCTION

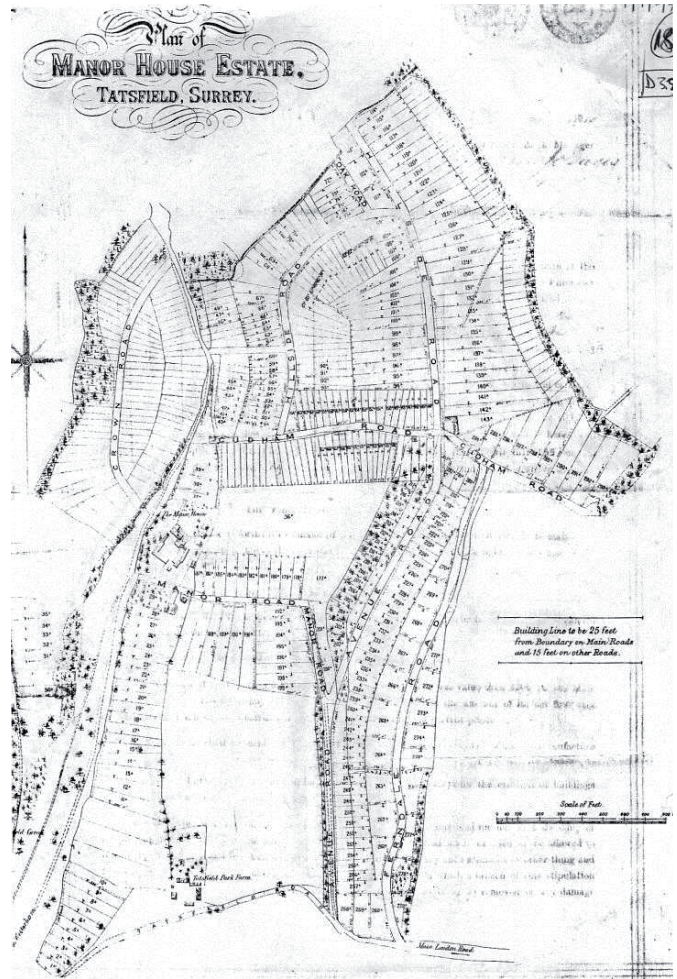
## 01.1 HISTORY

Tatsfield can trace its origins back a thousand years or more. In the Domesday Book of 1086, the Normans recorded that they had inherited from Saxon England a scattering of farmsteads in what was then known as Tatefelle with perhaps only two dozen inhabitants. That figure had risen to only 100 by the year 1725. It was only in the late 1800s, as Londoners began to look outside the capital for places to live and wealthier landowners began to break up their estates into hundreds of small building plots that numbers began to rise significantly.

Development was encouraged as plans were announced for new railway lines during the Victorian era. Several proposed schemes would have meant running a line through the North Downs under Tatsfield but the only local one to be built was between Woldingham and Oxted.

One intended to serve Tatsfield was the Orpington, Cudham and Tatsfield Light Railway. This was given the go-ahead in 1898 with its terminus located where Tatsfield School is now sited. However, the promoters were not able to raise the money needed so it was never built. In the 1920s there was a further proposal for the Southern Heights Light Railway, running from Orpington to Sanderstead via Tatsfield, but that too came to nothing.

Nevertheless, the prospect of better transport links with London had helped Tatsfield expand into a modest village with 600 residents by 1901. Some people decided to buy land on which to build a family home. Others took advantage of the potentially greater accessibility of the village to have a plot or two on which to plant fruit trees or erect simple summer weekend accommodation.



Proposed Manor House estate, east of Tatsfield (19th century)

Each decade has seen an increase in the number of homes in Tatsfield. There were significant developments intensifying the residential use of a site in the 1940s, for example at Whitewood Cottages.

In the 1950s, two dozen homes were created in Paynesfield Road, the Square and in Westmore Road. Development in the 1960s brought dozens more, including Rag Hill Close and Shipfield Close. Valley Mushroom Farm and Crossways Court were among the two dozen homes to appear in the 1970s.

The major development of the 1980s was Wedgwoods with twenty new homes, with others built in Greenway and Westmore Road. In the 1990s, extensions were the order of the day, but Park Farm in Rag Hill Road became four new houses.

In 1979, the M25 motorway was built through the south of the parish, followed by the construction of the Clacket Lane Service Area which opened in 1993.

Local council housing came to Tatsfield before and after the Second World War and post-war prosperity brought significant private development, helping the population to increase by more than 80% by 2011.

More recent developments include the Copse and Gresham Close affordable housing in Lusted Hall Lane, Vern Close in Ship Hill, barn conversions at Church Farm and the redevelopment of sites in Johns Road and Westmore Road. The biggest recent change has perhaps been the new primary school, built on Green Belt land next to the Village Hall, which opened in 2010. From these successive waves of development came the wide variety of building styles that make up Tatsfield's 21st century character.



**Village centre**



**Tatsfield Green**



**The Manor House**

## 01.2 RELEVANT POLICIES

The Tatsfield Neighbourhood Plan has been developed under the Localism Act (2011) and the subsequent Neighbourhood Planning (General) Regulations (2012) introduced to regulate the formation and approval of Neighbourhood Plans.

A Neighbourhood Plan must have regard to national policy and be in general conformity with the strategic policies of the development plan for the area. It takes advantage of the knowledge and views of local residents and other stakeholders to deliver sustainable development in the most advantageous way.

Once finally approved, a Neighbourhood Plan becomes part of the development plan and decisions should be made in accordance with the development plan unless material considerations indicate otherwise.

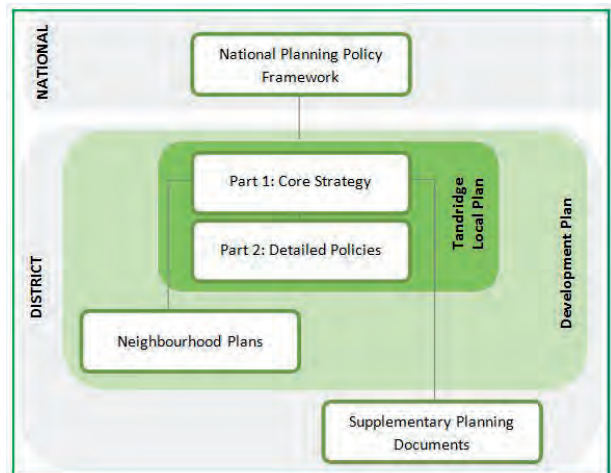
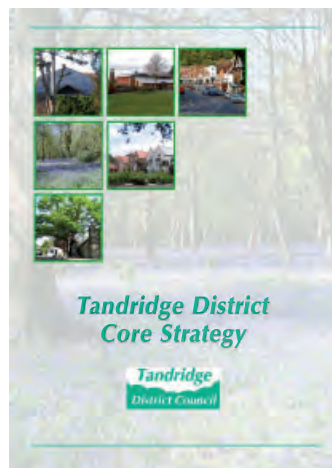
This Neighbourhood Plan has been prepared in accordance with the currently adopted policies of Tandridge District Council's (TDC) Core Strategy (2008) and Detailed Policies (2014) but has also been developed recognising that there is an emerging Tandridge District Council Local Plan which was submitted for examination in 2019.

The emerging Local Plan sets out a new development strategy for the District of Tandridge up to 2033.

It is intended to guide key planning decisions and set out policies to direct where development can go ahead. The new Local Plan aims to:

- deliver much needed infrastructure including that associated with a new Garden Community;
- help provide affordable housing and homes for all our communities;
- preserve the open character of the area and the Green Belt;
- support local business and attract inward investment, helping the area thrive and capitalises on connections with London, Gatwick and the South East; and
- help ensure the neighbourhood remains a place where people want to live, work and visit.

As at 01 October 2023, the Tandridge Local Plan remains delayed and it is uncertain whether it will proceed to adoption following feedback received from the Planning Inspector at examination.



### 01.3 CONTEXT

The parish of Tatsfield covers approximately 526 hectares (1,300 acres) and lies within the Metropolitan Green Belt to the south of London at one of the highest points on the North Downs, with extensive views across the south to the Kentish Weald. At its northern tip there is a buffer zone with the London Borough of Bromley, where a transition is made between the countryside and the suburban area of Biggin Hill valley.

Tatsfield village is one of the highest villages in Surrey. It is the principal settlement and the only 'Defined Village' within the Green Belt in the parish. (Tatsfield is one of nine villages in the Green Belt which are considered to be suitable for limited infill development in the TDC Local Plan Part 2 Detailed Policy 12.)

The village is predominantly rural and surrounded by fields and mature woodland. The remainder of the parish is a narrow, sparsely populated strip running south for two miles, crossing the M25 Motorway at the Clacket Lane Service Area. It then continues further south to the A25 just outside Westerham. The following are key features of the setting of Tatsfield village:

- the semi-rural status of Tatsfield village 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; and
- its good community spirit and the diversity of its built environment.



Aerial photo with parish boundary

## 01.4 LOCAL SERVICES AND FACILITIES

The Tandridge District Settlement Hierarchy (2015) and Addendum (2018) review the role and function of the District's settlements, assessing the effectiveness of services and facilities as well as reviewing their general sustainability.

Tatsfield is defined in the settlement hierarchy as a 'Rural Settlement' and it is recognised that the village has only a basic level of services, local shops and education provision and that the majority of services, facilities (including employment) are accessed outside of the settlement.

In Tatsfield village centre there is: a local shop and café; a Post Office; a charity shop; a public house; a restaurant and bar; a garage; the Tatsfield Village Club and the Women's Institute (WI) Hall. The Village Hall is also centrally located. The Aileen McHugo Building includes the Parish Council meeting room and offices.

Tatsfield Primary School moved to brand-new purpose-built premises in the village centre in 2010. The old village school now accommodates an early years nursery. St Mary's Church with its Millennium Hall is located just outside of the village centre on Church Hill.

To the south of the parish and located within the Surrey Hills National Landscape, there is a former large pub which provided hotel rooms (The Grasshopper) located on the A25 Westerham Road. This has been closed for a number of years. There are also two major Motorway Services areas where the M25 crosses the parish at Clacket Lane.

There are many types of rural and small businesses located across the parish including farms, stables, health and well-being facilities as well as a wide range of home-based businesses.

Along Approach Road there are village allotments with a community composting scheme. Further south

there is the Scout Hut and a small number of light industrial units which are located on land at Waylands Farm including an aquatics centre and a motorcycle equipment outlet.

Tatsfield village is connected via regular bus links to Biggin Hill and New Addington, a London Tram terminus. Less frequent services to Oxted and Westerham also serve connectivity for the secondary school. Bus routes run along the A25 Westerham Road in the south of the parish.

The nearest mainline train services can be found at Oxted, Woldingham, Upper Warlingham and Hayes.



Village shops



Tatsfield Primary School



## 01.5 PARISH COMMUNITY

Most of the roughly 1,900 inhabitants of the parish live in Tatsfield village itself in the north of the parish. The village has a very active community and supports a wide range of groups and organisations for all ages many of which use the Village Hall, WI Hall, Scout Hut, pub, café and bar/restaurant to assemble.

These include a cricket club, scouting groups, martial arts clubs, horticultural, sports, music, dance and fitness clubs. A very active and award-winning volunteer group also undertakes gardening and tidying of the village centre every weekend.

From data within the UK Census of 2011, it is evident that the population of Tatsfield as a whole is older than the national and Surrey averages. This suggests challenges in planning for the future - which the Neighbourhood Plan seeks to address.

Tatsfield has a higher rate of home ownership - either outright or via a mortgage - than the national average, which suggests that Tatsfield is a relatively affluent community. The rate of claiming any benefit (which includes in-work benefits) is more than 10% lower in Tatsfield than the national average, suggesting higher salaries than average in the area.

Tatsfield has a higher level of residents born in the UK than the national average, suggesting it does not have a significant immigrant population.



Plant sale in village centre



View from Village Hall entrance



Allotments and community composting scheme

## 02 THE BUILT AND NATURAL ENVIRONMENT

### 02.1 OBJECTIVES

The following objectives, drawn from the overall list on pages 10 and 11, guide the approach to the built and natural environment:-

*To ensure new development retains Tatsfield's great sense of identity and physical separation and responds to its diverse built environment.*

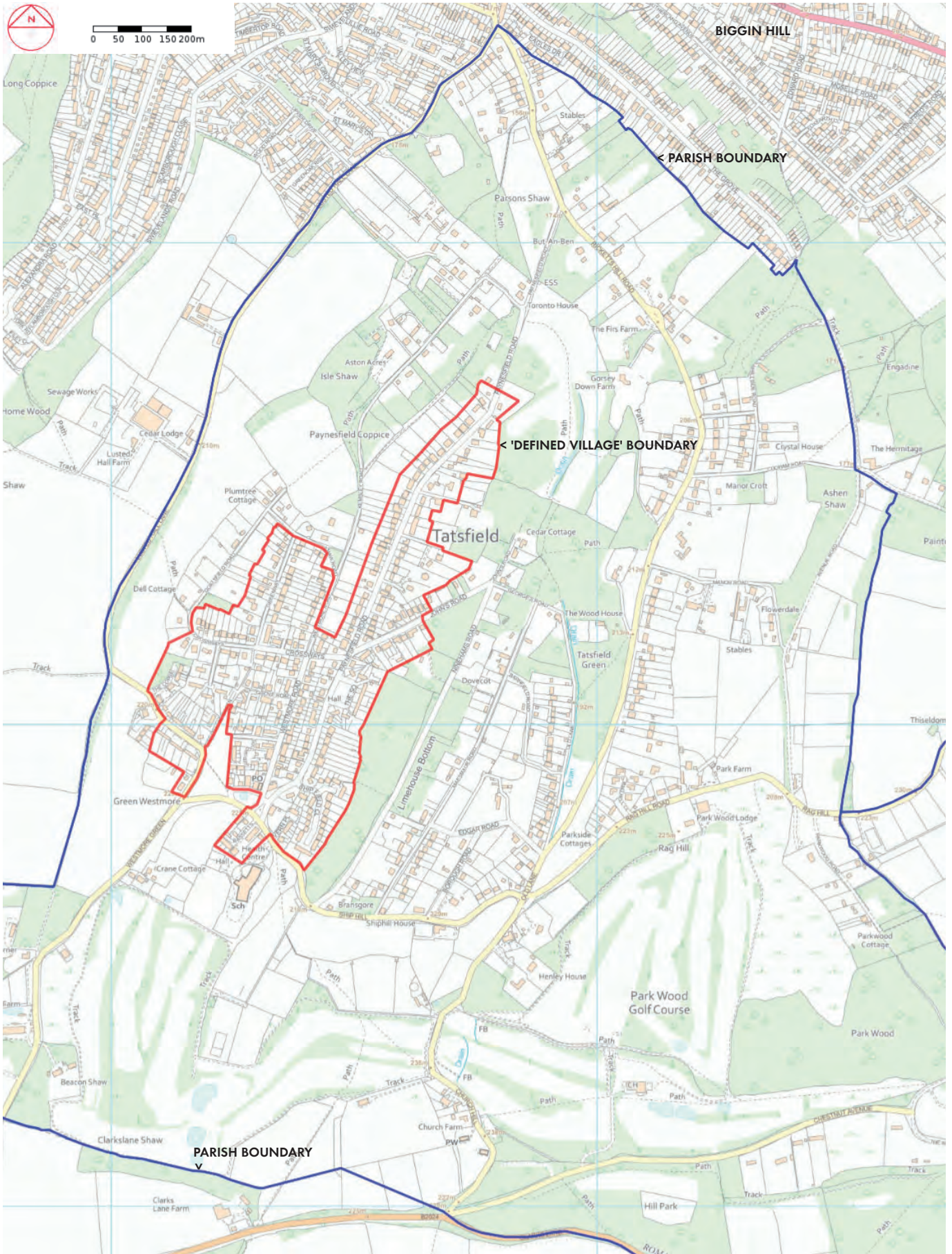
*To maintain and improve the parish's valued green infrastructure network and informal public spaces linking the village to the surrounding countryside.*

*To preserve and enhance the parish's landscape setting, protecting views into and out of the village and promoting greater connectivity to the Surrey Hills Area of Outstanding Natural Beauty.*

*To preserve and enhance the parish's valued natural environment, habitats and biodiversity.*



Westmore Green, Tatsfield Village



Map 03 - Map of Tatsfield village showing the Defined Village boundary

## 02.2 CONTEXT

Tatsfield is predominantly rural. The village is surrounded by fields and mature woodland. Much of the central part of the village within the Defined Village contains large plots which provide a sense of openness. Residents greatly appreciate the long views, extensive areas of woodland and mixed farmland, public rights of way, open green areas and abundant wildlife.

The parish is varied in character and building density and has been divided into five identifiable Character Areas in section 02.4. The divisions are not necessarily obvious to the eye but help establish what is valuable about the built and natural environment of the parish and identify what should be preserved, conserved or improved.

There are four listed buildings (all Grade II) in the parish. Listed buildings are nationally recognised and subject to statutory protection. A building is listed when it is of special architectural or historic interest considered to be of national importance and therefore worth protecting.

These are:

St Mary's Church - originating largely from the 12th and 13th centuries; Colegates - a 15th century house; the 18th century Manor House; and Westwood Farmhouse.

All have settings that contribute to their heritage significance.

Church Farm Cottages, Tatsfield Court Farm, The Grasshopper and The White House are all locally listed by Tandridge District Council as Buildings of Character, in other words, buildings of heritage interest.

Whilst this does not give these buildings statutory protection, they are assets with significance that need to be taken into account in planning decisions.



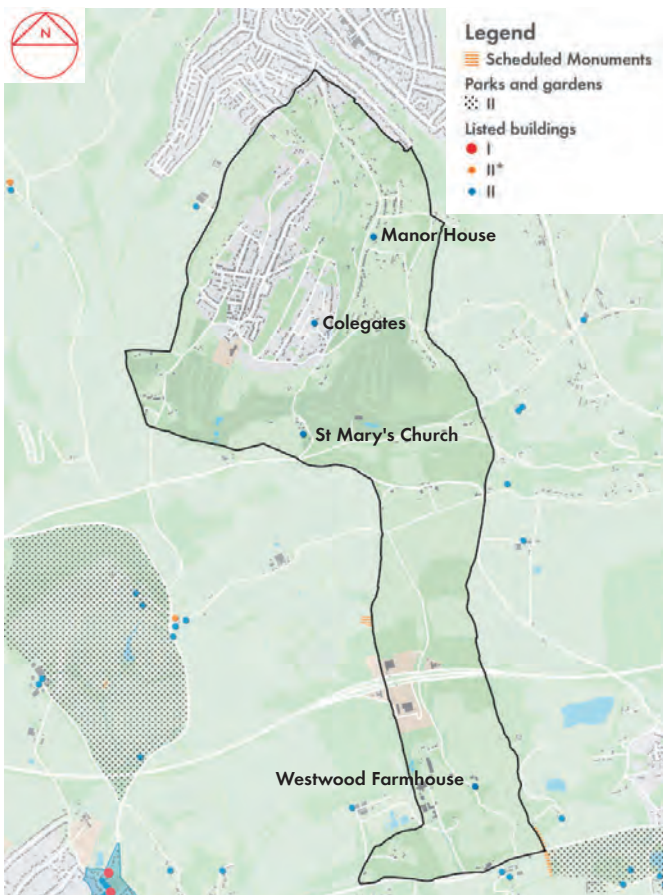
Approach Road



Tatsfield Green



Views south over the parish and towards the National Landscape



Map 04 - Map of listed buildings



St Mary's Church



Colegates



The Manor House



The White House

The road network in the parish is typically rural with narrow meandering lanes lined by long-established hedgerows. Unmade roads represent around 50% of the roads within the village settlement and are a particular feature of the Defined Village.

Tatsfield has gradually developed in a piecemeal fashion over the centuries from its village centre near the pond. Much of the built form has developed along the roads approaching the village with some infilling and densification over time.

The village lanes provide great visual interest - narrow, curving, rarely running straight or flat for any length, they give ever-changing views. They are flanked by mature woodlands, hedges and trees and, with very few footways, a rural feel is generated right into the heart of the village.

With the houses in the outer village mainly following the pattern of the old lanes and roads, often hidden in the landscape, open spaces of countryside still extend right into the heart of the village through shaws and swathes of woodland.

Development has evolved around natural slopes and valleys in the settlement, often along unmade roads and these form an important feature of the village. The roads into the village converge near Westmore Green and its pub, shops and pond - creating a particularly important and attractive open space: a defining characteristic of the village.

Within the outer village, the gaps between buildings reflect the character and evolution of the settlement pattern but also provide for wildlife. Large gardens and pockets of undeveloped land and woodland act as stepping stones in ecological networks as well as helping to provide transition into the wider setting at the settlement edge.



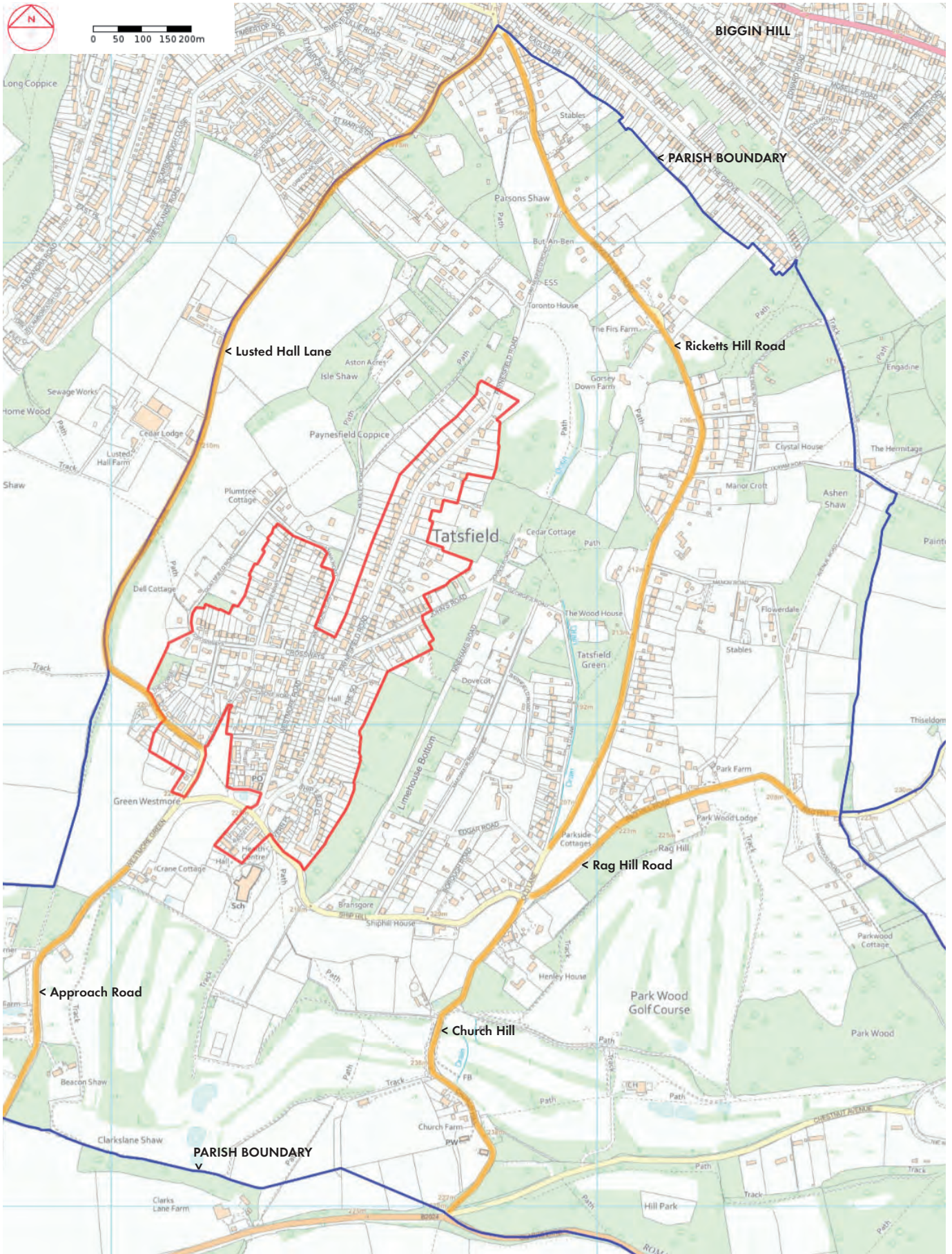
Ricketts Hill Road/Tatsfield Green



Maesmaur Road



Westmore Road (unmade section)



Map 05 - Map of Tatsfield village showing the rural parish lanes



Example of houses on Old Lane



Westmore Road



The Square, Paynesfield Road



Examples of houses on Ricketts Hill Road



## 02.3 DESIGNATIONS AND POLICY CONTEXT

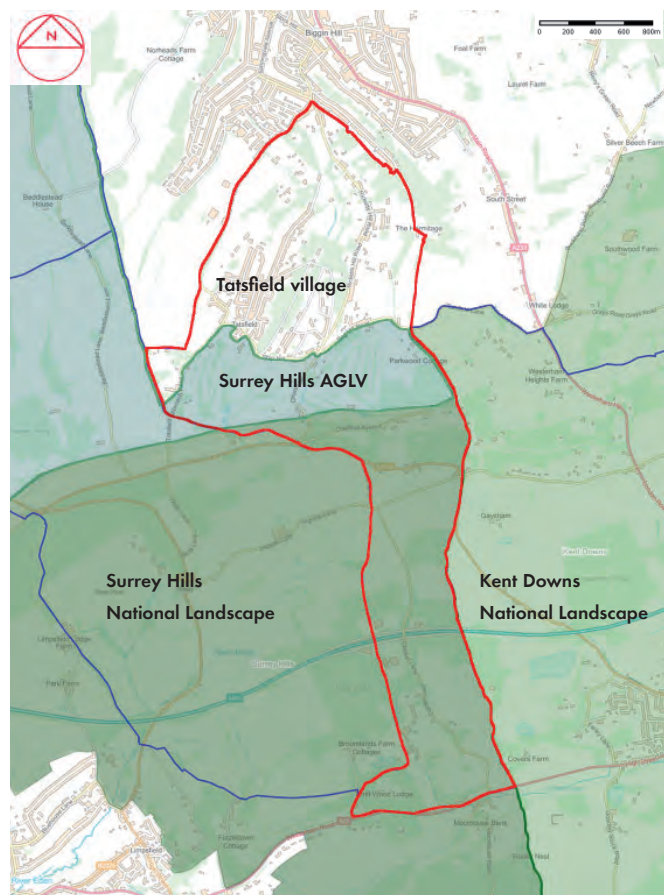
The entire parish lies within the London Metropolitan Green Belt. A large part of the parish south of the village also lies within the nationally designated Surrey Hills National Landscape (NL) which was formerly referred to as an Area of Outstanding Natural Beauty (AONB). This gives an indication of the significant quality and importance of the local landscape.

Fields and open spaces around the village act as a buffer, protecting views into and out of the National Landscape. Much of this area is designated as an Area of Great Landscape Value (AGLV) in the existing Tandridge District Core Strategy.

Tatsfield village is designated as a 'Defined Village' within the Green Belt in the Tandridge Core Strategy whereby certain appropriate development is supported within the defined settlement boundary. Policies encourage high quality and sustainable new development, reinforcing local distinctiveness and character.

Tatsfield parish contains areas with national environmental designations including a Site of Special Scientific Interest (SSSI) at Titsey Woods and a significant amount of designated Ancient Woodland dispersed across the parish. Hill Park is locally designated as a Site of Nature Conservation Importance (SNCI) and Local Nature Reserve (LNR). Refer to Map 07 and Map 08.

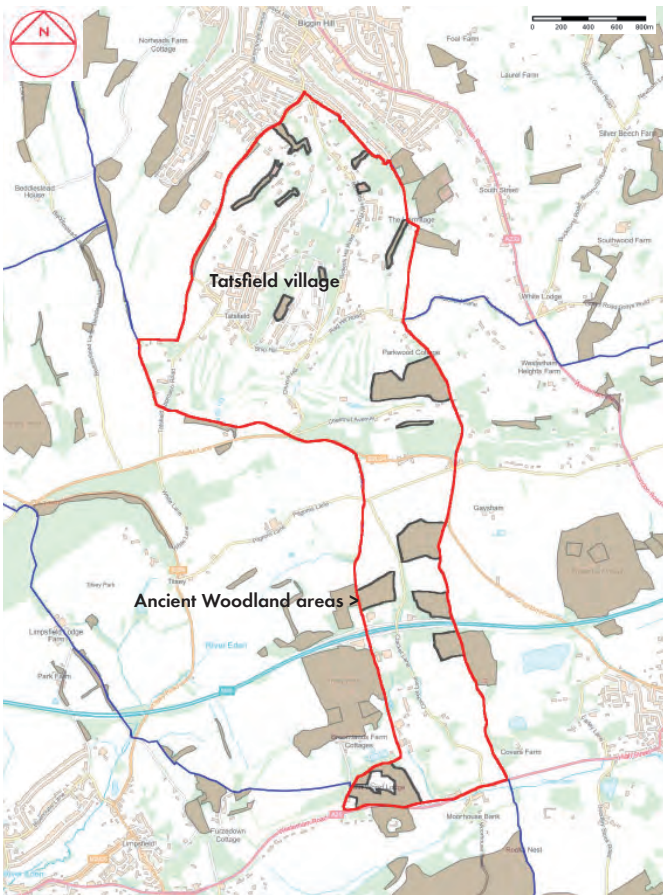
The Surrey Hills AONB boundary had not been reviewed since its original designation in 1958 until, in 2021, Natural England undertook a formal boundary review. Within the consultation report published by Natural England in March 2023 no proposals were identified to extend or adjust the boundary of the AONB within the parish of Tatsfield. All AONBs in England and Wales were subsequently redesignated as National Landscapes on 22nd November 2023.



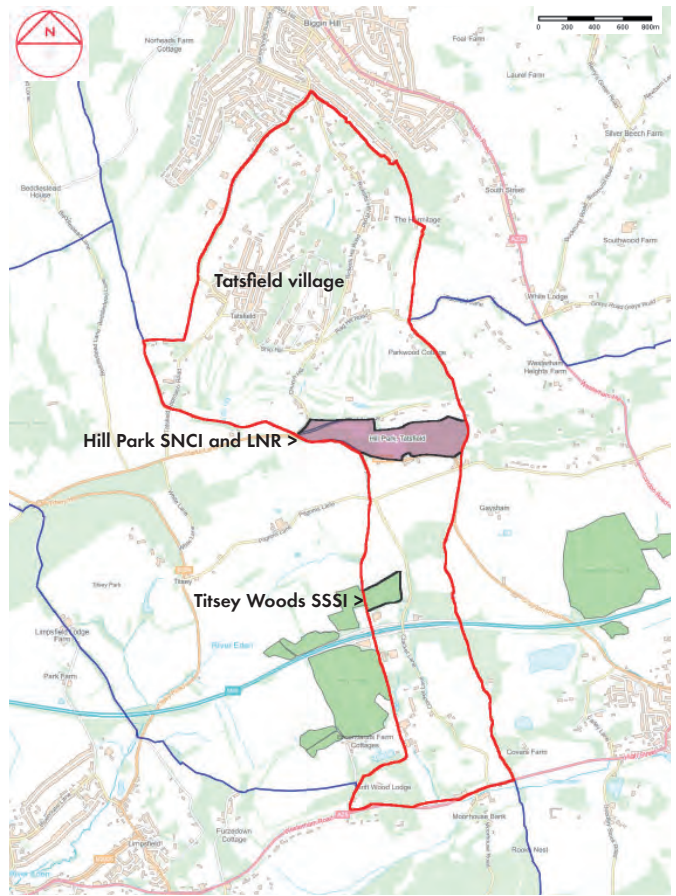
Map 06 - Surrey Hills NL and AGLV and Kent Downs NL



View of the Surrey Hills and Kent Downs NLS from Clarks Lane



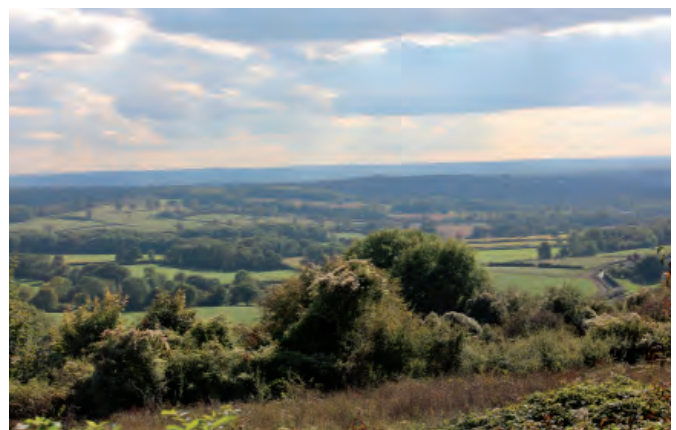
Map 07 - Ancient Woodland areas



Map 08 - Titsey Woods (SSSI) and Hill Park (SNCI and LNR)



Aerial photo showing woodland around Tatsfield Village

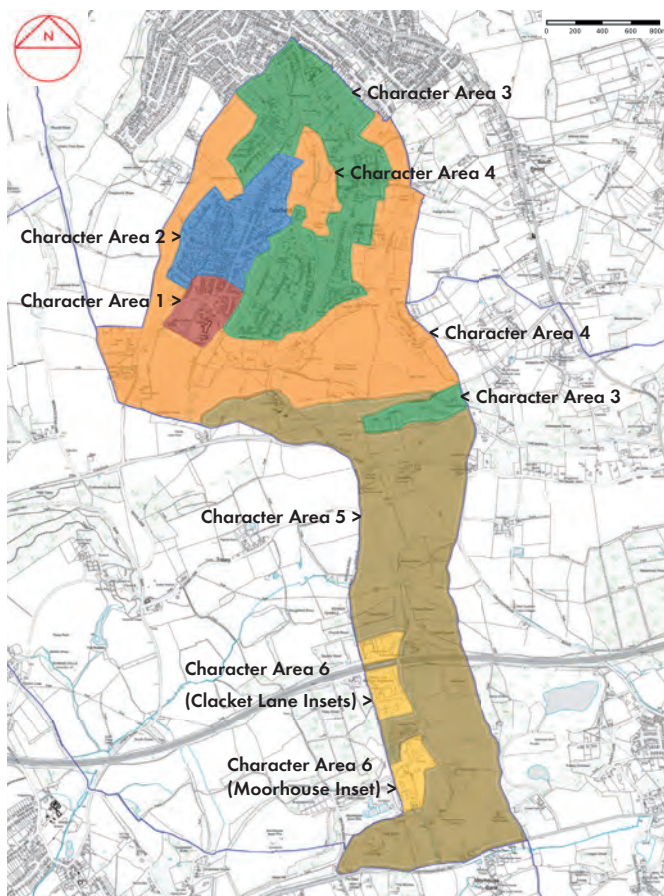


Hill Park SNCI and LNR, looking south

## 02.4 CHARACTER AREAS IN THE PARISH

The parish has been assessed and then divided into broad character areas. The dividing lines between these are not necessarily easily seen 'on the ground' but are useful in establishing what is valuable about the parish of Tatsfield and identifying what should be preserved, conserved or improved.

The character areas do not necessarily follow the 'Defined Village' boundary but are intended to reflect the area as perceived visually.



Map 09 - Map of Character Areas

## AREA 1: VILLAGE CENTRE

This area forms the centre of the village around Westmore Green and includes the key village buildings and community facilities. These buildings are clustered around a road junction and an attractive pond with seating which acts as a focal point of interest. The centre is greatly valued by residents who regard it as a social and community hub.

The tree and hedge lined approaches to the village are interspersed with properties of varied and interesting character. Many of the properties on the approaches to the Village centre maintain very natural gardens and hedgerows giving a very rural feel with agricultural land behind. This character needs to be preserved.

Westmore Green is a focus for community activities and is defined by mature trees and hedges. Tatsfield residents are proud of the village centre and maintain all the green/natural areas through a volunteer network which supports the work by the Parish Council and Tandridge District Council.

On entering Westmore Green and the heart of Tatsfield the street scene changes and buildings become more densely grouped with gardens of varying styles.



Westmore Green

Two recent housing developments in the village are Bassetts and Vern Place. Bassetts is fairly dense and uniform in character and is set well back from the road. Vern Place offers a more individual layout and design and is regarded as an example of good design that is sympathetic to village character.

Moving away from the village centre on Lusted Hall Lane, Westmore Road and Paynesfield Road, the eclectic mix of buildings becomes more evident before more spacious development becomes obvious around The Square and on larger plots.

There is significant parking pressure in Westmore Road and around the centre, especially at school times. New development in Area 1 generally includes off-street parking, which reduces the amount of space available for parking at the kerb but also eases passage for pedestrians. Local residents see the increased density of development in this area as detrimental to the character of the village, citing urbanisation as an undesirable trend.

The provision of parking in new development needs to be carefully considered to avoid an urban feel whilst facilitating easy movement for motorists and pedestrians.



The Bakery



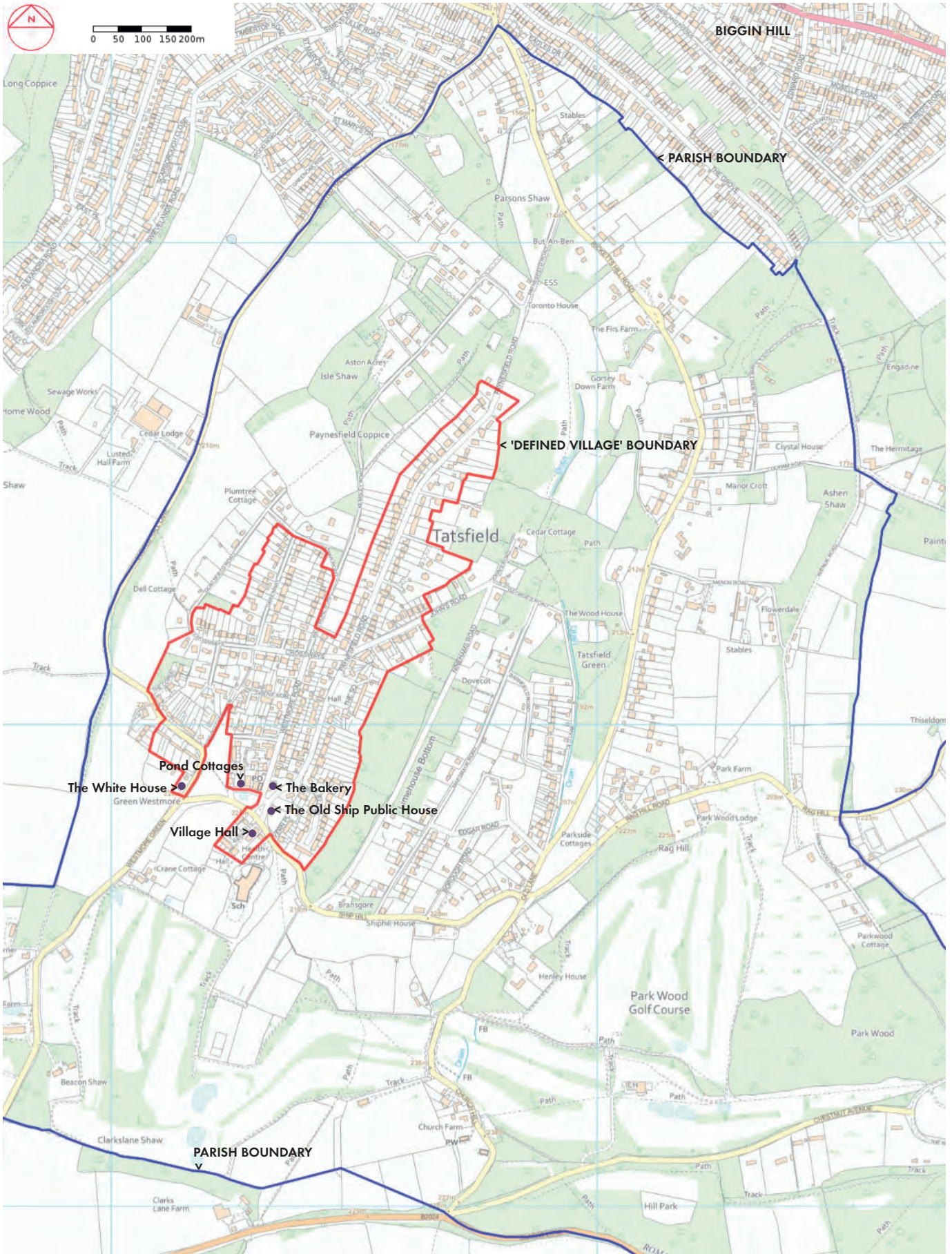
The Old Ship



Tatsfield Village Club



Village shops and pond



Map 10 - Map of Tatsfield village showing the notable buildings

## AREA 2: VILLAGE STREETS

There are a number of residential roads that spread out to the north of Tatsfield village centre and which form the main area of settlement and population of the parish. This area includes some adopted roads and many unmade roads/bridleways.

The unmade roads divide opinion but prevent vehicles speeding and are regarded as safe, if not comfortable for drivers. Improvements to unmade roads need to be sympathetic to rural character and incorporate measures to restrict speed.

Lusted Hall Lane is an adopted road that, from Westmore Green, loops out around the western edge of the village. Dwellings are arranged close to the village centre and the road becomes open and rural as it leaves the village centre past The Copse.

Paynesfield Road and Westmore Road run south to north and change to unmade bridleways in their northern sections. Houses are smaller and denser closer to the village centre. The Square is a green open space surrounded by houses on Paynesfield Road. Westmore Road formed part of the original village centre and included shops until the 1980s.

Crossways, Grove Road and Shaw Road run east-west linking to Westmore Road. Crossways has a higher density of dwellings including a mixture of flats for the elderly, bungalows and houses. Shaw Road is the lowest in terms of population.

Greenway runs parallel to Westmore Road from Crossways and is an unmade road typical of the 'village streets' with a range of single and two-storey dwellings.

Goatsfield Road is a further unmade public bridleway that loops north at the western end of Crossways and is the least dense in terms of dwellings.

New development should respect the eclectic mix of

dwelling styles and gradual changes in character in each road. Developer's attention should be drawn to the National Design Guide and the advice therein on recognising context and incorporating appropriate detailing that enhances local distinctiveness.

Johns Road heads east from Paynesfield Road opposite Crossways as an unmade public bridleway, predominantly lined with bungalows and including some terraced houses. It becomes densely wooded where it descends into Limehouse Bottom. Whitewood Cottages is an adopted cul-de-sac road running south from Crossways.

There are various other footways and unmade roads with a few dwellings that form an integral part of the network of village streets.

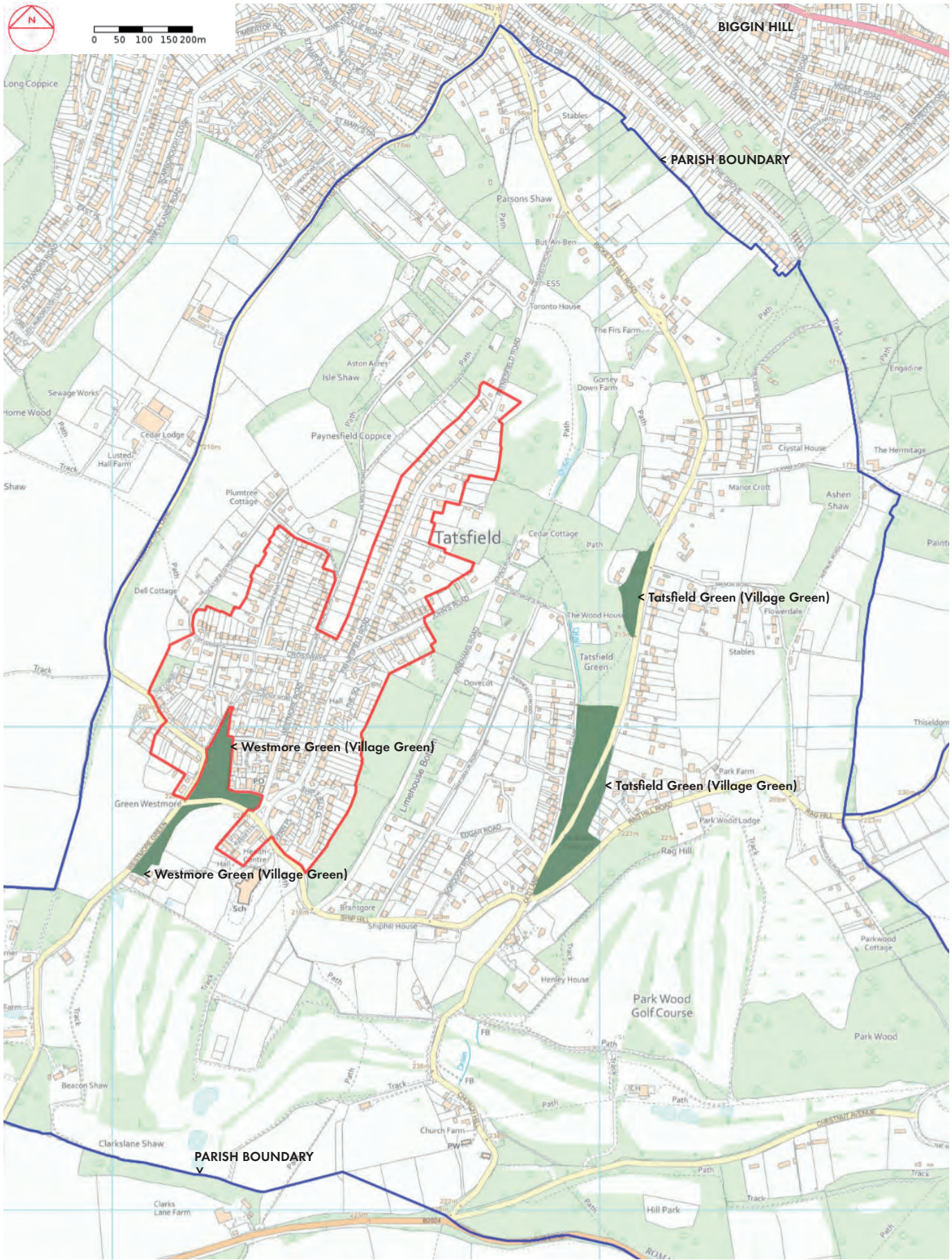
Areas of back gardens around the perimeter of Area 2 and between Westmore Road and Paynesfield Road have been included in Area 2 but are outside the defined settlement boundary of the Village.



Planted verge on Crossways



Examples of different homes on Paynesfield Road



Map 11 - Map of Tatsfield village showing the Village Greens



### AREA 3: OUTER VILLAGE

Historical development of Area 3 mostly spans the last 130 years with existing buildings representative of architectural styles of most of the decades from late Victorian through to the end of the 20th century.

The area around Ricketts Hill Road boasts many fine mature trees including areas of woodland and dwellings are frequently arranged on larger plots which add to the semi-rural feel. Area 3 is entirely outside the settlement boundary of the Defined Village.

Two more concentrated and distinct groups of dwellings in Area 3 built before the Green Belt designation are along Old Lane (including part of Ship Hill) and Maesmaur Road. Both resulted from the development of some of the 40-foot-wide plots offered for sale from the Colegates Estate in the 1890s in anticipation of the arrival of the Orpington, Cudham and Tatsfield Light Railway.

The eventual failure of the railway project in the 1920s limited the extent of development. Both groups of dwellings are away from the main settlement area of the village and separated from it by the wooded valley of Limehouse Bottom, a strong landscape feature which extends along Ninehams Road up to Gorsey Down Farm to the north and into attractive open fields to the south.

Mainly two-storey cottages in Old Lane and Ship Hill face open fields, Tatsfield Green or the Millennium Wood which gives the area an open and spacious feel, aided by the mature trees in the curtilage of Colegates, a listed building in large grounds. These features are important in defining the character of the Village and should be protected.

In Maesmaur Road, mainly single-storey detached dwellings set behind mature hedges and generous green verges are interspersed with varying gaps. The spacing of dwellings becomes much more sparse along this bridleway. The gaps consist of a variety of woodland, gardens, equestrian and undeveloped plots which all help to provide a strong sense of openness which should be preserved.

A distinct group of substantial detached houses in large gardens in Chestnut Avenue is included in Area 3. This group lies on the edge of the escarpment and is set within the Surrey Hills National Landscape.



Maesmaur Road



Field off Goatsfield Road

## AREA 4: FARMLAND SETTING

This area consists of a mix of attractive rolling farmland, woodland, equestrian uses and a golf course. Housing is intermittent. The area also includes St Mary's Church and churchyard. It forms much of the rural setting for the village and provides separation from Biggin Hill to the north. It is greatly valued by local residents because of the topography, an extensive footpath network and long views available to the north and south. New development is restricted by the Green Belt designation and along the highest parts of the parish by the close proximity of the Surrey Hills National Landscape.

Neighbourhood Plan policies need to reflect the great value placed on the rural setting of the Village and ensure that the gap between it and more urban development in Biggin Hill is preserved and, where possible, enhanced.

## AREAS 5 AND 6: SURREY HILLS NATIONAL LANDSCAPE, FARMLAND WITH CLACKET LANE SERVICES AND MOORHOUSE SITE INSETS

This area is more conspicuously agricultural and is nationally protected by the Surrey Hills National Landscape designation.

It consists of the land south of the steep chalk escarpment running east-west across the parish. The edge of the Surrey Hills National Landscape runs across the top of the scarp as does part of the Surrey Hills AGLV including land around the south edge of the Village.

Development consists of farmsteads and individual dwellings in large holdings or grounds with notable insets at Clacket Lane Service Area and the Moorhouse tileworks. There is also a substantial former public house/restaurant/hotel at The Grasshopper on the A25.

The National Planning Policy Framework advises that great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. Neighbourhood Plan policies do not need to replicate this guidance.



View from the stile on Ship Hill towards St Mary's Church



Clacket Lane Services and Moorhouse aerial view

## 02.5 LOCAL GREEN SPACES

The open countryside, woodlands and variety of open spaces with which Tatsfield is so richly endowed strongly define its rural setting and provide memorable views and a sense of place. Many types of open spaces help characterise the parish. These include the rolling farmland and open countryside with intermittent pockets of woodland that stretch out and flow into the Surrey Hills National Landscape. Large swathes of woodland within this open countryside provide definition to the landscape and screening to areas such as Moorhouse and Clacket Lane services.

Within the village and outer village, a wide range of open spaces, greens and wooded corridors or pockets help to support the settlement and define the rural village character.

Policy TNP02A designates three green spaces as local green spaces:

- Millennium Wood and KE(VII) Memorial Ground
- Ashen Shaw
- Kemsley Wood

Their designation is underpinned by the details in the Local Green Spaces Justification. The policy takes the matter-of-fact approach in paragraph 107 of the NPPF. If development proposals come forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by the District Council. The District Council will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the 'very special circumstances' required by the policy.

The Parish Council considered a series of other open spaces as potential local green spaces. In general terms it concluded that in some cases they were already protected under separate legislation. In other cases, it concluded that the green spaces concerned did not meet the three criteria in paragraph 106 of the NPPF. Some of these have existing protection through national



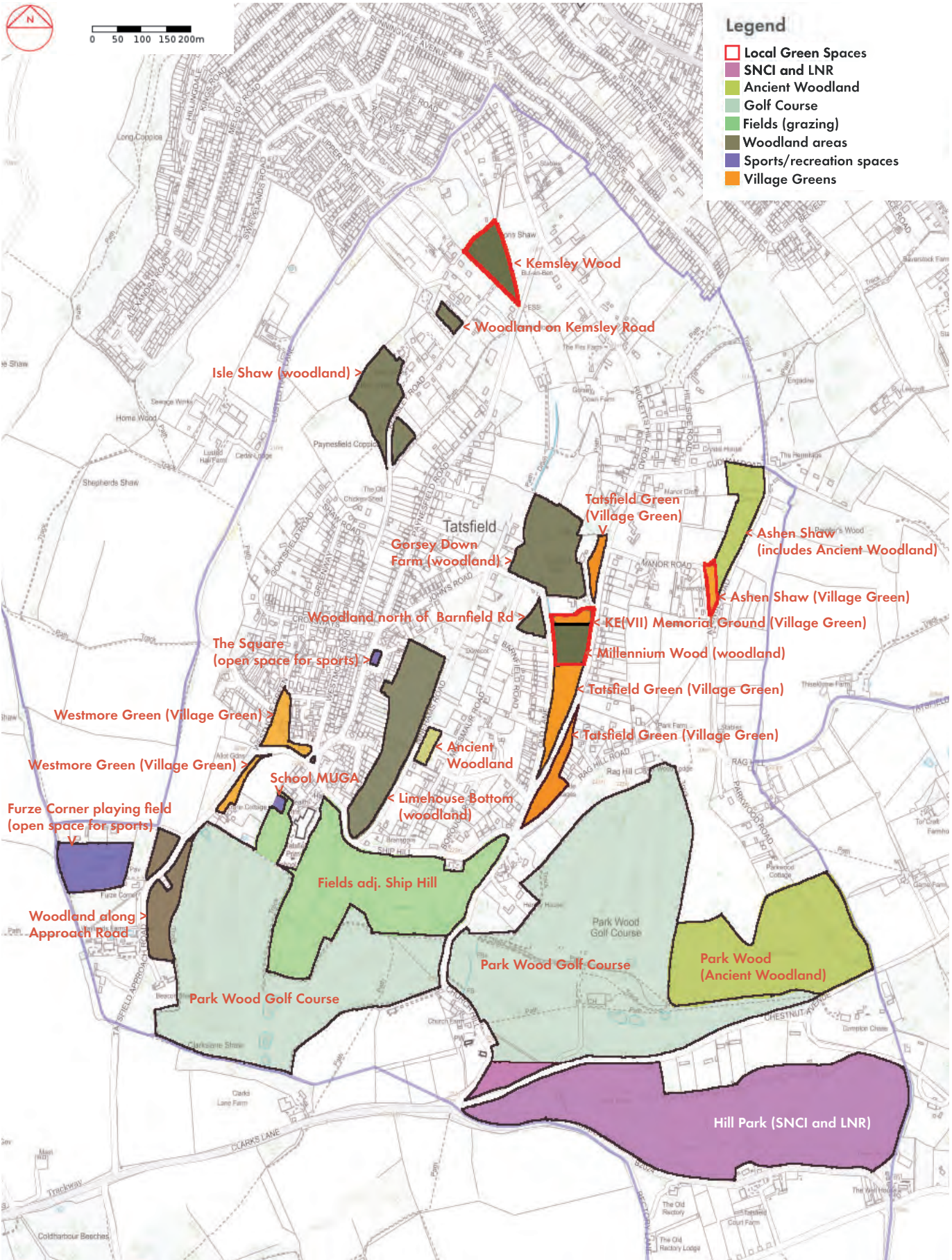
Millennium Wood, Ricketts Hill Road



The Square, Paynesfield Road



Fields adjacent to Ship Hill



Map 12 - Map of key green open spaces around Tatsfield village with designated 'Local Green Spaces' outlined in red

or local designation such as Hill Park (SNCI and LNR) and Titsey Woods (SSSI).

Other areas are designated as Ancient Woodland including Park Wood. The following spaces are registered as 'Village Greens': Westmore Green, Tatsfield Green, KE(VII) Memorial Ground, Ashen Shaw, Clacket Green, and land adjacent to 'Janer's smallholding'.

Finally other areas are designated by the District Council as Open Spaces/ providing space for sports: The Square Paynesfield Road, Furze Corner playing field and Tatsfield School Multi-Use Games Area (MUGA).

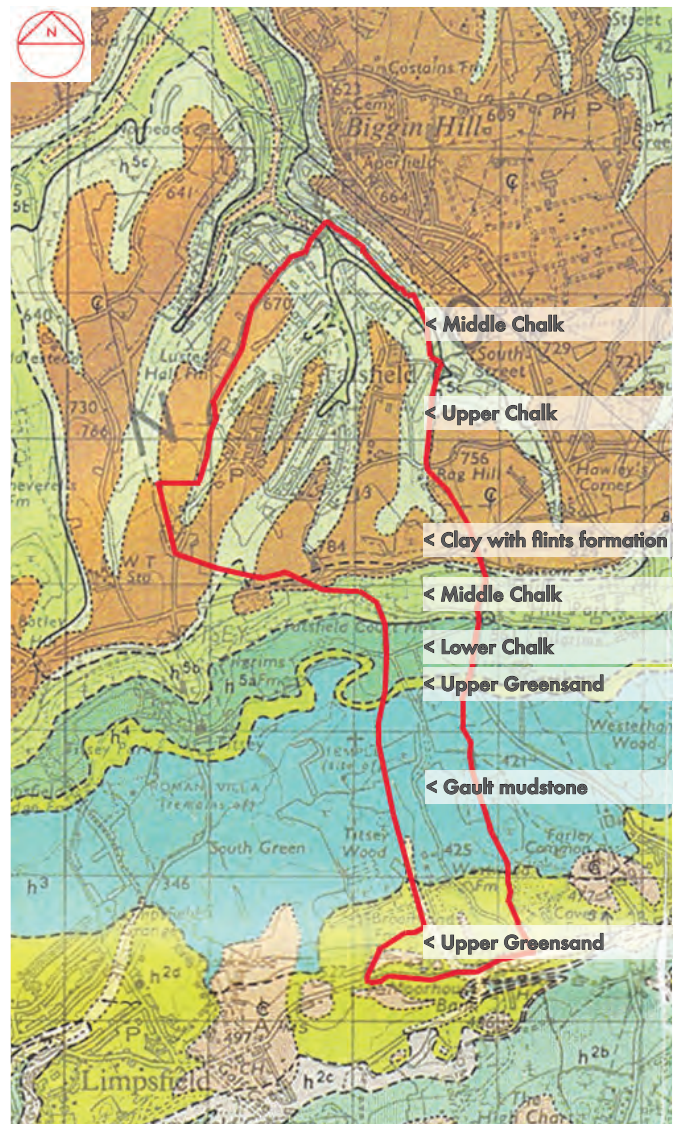
These areas are shown on Map 12 for information only. They will be protected in the context of these existing designations.

## 02.6 GEOLOGY

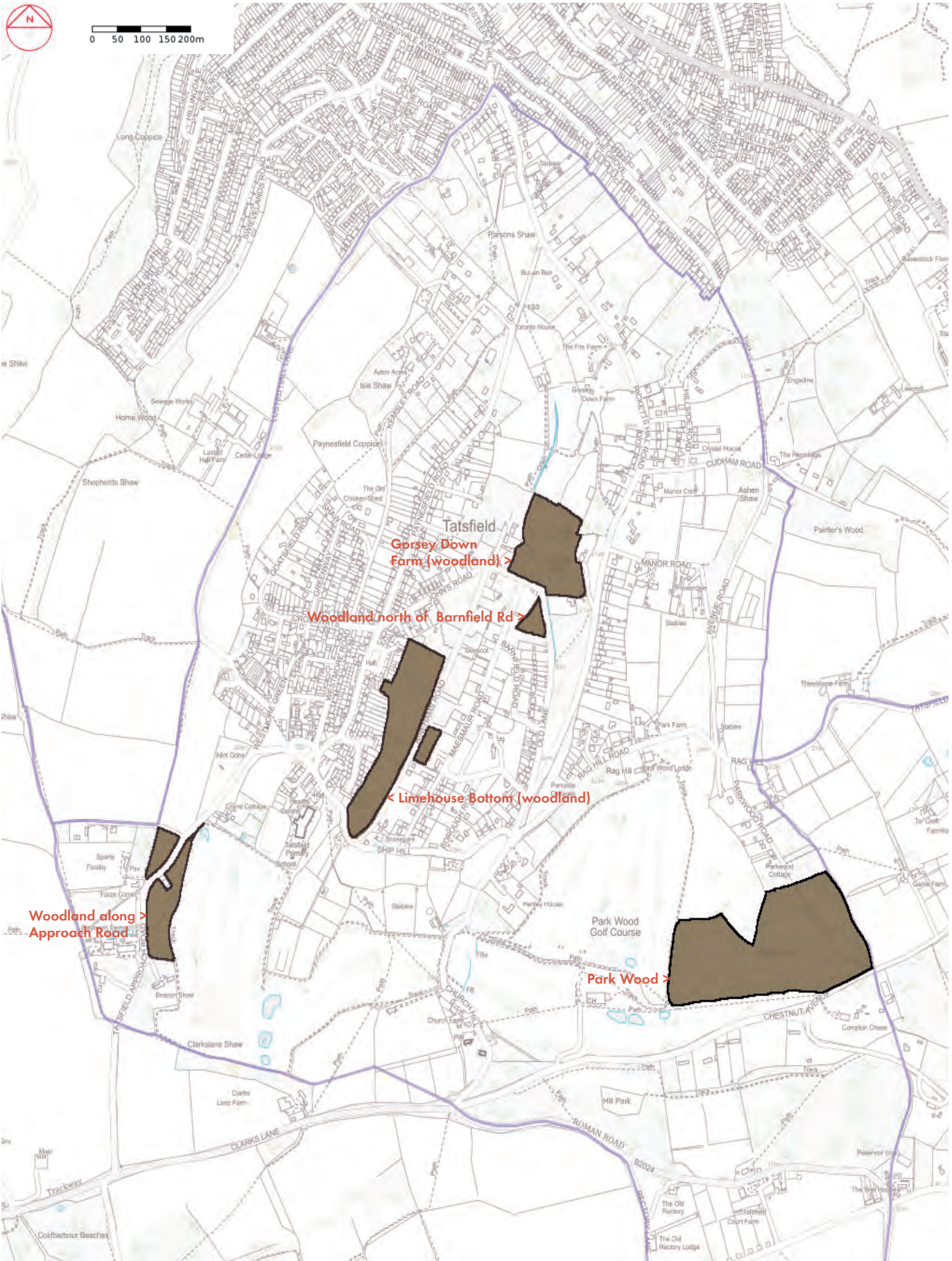
As Map 13 shows, there are geological variations across the parish. From north to south the underlying chalk bedrock of the North Downs is interspersed with pockets of clay with flint formations. Down the escarpment, this gives way to east-west bands of chalk with Greensand and Gault clay in the south of the parish around Moorhouse.

## 02.7 AGRICULTURE AND RURAL LAND

Tatsfield village is surrounded by agricultural land and this spreads out across the parish to the south and contains farms, woodlands and private land. This land is crossed by many public footpaths and bridleways, most of which are in regular use by walkers, horse riders and - increasingly - by cyclists. Whilst some of these cross open ground, many of them pass between boundaries with associated fencing and hedges.



Map 13 - Parish geology



Map 14 - Map of local wooded 'lung' areas

## 02.8 BIODIVERSITY

The parish of Tatsfield is fortunate to include and be surrounded by a mature and rich landscape where a broad range of wildlife flourishes. Key larger spaces include:-

- Hill Park is a 24-hectare Local Nature Reserve (LNR) and Site of Nature Conservation Interest (SNCI) that spans the entire width of the parish north of the B2024 Clarks Lane and south of Chestnut Avenue. The reserve is a mosaic of secondary woodland, scrub and chalk grassland owned by Surrey County Council and managed by Surrey Wildlife Trust to maximise biodiversity.
- Park Wood Golf Course comprises large areas of heavily mown greens and fairways along with rougher areas that make a significant contribution to biodiversity. The golf course ponds are also excellent habitat for many invertebrates and amphibians. Park Wood is a privately-owned Ancient Semi-Natural Woodland (ASNW) and is much cherished by locals, particularly in spring when it is carpeted with a magnificent display of bluebells.
- Millennium Wood, Kemsley Wood and Ashen Shaw are all owned and managed by Tatsfield Parish Council. Tatsfield Green and Westmore Green are owned by the Parish Council and maintained by Tandridge District Council.
- Limehouse Bottom and other privately-owned woodland such as that on Gorsey Down Farm is of significant ecological value and some is designated as Ancient Woodland along the east side of Ninehams Road.

Biodiversity Net Gain is a national planning led approach to new development, and/or land management, that aims to leave the natural environment in a measurably better state than it was beforehand. It delivers measurable improvements

for biodiversity by creating or enhancing habitats in association with development. Biodiversity Net Gain can be achieved on-site, off-site or through a combination of on-site and off-site measures. The Natural Environment Planning Practice Guidance (PPG) provides further explanation on how this should be achieved.

Policy TNP02G comments about proposals for new landscaping and the delivery of the emerging legislation for Biodiversity Net Gain (BNG). For the purposes of planning legislation and implementation of the development management process and through site selection and layout, developers should avoid or reduce any negative impact on biodiversity. They must deliver at least 10% BNG, as measured by the statutory biodiversity metric.

There are three ways a developer can achieve BNG. The first is that they can create biodiversity on-site (within the red line boundary of a development site). The second is in circumstances where developers cannot achieve all their BNG on-site, they can deliver through a mixture of on-site and off-site. Developers can either make off-site biodiversity gains on their own land outside the development site, or buy off-site biodiversity units on the market. The third is where developers cannot achieve on-site or off-site BNG, they must buy statutory biodiversity credits from the government. This should be a last resort. The government will use the revenue to invest in habitat creation in England.

Developers can combine all three options, but must follow the steps in order. This order of steps is called the biodiversity gain hierarchy.

The second part of Policy TNP02G has been designed to complement the national approach to this important matter. In doing so it identifies a series of measures which biodiversity can be created on development sites.

## 02.9 BIRDS AND OTHER WILDLIFE

The ongoing protection and provision of mature trees and native hedgerows are important to the large number of species of bird found within the parish providing roosting and nesting sites, a shared food source and shelter from adverse weather and predators.

They also play a key role within the broader, natural eco-system of the parish. Although birds are one of the most evident forms of wildlife, the parish is also host to a wide range of other native animals including species of deer, fox, badger, reptiles and amphibians.



Hill Park - a Local Nature Reserve



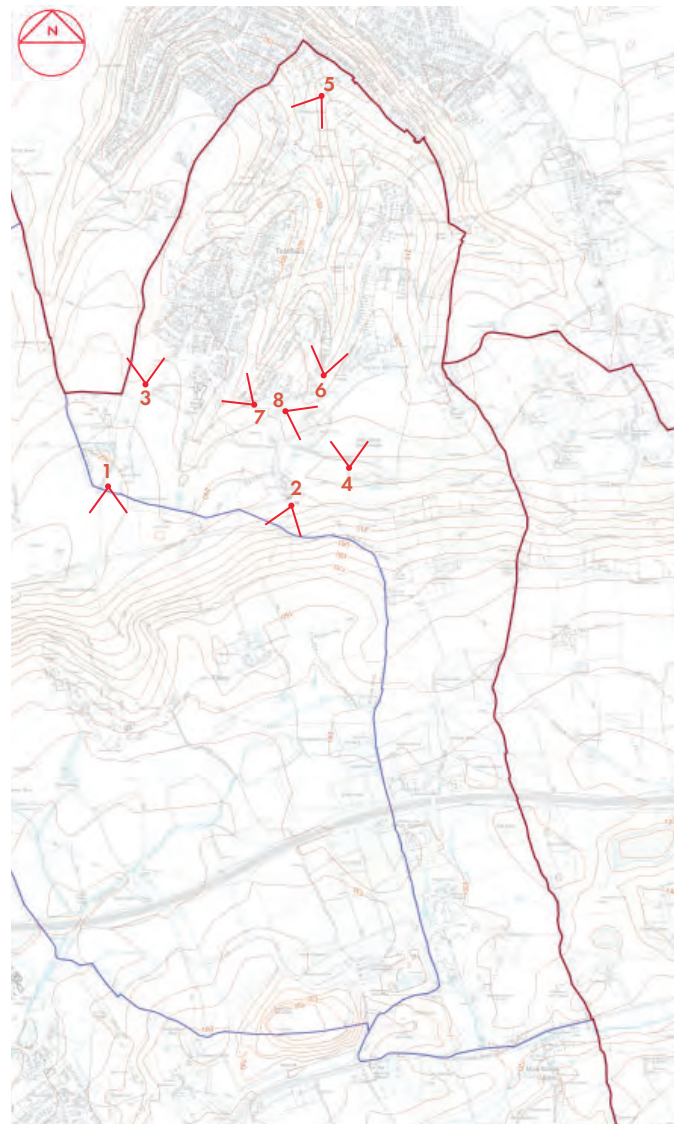
Park Wood - Ancient Woodland



## 02.10 NOTABLE VIEWS

Tatsfield's altitude - rising to 250 metres - provides it with some outstanding views both south and north. These, along with several aesthetic vistas within the village itself, are greatly valued by Tatsfield's residents, as evidenced in public consultation meetings. These views are listed below and shown on the map alongside. The obscuring of these views by development would not be welcome.

1. View south from Approach Road, across the weald towards Ashdown Forest.
2. View south across the weald from St Mary's Churchyard .
3. View north to London City and Docklands from the west side of the village and from the allotments and footpaths in the adjacent fields.
4. View north to London City and Docklands from the golf course on the east side of the village.
5. View up the Kemsley Road valley from Ricketts Hill Road.
6. Views across the Old Lane valley towards Millennium Wood from Ricketts Hill Road and from Barnfield Road.
7. View across the woodland in Limehouse Bottom/ Ninehams Valley from Maesmaur Road and Shipfield Close.
8. View across from Ship Hill, over the fields towards the old school building.



Map 15 - Map of notable views within the parish



1. View south from Approach Road, across the Weald towards Ashdown Forest



2. View south across the Weald from St Mary's churchyard



3. View north to London City and Docklands from the west side of the village and from the allotments and footpaths in the adjacent fields



4. View north to London City and Docklands from the golf course on the east side of the village



5. View up the Kemsley Road valley from Ricketts Hill Road



6. Views across the Old Lane valley towards Millennium Wood from Ricketts Hill Road and from Barnfield Road



7. View across the woodland in Limehouse Bottom/Ninehams Valley from Maesmaur Road and Shipfield Close



8. View from Ship Hill across fields to the old school building

## 02.11 TRANQUILLITY AND DARK NIGHT SKIES

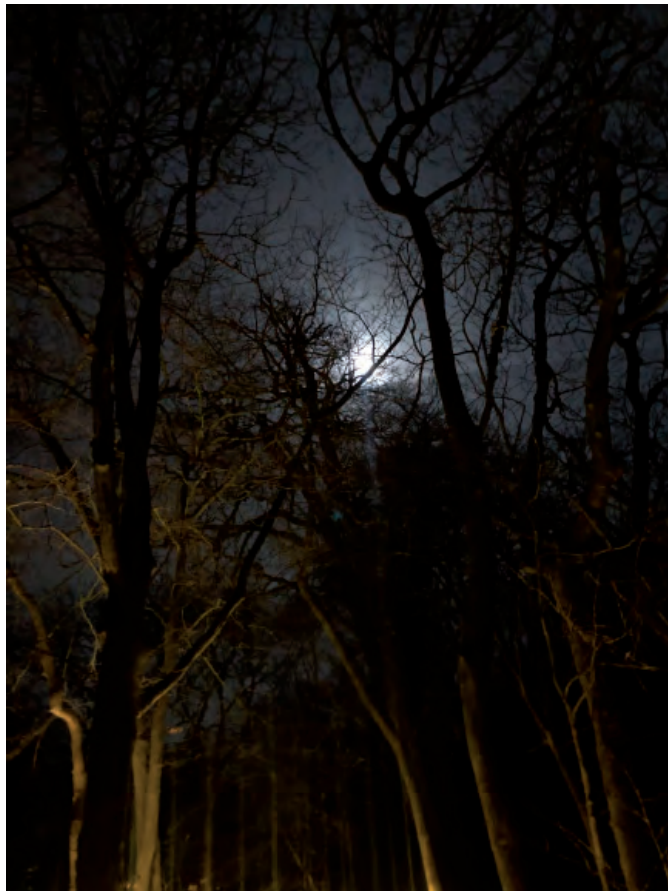
The parish of Tatsfield has some of the most tranquil areas in the North Downs and some of the darkest night skies because of its remote setting.

This is supported by the Surrey Hills Board who want to champion and protect the fragile oases of natural darkness still to be found within the county and to do all they can to reduce the damage done countywide by light pollution.

<https://www.surreyhills.org/board/dark-skies/>

The tranquillity and a sense of isolation in the parish provide inspiration and overall wellbeing, yet also a sense of strong community for residents and visitors alike in one of the busiest and pressured regions of the country.

The tranquillity of the village and the wider parish can be influenced by things that people can both see and hear around them: some parts of the parish are affected by noise from Biggin Hill Airport in the north and the M25 and the A25 roads in the south.



Ash and beech trees framing the night sky in Tatsfield

## 02.13 BUILT AND NATURAL ENVIRONMENT POLICIES

### **Policy TNP02A - Protection of Local Green Spaces**

The Plan designates the following parcels of land (as shown on Map 12 as Local Green Spaces):

- Millennium Wood and KE(VII) Memorial Ground
- Ashen Shaw
- Kemsley Wood

Development proposals within the designated local green spaces will only be supported in very special circumstances.

### **Policy TNP02B - Protection of rural parish lanes**

Development proposals should maintain and, where practicable, enhance the natural, rural, informal, 'country lane' characteristics of the key village approach roads (Approach Road, Church Hill, Lusted Hall Lane, Rag Hill Road, and Ricketts Hill Road) and the important meandering parish lanes (Pilgrims Lane and Clacket Lane) as shown on Map 05.

### **Policy TNP02C - Protection of woodland, mature trees and hedgerows**

Development proposals should respond positively to the overall size, character and setting of the following important larger local wooded 'lung' areas (as shown on Map 14):

- Limehouse Bottom, Park Wood;
- The woodland along Approach Road to the west of the Golf Course;
- Gorsey Down Farm woodland to the north of George's Road; and
- The woodland to the north of Barnfield Road.

As appropriate to their scale, nature and location, development proposals should safeguard the identified lung areas and their habitats' significance.

Elsewhere in the neighbourhood area, development proposals should retain existing mature trees, hedgerows, and copses wherever practicable. Any required replacement planting should use appropriate species which are native to the parish.

### **Policy TNP02D - Protection of open views**

As appropriate to their scale, nature and location, the design and layout of development proposals should protect the following notable views:

- View south from Approach Road, across the weald towards Ashdown Forest.
- View south across the weald from St Mary's Churchyard .
- View north to London City and Docklands from the west side of the village and from the allotments and footpaths in the adjacent fields.
- View north to London City and Docklands from the golf course on the east side of the village.
- View up the Kemsley Road valley from Ricketts Hill Road.
- Views across the Old Lane valley towards Millennium Wood from Ricketts Hill Road and from Barnfield Road.
- View across the woodland in Limehouse Bottom/Ninehams Valley from Maesmaur Road and Shipfield Close.
- View across from Ship Hill, over the fields towards the old school building.

(Refer to Map 15 for a map of their locations).

### **Policy TNP02E - Amenity space for sports and play**

The Plan identifies the Furze Corner playing field and the School MUGA (as identified in Section 02.5 of the Plan and as shown on Map 12) as important recreational facilities in the parish. Development proposals which would have an unacceptable impact of the play and amenity functions of Furze Corner playing field and the School MUGA will not be supported.

### **Policy TNP02F - The setting of Village Greens**

Westmore Green and Tatsfield Green are registered as Village Greens and important publicly accessible spaces in the village. Development proposals in the vicinity of Westmore Green and Tatsfield Green, should respect the contribution made by the open spaces provided by the Green concerned and should contribute positively to the overall setting and local spatial character of the Green. (Refer to Map 11 for a map of their locations).

### **Policy TNP02G - New Landscaping**

As appropriate to its scale, nature and location, new or reworked landscaping associated with new development should retain and, where practicable, enhance the overall rural character of the parish and its biodiversity, wildlife and habitats.

Where proposals are required to meet current national requirements for Biodiversity Net Gain they should incorporate measures such as:

- a) The planting and establishment of appropriate native hedging, trees and shrubs.
- b) Contextually appropriate and sensitively designed boundary treatments to reflect the rural nature of the area.
- c) Inclusion of natural nesting habitats/bird boxes/swift bricks for native birds and bat boxes.
- d) Providing insect and small mammal habitats such as wildflower areas, bee hotels, log piles, etc.
- e) Provision of linkages to adjacent habitats, e.g. 'hedgehog highways' in boundary treatments.

### **Policy TNP02H - The setting of notable buildings in the village centre**

Development proposals should give due regard to maintaining the character and setting of the following notable buildings that help define the character of the village centre: The Old Ship Public House, The Bakery, the Village Hall, Pond Cottages and The White House. (Refer to Map 10 for a map of their locations).

### **Policy TNP02J - Tranquillity and dark night skies**

a) Insofar as planning permission is required, development proposals should respond positively to the dark skies environment in the parish and demonstrate, with reference to the Institute of Lighting Professionals Guidance Note 1 for the reduction of obtrusive light 2021 (or subsequent versions) that:

- All external lighting schemes for new developments outside of the Defined Village must demonstrate that they do not exceed guidance illuminance levels for Environmental Zone E1.
- All external lighting schemes for new developments within the Defined Village must demonstrate that they do not exceed guidance illuminance levels for Environmental Zone E2.

unless it can be otherwise demonstrated that:

- i) it is essential for the business and is kept to the minimum necessary for safety; and
- ii) appropriate mitigation has been included to minimise impact on wildlife.

b) Any large areas of glazing and roof-lights should be minimised and include measures to prevent light pollution

### **The following support Policies TNP02A-J:**

- National Planning Policy Framework (December 2023) Sections 8, 13, 15 and 16.
- Tandridge District Council Adopted Core Strategy Policies CSP17, CSP18, CSP20 and CSP21
- Tandridge District Council Adopted Detailed Policies DP9, DP10, DP19 and DP20

## 03 HOUSING

### 03.1 OBJECTIVES

The following objectives, drawn from the overall list on pages 10 and 11, guide the approach to housing:-

*To support the provision of new and affordable homes that strengthen the local community and encourage a balanced and diverse community.*

*To ensure that new development encourages a balanced and mixed community and is appropriate and proportionate to the scale and semi-rural character of the parish.*



Vern Place, Ship Hill



### 03.2 INTRODUCTION/CONTEXT

The entire parish of Tatsfield is located within the Metropolitan Green Belt. Tatsfield village is identified as a Defined Village in the Green Belt in the Tandridge Local Plan (Part 2: Detailed Policies).

Although the emerging Tandridge District Local Plan (Our Local Plan 2033) has identified a significant housing need for the District, the parish of Tatsfield has not been allocated a housing target. The adopted Tandridge Core Strategy does however identify Tatsfield as a settlement where rural exception housing (for affordable housing) is supported subject to meeting various criteria.

The Neighbourhood Plan offers an opportunity for the parish to plan positively to support local housing needs.

### 03.3 HOUSING NEED

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. In 2018, the Neighbourhood Plan Steering Group undertook a Housing Needs Survey to gather up to date information on local housing needs to inform the Neighbourhood Plan.

A Housing Needs Assessment (HNA) was also undertaken by Aecom on behalf of the Neighbourhood Plan Steering Group. The HNA, together with the Housing Needs Survey clarified and identified the broad range of housing needs within the parish.

The review undertaken of both the HNA and the Housing Needs Survey in 2018 concluded that, though constrained by being within the Green Belt, there is a current and projected housing need within Tatsfield for both affordable and market value housing.

### 03.4 HOUSING NEEDS ASSESSMENT

The HNA evaluated the Tandridge Strategic Housing Market Assessment (SHMA) from 2015 as well as various other data sources including census data, the Tandridge housing register and local housing market data.

The HNA identified a housing need over the Neighbourhood Plan period (2017-2033) with a particular need for smaller dwellings.

When taking into account the updated Tandridge Strategic Housing Market Assessment (SHMA) published in 2018, the objectively assessed need for the parish was adjusted downward over the plan period. The number was adjusted to take into account new housing completions since 2013 (30 dwellings as of March 2020).

This theoretical exercise identified a need for a considerable number of new houses with an emphasis on smaller 1 and 2 bedroom semi-detached and terraced dwellings.

The housing 'need' identified is however 'academic' and does not factor in the availability of suitable land and the Green Belt constraints in Tatsfield to deliver the housing needed.

However, all the evidence suggests a continuing need for smaller market and affordable housing in the parish.

The identified need from all of the surveys mentioned within this plan was broken down into housing sizes and types that represented a need for 1- and 2-bedroom properties in both attached and semi-detached dwellings.

### 03.5 AFFORDABLE HOUSING NEED

The HNA recognises that the parish has a shortage of smaller entry level homes. Further to this, market house prices and affordability pressures often place home ownership out of reach for households with lower incomes.

Tandridge District Council currently has no plans to allocate affordable housing in the parish in the emerging Local Plan. Any new housing development in the parish would need to comply with current TDC policy for the provision of affordable homes.

The 2018 Tatsfield Housing Needs 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 older residents wishing to downsize.

Taking in to account the results of the Housing Needs Survey, the limited availability of sites within the Defined Village and the Green Belt constraints across the parish, it was agreed that the Neighbourhood Plan should consider potential Rural Exception Sites outside of the Defined Village that might help to supply affordable homes over the plan period as part of a housing sites review.

Policy CSP5 of the adopted Tandridge Core Strategy supports Rural Exception Sites in Tatsfield.

### 03.6 HOUSING SITES REVIEW

The Neighbourhood Plan Steering Group arranged an open Call for Sites in 2018 and invited land owners across the parish to offer potential sites they would like to be considered for development. In total, 20 sites were submitted for consideration by land owners.

These 20 sites were added to 11 further sites that had been previously submitted to the Tandridge District Council Housing and Economic Land Availability Assessment (HELAA) in 2017 and 2 additional sites put forward by Tatsfield Parish Council.

Aecom were appointed in 2019 to assess the 33 long-listed sites against objective site assessment criteria. These criteria included:

- site context: type of site (greenfield, brownfield etc.) and planning history;
- suitability: site characteristics, environmental and/or heritage considerations, access to community facilities, transport and services;
- other key considerations: flood risk, agricultural land, tree preservation orders; and
- availability.

The conclusions of this assessment would help the Neighbourhood Plan Steering Group ensure that any sites identified as suitable for potential development were sustainable and in line with national and local planning policy.

Of the 33 sites reviewed in the Aecom Site Options and Assessment report, seven sites were identified as sites for further review and investigation by the Housing Group.

The remaining submitted sites were rejected as unsuitable and/or unsustainable for housing development, primarily due to their access, remote locations from the village centre and because of their potential harm to the openness of the Green Belt.

### 03.7 SHORTLISTED SITES, FURTHER EVALUATION

Following a further detailed review of the seven shortlisted sites including site visits, the Steering Committee subsequently also rejected three further sites. Due to their setting, size, locations and limited access, it was concluded that these three sites were unsuitable for development.

The sites were all within the Green Belt but adjacent to the Defined Village and would each result in an unacceptable expansion of the existing village settlement towards Biggin Hill and/or the loss of important existing green spaces and wooded street frontages that currently help to define the existing village structure.

The following four remaining sites were:

Within the Defined Village:

- TNP-12 (Mitchell) – Land at the rear of 2-3 The Parade.

Outside of the Defined Village boundary:

- TNP-01 (Surrey County Council) – Land east of Tatsfield School and South of Ship Hill, TN16 2AH
- TNP-18 (Reeves) – land to the south of Ship Hill and adjacent Approach Road, TN16 2AH
- TNP-19 (Whelan) – Land adjacent to Gresham Close, Lusted Hall Lane, TN16 2DF

See the map on the right.

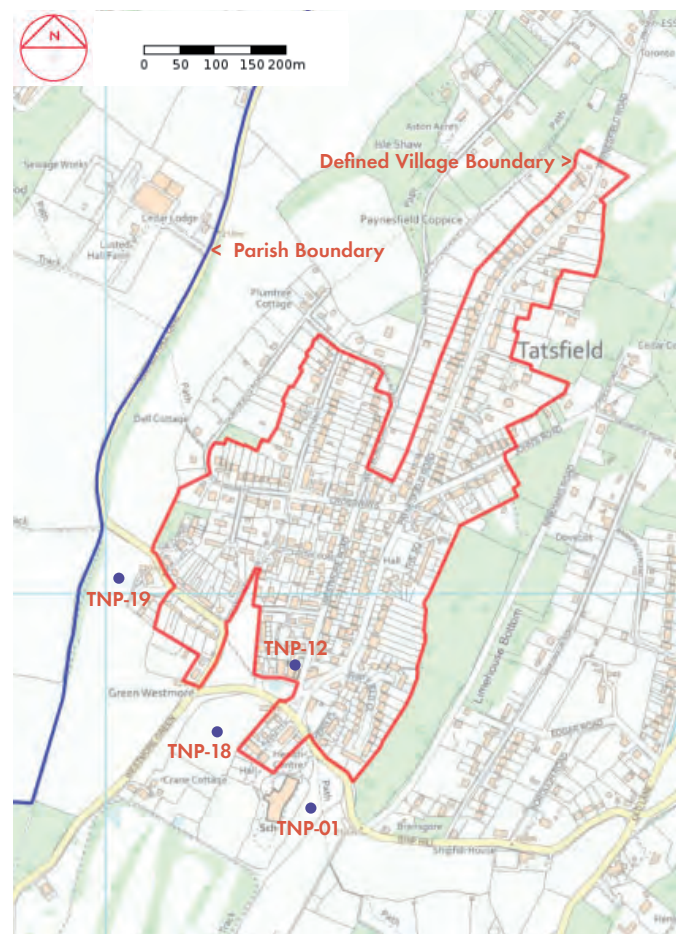
Together these four shortlisted sites could potentially provide a total of up to 46 additional homes to address the parish housing need.

Following the shortlisting of these four possible housing sites in 2019, three of which were located outside of the Defined Village boundary, the

Neighbourhood Plan Housing Group reviewed six possible options as to how to progress with the potential for inclusion of housing sites in the Plan.

These are set out below, with the Housing and Steering Groups' respective views on each shown in italics):

Option 1 – Change the Defined Village boundary.  
*There was no appetite to extend the Defined Village boundary.*



Map 16 - Shortlisted housing sites

Option 2 – Identify very special circumstances.  
*Identify very special circumstances which would support development not normally permitted within the Green Belt.*

Option 3 – Limited infilling within the village.  
*Limited Infilling (as defined in TDC and NPPF policy) was not an appropriate approach for the shortlisted sites due to their size and locations.*

Option 4 – Identify Rural Exception sites (for affordable housing led schemes).  
*TNP01, TNP18 and TNP19 could potentially be considered as Rural Exception sites.*

Option 5 – Do not allocate housing in the Neighbourhood Plan.  
*This was considered as a possible way forward, as Neighbourhood Plans are not obliged to allocate sites for housing.*

Option 6 – Change the Green Belt boundary.  
*As the Green Belt washes over the whole parish, it was not considered a viable option to partition out or delete sections of non-green belt land.*

The following points were discussed by the Neighbourhood Plan Steering Group before making a decision:

- Over the last 15 years, 50 market houses have been built in the village and there have also been two affordable housing sites delivered providing 23 homes. Therefore, one could reasonably assume that the parish could be able to provide approximately 70-80 new homes over the Plan period without moving the village boundary and through natural progression.
- Progressing with Option 4 (whereby shortlisted sites TNP01, TNP18 and TNP19 could be allocated in the Plan as Rural Exception sites) was a possibility
- but would require further Site Environmental

Assessments. In addition, TNP01 was identified as having limited potential to succeed due to its topography and there appeared limited interest forthcoming from the owners of TNP18 and TNP19.

- In early 2021, shortlisted site TNP01 became a tree planting site with over 200 new trees planted across the site by Surrey County Council to establish a new woodland habitat.

- Later in 2021, a planning application was submitted for the redevelopment of shortlisted site TNP12 for two new residential dwellings.

- By progressing with Option 5 (Do not allocate housing in the Neighbourhood Plan) there would be conformity with national and local planning policy and the plan is more likely to be successful at referendum and examination. It is the least divisive option at both community and Steering Group level.

### 03.8 CONCLUSIONS

Based on the evidence that has been provided and reviewed and to enable the plan to move forward, a decision was made by the Tatsfield Neighbourhood Plan Steering Group in 2021 not to formally allocate any housing sites for development within this Neighbourhood Plan.

It was resolved that the Neighbourhood Plan should however still support and provide policy guidance for high quality sustainable new homes that are proposed in appropriate locations within the Defined Village.

It was also agreed that the Plan should support developments that propose Rural Exception sites featuring sustainable and high quality new affordable homes in appropriate locations within the parish. Policy guidance for these is set out clearly in the NPPF and Core Strategy.

## 03.9 HOUSING POLICIES

### **Policy TNP03A – Housing development within the Defined Village**

Housing development proposals on sites within the Defined Village will be supported where they meet local housing needs as evidenced in sections 03.4 and 03.5 of this Plan.

They may comprise of either;

- Infilling within an existing substantially developed frontage; (excluding 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 defined village boundary 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;
- Any other form of development that is defined by the NPPF as not being inappropriate in the Green Belt.

In all circumstances, infilling, redevelopment and other forms of development must be in character with the village, or that part of it, and will be subject to other relevant Development Plan policies.

### **The following support Policy TNP03A:**

- National Planning Policy Framework (December 2023) Sections 5 and 13.
- Tandridge District Council Adopted Core Strategy Policies CSP2, CSP3, CSP4, CSP5 and CSP15
- Tandridge District Council Adopted Detailed Policies DP7, DP8, DP12, DP13, DP14 and DP15

## 04 DESIGN

### 04.1 OBJECTIVES

The following objective, drawn from the overall list on pages 10 and 11, guides the approach to design:-

*To set quality standards for the design of new developments and open spaces.*



Architect designed house, Paynesfield Road

## 04.2 GOOD DESIGN

The importance of good design is recognised both in national and local planning policy. Good design is considered essential for sustainable development and it is recognised as a key contributor to community health, social well-being and inclusion, as well as to the quality of the environment.

The National Design Guide (2021) sets out guidance for delivering beautiful, enduring and successful places. It makes clear that well-designed places have individual characteristics which work together to create its physical character.

It defines ten characteristics that help to nurture and sustain a sense of community and work to positively address environmental issues affecting climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework. The ten characteristics are:

- Context: enhances the surroundings.
- Identity: attractive and distinctive.
- Built form: a coherent pattern of development.
- Movement: accessible and easy to move around.
- Nature: enhanced and optimised.
- Public spaces: safe, social and inclusive.
- Uses: mixed and integrated.
- Homes and buildings: functional, healthy and sustainable.
- Resources: efficient and resilient.
- Lifespan: made to last.

New developments must be well-designed and should respond positively to the existing characteristics of their site and the surrounding context beyond the site boundary. They should be considerate and settle well into their surroundings, physically, socially and visually.

New buildings should be carefully sited and designed, based on an understanding of their wider setting, including the landscape character and how other built

development sits within the landscape. They should carefully consider:

- how existing natural features might be retained or incorporated;
- patterns of built form, including local precedents for routes and spaces and the built form around them, to inform the layout, grain, form and scale;
- the architecture prevalent in the area, including the local vernacular and other precedents that contribute to local character, to inform the form, scale, appearance, details and materials used.

Delivering good high quality sustainable design is important if we are to maintain and enhance the character and qualities of the parish of Tatsfield that currently help to define its sense of place and ensure that the parish continues to be one where people want to live, to work and to visit.

In Tatsfield, we want streets that are well designed. They should be welcoming, safe and attractive for all to access and enjoy. In the design of new streets and modifications to existing streets, reference should be made to the Healthy Streets for Surrey Design Code: <https://healthystreets.surreycc.gov.uk/>

Policy TNP04A sets out the Plan's approach to design. Its general element sets out high level design standards. The detailed elements of the policy comment about specific matters and supplement the general element. The design of new dwellings is addressed in the following section of this Plan.

The design of new residential development and extensions is addressed in Policy TNP04A. The design of agricultural developments is addressed in Policy TNP04B. Guidance for the provision of car parking facilities (relating both to car parking associated with new development and for public car parking) is addressed in Policy TNP04C.

### 04.3 HOMES AND BUILDINGS

The variety of buildings located throughout the parish display a rich warmth of natural materials against a backdrop of mature vegetation.

Listed buildings within the parish are identified in Section 02.2. They all have settings which contribute to their heritage significance.

Local homes are generally finished in brick, flint or stucco. The local flint was used extensively across the settlement through history. It gives distinctive visual unity to many parts of the street scene. Brick dressings and flint work contrast pleasantly and the local materials blend compatibly with the surrounding landscape.

Buildings in the parish are generally one or two storeys tall – notable exceptions being The Manor House and The Grasshopper on the A25. Many properties are detached. Terraces are present although not common.

Front gardens of homes in the village centre tend to be smaller with buildings set close to the street frontage. Low boundary walls in brick and flint (or just brick) or timber fences are common and help to reinforce and bind relationships between properties. Native hedging or shrubs are more typical on many of the unmade roads, providing a rural feel.

In the Outer Village, boundaries are mostly made from native hedging or shrubs with property boundaries in stock or post and rail fencing, reinforcing the rural setting.



Traditional flint faced cottage with brick detailing



Pond Cottages, Westmore Green



W.I. Hall, Paynesfield Road



There are a wide range of traditional windows in the village including sash, casement and some leaded light windows. Most of the older roofs are clad in handmade clay tiles or slates. Roofs have interesting features like overhanging eaves and tall chimneys with terracotta pots which reinforce the vertical emphasis.

There are also felt to be some recent examples of good design - a number of sensitive new buildings and house extensions which meet most of the important criteria on section 04.2. The recently built houses forming Vern Place are one example providing a varied layout and mix of new homes within the village – avoiding a monotonous block of uniformity which could easily have resulted from so many new dwellings.

Any new buildings, or alterations to existing ones, may further affect the local character. Those who undertake development should, therefore, do so with care, respecting the details, overall form and materials already found in the street scene and across the parish.

Whilst new developments should not necessarily attempt to replicate the local traditional styles, they should be designed to respect and reflect nearby colours, textures, materials, shapes, styles, proportions and components.

Imitations are often not as soft or possess a harsher texture and, where traditional styles are to be replicated, then traditional materials which are still available should be used.

The use of flat roofs, large roof-lights, stained timber and UPVC components are not generally appropriate in the street scene and, when proposed, need to be considered with great care both in terms of elegance of intrinsic detail and site context.



**Dormer bungalow on a village street, Paynesfield Road**



**New build houses, Vern Place**



**Contemporary house in woodland setting, Ricketts Hill Road**

With materials, blends of compatible colours can avoid single, monochrome effects. The height and massing of new development is also important, taking into account existing landform and slopes in the terrain.

Any new developments should include a good variety of home sizes and should include adequate off-street parking as on-street parking can be visually intrusive as well as causing road safety problems.

Any new vehicle parking areas, whether public or private, should be designed with great care and attention to detail.

With extensions and alterations, the characteristics of the original building should be reflected so that, a few years after completion, it looks as if the changes were part of the original design. Conservatories are not characteristic of the old properties in the parish and should, therefore, be designed and located with particular care.

Native hedging or low boundary walls in brick and flint or just brick are common throughout the parish and contribute significantly to the local character. Boundary treatments can enhance or detract from local character in many ways and timber fence panels are generally inappropriate in visible locations.

Renewable energy features, energy efficiency measures and other environmentally sustainable solutions must be encouraged and should be incorporated without being intrusive and designed sympathetically with the surroundings.



**Green verges and hedges, Paynesfield Road**



**Formal hedge frontage, The White House**



**Grass verge and woodland edge, Ricketts Hill Road**

#### 04.4 ROADS, LANES AND FOOTPATHS

Although the roads and lanes in the area have a functional and utilitarian role in providing access, they also provide the foreground for the parish's special built and natural environment.

The road network in the parish is typically rural with lanes lined by established hedgerows. These lanes are important to the character and enjoyment of the landscape: narrow, curving, rarely running straight or flat for any length, they give everchanging views. Even minor alterations can change their character and, unintentionally and cumulatively, transform a country lane into a minor suburbanised road.

Unmade roads are prevalent in the outer village and the wider farmland setting. These provide important connectivity to remote houses and for walkers and riders to move around the village.

The network of footpaths and bridleways in the parish is also greatly appreciated by residents and visitors alike. The North Downs Way National Trail cuts through the parish along the National Landscape border. With very few pavements, a rural feel is generated right into the heart of the village. The introduction of more hard pavements would compromise this character and be inappropriate if not developed sensitively.

#### 04.5 UTILITIES

Poles and wires for overhead telephone and power supplies can be intrusive in the village and countryside. The capacity of water supplies and drainage systems can also be problematic in some areas.

Where possible, new cable installations should be installed underground. Installation of any new substations or pumping stations should be located and screened discretely so as not to harm the street scene and the landscape.



Westmore Green, opposite the allotments



Ricketts Hill Road at Tatsfield Green



Public footpath route via stile

## 04.6 DESIGN POLICIES

### Policy TNP04A – Securing High Quality and Locally-Distinctive Design

#### General

The scale, layout and design of new development should contribute to local distinctiveness and make a positive contribution to the overall appearance and character of built development within the parish. New development should result in high-quality design.

Development proposals should reflect the local character areas as defined in Section 02.4 of this Plan and respond positively to the size and scale of existing buildings, neighbouring buildings, and their position within the building plot. Development proposals should substantively retain existing gaps between buildings

#### New or replacement dwellings

Development proposals for all new or replacement residential buildings should respect the character and the nature of existing buildings in the immediate locality. In addition, they should respond positively to the following design criteria:

- a) be single or two storey and reflect the height of surrounding buildings and front onto the road;
- b) be designed to reflect and respect the textures, materials, shapes, styles, massing, and proportions of buildings in the immediate area;
- c) use natural and re-used materials wherever practicable;
- d) include components such as doors, windows, the height, pitch, and ridges of roofs which have regard to those already present in the vicinity; and
- e) avoid use of flat roofs, or UPVC components.

#### Extensions to dwellings

Development proposals for extensions and/or alterations to existing residential buildings should respect the design and character of the existing building.

In addition, they should respond positively to the following design criteria:

- a) use original or sympathetic materials, components, and vernacular detail to match as closely as possible to those on the existing building;
- b) reflect the original building's characteristics in proportions of windows to walls and in the design of the roof form;
- c) avoid use of flat roofs, or UPVC components; and
- d) ensure that conservatories are designed and located with particular care to avoid undue prominence from public vantage points, main elevations, or any impact on heritage features.

## **Boundary Treatments**

Development proposals should use appropriate boundary treatments which respect their location and settings. As appropriate to their scale, nature, and location, the following boundary treatments should be incorporated into development proposals:

- the use of native hedges;
- the use of low boundary walls in brick and flint, brick and stone or brick; and
- the use of low timber palisade fences in the village centre on smaller houses/cottages where these are part of the existing character of the setting.

## **Policy TNP04B – Agricultural/commercial developments**

Insofar as planning permission is required, the design of commercial and agricultural buildings and extensions and/or alterations to existing buildings in these uses should:

- reflect the character and topography of the parish;
- reflect the character of any agricultural buildings in the immediate locality;
- use materials and details which complement those in the immediate locality; and
- ensure areas for car parking, the storage of associated equipment, electricity supply cables, drainage and lighting do not have an unacceptable impact on the character and appearance of the immediate locality.

## **Policy TNP04C – Parking areas**

The location, layout and design (including materials) of all new vehicle parking areas, whether private or public, should:

- a) not have an undue negative impact on the quality of the landscape or biodiversity.
- b) reflect the positive elements of the surrounding environment especially the semi-rural nature of the village.
- c) make use of existing buildings and landscape features to shield views of parking areas.
- d) keep signage, lighting and markings to a minimum (if required at all).
- e) treat entrances, verges and boundaries to minimise their visual impact.
- f) use permeable surfaces to minimise surface water run-off.
- g) maintain green links and wildlife corridors between properties.

## **The following support Policies TNP04A-C:**

- National Planning Policy Framework (December 2023) Section 12
- National Design Guide (MHCLG, January 2021)
- Tandridge District Council Adopted Core Strategy Policies CSP18 and CSP19
- Tandridge District Council Adopted Detailed Policies DP3, DP5, DP6, DP7 and DP20

# 05 TRANSPORT AND INFRASTRUCTURE

## 05.1 OBJECTIVES

The following objectives, drawn from the overall list on pages 10 and 11, guide the approach to transport and infrastructure:-

*To improve the provision of sustainable forms of transport.*

*To bring about improvements to the parish's road network and parking provision in the village centre.*

*To ensure that new development is supported by the necessary infrastructure.*



464 bus at Westmore Green

## 05.2 CONTEXT

With limited transport to local towns like Westerham, Tatsfield village was always historically quite self-contained and needed to provide services within the community.

The numerous proposals to link Tatsfield by rail to London and other nearby towns that were launched between the 1860s and 1920s never came to fruition. Green Line coaches linked the village to London from as early as 1932 and after the war various buses have served Tatsfield but the limited routes have been frequently started, altered and withdrawn. Public transport links remain an issue for the local economy.

The Tandridge District Settlement Hierarchy reviews the role and function of the district's settlements, assessing the effectiveness of services and facilities and reviews their general sustainability. Tatsfield is defined in the settlement hierarchy as a 'Rural Settlement' and recognises that the village only has a basic level of services, local shops and education provision and that the majority of services and facilities (including employment) are accessed outside of the settlement.

## 05.3 LOCAL EVIDENCE

Although it is recognised that many issues connected with transport (for example, improving bus frequency) cannot be addressed through land use planning policies, an analysis was undertaken to determine the strengths, weaknesses, opportunities and threats facing the parish.

The analysis was presented to residents at the community workshop in 2018. A number of themes emerged at the consultation and have been reinforced throughout the Neighbourhood Plan process.

## 05.4 ISSUES RAISED

Through the analysis, community consultation and review of the local evidence base, the following issues were identified:-

- Transport: the need for an improved bus service to Oxted and Chelsham;
- Unmade roads: services/deliveries unwilling to use versus the need to keep them;
- Maintenance of road surfaces;
- Street Lighting: should it be on all night or kept minimal and use a torch?;
- Winter snow clearance: to be extended further to all made-up roads?;
- Parking areas: no parking on unmade roads/ compulsory permeable drives for off-street parking/ obstruction of pavements;
- Pavements: obstruction by cars/overgrown hedges;
- Adjustments to road layouts: mini roundabout at the junction of Westmore Road and Paynesfield Road. One-way systems for White Lane, Westmore Road, Crossways, Paynesfield Road;
- Broadband infrastructure: needs significant improvement to aid personal and business use in rural situation;
- Retail – every effort to retain retail/services especially the Post Office. Proactively encourage further provision serving the community.

Responses from utilities suppliers and Tandridge District Council thus far suggest there are no significant concerns regarding the capacity of the infrastructure to cope with any new developments providing they do not involve more than 50 dwellings.

## 05.5 CEMETERY PROVISION

St Mary's old churchyard, immediately around this parish church of Tatsfield, has been reaching capacity for some years.

A strip of land was gifted in April 2012 to St Mary's

Church to allow for an extension to the Cemetery and planning permission was granted for change of use in 2020 (see map).

Policy TNP05A safeguards the site for cemetery use. Proposals for land uses other than for cemetery provision will not be supported, unless and until an alternative site is acquired and planning permission granted.

## 05.6 ISSUES TO BE ADDRESSED

Consultation feedback and research by the Steering Group highlighted six main areas which caused concern for parish residents:

a) Poor mobile phone coverage, broadband speed and reliability.

Action: Looking favourably at applications for phone 'masts' and further broadband infrastructure.

b) The impact of new development on existing services, run-off drainage and on-street parking.

Action: Due regard is given to these matters through any future planning applications.

c) Improvements to transport links to areas outside the village should be actively promoted.

Action: Proposals and projects to improve the operation of local transport services and encourage 'community transport' schemes will be researched in partnership with Surrey County Council, Tandridge District Council and transport service operators.

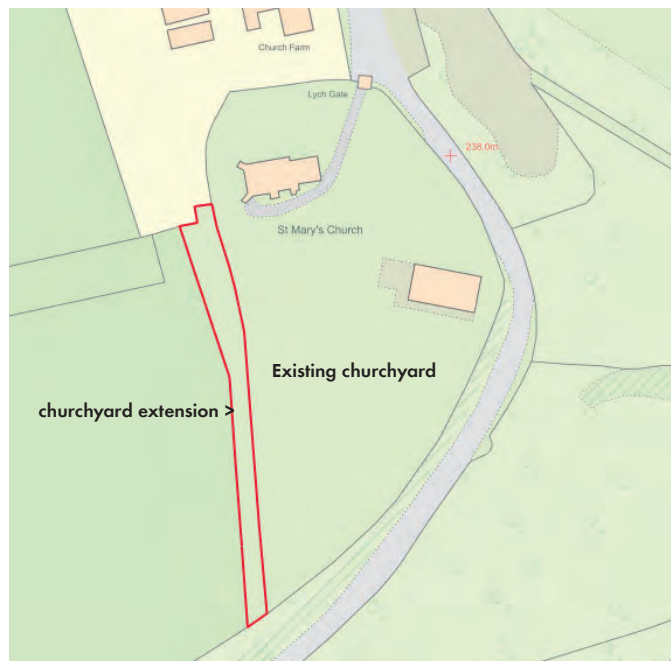
d) The impact of new development on adjacent road networks.

Action: Appropriate mitigation should be sought through the planning process (such as S106

agreements).

e) Improving street lighting.

Action: New developments should have sufficient but not intrusive street lighting provision.



Map 17 - St Mary's Church churchyard extension



St Mary's Church cemetery



## 05.6 TRANSPORT AND INFRASTRUCTURE POLICIES

### **Policy TNP05A - Cemeteries**

Land to the west of the old Churchyard of St Mary's Church, as identified on Map 17 is safeguarded for cemetery use.

#### **The following support Policy TNP05A:**

- National Planning Policy Framework (December 2023) Section 9
- Tandridge District Council Adopted Core Strategy Policies CSP11 and CSP15
- Tandridge District Council Adopted Detailed Policy DP13

## 06 LOCAL ECONOMY AND ENTERPRISE

### 06.1 OBJECTIVES

The following objectives, drawn from the overall list on pages 10 and 11, guide the approach to local economy and enterprise:-

*To strengthen and develop the parish's functioning village centre.*

*To support and grow the parish's local economy and ensure the specific needs of the parish's local businesses are met.*



Office spaces and the parish room at the Aileen McHugo Building

## 06.2 CONTEXT

The estate, manor or parish of Tatsfield was recorded in the 11th century Domesday Book with a population of around 100 – 150 in 14 houses constituting a scattering of farms rather than a 'village', followed by the building of a church on the top of the Downs. It was basically an agricultural economy with farmers leasing land from the Lord of the Manor, primarily for sheep farming on the Downs. The 1891 census recorded a population of 380 living in 81 houses with eight working farms.

It is interesting to follow the trends in work outside farming. In 1855 there were two landlords at the Ship and the Grasshopper respectively and two shopkeepers. By 1890 there were eight tradesmen and 'provisioners' to service the village as recorded in Kelly's Directories. By 1913 there were 17 businesses recorded including over a dozen shops.

With limited public transport to local towns like Westerham and Oxted, the village was quite self-contained and needed to provide services within the community. The numerous proposals to link Tatsfield by rail to London and other nearby towns that were launched between the 1860s and 1920s never came to fruition. Transport links still remain an issue for the local economy.



Westmore Green - historic photo showing shops and village club

## 06.3 ECONOMIC NEEDS

The Tandridge Economic Needs Assessment (ENA) process identified one site in the parish which is considered to provide high quality employment land.

Westerham Road Industrial Estate, occupied by Monier Redland, is located in the south of the parish with direct access to the A25. The site is 8.6 hectares in size and is used for large-scale open storage.

The site has good access to the strategic road network and is considered commercially attractive for its current and related uses, albeit there is considered to be limited attractiveness for other, more intensive, employment uses.

The ENA recommends that this site is protected for employment use and that redevelopment for alternative (non-employment related) uses should be resisted.



Tatsfield Garage

## 06.4 CURRENT EMPLOYERS

As a rural community there are few major employers. The main ones include:

- Westerham Road Industrial Estate (see 06.3).
- Clacket Lane Motorway Service Area, opened in 1993 and is one of the largest and busiest services on the UK motorway network serving traffic on the extremely busy southern stretch of the M25. The services include fuel, a hotel, restaurants and shops. The national franchises involved are significant employers. Opportunities in retail and hospitality are available to local residents.
- Parkwood Golf Club: spread over 73 hectares (180 acres) of rather poor quality pasture land originally belonging to Park Farm, the golf course is now a key feature of the parish and is currently owned by the Orida Group. Future plans for the operation include leisure and accommodation facilities that will offer further employment opportunities.
- Tatsfield Primary School - employing teaching, support and maintenance staff.
- Monkey Puzzle and Little Acorns – nursery/ preschool playgroups.
- The Bakery: bar/restaurant with accommodation.
- Tatsfield Garage: servicing, repair and maintenance, a long-established local provision.
- The Old Ship: traditional pub – food and drink.
- Waylands Farm: units for small businesses including Tatsfield Aquatics.
- Titsey Brewing Company and Titsey Taproom (located just over the parish border in Titsey parish).

There are several small enterprises within the parish, mainly in the business and service sectors. Self-employment is more difficult to analyse but from local advertising and knowledge this includes many professions, consultancies and therapeutic services. These operate from small local business premises, home offices and mobile services.

Policy TNP06A sets out the Plan's approach towards existing employment uses. The second criterion comments about the need for genuine marketing of the premises concerned. In this context full details of marketing should accompany any such development proposals.

Policy TNP06D comments specifically about proposals for new agricultural and related commercial buildings. It has been designed to complement the broader approach taken for employment development uses (Class E) in Policy TNP06B of this Plan. It acknowledges that not all such proposals will need planning permission. It also provides broader advice about the way in which such proposals (which can often be of a large-scale) should be accommodated within the wider landscape.



Sheree's Store and Tearoom

## 06.5 LOCAL EVIDENCE

An analysis was undertaken by the Local Economy Topic Group to determine the strengths and weaknesses of the parish economy as well as identifying ideas on how to overcome any issues. The analysis was presented to residents at the community workshop in April 2018. The feedback from the event fed into the final revised analysis.

Further public consultation took place in April/May 2019 and that feedback has also been included in the Local Economy topic paper.

A short parish-wide survey was circulated to all local businesses that had been identified from advertising in the Village Magazine and local press plus those noted through local knowledge. Unfortunately, only a handful of businesses responded to the survey.

The main problematic issues were as follows:

- a) Limited public transport
- b) No Post Office services (a Post Office has since opened in the village)
- c) Unreliable broadband and mobile phone coverage
- d) Winter weather problems

## 06.6 ISSUES RAISED

All efforts should be made to retain current shops and services. Planning applications for future developments that may serve the community should be considered favourably.

Any planning applications that have the potential to offer jobs locally should be considered favourably.

The Parish Council should use all efforts to improve mobile phone coverage and broadband speed and reliability. This would include looking favourably at applications for phone masts and broadband infrastructure. Any significant development proposals should include consideration of communication issues.

## 06.7 LOCAL ECONOMY AND ENTERPRISE POLICIES

### Policy TNP06A - Protecting existing employment

Insofar as planning permission is required, proposals which would result in the loss of employment or businesses in Class E of the Use Classes Order will not be supported unless the following two criteria are met:

- a) there is robust evidence that the land and/or buildings are no longer viable in their current employment use, or capable of redevelopment for alternative employment use in terms of need or demand; and
- b) the land and/or buildings have been genuinely marketed on reasonable terms for employment use, for at least 12 months, and have remained unsold or unlet.

### Policy TNP06B - New or expanding businesses

Proposals for employment development (Class E of the Use Classes Order) within the Defined Village Boundary of a scale which reflect the character of the village will be supported if they meet the following criteria:-

- a) they do not create traffic flow problems or generate traffic of a type or amount inappropriate to rural roads;
- b) the uses are compatible with the uses in the surrounding buildings;
- c) the siting, scale, design and materials of new development are compatible with the rural character of the area;
- d) the traditional character of existing buildings is not lost;
- e) the effect on local heritage and biodiversity is acceptable;
- f) the effect of the development and the creation of any new curtilage on landscape character is acceptable;
- g) they do not create excessive noise, fumes, vibration or light pollution;
- h) they make a positive contribution to sustainability and well-being of the parish community;
- i) they include appropriate communications infrastructure; and
- j) they comply with other relevant national and local policies.

### Policy TNP06C – Supporting home working

Insofar as planning permission is required, proposals for development within the curtilage of an existing dwelling to facilitate homeworking will be supported where they are of a scale and nature that are appropriate to the size of the plot and do not unacceptably affect the amenity of adjoining properties.

### **Policy TNP06D - Agricultural and Commercial Development**

Insofar as planning permission is required, development proposals for agricultural and commercial development should be in accordance with development plan policies and with national and local policies for the Green Belt.

Wherever practicable, proposals for agricultural and commercial development should ensure that:

- their location responds positively to the local landform;
- they are designed to reduce their apparent mass and minimise impact upon the wider landscape; and
- where appropriate, they complement existing building groups and have a clear visual relationship with strong existing visual features such as hedgerows or woodland.

The traffic associated with new agricultural/commercial developments should be capable of being accommodated in a satisfactory way within the local highway network. In addition, it should not have an unacceptable impact on the local landscape, rural lanes, and the tranquillity of the immediate locality.

### **The following support Policies TNP06A-D:**

- National Planning Policy Framework (December 2023) Section 6
- Tandrige District Council Adopted Core Strategy Policy CSP22
- Tandrige District Council Adopted Detailed Policies DP3, DP4, DP12, DP13, DP15 and DP17

# 07 COMMUNITY FACILITIES

## 07.1 OBJECTIVES

The following objectives, drawn from the overall list on pages 10 and 11, guide the approach to community facilities:-

*To improve the health and vitality of the parish and ensure the needs of residents and visitors are met through retaining, supporting and improving the parish's abundant and diverse local community facilities, services and assets.*

*To ensure that new development encourages a balanced and mixed community and is appropriate and proportionate to the scale and semi-rural character of the parish.*



Westmore Green



## 07.2 BUILDINGS AND OUTDOOR SPACES

The parish offers a wide variety of buildings and outdoor spaces that play an important role in binding together the community as formal/informal meeting and events spaces. Buildings that contribute to supporting the parish include:-

- Aileen McHugo Building - parish room
- The Bakery bar/restaurant and rooms
- The Old Ship Pub
- Post Office
- Scout Hall
- Sheree's Store and Tearoom
- St Mary's Church & Millennium Hall
- Tatsfield Primary School hall and field
- Tatsfield Village Club
- Village Hall
- WI Hall

Key open spaces that contribute to community life and wellbeing include:-

- Allotments & Community Garden
- Community composting scheme
- Furze Corner sports pitches and pavilion
- Multi Use Games Area (MUGA)
- Parkwood Golf Club
- Westmore Green including seating areas, a playground, sports equipment and trim trail
- The network of local public footpaths and bridleways



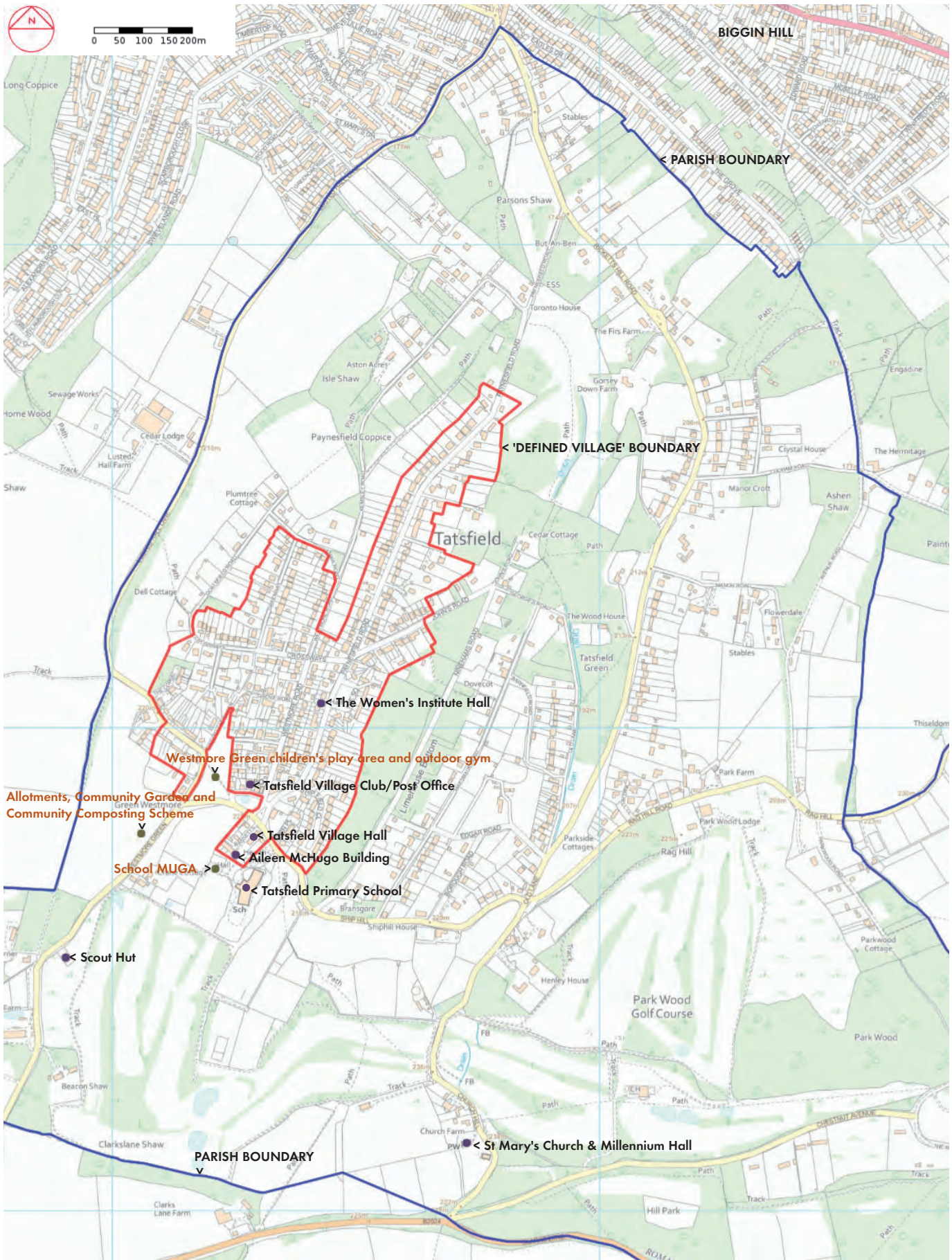
Tatsfield Village Hall



Picnic benches on Westmore Green



The Old Ship



Map 18 - Tatsfield village community facilities

### 07.3 CLUBS AND SOCIETIES

The parish of Tatsfield offers a wide range of clubs and societies including:-

- Art Groups
- Badminton Club
- Explorers, Scouts, Cubs and Beavers
- Fairtrade Group
- Horticultural Society
- Not So Young Club
- Short Mat Bowls Club
- Tatsfield Bridge Club
- Table Tennis Club
- Tatsfield Cricket Club
- Tatsfield Martial Arts
- Tatsfield Singers
- Tatty Knitters
- Vern Group
- Women's Institute

### 07.4 EVENTS

A range of annual or regular events are held in the village and bring the community together, including:-

- Christmas Carols Singalong
- Curzon Country Cinema
- Fairtrade Tea Tents
- Horticultural Shows
- North Downs Sinfonia concerts
- St Mary's Church Sunday teas
- St Mary's Flower Festival
- Tatsfield Art Group exhibitions
- Tatsfield Beer Festival
- Tatsfield School Summer Fair
- Tatsfield Scout Fair
- Tatsfield Singers Shows
- Village Remembrance Service
- Various quizzes and fundraising events



Horticultural show



Remembrance Sunday



Bowls in the village hall

## 07.5 LOCAL EVIDENCE

A structured analysis of community feedback highlighted the wide range of facilities offered in the parish and the residents spoken to were positive and pleased with the variety of facilities and wanted to protect the diverse range of activities on offer.

Most families were involved in at least one of the organisations and utilised at least one of the spaces for hire on a regular basis for parties, meetings, clubs and events.

## 07.6 ISSUES RAISED

Feedback highlighted a number of areas which caused concern for residents with suggested actions identified:-

- Lack of medical facilities - people need to go to Westerham or Biggin Hill to see their doctor. This is difficult for the elderly and young families with no transport or limited mobility who have to use the bus service. Action: Winterton Surgery and Stock Hill surgery to be approached to ascertain if a satellite service can be reinstated in Tatsfield.
- Disabled access to all facilities in the parish is needed. Action: Ensure any new facilities have disabled access and address any issues with current facilities.

- Lack of use of Furze Corner Sports Ground and Clubhouse - often viewed as "too far" from the centre of the village. Limited input and support from the community, and reliance on a few people to maintain the grounds and clubhouse. Action: Re-development and take-over of Furze Corner into a community/youth centre. This could include uses by the elderly, youth groups, a satellite medical surgery and other opportunities including language lessons, fitness sessions etc. There is scope for the redevelopment and expansion of the clubhouse to accommodate new clubs and societies.
- Lighting to the pathway to the Scout Hut and Furze Corner. Action: Pathway to be constructed to Scout Hut and Furze Corner, with associated lighting.

The use of Section 106 and CIL funds from Tandridge District Council was suggested to assist with funding community projects and developments.

The long-term viability of Tatsfield Primary School as a single-entry primary school was raised as a concern if families are not moving into the parish.

## 07.6 COMMUNITY FACILITIES - POLICIES

### Policy TNP07A – Community Facilities

- a. Proposals for development which would result in the loss of any of the following community facilities, without equal or better alternative provision, will not be supported, unless it can be proven that the site is no longer economically viable either for its existing use or for an alternative community use:
- Tatsfield Village Hall
  - Tatsfield Primary School and its playing fields
  - Aileen McHugo Building - parish rooms
  - Tatsfield Village Club/Post Office
  - St Mary's Church & Millennium Hall
  - The Women's Institute Hall
  - Scout Hut
- (Refer to Map 18 for their locations).
- b. Proposals for new or enhanced community facilities, will be supported, where their siting, scale, design, parking provision, lighting and street access are in accordance with development plan policies and with national and local policies for the Green Belt.

### Policy TNP07B – Allotments

The provision of new allotments will be supported where they are located within or near the defined village boundary.

#### The following support Policies TNP07A-B:

- National Planning Policy Framework (December 2023) Section 8.
- Tandridge District Council Adopted Core Strategy Policy CSP13
- Tandridge District Council Adopted Detailed Policy DP3.

## 08 CLIMATE CHANGE AND SUSTAINABILITY

### 08.1 OBJECTIVES

The following objectives, drawn from the overall list on pages 10 and 11, guide the approach to climate change and sustainability:-

*To become a more sustainable community and to reduce the need for fossil fuels in line with the expectation for net zero carbon emissions by 2050.*

*To preserve and enhance the parish's valued natural environment, habitats and biodiversity.*

*To preserve and enhance the parish's landscape setting, protecting views into and out of the village and promoting greater connectivity to the Surrey Hills Area of Outstanding Natural Beauty.*



View south from local nature reserve Hill Park across the Surrey Hills National Landscape

## 08.2 BACKGROUND

Climate change is the single biggest threat to the future of our society and addressing its implications has to be at the heart of this Neighbourhood Plan.

The growing and severe impacts of climate change mean that any plan made now that does not consider radical reductions in carbon emissions and help build our resilience to future change will simply not be fit for purpose.

If this Neighbourhood Plan is to successfully help our community to address climate change, it should incorporate an approach that plans for a resilient, sustainable community.

The landmark 2008 Climate Change Act committed the UK to reducing carbon emissions by 80% by 2050.

However, in recognition of the severity of the situation, recent environmental activism and recommendations by the Committee on Climate Change, Parliament declared a Climate Emergency and called upon the Government to set a more demanding target.

This it did in June 2019, by amending the 2008 Act and committing the UK to achieving net zero carbon emissions by 2050. Achieving this will require the vast majority of households, communities, businesses and local authorities to be fully engaged and aligned with this Government policy.

Neighbourhood Plans are one way in which a new direction can be taken, helping to mitigate climate change and adapt to its effects and, by local communities taking the lead and effectively giving consent for this rapid transition to take place.

## 08.3 GREEN BELT CONTEXT

The Green Belt designation across the parish is intended to keep land permanently open and undeveloped, and essentially place a strong presumption against new development.

The NPPF (para 156) states “When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development ... in such cases, developers will need to demonstrate very special circumstances if projects are to proceed, such as the wider environmental benefits associated with increased production of energy from renewable sources.”

The NPPF (para 160) advises that “to help increase the use and supply of renewable and low carbon energy and heat, Plans should provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts)”.

The Government probably never anticipated that Neighbourhood Plans might encourage renewable energy developments within the Green Belt by setting out the circumstances or locations where suitable proposals could be viewed favourably. However, nowhere is this explicitly disallowed.

Our community has a growing need to be more sustainable to help meet the Climate Change needs in the broader sense and this includes the promotion of 'appropriate' renewable energy generation within the parish, even though it is heavily constrained by the Green Belt.

## 08.4 RENEWABLE ENERGY

An applicant for a renewable energy development, such as a field of solar panels, that is carefully considered in context and against the policies set out in this Plan could possibly demonstrate the 'very special circumstances' necessary before an 'inappropriate development' in the Green Belt can be approved.

Justification for 'very special circumstances' are unique to an individual case, but the following points set out circumstances which could potentially be put forward as justification:-

- That alternative options outside the Green Belt are not available or have been investigated and rejected for valid reasons;
- That the temporary nature of the renewable energy development and the ability to restore land to its original condition at the end of the project's life is a relevant consideration;
- That the specific benefits of the renewable energy project outweigh the harm it would cause to the Green Belt, which might include:-
  - a. That we should contribute to increasing renewable electricity and/or heat generation, meeting local and national targets for renewable energy generation and carbon emission reductions.
  - b. That there are social and economic benefits, including for example local job creation and rural diversification.
  - c. That it brings community benefits (e.g. community ownership or the income from energy generated).
  - d. That the impact on the openness and character of the Green Belt and the National Landscapes has been considered and mitigated at the design stage.

The purpose of the Green Belt as outlined in national planning policy is defined in Section 13 of the NPPF.

## 08.5 MANAGING WATER

As a result of its elevation upon the North Downs, the parish of Tatsfield lies entirely within Flood Zone 1.

Flood Zone 1 is land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Most of the parish has only a low risk of groundwater flooding but due to the topography and local run off, some areas within Tatsfield village and some areas in the far south of the parish are at risk of local groundwater flooding. Localised flooding typically occurs in heavy rain, particularly on unmade roads.

As within other villages built along the top of the North Downs, inclement weather including winter snow and seasonal heavy rain can bring local areas of snow drifting or flooding. These can be a major challenge with openness and fields around the edges of the settlements playing an important role as reservoirs and soakaways.

Because of the topography and the isolation of some dwellings in the parish, it is not uncommon for these to be connected to individual sewage treatment plants and soakaways for foul and surface water drainage.

It is crucial that any new development does not exacerbate these issues and should incorporate sustainable and integrated approaches to the management of flood risk, surface water (including run-off) and foul drainage. These proposals should be designed to respond to the expected impacts of climate change.



## 08.6 SUSTAINABLE DEVELOPMENTS

To mitigate emissions that worsen climate change it is essential that all developments must now seek to minimise their energy use and, where practicable, adopt locally produced renewable energy to meet their needs.

All new developments should seek to reduce their carbon footprint both in construction and in occupation through the careful selection of materials, and construction methodology. They should also be minimising their energy use and maximise the proportion of energy used from on site or locally produced renewable energy sources.

The substantial refurbishment and upgrade of existing buildings is encouraged where possible to retain existing embodied carbon. Any replacement development should also set out to consume significantly less energy than the development it replaces.



The altitude and topography can lead to snowy winters



Maesmaur Road - localised flooding on unmade road after rainfall



Tatsfield community composting scheme



The village pond harvests rainwater from the roof of the Village Club

To enable us to make meaningful steps in the right direction, in all cases a developer should be encouraged to go beyond the minimum requirements of the Building Regulations and should aim to:-

- demonstrate that it has taken all reasonable steps to minimise energy use and maximise energy efficiency;
- demonstrate that systems have been designed to operate at optimum efficiency;
- maximise the proportion of renewable energy generated on-site;
- facilitate the maximum use of renewable energy from locally produced off-site sources where available; and
- be future-proofed where practical.

Developments should be encouraged to prioritise low carbon energy sources over other forms of fossil fuel-based energy or those that can have adverse impacts on air quality.

A Written Ministerial Statement (Local Energy Efficiency Standards Update) was published on this matter in December 2023.



Tatsfield is a Fairtrade Village

## 08.7 SUSTAINABLE TRANSPORT

The policy has been designed to operate in a similar non-prescriptive way.

Tatsfield is located in a semi-rural setting with limited access to forms of public transport. This is demonstrated by the increased use of the private car for medium to long journeys compared to more urban settings.

However, as well as lowering the health risks of air pollution, increasing walking and cycling would also improve our health through increasing activity levels.

Travel habits developed in childhood are hugely influential for our travel habits (and activity levels) across our lifetimes. A Sustrans ([www.sustrans.org](http://www.sustrans.org)) survey in 2010 found that nearly half of all children want to cycle to school but currently only 4% actually do.

High quality public spaces are a vital component of the social life of a neighbourhood, providing spaces for people to interact, as well as opportunities for commerce and events. Streets make up 80% of accessible public space, but are normally designed just for cars, not people.

People are more likely to spend time talking with each other on streets with low traffic flows: evidence indicates that residents on quieter streets enjoy more friendships and connections with their neighbours.

Electric cars are set to increase in number, particularly now that the Government has announced that new diesel and petrol cars will be banned from 2040.

In addition to promoting the use of public transport, walking and cycling, encouraging the provision of electric car charging infrastructure will also assist with the quicker transition to the use of electric vehicles over those using fossil fuels or hybrid technology.

## 08.8 CLIMATE CHANGE AND SUSTAINABILITY POLICIES

### Policy TNP08A – Renewable Energy

Proposals for renewable and low-carbon energy generation will be supported where the proposed developments:-

- a) Do not cause harm to the openness and setting of the National Landscapes or the Green Belt.
- b) Are located and of a scale that are appropriate to character, setting and the wider landscape and does not harm the Notable Views defined in Section 02.10.
- c) Do not create an unacceptable impact on the amenities of local residents.

### Policy TNP08B – Provision of well-designed energy efficient developments

New developments should demonstrate that they meet a high level of sustainable design and construction and will be optimised for energy efficiency, targeting zero carbon emissions. This includes:-

- a) Siting, orientation and shading of windows to optimise passive solar gain,
- b) The use of high quality, thermally efficient building materials,
- c) Installation of energy efficiency measures such as high levels of insulation, triple glazing and heat recovery.
- d) All new development should incorporate on-site energy generation from renewable sources such as solar panels.

Alterations to existing buildings should demonstrate they use a high level of sustainable design and construction standards, where possible exceeding current building regulations.

Proposals for the retrofitting of heritage properties/assets to reduce energy demand and generate renewable energy will be supported where they safeguard the historic character and setting of the property concerned.

### Policy TNP08C – Encouraging Sustainable Transport

Development proposals for the improvement and extension of the existing footpath and cycle path network (including the provision of cycle parking spaces) to allow greater access to residential areas, the village centre, bus stops, green spaces and the open countryside will be supported.

Proposals which would result in the loss of existing footpaths and cycle paths will not be supported.

#### The following support Policies TNP08 A-C:

- National Planning Policy Framework (December 2023) Section 14
- National Design Guide (MHCLG, 2019)
- Tandridge District Council Adopted Core Strategy Policy CSP14
- Tandridge District Council Adopted Detailed Policy DP19



Rural Tatsfield

# 09 COMMUNITY ASPIRATIONS

## 09.1 INTRODUCTION

Some issues identified through the Neighbourhood Plan development process are not necessarily planning policy matters. This is not to say that they cannot be included within this Plan but are identified instead in this section as important community aspirations to be targeted during the period of this Neighbourhood Plan.

## 09.2 COMMUNITY INVOLVEMENT

Community involvement is the keystone for effective change. If our aim is to improve the natural environment within the village then all members of the community must be given the opportunity to get on board. The multi-award winning 'Tatsfield in Bloom' volunteers team is one example which has been immensely successful and has considerable support within the village.

Once people have tasks to focus on, they often prove willing to participate, either as team members or alone. This community spirit is something that the community would like to encourage - not just among adults but for all villagers including our school children. When encouraged, young people usually show genuine interest in the natural environment that surrounds them.

## 09.3 RE-WILDING

By looking at old photographs of the village pond, we can see how changing ideas have created a whole range of presentation forms. The 2018 village pond regeneration has created a very attractive feature for the village centre with a range of water-based wildlife. It is easy to look at established land use and ignore better alternatives. We should not accept things as they are simply because they have always been that way. Hill Park is a wonderful example of how careful planning and management works to create and maintain a land parcel of environmental richness appropriate to the area.

There has been a move since 2018 to leave more areas of the parish green spaces to grow as summer meadows rather than be regularly cut. In 2020 a new meadow area was created on Westmore Green. Initiatives such as these have demonstrated the increase in pollinators and wildlife attracted to these.

## 09.4 OPENING UP PUBLIC FOOTPATHS

Public footpaths are an important part of the enjoyment of the countryside by the residents of the parish. Unfortunately many of the public footpaths in the parish are now in a poor state and some are barely accessible due to heavy growth, poor surfaces and unsafe stiles and gates.

Whilst it is the responsibility of Surrey County Council (SCC) to maintain the width of footpaths, it is also the responsibility of adjacent landowners to cut their hedges and maintain their fences. There is also a particular problem for access by disabled people due to restrictions at entrances (stiles instead of gates), poor surfaces and heavy growth.

The potential exists to establish community-based footpath and bridleway wardens – through the SCC Volunteer Path Wardens Scheme. The Scheme would assist with training and organising teams of local volunteers who can carry out basic maintenance and work with adjacent landowners to maintain their hedges and fences.

There is also a need to develop local initiatives, for example, with assistance from the SCC Rights of Way Team, to secure funding for the provision of accessible gates suitable for disabled users.

Local residents have expressed a strong desire to obtain safe pedestrian access to the parish church avoiding the single-track Church Lane. This will involve the cooperation of the local landowner of Park Wood golf course.

## 09.5 TREES, WOODLAND AND OPEN AREAS

These environments will only thrive if we maintain and enhance the connections between them allowing the wildlife that is integral to their eco-system to move through the landscape. This can be achieved by having policies that prevent habitat fragmentation and maintain 'green corridors'.

A little untidiness in the garden and the preservation of hedges and soft boundaries should be encouraged and developers should look to follow the biodiversity net gain approach to ensure habitats for wildlife are enhanced and left in a measurably better state than they were pre-development. All should acknowledge the important role that private green spaces play in contributing to local biodiversity.

The dominant native tree species in the parish are oak (*Quercus*), beech (*Fagus*), ash (*Fraxinus*), some sycamore/maples (*Acer*), lime (*Tilia*) with supporting understory species of thorns (*Crataegus*, *Prunus*), hazel (*Corylus*), willows (*Salix*) and field maple (*Acer campestre*). Smaller ornamental species of cherry (*Prunus*), rowan (*Sorbus*), laburnum, maple (*Acer*) are also found in gardens.

There is a record of Tree Preservation Orders (TPOs) within the parish but these are mostly historic with very few new TPOs being made in recent years to protect good specimens.

Many tree species are under attack by pests and diseases (Ash Dieback, Processionary Moth Caterpillars, Weeping Canker, etc.) and this is accelerating the loss of mature, but also young trees. At the time of writing this Plan, Ash Dieback is extremely prevalent across the area and is leading to the loss of many hundreds of trees across the parish.

This current net loss of trees in Tatsfield is significantly altering our landscape view, and it is also an important environmental loss, reducing biodiversity.

## 09.6 PLANNING FOR WILDLIFE PONDS

The wildlife ponds on Westmore Green and at Tatsfield Primary School provide vital drinking and bathing water for birds and wild mammals. The wildlife inhabiting the woodland in the parish also depends on pooling water and ponds for water.

## 09.7 ROADS, TRAFFIC AND SAFETY

Tatsfield village has many roads with limited or no footpaths and is a predominantly low-speed traffic environment. This helps to maintain safety and the rural village sense of place.

It is important that any new developments do not result in significant increase in traffic or roads being widened or straightened which damage the rural country lane characteristics. The pattern and character of these roads/lanes should not be spoilt.

New traffic calming may be beneficial in some locations and should be in keeping with the character of the village so as to retain an attractive and uncluttered appearance.

## 09.8 STREET FURNITURE AND LIGHTING

Much of the street furniture used in the village centre has been chosen to reflect the character of the surroundings and makes use of traditional materials like hardwood or a mixture of ironwork and hardwood.

To avoid clutter, any new signs or street furniture should only be introduced when absolutely necessary.

## 09.8 COMMUNITY ASPIRATIONAL POLICIES

### **Aspirational Policy TNP09A – Community involvement**

**OWNER/ACTION: Tatsfield Parish Council, Tatsfield In Bloom, Tatsfield Primary School**

Using the ‘Tatsfield in Bloom’ volunteers team as an example, encourage further community volunteering among a wider group of adults, local community organisations and local school children.

### **Aspirational Policy TNP09B – Re-wilding**

**OWNER/ACTION: Tatsfield Parish Council, Tatsfield in Bloom**

Establish a programme for the rewilding of selected areas of the village including hedge planting and meadow establishment to encourage an increase in biodiversity.

### **Aspirational Policy TNP09C – Footpaths, bridleways and rights of way**

**OWNER/ACTION: Tatsfield Parish Council**

The Parish Council will work with landowners and the relevant authorities to support the delivery of new public rights of way and maintain and enhance the accessibility of the parish’s existing public rights of way, ensuring they are appropriately maintained. The aspiration is to ensure:-

- a) footpaths and bridleways are kept open, free from motorised traffic and in good repair.
- b) any diversions are carefully planned and agreed with the Parish Council.
- c) proposals to close any public rights of way are resisted.
- d) opportunities for new rights of way are considered.

### **Aspirational Policy TNP09D – Trees, woodlands and open areas**

**OWNER/ACTION: Tatsfield Parish Council**

Surveys of trees in the Parish Council owned woodland areas and open spaces should be carried out with a target set and a programme of tree-planting initiated using national and local planting schemes to increase the population of trees in woodland, hedges and copses.

The removal and disfigurement of trees should be actively discouraged. Specimens of importance to the landscape view, the local environment and biodiversity should be protected making better use of Tree Preservation Order Regulations and guidance.

### **Aspirational Policy TNP09E – Planning for wildlife ponds**

**OWNER/ACTION: Tatsfield Parish Council/Tandridge District Council**

Wildlife ponds (as opposed to ornamental ponds) should be included where possible in future open space planning as these are vital to continue to support the many forms of wildlife present in Tatsfield. They provide the correct environment for native amphibians, water insects and waterfowl. Ponds also provide vital drinking and bathing water for birds and wild mammals. The wildlife inhabiting the woodland in the parish depends on ponds for water.

### **Aspirational Policy TNP09F – Roads, traffic and safety**

**OWNER/ACTION: Tatsfield Parish Council/Surrey County Council**

- a) The low-speed traffic environment within the village is essential for the vitality and safety of the community and the Parish, District and County Councils should assist with maintaining this wherever possible.
- b) Developments should not result in roads being widened or straightened or in new access arrangements which damage rural, 'country lane' characteristics. Development should not be of a level or type which would give rise to increases in traffic that could damage the rural character of lanes in the parish.
- c) Unmade roads/lanes are a particular feature of the parish, as well as roads/lanes bounded by hedges or verges, and can form delightful 'green tunnel' landscape and ecological features which are very susceptible to damage. The pattern and character of these roads/lanes should not be spoilt.
- d) The introduction of any further traffic calming should be in keeping with the character of the village so as to retain an attractive and un-cluttered appearance.
- e) Any new signs, road markings or street furniture should only be introduced when absolutely necessary, and following consultation with the Parish Council.

### **Aspirational Policy TNP09G – Street furniture and lighting**

**OWNER/ACTION: Tatsfield Parish Council/Tandridge District Council**

Street furniture such as litter bins, planters, seats, salt bins and street lighting should be of a colour and form which reflect the character of their surroundings and should make use of traditional materials - for example, hardwood or a mixture of ironwork and hardwood or appropriately coloured recycled material.





Tatsfield community

# 10 ACKNOWLEDGEMENTS

## 10.1 THANKING THE CONTRIBUTORS

Tatsfield is a close-knit community and the Parish Council was very keen to set up a Steering Group to produce a Neighbourhood Plan.

The Steering Group was formed of Parish Councillors and residents, all of whom had relevant qualifications and skills to help produce the Plan.

That a Plan has been drafted following so much consultation serves as testament to the hundreds of hours of volunteer time which have been expended.

I firmly believe that this Plan will help to serve our community well in ensuring that the character and setting of the parish is maintained whilst positively managing future sustainable development. Thank you for your time and helping us shape the future of our parish.

**Kim Jennings, Chair of Tatsfield Parish Council**

## 10.2 CONTRIBUTORS

Neighbourhood Plan Steering Group members:

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Tatsfield History Project:

Ian Mitchell



The Old Ship Public House with the war memorial stone in the foreground

# 11 FUTURE REVISIONS

## 11.1 INTRODUCTION

This Tatsfield Neighbourhood Plan (TNP) is owned by the parishioners of Tatsfield, managed by Tatsfield Parish Council as the Qualifying Body, and when adopted, it will form a part of the Tandridge District Council Development Plan.

All potential updates to it will have to be approved by Tatsfield Parish Council and then submitted to Tandridge District Council. Tatsfield Parish Council will ensure that all the update procedures described below are followed.

Once adopted, the TNP can be updated to reflect progress and changes both within the community and from outside, such as new legislation.

This Regulation 16 version of the Plan has been made following the Regulation 14 consultation process and updates following feedback received. It will go through a thorough examination and referendum process. The Plan will be kept up to date using the procedures outlined below.

This Plan has taken around four years to develop. Hopefully the development of a Plan for 2033-2043 will be able to benefit from the experiences both during its development and throughout its life.

## 11.2 MONITORING THE PLAN

The Plan will be monitored by Tatsfield Parish Council at three-year intervals to reflect upon progress made. For example, the various stages of development being undertaken in the parish including:

1. Outline or Detailed Planning Permissions granted by Tandridge District Council.
2. Development started or complete, noting the number and type of properties developed.

Updates will be recorded in a Neighbourhood Plan Review report published every three years.

## 11.3 CHANGES TO PLAN POLICIES

Any proposed changes to the strategic objectives or policies contained within this Plan must be subject to the same level of assessment, including a sustainability review and the public consultation that was used to agree them initially.

Once they have been through this process, Tatsfield Parish Council will need to approve them, and notify Tandridge District Council who will then undertake the appropriate steps.

The District Council is working on the preparation of a new Local Plan. At this stage its timetable is uncertain. Nevertheless, the eventual adoption of the Local Plan may bring forward important changes to local planning policy. In this context the Parish Council will assess the need or otherwise for a full or partial review of the neighbourhood plan within six months of the adoption of that Plan.

## 11.4 TRANSPORT INFRASTRUCTURE AND COMMUNITY FACILITIES

Throughout the life of the Plan the availability and capacity of local infrastructure and community facilities will be monitored and any issues addressed.

Any significant changes could lead to updates to the Plan being necessitated.

Parishioners will be made aware of these potential changes to the Plan so that comments and feedback can be considered before the Plan is updated.

## 11.5 OTHER POLICIES

All the other policies within the Plan will be reviewed at least every three years. The Plan can also be reviewed earlier to reflect any progress which has been made or to handle unforeseen or major changes that may occur.

## **11.6 THE NEXT GENERATION OF THIS PLAN**

As 2033 approaches, and certainly by the end of 2030, a decision will need to be taken as to whether this Plan is sufficiently up to date and robust to be rolled forward, or whether a new Plan needs to be developed.

## **11.7 SUMMARY**

Keeping the Plan under review throughout its life will make it relevant to, and more easily understood by, those responsible for using it to manage developments within the parish. It will also be more easily understood by new parishioners.

Progress against the Plan will be reported to parishioners at the Annual Parish Meeting. The Plan and any appendices will be made available on the parish website.

## 12 GLOSSARY AND LINKS

### **Active Frontages**

A building front that promotes activity and encourages movement between the building at ground level and the adjacent street or open space frontage by the way the building front is designed or orientated.

### **AGLV**

Area of Great Landscape Value. An area of land in England which is considered to be of high landscape quality with strong distinctive characteristics which make them particularly sensitive to development.

### **Amenity**

A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

### **Ancient Woodland**

Areas of woodland that have persisted since 1600 in England and Wales and have developed irreplaceable, complex ecosystems.

### **AONB**

Area of Outstanding Natural Beauty. Land protected by the Countryside and Rights of Way Act 2000. As of 22nd November 2023, redesignated as 'National Landscape'.

### **Biodiversity Net Gain (BNG)**

An approach to development, and/or land management, that aims to leave the natural environment in a measurably better state than it was beforehand.

### **Business use**

Premises used for Commercial, Business and Service uses falling under Planning Use Class E as defined by the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

### **Character**

A term relating to 'Conservation Areas' or 'Listed Building', but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.

### **Conservation Area**

Areas of special architectural or historic interest defined by the local authority, the character or appearance of which it is desirable to preserve or enhance.

### **Cumulative Impact**

A number of developments in a locality or a continuous activity over time that together may have an increased impact on the environment, local community or economy.

### **Defined Village**

Tatsfield is one of nine villages in the Green Belt which are considered to be suitable for limited infill development in the TDC Local Plan Part 2 Detailed Policy 12.

### **Density**

In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.

### **Green Belt**

The Metropolitan Green Belt - an area of open land around a city, on which building is restricted.

### **HELAA**

Housing and Economic Land Availability Assessment.

### **Inclusive design**

Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.

### **Listed Building**

A building or structure of special architectural or historic interest. 'Listed Buildings' are graded I, II\* or II with grade I being the highest.

A building is listed when it is of special architectural or historic interest considered to be of national importance and therefore worth protecting.

### **LNR**

Local Nature Reserve.

### **MUGA**

Multi Use Games Area.

### **National Landscape**

Land protected by the Countryside and Rights of Way Act 2000. Formerly known as Area of Outstanding Natural Beauty.

### **NPPF**

National Planning Policy Framework.

### **Overlooking**

A term used to describe the effect when a development or building affords an outlook over adjoining land or property, often causing loss of privacy.

### **Secured by Design**

The national police scheme which aims to minimise crime and opportunities to commit crime through better design of buildings and places.

### **Setbacks**

Where the frontage of a building is not extended to the limits of the building envelope.

### **SCC**

Surrey County Council.

### **Shop**

Shop not more than 280 sq. m mostly selling essential goods, including food and at least 1km from another similar shop falling under Planning Use Class F.2 as defined by the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

### **SNCI**

Site of Nature Conservation Interest. A local designation given to sites that have substantive local nature conservation and geological value.

### **SMHA**

Strategic Market Housing Assessment.

### **SSSI**

Site of Special Scientific Interest. A national conservation designation that usually describes an area that's of particular interest to science due to the rare species of fauna or flora it contains - or even important geological or physiological features that may lie in its boundaries.

### **SWOT**

Strengths, Weaknesses, Opportunities and Threats. A SWOT Analysis is a technique for assessing these four aspects of a current position on a subject.

### **TDC**

Tandridge District Council.

### **TNP**

Tatsfield Neighbourhood Plan.

### **TPC**

Tatsfield Parish Council.

### **Links:**

#### **Tatsfield Neighbourhood Plan evidence base:**

<https://e-voice.org.uk/tatsfieldneighbourhoodplan/>

#### **Tandridge District Council's Core Strategy (2008) and Detailed Policies (2014)**

<https://www.tandridge.gov.uk/Planning-and-building/Planning-strategies-and-policies>

#### **Tandridge District Settlement Hierarchy (2015)**

<https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Local%20plan/Evidence%20base%20and%20technical%20studies/Settlement-Hierarchy-2015.pdf>

#### **Tandridge District Settlement Hierarchy Addendum (2018)**

<https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Local%20plan/Evidence%20base%20and%20technical%20studies/Settlement-Hierarchy-Addendum-2018.pdf>

#### **Local Reference Documents:**

Tatsfield Village Appraisal, 2013

<https://e-voice.org.uk/tatsfieldhistoryproject/2003-village-appraisal/>

Tatsfield Parish Council Development Statement, 2015

Tatsfield, The First 2,000 Years by Ian Mitchell (ISBN 978-1-5272-7458-7)



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