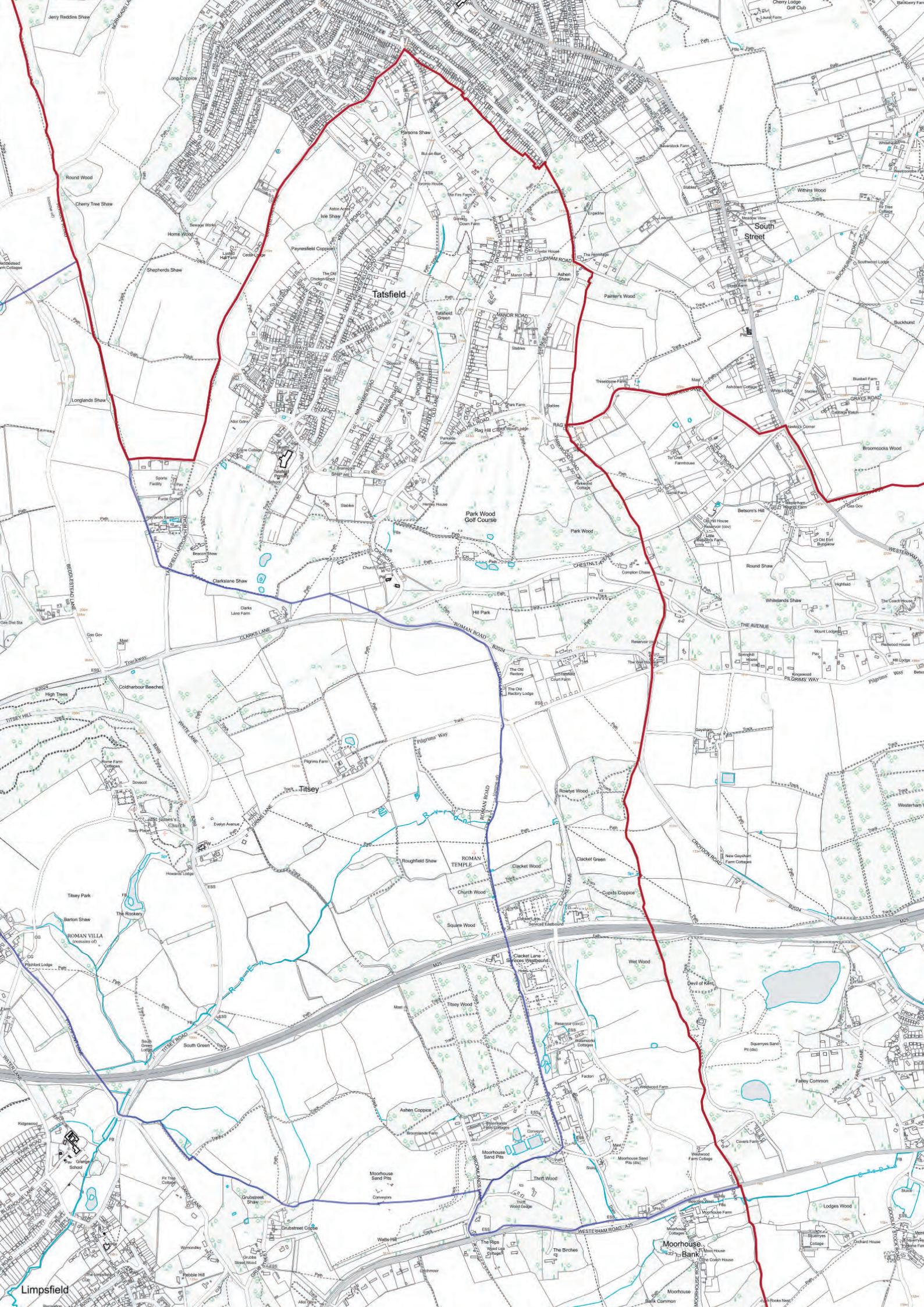


# TATSFIELD NEIGHBOURHOOD PLAN

OUR VISION FOR OUR PARISH : 2013-2033

**DRAFT: Regulation 14 Version  
SEPTEMBER 2020**



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## FOREWORD

### Why a Neighbourhood plan for Tatsfield?

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

The planning and development policies contained in this plan 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 and 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 next thirteen 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 the views and opinions of the community 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, Chair of Tatsfield Neighbourhood Plan Steering Committee**



# 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 referendum, forms part of the Development Plan for Tandridge District Council and will carry significant weight in how planning applications are decided.

Neighbourhood Plans can only contain policies related 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 48 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). These are:

- The Neighbourhood Development Plan must have regard to national policies and advice contained in guidance issued by the Secretary of State.
- The Neighbourhood Development Plan must contribute to the achievement of sustainable development
- The Neighbourhood Development Plan is in general conformity with the strategic policies contained in the development plan for the area
- The Neighbourhood Development Plan does not breach, and is otherwise compatible with, EU obligations.

## What happens next?

Following consultation of the Draft Neighbourhood Plan (under Regulation 14 of the Neighbourhood Planning Regulations), the Neighbourhood Plan will be amended (where necessary) taking into account points raised by residents, consultees and stakeholders.

The Tatsfield Neighbourhood Plan will be submitted to Tandridge District Council and subject to consultation - under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 - then to 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. 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, drew 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 Neighbourhood Plan committee and appointed a consultant. By then, Tandridge District Council was talking to parishes about Neighbourhood Plans.

On 6th June 2017 Tandridge District Council designated the whole of the Parish as a 'Neighbourhood Area' and its officers held meetings with the Steering Group.

After some delays in late 2017/early 2018, the Tatsfield and Titsey District Councillor volunteered to become chairman of the Neighbourhood Plan and it was resolved in April 2018 to continue work, a decision confirmed by the Parish Council elected in May 2019.

A series of 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. As 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

## Geographic area covered by the Tatsfield Neighbourhood Plan

The Tatsfield Neighbourhood Area covers the whole of the civil Parish of Tatsfield in the District of Tandridge, Surrey. (map 1.1).



Map 1.1

## OUR VISION AND OBJECTIVES

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.

Appropriate new development will have been provided to meet the needs of the local community whilst retaining the Parish's semi-rural character and separate identity.

The Parish's functioning village centre will have been strengthened and valued local services and facilities will have been maintained and improved.

Through the following objectives, the Tatsfield Neighbourhood Plan aims to address the issues and concerns raised by the community:

### Social

- To make provision for sufficient new and affordable homes to meet the needs of the local community and encourage a balanced and diverse community.
- 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 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 strengthen and develop the Parish's functioning village centre.
- To ensure that new development is supported by the necessary infrastructure.

### Environment

- To ensure new development retains Tatsfield's unique sense of identity, physical separation and responds to its diverse built environment.
- 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.
- 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 AONB.
- To preserve and enhance the Parish's valued natural environment, habitats and biodiversity.
- To set quality standards for the design of new developments and public realm.

### Economic

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

## 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.

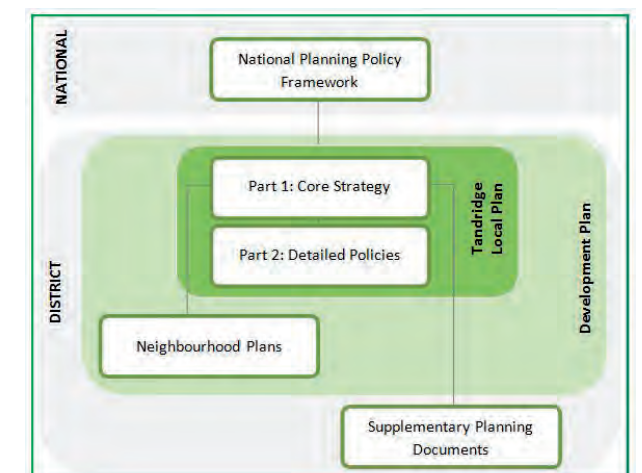
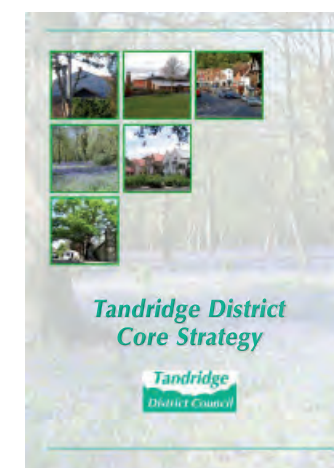
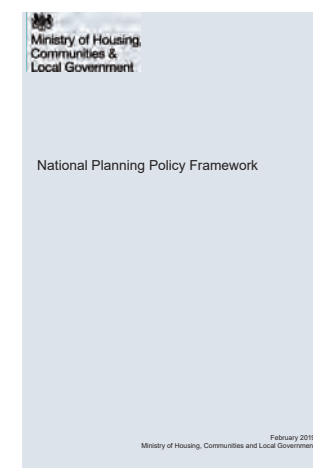
A Neighbourhood Plan must have regard to national policy and be in general conformity with the strategic policies of the development plan for the area. It takes advantage of the knowledge and views of local residents and other stakeholders to deliver sustainable development in the most advantageous way. When approved its policies become material considerations in decisions on planning applications for development within the designated area.

This Neighbourhood Plan has been prepared in accordance with the currently adopted policies of Tandridge District Council's Core Strategy (2008) and Detailed Policies (2014) but has also been developed cognisant of the 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 will guide key planning decisions and set out policies to direct where development goes. 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.
- Help ensure the Neighbourhood remains a place where people want to live, work and visit.

The Local Plan, when adopted, will replace the Council's planning policies currently set out in the Tandridge District Core Strategy (2008) in full. The suite of development management policies set out in the adopted Local Plan Part 2: Detailed Policies (2014), will also be partially replaced where it is necessary.



# 01 INTRODUCTION

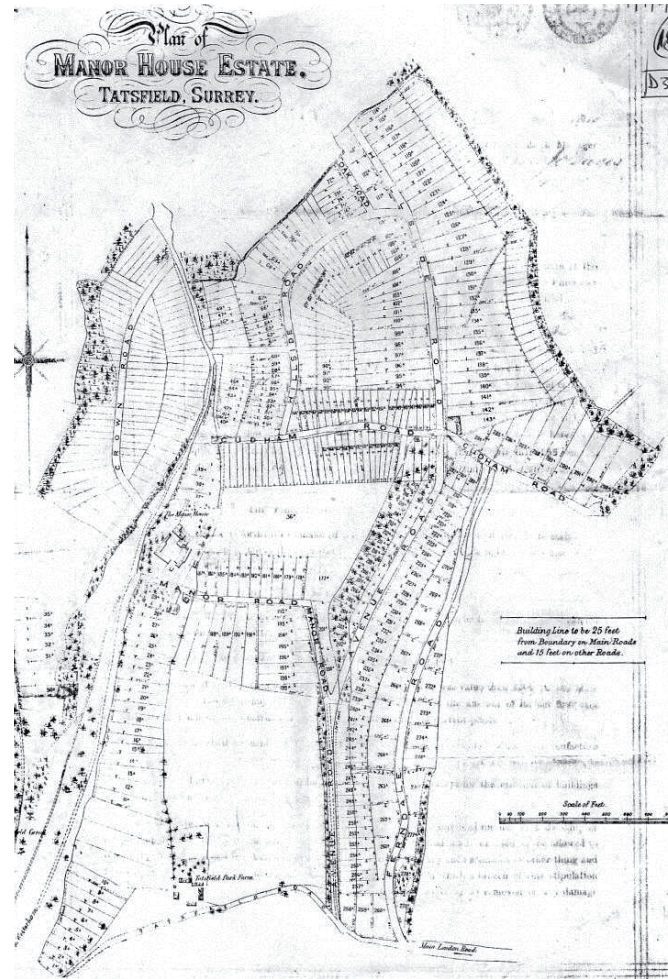
## 01.1 HISTORY

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 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 where Tatsfield School is now sited, but the promoters were not able to raise the money needed so it was never built. In the 1920s there was a 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.



19th Century village map

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.

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 percent 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 and opened in 2010.

From these beginnings came the wide variety of building styles that make up Tatsfield's 21st century character.



Village centre



Tatsfield Green



The Manor House

## 01.2 CONTEXT

The Parish of Tatsfield covers approximately 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 and 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 within Surrey. It is the principal settlement and the only 'Defined Village' in the Parish. 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
- its unique community spirit and the diversity of its built environment



## 01.3 LOCAL SERVICES AND FACILITIES

The Tandridge District Settlement Hierarchy (2015) and Update (2018) review the role and function of the District's settlements, assessing how well they are served by services and facilities and reviews 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 are 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 W.I. 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 new 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 at some distance from the village centre on Church Hill.

To the south of the Parish there is a large pub with hotel rooms located on the A25 Westerham Road as well as the motorway service area 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 and a wide range of home-based businesses.

Along Approach Road there are village allotments with a community composting scheme. Further south there are a small number of light industrial units located on land at Waylands Farm including an aquatics centre and a motorcycle helmet shop.

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

## 02 THE BUILT AND NATURAL ENVIRONMENT

### 01.4 PARISH COMMUNITY

Most of the ca. 1,900 inhabitants of the Parish live in Tatsfield village 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 scouting groups, martial arts clubs, horticultural, sports, music, dance and fitness clubs. A very active 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 which implies 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 and a lower rate of residents either born in other EU countries or outside the EU, suggesting it does not have a significant immigrant population.



Village centre



Beer Festival



Allotments

### 02.1 OBJECTIVES

*'To ensure new development retains Tatsfield's unique sense of identity, 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 AONB.'*

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



Westmore Green, Tatsfield Village



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

There are a few listed buildings (all Grade II) in the Parish. These include St Mary's Church originating largely from the 12th and 13th centuries; Colegates a 15th century hall house; the 18th century Manor House; and Westwood Farmhouse. All have settings that contribute to their heritage significance. The White House, a Georgian former estate house with a large garden, is listed by Tandridge District Council as a building of character, in other words, a building of heritage interest. Whilst this does not give it statutory protection, it is an asset with significance that needs to be taken into account in planning decisions.



St Mary's Church



Colegates



The White House

The road network in the Parish is typically rural with narrow meandering lanes lined by long-established hedgerows. Unmade roads within the village settlement 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 approach roads 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.



Ricketts Hill Road/Tatsfield Green



Maesmaur Road



Westmore Road

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 the 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



The Old School, Church Lane



Examples of houses on Old Lane



Examples of houses on Ricketts Hill Road



Examples of houses on Ricketts Hill Road



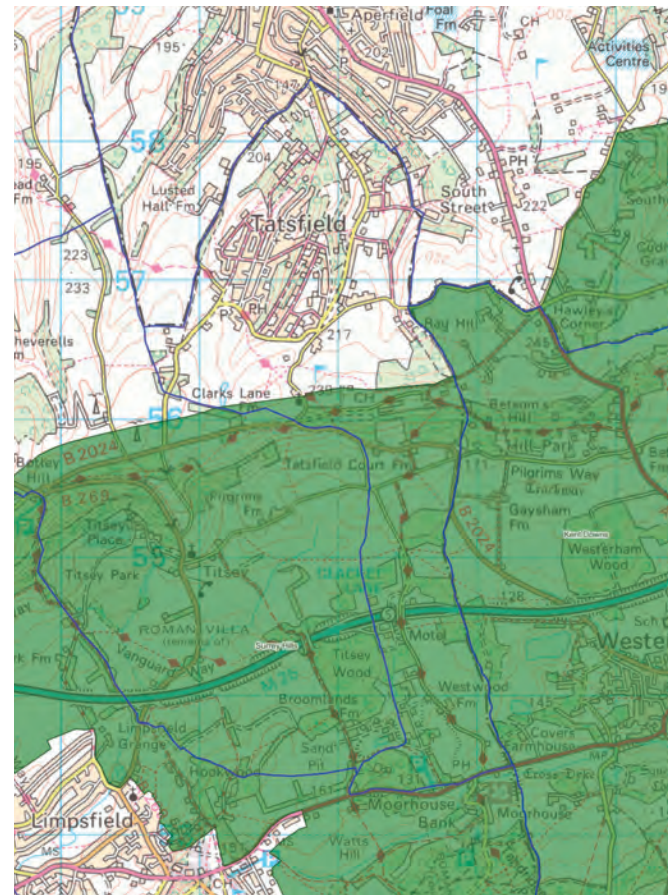
Examples of houses on Ricketts Hill Road

### 02.3 DESIGNATIONS AND POLICY CONTEXT

The entire Parish lies within the Metropolitan Green Belt. A large part of the Parish south of the village also lies within the Surrey Hills Area of Outstanding Natural Beauty (AONB) which gives an indication of the significant quality and importance of the local landscape.

Fields and open space around the village acts as a buffer, protecting views into and out of the AONB. Much of this area is designated as an Area of Great Landscape Value (AGLV) in the existing Local Plan. The AGLV designation remains until a review of the AONB boundary takes place. An assessment in 2007 recommends that no areas should be removed from AGLV designation until the case for an extended AONB has been considered. The assessment categorises parts of the landscape around Tatsfield, much of which is now used for equine purposes and as a golf course, in a colour code: "green areas" as capable of being included in the AONB without further assessment; "amber areas" require more detailed assessment; and any areas that remain outside a newly defined AONB should be subject to detailed landscape character appraisal and criteria based policies. The assessment confirms that the character of a significant part of the AGLV is similar to the AONB and is therefore worthy of inclusion into the AONB.'

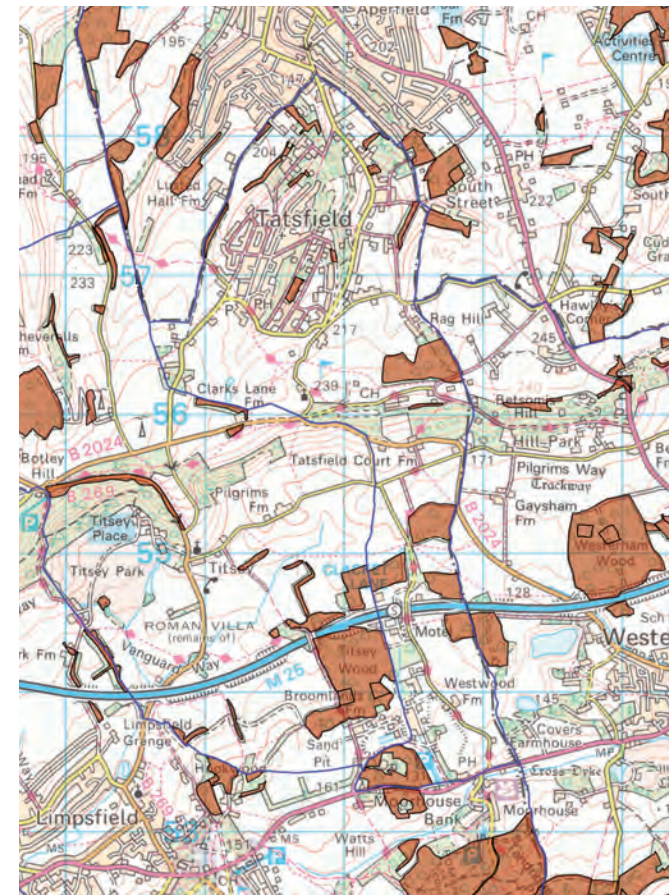
Tatsfield village is designated as a 'Defined Village' within the Green Belt whereby certain appropriate development is supported within the defined settlement boundary. Policies encourage high quality and sustainable new development, reinforcing local distinctiveness and character. Tatsfield Parish further contains a number of other environmental designations including a Site of Special Scientific Interest (Titsey Wood), a Local Nature Reserve (Hill Park), Sites of Nature Conservation Importance. There is a significant amount of designated ancient woodland dispersed across the Parish.



Surrey Hills and Kent Downs AONB



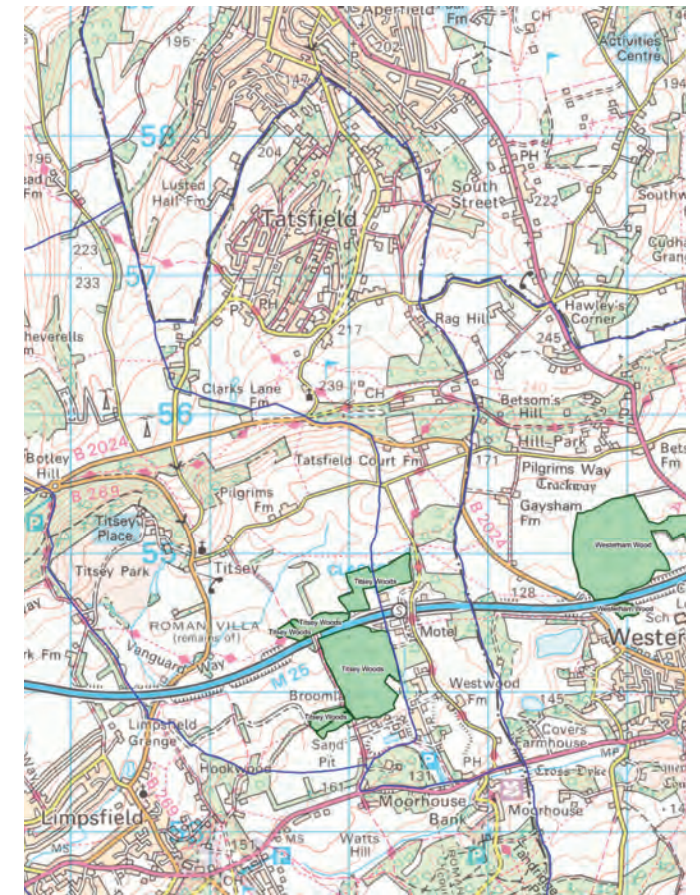
View across Surrey Hills AONB from Clarks Lane



Ancient Woodland areas



Woodland around Tatsfield Village



Sites of Nature Conservation Interest (SNCIs)



Photo of XXX

## 02.4 CHARACTER AREAS IN THE PARISH

The Parish has been assessed and 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.

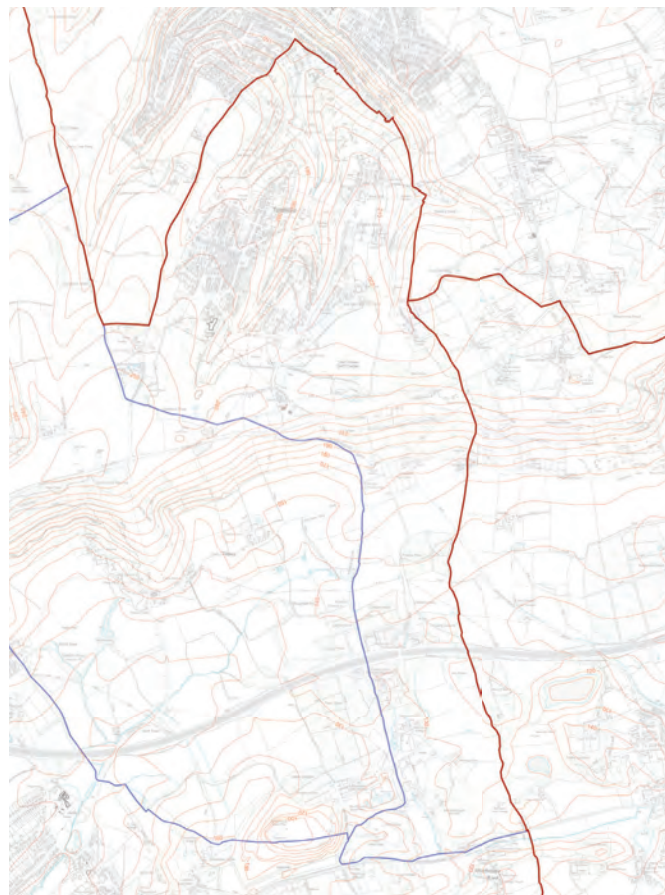
For each character area, following the SWOT analysis and consultation exercise, questions are raised for discussion. The character areas do not necessarily follow the village settlement boundary but are intended to reflect the area as perceived visually.

### 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 which acts as a focal point of interest. The village centre is approached from the south via Approach Road, from the east via Ship Hill and from the north via Lusted Hall Lane.

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

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.



Map of Character Areas



Westmore Green



Tatsfield Village Club



The Bakery



The Old Ship



Village shops and pond

On entering Westmore Green and the heart of Tatsfield the street scene changes and buildings become more densely grouped with gardens of varying styles. Two recent housing developments in the village are Bassett's and Vern Place. Bassett's is fairly dense and uniform in character and is set well back from the road. Vern Place offers a more individual layout and design. 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.

**Area 2: Village Streets within the Settlement**

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

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 are both made adopted roads for much of their length, changing 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 former shops.

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 average in terms of dwellings and population. This is an unmade public bridleway.

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.

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 more wooded as it drops down the hill out of the village centre.

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.



Planted verge on Crossways



Crossways Court



Examples of different dwellings of Paynesfield Road



### 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. New development is severely curtailed by the Green Belt designation over this whole area.

Two more dense 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 into 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.

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

preserve a strong sense of openness, helped by its elevated position.

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 AONB.



Maesmaur Road



Westmore Road (unmade section)

### Area 4: Farmland setting

This area consists of a mix of attractive rolling farmland, woodland, equine uses and a golf course. Housing is intermittent. The area also includes St Mary's Church and churchyard. It forms 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 AONB.

### Areas 5 and 6: AONB Farmland with Clacket Lane and Moorhouse site insets

This area is more conspicuously agricultural and is protected by the Surrey Hills AONB designation. It consists of the land south of the steep chalk escarpment running east-west across the Parish. The edge of the Surrey Hills AONB is not well defined on the ground or in policy but runs approximately across the top of the scarp. 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 public house/restaurant/hotel at the Grasshopper on the A25

## 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 AONB. 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 range of open spaces, greens and wooded corridors or pockets are important in supporting the settlement and in defining the rural village character.

Open spaces and greens providing amenity within the village and outer village include:

- Tatsfield Green
- Westmore Green
- The Square, Paynesfield Road
- Furze Corner playing fields
- Park Wood Golf Course
- Fields surrounding Tatsfield Primary School and adjacent to Ship Hill
- The school MUGA

Important wooded spaces within the Defined Village and outer village providing wooded 'lungs' between built areas include:

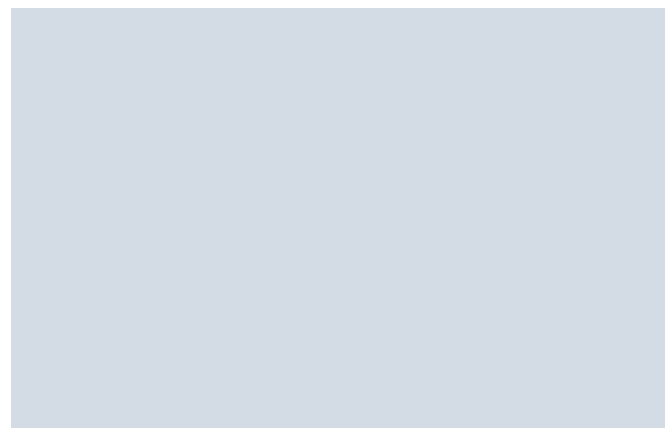
- Millennium Wood, between Old Lane and Ricketts Hill Road
- Ashen Shaw
- Limehouse Bottom
- Woodland along Approach Road to the west of the Golf Course
- Gorsey Down Farm, woodland to the north of George's Road
- Woodland to the North of Barnfield Road
- Woodland around Kemsley Road including Kemsley Wood and Parsons Shaw.



The Square, Paynesfield Road



Fields adjacent to Ship Hill



Woodland TBC>>

## 02.6 GEOLOGY AND FLOOD RISK

Geology varies across the Parish. From north to south the underlying chalk bedrock of the North Downs is interspersed with pockets of clay with flints 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.

The Parish lies entirely within Flood Zone 1. There are areas of local surface water flood risk in the north (in and around Tatsfield village) and to the south of the Parish due to topography. Most of the Parish has only a low risk of groundwater flooding but the far south of the Parish is at risk of groundwater flooding at the surface locally. Localised flooding occurs in heavy rain, particularly on unmade roads.

## 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 some 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.

## 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.

Tatsfield Green, the Millennium Wood, Kemsley Wood and Ashen Shaw are all owned and managed by the Parish 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.

## 02.9 BIRDS AND OTHER WILDLIFE

The 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 village's broader, natural eco-system.

Though birds are one of the most evident form of wildlife, the Parish is host to a wide range of other native animals including species of deer, fox, badger, snakes, reptiles and amphibians. Many of these can be found within the village as well as more rural areas of the Parish.

Encouraging home owners to leave pockets of wild plants, stacked logs or allowing wild flowers to prosper contributestowards the enhancement of the plant and insect ecosystem.

## 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 considered valued by Tatsfield's residents, as evidenced in public consultation meetings. These are listed below and 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 from Rag Hill Lane along Avenue Road.
6. View up the Kemsley Road valley from Ricketts Hill Road.
7. Views across the Old Lane valley towards Millennium Wood from Ricketts Hill Road and from Barnfield Road.
8. View across the woodland in Limehouse Bottom/ Ninehams Valley from Maesmaur Road and Ship Hill Close.
9. View across from Ship Hill, over the fields towards the old school building.



View from Ship Hill across fields to the old school building

## 02.11 TRANQUILITY 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 due to its remote setting.

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 and some local 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.

## 02.11 LOCAL FLOODING

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

It is important that any new developments should not exacerbate the risk, frequency, severity or relocation of local flooding through careful consideration of boundary treatments, permeable external surface finishes, drainage collection and the inclusion of soakaways and managed ditches.

## 02.13 BUILT AND NATURAL ENVIRONMENT POLICIES

### TNP02A - Protection of open space and landscape setting

- a) No new development will normally be permitted that adversely affects the character, setting or value of the Surrey Hills Area of Outstanding Natural Beauty, or the area currently designated as AGLV.
- b) No new built development will be permitted that diminishes or detracts from the identified open green spaces within the Defined Village settlement area and elsewhere within the Parish.
- c) No new development will normally be permitted which does not preserve the character of the village settlement and the surrounding Green Belt countryside, landscape features and setting and open vistas and views, or the woodland and fields between the Parish and the settlement of Biggin Hill.
- d) Except where specific sites are defined within Section 03 of the Neighbourhood Plan, no new developments will be permitted that would expand the Defined Village settlement and impact on openness. Planning decisions should support conserving the form, pattern and rural character of the existing settlement.
- e) Within the boundaries of the Defined Village new development should be confined to infill plots, redevelopment and conversions maintaining, as far as possible, the existing patterns of density.

### TNP02B - Protection of rural Parish lanes

- a) New development that adversely affects the natural, rural, informal, 'country lane' characteristics of the key village approach roads (Approach Road, Church Lane, Rag Hill Road and Ricketts Hill Road ) and the important meandering Parish lanes (Pilgrims Way, Titsey Hill, White Lane and Clacket Lane) will not be supported .

### TNP02C - Protection of Woodland

The local shaws and wooded spaces around the village settlement are vital in preserving the special identity of the local community – particularly Limehouse Bottom, Parsons Shaw, the Millennium Wood, Kemsley Wood and Park Wood. The landscape and ecological value of these green spaces remains high and it is important that they are retained and that the countryside gap between the Parish and Biggin Hill is preserved.

- a) No new development will normally be permitted within the accessible wooded areas including the Millennium Wood, Kemsley Wood, and Park Wood
- b) Important wooded spaces such as Limehouse Bottom and other shaws between roads of houses should be retained and maintained to reflect the character and evolution of the settlement pattern as well as providing for wildlife. No new development including fencing will normally be permitted within the accessible wooded areas.
- c) Mature trees, hedgerows, copses and ancient woodlands that are of arboreal significance should be conserved and any new planting should use native species.



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

Development proposals (including extensions and boundary treatments) that adversely affect the notable views identified on map X will not be supported.

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

It is important to retain the open spaces of the recreation/cricket ground at Furze Corner, the MUGA and the fields adjoining Goatsfield Road for open and accessible play and amenity.

### **TNP02F - Village Greens**

- 1) The local green spaces around Tatsfield village pond, the war memorial and Westmore Green should be retained and maintained (including minimising adverse effects of traffic and parking provision).
- 2) The open spaces of Tatsfield Green between houses along Ricketts Hill Road and adjacent to Old Lane contribute significantly to local character.
- 3) Any new development should not dominate or adversely affect the overall character, setting or ecological value of the key village open spaces at Westmore Green and Tatsfield Green.

### **TNP02G - Native hedging, trees, shrubs and fences**

Development proposals including landscaping schemes must preserve and enhance the rural character of the Parish through:

- a) Native hedging, trees and shrubs are a feature of the Parish and should be preserved and encouraged in any landscaping for new developments so as to retain the rural nature of the Parish.
- b) Fencing within private plots that face the open landscape should be contextually appropriate and sensitively designed to reflect the rural nature of the area such as post-and-rail with native hedge planting.

### **TNP02H - The setting of listed and other notable buildings**

New development should not dominate or adversely affect the heritage significance, character and setting of key listed and other notable buildings in the Parish including St Mary's Church, The Old Ship Public House, The Bakery, the Village Hall, Pond Cottages, the White House, Colegates, the Manor House and Westwood Farm House.

### **TNP02J – Agricultural landscape**

Development proposals that would have a suburbanising influence on the character of the agricultural landscape will not be permitted.

### **TNP02K – Biodiversity and protection of habitats**

New development proposals incorporating landscape schemes must demonstrate that they retain the rural character of the Parish and seek to protect and enhance the Parish's biodiversity, wildlife and habitats through the following measures:

- a) Inclusion of bird boxes/swift bricks for native birds and bat boxes adjacent to wooded areas.
- b) Planting property boundaries with native hedgerows where possible or open form stock/timber fences.
- c) Providing insect habitats such as wildflower areas, log piles, etc.

### **TNP02L - Tranquillity and dark night skies**

Development proposals should give due regard to maintaining the dark skies in the Parish and must demonstrate that:

- a) with reference to the Institute of Lighting Professionals Guidance Note 1 for the reduction of obtrusive light 2020, 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; and 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 demonstrated that:
  - i) it is essential for the business and is kept to the minimum necessary for safety.
  - ii) appropriate mitigation has been included to minimise impact on wildlife.
- b) Any large areas of glazing and roof-lights are minimised and include measures to prevent light pollution.

## 03 HOUSING

### 03.1 OBJECTIVES

*'To make provision for sufficient new and affordable homes to meet the needs of 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.'*

#### TNP02M – Prevention of flooding/snow drifts

New developments should incorporate permeable ground surfaces and managed drainage and soakaways/ditches to prevent contribution to local flooding.

Boundary treatments adjacent to large open fields should be arranged to assist with preventing snow drifting in winter months.

•

#### The following support Policies TNP02A-M:

- National Planning Policy Framework (February 2019)
- Tandridge District Council Adopted Core Strategy Policies CSP15, CSP17, CSP20 and CSP21
- Tandridge District Council Adopted Detailed Policies DP9, DP10, DP19, DP20 and DP21



Vern Place, Ship Hill

### 03.2 INTRODUCTION/CONTEXT

The Parish of Tatsfield is located in the Metropolitan Green Belt and is identified as a Tier 3 rural settlement in the emerging Tandridge District Council (TDC) Local Plan 2033. Though the Local Plan has identified a significant housing need for the District, the Parish of Tatsfield has not been allocated a housing target. The Tandridge Core Strategy does however identify Tatsfield as a settlement where rural exception housing (for affordable housing) is supported subject to various criteria.

The Neighbourhood Plan offers an opportunity for the Parish to plan positively to meet its 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. The Neighbourhood Plan Steering Group has therefore undertaken a Housing Needs Survey to gather up to date information on local housing needs to inform the Neighbourhood Plan.

A Housing Needs Assessment was undertaken by AECOM on behalf of the Neighbourhood Plan Steering Group. *This does what in summary ??*

The review of the AECOM Housing Needs Assessment HNA and the TNP Housing Needs Survey in 2018 concludes that there is current and projected housing need within Tatsfield for both affordable and market housing.

### 03.4 HOUSING NEEDS ASSESSMENT

The HNA identifies a housing need of 167 dwellings over the plan period (2013-2033) with a specific need for 2-3-bedroom dwellings.

The HNA takes into account the Tandridge Strategic Housing Market Assessment (2015) as well as various other data sources including census data, Tandridge housing register data and various other sources of housing market data.

When taking into account the latest Tandridge Strategic Housing Market Assessment (SHMA) 2018, the objectively assessed need for the Parish has been adjusted. As this was not used in the HNA, an adjustment was made to the assessed need.

The Housing need figure for the Parish was therefore adjusted to 160 dwellings over the plan period. This takes in to account new housing completions since 2013 (30 dwellings as of March 2020).

The Housing Needs Assessment identifies the following need in the Parish by size and type of dwelling:

#### Size of dwelling

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

#### Type of dwelling

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

### 03.4 AFFORDABLE HOUSING NEED

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### 03.5 HOUSING SITES

Following a Call for Sites, a number of sites were put forward by local landowners. Together with the inclusion of additional sites from the TDC HELAA, AECOM were appointed to assess the identified sites so that the Neighbourhood Plan Steering Group could consider allocating land for housing through the Neighbourhood Plan.

To Complete

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#### 03.6 Review and conclusion of sites considered

To Complete

NOTES TO INCLUDE: Location and site selection Ideally, new housing development would be accommodated within the boundaries

of the defined village of Tatsfield; however, there are few areas left which would provide more than one or two homes ... and green belt ...

. Therefore, it has been necessary to search for

suitable sites adjacent to the defined village boundary that form part of the wider settlement ... and in terms of physical attributes and constraints, they are very similar.

The allocations in Policy XXX reflect the technical assessment of sites, the community preference for site development and the sustainability appraisal of the sites. The process which was followed to present these sites in order of preference was ....

#### Mix

Housing size and type will be expected to reflect the community's needs. Evidence has shown that the need of the community is for smaller homes, which are suited to meet the requirements of young families and older people. Therefore, it will be expected that new development proposals will show the largest proportion of homes as 2 and 3 bedroomed. Given the trend of an ageing local population, schemes which provide homes for specifically older people will be supported.

#### Density

It is important that housing development makes efficient use of land and, as a guide, a minimum density of 30 houses per hectare will be expected. However, the actual density on each site will reflect its location, surroundings and the need for new infrastructure, parking and landscaping.

overview of the type of development that is acceptable within the boundary and outside (referencing green belt restrictions).

Example - you may wish to have a general policy supporting affordable housing / rural exception sites

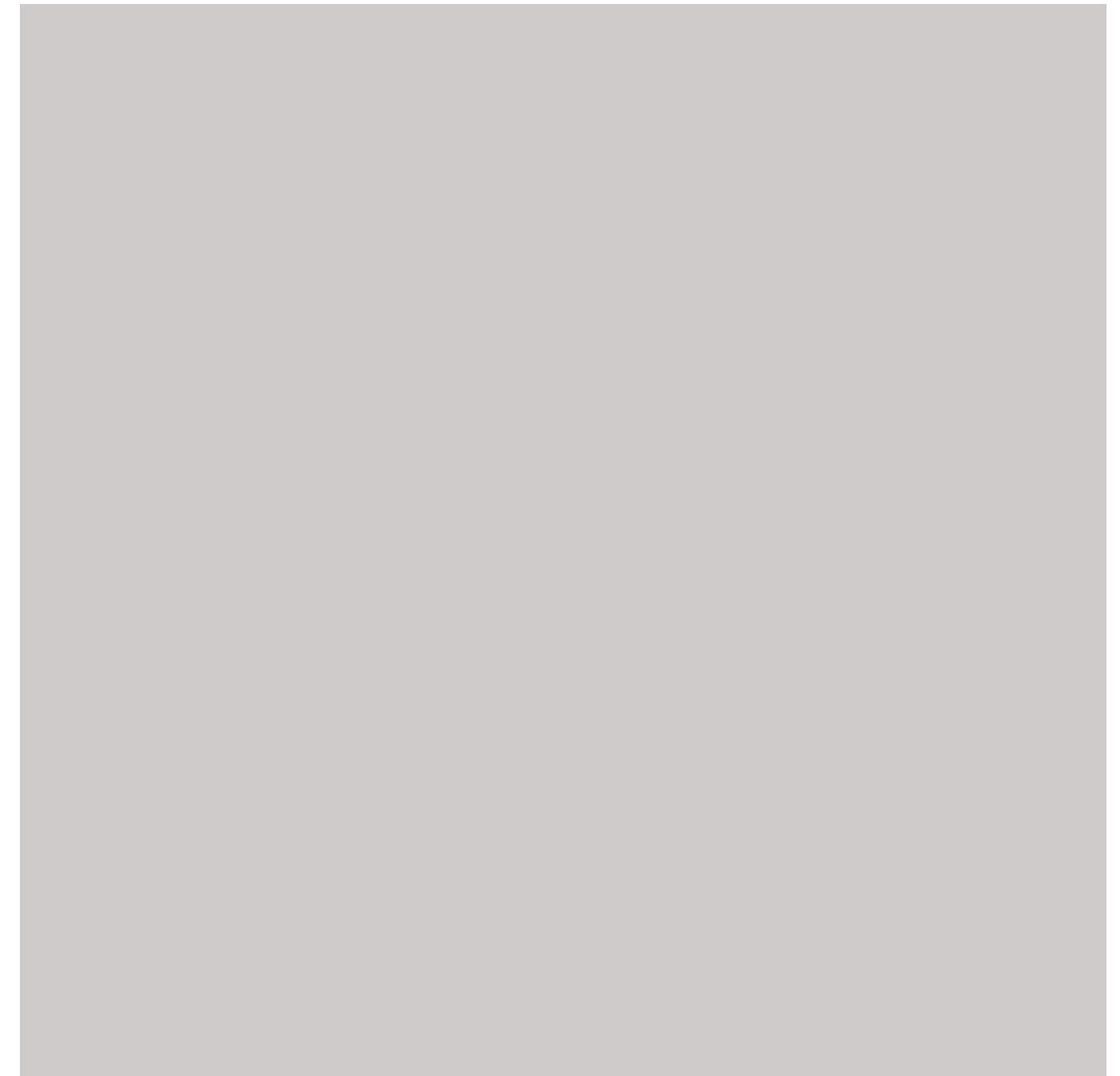
Example – policies for housing type, size etc

### 03.6 SITE ALLOCATIONS

Overview of each site chosen (if applicable)  
Policy wording  
Site map

#### Section 106 agreements and the Community Infrastructure Levy (CIL)

The supply of new homes must be achieved sustainably and development must ensure that the community facilities, with which the Parish is richly endowed, are fostered and expanded. It will be expected that any infrastructure requirements that arise from the development will be delivered before completion of the work. A Community Infrastructure Levy of £XXX per sq. metre of net internal floor space will be paid by the developer to Tandridge District Council when detailed planning consent is granted. 25% of CIL will then be transferred to Tatsfield Parish Council within a short period of time.



Site Map

## 03.7 HOUSING POLICIES

### TNP03X – Housing site allocations

Managed housing growth in the Parish will be achieved through proposals involving approximately XX houses in Tatsfield which will be permitted on the following allocated sites.

- a) land at XXX (approximately XX dwellings)
- b) XXX (approximately XXX dwellings)
- c) land opposite XXX (approximately X dwellings)
- d) XXX

### TNP03X - Provision of affordable housing

1. Given the proven shortage of affordable housing in the Parish, development proposals will be expected to deliver, on sites of more than 5 properties, at least 34% (net) for those in housing need or with a local connection to Tatsfield or its neighbouring Parish of Titsey.
2. A local connection is defined as:
  - a) a person who is resident in that area. The residency will need to be permanent and have lived in the area 6 months out of the last 12 or 3 years out of the last 5, or
  - b) a person who is in permanent paid employment or has a fixed term contract for a minimum of one year or permanent offer of paid employment in the area, or is self-employed and works predominately in the area, or
  - c) a person with close family (grand-parents, parents, legal guardian, adult children or brothers and sisters) who have lived in the Parish for 5 years or longer'.
3. As an exception to normal Policy, small-scale sites, which provide housing for local need only, may be considered for development in accordance with TDC Policy XXX. On any such sites, homes would be affordable in perpetuity.
4. All new properties will be subject to a Section 106 Legal Agreement ensuring they remain as affordable housing, in perpetuity.
5. Affordable homes should be fully integrated within developments and indistinguishable from open market homes on the same development.

### TNP03X – Form of housing development

Support will be given to development proposals on appropriate sites which:

- a) make efficient use of land
- b) show a predominance of 2 & 3 bedroomed houses and /or include small scale housing units for older people
- c) incorporate sustainable foul drainage, sewage and water disposal systems

- d) incorporate energy efficiency measures and use renewable energy resources where appropriate
- e) meet the highest possible standards of construction
- f) protect existing hedges, trees and other natural features of the site
- g) enhance existing green infrastructure and ecology
- h) protect and enhance the landscape settings of the villages
- i) have an acceptable effect on the living conditions of residents in the locality.

### TNP03X – Loss of gardens

Unless otherwise allocated within the Neighbourhood Plan, in order to retain the existing character of the Parish and the settled relationship between buildings, and to minimise the impact on biodiversity, the building of additional new houses in existing gardens will not usually be supported.

Example - General housing policy identifying the village settlement boundary (as existing or as amended) giving an

## 04 DESIGN

### 04.1 OBJECTIVES

'To set quality standards for the design of new developments and public realm.'



Insert Title here++++

## 04.2 HOMES AND BUILDINGS

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

Listed buildings within the Parish (all Grade II) include St Mary's Church, the Parish Church dating largely to the 12th and 13th centuries, Colegates a 15th century hall house, the 18th century Manor House, and Westwood Farmhouse. All have settings that contribute to their heritage significance.

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

Buildings in the Parish are generally one or two storeys tall – a notable exception being 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 lanes. 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.

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, however, 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.

The recently built houses forming Vern Place are commended, 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. Some other new developments have been less successful in design and spatial terms.

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 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.

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

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.

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.

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 should be encouraged when they can be incorporated without being intrusive and are designed sympathetically with the surroundings.

The sub-division of agricultural land into paddocks for equestrian uses can bring other consequences (such as additional fencing, sheds, shelters and buildings) with potential harmful effects on the character of the landscape.

### 04.3 PUBLIC REALM - 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 narrow meandering 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.

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.

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

### 04.4 DESIGN POLICIES

#### TNP04A – Layout and scale

- a) Layout and design of new development should contribute to local distinctiveness, achieving exemplary standards of finish and design, using locally complementary materials where practicable, and making a positive contribution to the overall appearance and character of built development within the Parish.
- b) New buildings or extensions should reflect local character areas and both the size and scale of existing buildings, neighbouring buildings and their position within the building plot. Gaps between existing buildings allowing views through to gardens and trees should be retained in any new development.

#### TNP04B - New or replacement buildings

Development proposals for new or replacement buildings must demonstrate a high-quality design which is respectful of surrounding buildings and character through the following measures:

- a) should generally be single or two storey (not higher than surrounding buildings and taking account of the location of the plot) and face onto the road.
- b) should be designed to reflect and respect nearby colours, textures, materials, shapes, styles, massing and proportions.
- c) should propose bespoke designs that have regard to existing buildings in the Parish rather than standardised designs that are not locally specific.
- d) should follow the principles of sustainable construction and aim to use natural and re-used materials wherever possible.
- e) should include components (such as doors, windows, the height, pitch and ridges of roofs) which have regard to those already present in the vicinity.
- f) should be designed with close attention to traditional window styles.
- g) should normally be designed without the use of flat roofs, or UPVC components which are not generally appropriate and would need to be considered with great care.
- h) should retain existing mature trees, hedges and, where possible, shrub planting. New planting should be of indigenous species.
- i) should incorporate plot boundaries which are consistent with local character: low stone, weathered brick, or flint walls or hedging rather than mass-produced timber panel fencing.
- j) should include adequate car parking spaces within the curtilage of the plot (with permeable surfaces) which should, thereafter, be maintained and kept available for the parking of vehicles. Car parking areas should be discrete and not dominate the streetscape. Extensive car parking areas that take up the entire width of a plot are discouraged. In all development, the maintenance of wildlife corridors across residential plots is a priority.
- k) should be designed in a way that avoids road widening or loss of verges. Vehicular access arrangements should not be detrimental to the character of the lanes respecting the informal 'country lane' characteristics: new kerbing or fencing should be discouraged and rural verges and features should be retained.



#### **TN04C - Redevelopments and alterations to existing buildings**

Development proposals for redevelopments and/or alterations to existing buildings must demonstrate a high-quality design which is respectful of the existing buildings through the following measures:

- a) should use original or sympathetic materials, components and detail to match as closely as possible those on the existing building
- b) should reflect the original building's characteristics in solid to void proportions of windows to walls and in the design of the roof forms.
- c) should usually avoid the use of flat roofs, UPVC cladding, roof-lights and UPVC components unless considered with great care.
- d) conservatories should be designed and located with particular care to avoid undue prominence from public vantage points, primary elevations or heritage features.
- e) should aim to maintain existing trees and hedges.
- f) should aim to provide nesting and roosting opportunities for birds, bats and other wildlife.
- g) should seek to minimise hard surfacing to avoid compromising building settings, roadside verges and boundary treatments.

#### **TN04D - Agricultural/commercial developments**

- a) New development proposals for agricultural and commercial development should be sited such that:
  - i) they are settled within the local landform and designed to reduce their apparent mass so as to minimise impact upon the wider landscape.
  - ii) they complement existing building groups and are located so as to be seen against strong existing visual features such as hedgerows or woodland.
- b) The design of new buildings and alterations to existing buildings must:
  - i) reflect the character of local agricultural buildings.
  - ii) use sympathetic materials and detailing to complement the existing.
  - iii) Ensure areas for car parking, equestrian equipment related to changes of use to stables, electricity supply cables, drainage, lighting, noise etc) do not have an unacceptable impact on local character.
  - iv) be able to support alternative business ideas in the countryside (whether new buildings or conversions) provided that this can be achieved without generating excessive or unsuitable traffic or without causing unacceptable detriment to the landscape, rural lanes, environment and tranquillity.

#### **TN04E – Boundary Treatments**

- a) Development proposals including new boundary treatment should:
  - i) Use native hedges for boundary treatments where this is already prominent within the local area.
  - ii) Use low boundary walls in brick and flint, brick and stone or just brick where used locally.
  - iii) Use Low timber palisade fences only where this may be suitable in the village centre on smaller houses/cottages where these are part of the existing character of the setting.
- b) Development proposals which seeks to retain, repair or improve existing walls and stonework will be supported.

#### **TN04G – Sustainable development**

Renewable energy features, energy efficiency measures and other environmentally sustainable solutions such as rainwater saving devices and PV solar panels will be supported when designed sympathetically with the building and its surroundings and where incorporated without visual intrusion from public vantage points.

#### **TN04G – Public realm design and materials**

Any changes and repairs to roads, lanes and footpaths should maintain the rural nature of the Parish and avoid standardisation and urbanisation resulting from installation of inappropriate surfaces, kerbs or street furniture. New defined pavements on existing lanes should be detailed sensitively.

#### **TN04H – 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 public realm, 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
- h) provide for electric car charging points

## 05 TRANSPORT AND INFRASTRUCTURE

### 05.1 OBJECTIVES

*'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'.*

#### TN04J – Utilities

- a) All cabling and associated equipment for all utilities required for any new developments should be placed underground where possible and a programme to re-site existing overhead wires underground should be explored with electricity and telephone companies encouraged to share their poles.
- b) Due to the capacity of water supplies, soakaways and mains drainage in the Parish, regard should be given to the design and suitability of proposals in new developments and ensuring there are no potential effects elsewhere.

#### The following support Policies TNP04A-J:

- National Planning Policy Framework (February 2019)
- National Design Guide (MHCLG, 2019)
- Tandridge District Council Adopted Core Strategy Policies CSP18 and CSP19
- Tandridge District Council Adopted Detailed Policies DP3, DP5, DP6, DP7 and DP20



464 bus to New Addington

## 05.2 CONTEXT

- Overview of Parish transport infrastructure (road network, public transport etc)

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- Overview of Parish infrastructure (utilities, water, telecommunications etc)

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## 05.3 COMMUNITY FEEDBACK

A SWOT analysis was undertaken to determine the

strengths and weaknesses of the Parish in this topic as well as identifying ideas on how to overcome these issues. The SWOT analysis was presented to residents at the community workshop in 2018.

## 05.4 ISSUES RAISED

A number of themes emerged at the 2018 consultation and have been reinforced throughout the Neighbourhood plan process. Through the SWOT Analysis, community consultation and review of the local evidence base, the following were identified:

- Transport: The need for an improved bus service to Oxted/Chelsham
- Unmade roads: services/deliveries unwilling to use vs. need to keep them! Maintenance of road surfaces.
- Street Lighting: should be on all night vs. keep 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 (to aid crossing?). One-way systems for White Lane/Westmore, 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 organisations 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.

Cemetery: St Mary's old churchyard, immediately around this Parish church of Tatsfield, has been reaching capacity for some years. Land was recently gifted to St Mary's Church to allow for an extension to the Cemetery. This should be protected to allow for future space for burials.

## 05.5 ISSUES TO BE ADDRESSED

### REVIEW

Consultation feedback highlighted 5 main areas which caused concern for Parish residents:

- Poor mobile phone coverage and broadband speed and reliability - Action including looking favourably at applications for Phone 'masts' and further broadband infrastructure. A policy such as the one below could be included in the Neighbourhood Plan.
- The impact of new development on existing services, run-off drainage and on street parking – the Neighbourhood Plan could include a policy to ensure that due regard is given to these matters through any future planning applications
- Improvements to transport links to areas outside the village should be actively promoted. One option would be for the Neighbourhood Plan to include a policy as follows: (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.)
- The impact of new development on adjacent road networks – The Neighbourhood Plan can look at options to ensure that appropriate mitigation is provided through the planning process (such as S106 agreements)
- Street lighting – One option is that new

developments should have sufficient but not intrusive street lighting provision.

## 05.6 TRANSPORT AND INFRASTRUCTURE POLICIES

### TNP05A – Transport impacts

Residential developments of 1 unit or more, or non-residential development of 100sqm or more will need to:

- a) ensure that the development provides the necessary road infrastructure required as a result of, and to support, the development including safe and suitable access to the highway where appropriate.
- b) prepare a statement to show how the impact of construction traffic during the demolition/construction period has been minimised and ensure that the measures it contains are adhered to throughout the development process.
- c) provide or contribute to new or enhanced footpaths, cycleways and bridleways, linking to the existing networks within the Parish, where feasible.
- d) New development providing a net increase in residential dwellings shall contribute towards the provision of sustainable forms of transport.

### TNP05B – Parking provision

- a) Parking standards: All new development must make adequate provision for off-road parking for the numbers and types of vehicles likely to be attracted by the development. New residential development should include off-road parking provision in accordance with the Tandridge Parking Standards Supplementary Planning Document. Parking for new development in the countryside should be appropriately located or screened to minimise landscape impact.
- b) Parking design: The design for new parking areas should be in accordance with policy TN04H.
- c) Loss of parking: Proposals for residential extensions should not reduce off-road parking provision below these levels.

### TNP05C – Sewerage and drainage

- a) New development in the Parish will be permitted only when effective mains drainage and sewerage systems can be accommodated within the capacity of the sewage network or appropriate on-site sewage treatment plants and soakaways are provided.
- b) New and improved utility infrastructure will be encouraged and permitted in order to meet the identified needs of the community.
- c) Development proposals must assess the capacity of the local sewerage system, and where this is insufficient the development will need to provide a connection to the nearest point of adequate capacity, as advised by Southern Water.
- d) New development in areas that have a history of recurrent flooding, unresolved drainage or sewerage problems, will be permitted only when flood protection of the new development is ensured and it can be demonstrated that there will be no adverse effect on the drainage or flood protection of the existing context.
- e) Rainwater harvesting and/or attenuation should be included in all new developments.

### TNP05D - Broadband / telecommunications

Proposals for the development of broadband and mobile communications infrastructure will be supported, provided that:

- a) the design, siting and appearance of the proposed apparatus and associated structures seeks to minimise impact on the visual amenity, character or appearance of the surrounding area, being sympathetic to their immediate surroundings in respect of scale, form and colour, and respects the amenity of neighbouring properties;
- b) consultation is undertaken with the local community on the placement of proposed apparatus;
- c) if on a building, apparatus and associated structures are sited and designed so as to minimise impact on the external appearance of the host building;
- d) installation methods minimise disturbance to road surfaces and include provision for any remedial work to comply with approved standards;
- e) if a new mast is proposed, it is demonstrated that the applicant has explored the possibility of erecting apparatus on existing buildings, masts or other structures. Such evidence should accompany any application made to the local planning authority\*;

\*When considering applications for telecommunications development, the local planning authority will have regard to the operational requirements of telecommunications networks and the technical limitations of the technology.

### TNP05E - Cemeteries

Land adjoining and to the south of the old churchyard of St Mary's Church (map X .X) is identified as a site for an extension to the existing cemetery and will be protected from alternative uses unless and until an alternative site is acquired and planning permission granted.

### The following support Policies TNP05A-E:

- National Planning Policy Framework (February 2019)
- Tandridge District Council Adopted Core Strategy Policies CSP11 and CSP12
- Tandridge District Council Adopted Detailed Policies DP6 and DP13
- Tandridge Parking Standards SPD (2012)

## 06 LOCAL ECONOMY AND ENTERPRISE

### 06.1 OBJECTIVES

*‘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.’*



The Bakery Restaurant and Rooms

### 06.2 BACKGROUND

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 and two shopkeepers. By 1890 there were eight tradesmen and ‘provisioners’ to service the village as recorded in Kelly’s Directories. In 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.



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

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 ha (2.8 ha of vacant area) and is used for large-scale open storage.

The site has good access to the strategic road network and is considered commercially attractive for current B8 and related uses, albeit there is considered to be limited attractiveness for other, more intensive, employment uses. The Economic Needs Assessment identifies the site as a Key Strategic Employment Site, being one of the most important sites for employment uses in the District, and advises that the loss of employment space on the site should be resisted and that the site has the potential for intensification of employment uses.



Tatsfield Garage

## 06.4 CURRENT EMPLOYERS

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

- Westerham Road Industrial Estate.
- Clacket Lane Motorway Service Area, opened in 1993 and 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.
- The Grasshopper: a large restaurant and hotel at the very southern end of the Parish on the A25 road between Westerham in Kent and Oxted in Surrey.
- Parkwood Golf Club: spread over 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.
- Monkey Puzzle and Little Acorns – nursery/preschool playgroups
- The Bakery: Bar/restaurant and B&B rooms.
- 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.

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.

## 06.5 COMMUNITY RESPONSE

A SWOT 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 these issues. The SWOT analysis was presented to residents at the community workshop in April 2018. The feedback from the event fed into the final SWOT and also into this report.

Further Public consultation took place in April/May 2019 and public comments have also been included in this report.

A short Parish-wide survey was circulated to local businesses that had been identified from advertising in the Village Magazine and local press plus 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 now opened in the village)
- c) Unreliable broadband and mobile phone coverage
- d) Winter weather problems

## 06.6 ISSUES IDENTIFIED

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

### TNP06a - Protecting existing employment

The loss of land and buildings used for employment purposes will not be permitted unless both a) and b) are satisfied:

- 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 6 months, and have remained unsold or unlet; full details of marketing must accompany any development proposal. or the site has been allocated under Policy TNP03X [Housing].

### TNP06b - New or expanding businesses

The establishment or expansion of small-scale employment enterprises in existing premises or on new sites will be supported if:

- a) they are within the Tatsfield 'Defined Village' (as identified on plan X), the Westerham Road Industrial Estate and Waylands Farm.
- b) they provide adequate access and car parking; they do not create traffic flow problems or generate traffic of a type or amount inappropriate to rural roads
- c) the uses are compatible with the uses in the surrounding buildings
- d) the siting, scale, design and materials of new development are compatible with the rural character of the area
- e) the traditional character of existing buildings is not lost
- f) the effect on local heritage and biodiversity is acceptable
- g) the effect of the development and the creation of any new curtilage on landscape character is acceptable
- h) they do not create excessive noise, fumes, vibration or light pollution.
- i) they make a positive contribution to sustainability and well-being of the Parish community.
- j) they include appropriate communications infrastructure.

### TNP06c - Supporting the rural economy

Proposals which support local farms, agriculture and equestrian activities will normally be supported, including the provision of outlets for the sale of their produce if:

- a) The re-use of an existing building or a well-designed new building on previously developed land in the countryside is consistent with national green belt policy;
- b) It is necessary for the purpose of agriculture or small-scale enterprises;
- c) It would not adversely affect the special landscape character, and would protect and enhance the function and appearance of the land or buildings of historical interest;
- d) It would not significantly adversely affect residential amenity or road safety.

### TNP06d – Supporting home working

Development proposals which support 'home' working will be supported, provided they are in keeping with the character of the area and do not adversely affect the amenity of adjoining residential premises.

### The following support Policies TNP06a-d:

National Planning Policy Framework (2018) para XXXX  
Tandridge District Council Adopted Core Strategy Policy CSPXXXX

## 07 COMMUNITY FACILITIES

### 07.1 OBJECTIVES

*'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.'*



## 07.2 BUILDINGS AND OUTDOOR SPACES

The Parish offers a wide range of community facilities including a wide range of buildings and outdoor spaces including;

- Aileen McHugo building – Committee Room for hire
- Allotments & Community Garden
- Multi Use Games Area (MUGA)
- Footpaths, access to countryside
- Scout Hall for hire
- Bluebell Wood + other similar spaces
- Village Hall for hire and predominantly used by Little Acorns Preschool
- Ye Old Ship Pub
- WI Hall for hire and WI meetings
- The Bakery bar & restaurant
- Westmore Green inc. playground, sports equipment and trim trail
- Tatsfield Village Club
- School inc. hall and field
- Village Shop & Post Office
- Furze Corner – football & cricket sports ground and clubhouse
- St Mary's Church & Millennium Hall for hire
- 464 and 595 Bus service (facilities)



Tatsfield Village Hall



Aileen McHugo Building



The Bakery



The Old Ship

## 07.3 CLUBS AND SOCIETIES

The Parish of Tatsfield offers a wide range of clubs & societies including, (this list is not exhaustive);

- Horticultural Society
- Art Groups
- Tatsfield Rovers Juniors
- Table Tennis
- Not So Young Club
- Short Mat Bowls
- Women's Institute
- Scouts and Beavers and Cubs
- Fairtrade Group
- Community Responders
- Tatty Knitters
- Tatsfield Bridge Club
- Vern Group
- Tatsfield Singers
- Tots on Top Toddlers Group
- Badminton Group

- Forget Me Not Café
- Tatsfield Cricket Club
- Martial Arts
- Boxercise Exercise Classes

Tatsfield School Beer Festiva 2017

Tatsfield Art Exhibition 2017

## 07.4 EVENTS

A range of annual or regular events are held in the village, these include;

- Tatsfield Scout Fair
- North Downs Sinfonia concerts
- Tatsfield School Fair
- Village Christmas Singalong
- St Mary's Flower Festival
- The Bakery Quiz
- St Mary's Church Sunday teas
- Parish Council Quiz
- Tatsfield Art Group exhibitions
- Tatsfield School Beer Festival
- Horticultural Shows
- Vern Quiz
- Pop up Cinema
- Fairtrade Tea Tents
- Tatsfield Singers Shows
- Fundraising events for Little Acorns Pre-school

St Mary's Flower Festival 2017



**The following support Policies TNP07a, TNP07b and TNP07c:**

- National Planning Policy Framework (2012) para 7; Core planning principles, paragraph 17; Section 3, Supporting a prosperous rural economy, para 28; Section 8, Promoting healthy communities, paras 70, 72, 74. [\[update to new NPPF\]](#)
- Tandridge District Council Adopted Core Strategy Policy CSP13 and Detailed Policy DP3. [\[update to new local plan if adopted before this\]](#)

**07.5 ANALYSIS OF CURRENT PROVISION**

A SWOT Analysis 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.

Feedback highlighted 5 main areas which caused concern for the residents.

- Lack of medical facilities - people need to go to Westerham or Biggin Hill to see their GP. This is difficult for the elderly and young families with no transport or limited mobility to use the bus service.
- Lack of use of Furze Corner Sports Ground and Clubhouse - often viewed as "too far" from the centre of the village although a pathway exists past the Scout Hut. Limited input and support from the community, and reliance on the few to maintain the grounds and clubhouse.
- Disabled access to all facilities in the Parish needed.
- Viability of Primary School if families are not moving into the Parish.
- Lighting to the pathway to the Scout Hut and Furze Corner.

**07.6 COMMUNITY FACILITIES FEEDBACK**

The following were identified as potential solutions to current areas requiring improvement:

1. Lack of medical care in the Parish - Winterton Surgery and Stock Hill surgery to be approached to ascertain if a satellite service can be reinstated in Tatsfield. Aileen McHugo building could be used when rooms become available.
2. Lack of use of Furze Corner Sports Ground and Clubhouse - development and take-over of Furze Corner into Community/Youth Centre.

This includes place for the elderly, youth centre, satellite medical surgery and any other opportunities – language lessons, fitness sessions etc. Scope for redevelopment and extension of the clubhouse to accommodate new clubs and societies.

3. Ensure any new facilities have disabled access and address any issues with current facilities.
4. Pathway to be constructed to Scout Hut and Furze Corner, with associated lighting as required
5. The use of Section 106 and CIL funds to assist development.

**07.8 COMMUNITY FACILITIES - POLICIES**

**Policy TNP07A – Protection of Community Facilities**

- a) The following facilities are considered to be of vital importance to the community:
  - i) Tatsfield Primary School and playing fields
  - ii) Village Hall
  - iii) Aileen McHugo Building
  - iv) The Village shop/cafe
  - v) The Bakery bar/restaurant
  - vi) Tatsfield Village Club and Post Office
  - vii) St Mary's Church & Millennium Hall
  - viii) Ye Old Ship Public House
  - ix) Westmore Green and Children's' play area
  - x) Furze Corner recreational area, cricket ground and pavilion
  - xi) The W.I. Hall
  - xii) MUGA games area
  - xiii) The Old School Pre-school
  - xiv) Scout Hut
  - xv) Allotments and Community garden
- b) Proposals for development which would result in the loss of any of the community facilities listed above, 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 an alternative community use.

**Policy TNP07B – New or enhanced Community Facilities**

Proposals for new or enhanced community facilities, such as a small-scale healthcare centre and/or a further community hall will be supported, provided that the details regarding siting, scale, design, parking provision, lighting and street access are in accordance with other policies in the Neighbourhood Plan. New facilities should have fully inclusive access.

**Policy TNP07C – Allotments**

New allotment provision will be supported where sufficient evidence is provided to demonstrate a need for such facilities for local residents and within close proximity to the community which it serves.

# 08 COMMUNITY ASPIRATIONAL POLICIES

TO BE REVIEWED

## 08.1 INTRODUCTION

Some issues identified through the Neighbourhood Plan process will be matters that are not necessarily planning matters (i.e. may be covered under highways legislation etc). This is not to say that they cannot be included in the NP but they need to be identified as 'aspirational' policies. They may, for example, be actions for the Parish Council – working with/lobbying Surrey County Council highways to moving a bus stop or providing new/enhanced public transport services.

Also, having an adopted Neighbourhood Plan means that the Parish Council will receive a higher percentage of Community Infrastructure Levy receipts (25%). You may, therefore, wish to have a policy which identifies the spending priorities for CIL receipts.

## 08.2 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. They must have an understanding of the planners' aims and objectives, and they must become 'partners in spirit', whether or not they participate actively.

The 'Tatsfield in Bloom' team is immensely successful and has considerable support within the village. I see no reason why a similar team, focusing on wildlife issues, couldn't be just as successful. If people are willing to plant daffodils, surely they will be willing to plant cowslips? If they clear leaves, surely they will build and fit nest boxes for birds and roosting boxes for bats? Once people have tasks to focus on, they often prove willing to participate, either as team members or alone. And where does all this community interest begin? With effective environmental

education. Not just for interested adults but for all villagers including our school children.

There is an 'Eco-Schools' programme and award. Does our village school participate? If not, why not? When encouraged, young people usually show genuine interest in the natural environment that surrounds them. We do them, and ourselves, a massive disservice by ignoring that interest. And what about commercial landowners? We have very little farmland within the Parish boundary but even so, an agreement to plant a few oak trees along field edges would make a significant difference, not only visually but in terms of an increased habitat for insects. Similarly, our local golf course, which already displays a variety of trees and wild flower/grass areas, could further benefit local wildlife if a variety of appropriate nest boxes were fitted.

## 08.2 PLANNING FOR ENVIRONMENTAL AND CLIMATE CHANGE

By looking at old photographs of the village pond, we can see how changing ideas have created a whole range of presentation forms. Whenever landscape 'improvements' are made, we do, however, need to be aware of the environmental impact. The latest work on the pond has created a very attractive 'garden' feature, but is it beneficial to the once resident flora and fauna? It will certainly be difficult to attract house martins back to the centre of the village (where they were once abundant) now that the muddy edge (used for nest building) has been eliminated. Also, it is unclear that the environmental needs of frogs and newts (both of which were commonly found before the 'restoration') have been sufficiently considered. This doesn't mean change shouldn't happen, but it does highlight the necessity of careful planning with wildlife in mind.

It's easy to look at established land use and ignore better alternatives. We shouldn't accept things as they are simply because they've 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. The barren waste of Westmore Green opposite the allotments, on the other hand, is a classic example of poor land use. Apart from becoming an overflow car park for Westmore Green events, it is a wasted amenity; an area of common land crying out to be developed into a magnificent wildflower meadow. Some may say this is 'blue sky' thinking, but it's not. It's entirely feasible and would provide a wonderful conservation feature within our village, providing a greatly enhanced habitat for wildlife, particularly if shallow ponds were included in the plan.

## 08.3 OPENING UP PUBLIC FOOTPATHS

Many are in a poor state and some are now barely accessible due to heavy growth, poor surfaces and unsafe stiles and gates.

Whilst it is the responsibility of Surrey County Council to maintain the width, it is also the responsibility of adjacent landowners to cut their hedges and maintain their fences (many of these are of barbed wire); with no inspections, or maintenance, being carried out by county footpaths officers it seems likely that there will be further deterioration with the possibility that more will become inaccessible. There is a particular problem for access by disabled persons due to restrictions at entrances (stiles instead of gates), poor surfaces and heavy growth.

There is a need to establish community-based footpath and bridleway wardens – the SCC Volunteer Path Wardens Scheme will 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 a need to develop local initiatives, with assistance from the SCC Rights of Way Team, to

secure funding for the provision of accessible gates suitable for disabled users.

There are also a large number of unofficial access paths that are regularly used by walkers.

Landowners have closed some of these unofficial access paths by fencing and hedge planting but overall, the use of these paths seems to be tolerated with very few incidents involving loose dogs or gates left open.

It would be an unsafe assumption that this tolerant attitude by landowners would continue or that users would continue to respect this facility; an increase in the local population may result in greater use and perhaps less respect.

There is a need to identify these paths and aim to secure permissive access arrangements by agreement with the landowners. 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 co-operation of the local landowner of Park Wood golf course.

## 08.4 TREES, WOODLAND AND OPEN AREAS

These environments will only thrive if we maintain and enhance the connections between them allowing the wildlife to move through the landscape. This can be achieved by having policies that prevent habitat fragmentation and broken links.

We need to encourage a little untidiness in the garden and the preservation of hedges and soft boundaries; explain the benefits of allowing our verges and greens to go a bit wild before the annual cut; require developers to follow the biodiversity net gain approach, even if not compulsory, to ensure habitats for wildlife are enhanced and left in a measurably better state than they were pre-development; and acknowledge

the important role that private green spaces play in contributing to local biodiversity.

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

Other than ancient woodland and our public open spaces, there is no detailed survey of trees so we do not have an accurate idea of what trees we have or their age and condition. There is no plan or programme for their renewal or increasing the population, this despite various national initiatives e.g. The Tree Council, The Woodland Trust.

There is a record of Tree Preservation Orders within the Parish but these are historic with no new TPO's being made in recent years to protect good specimens.

Many tree species are under attack by pests and diseases (Ash Die Back, Processionary Moth Caterpillars, Weeping Canker...) and this is accelerating the loss of mature, but also young trees. Trees have been removed, or badly pruned, to make way for housing development including extensions in private gardens. This nett loss of trees in Tatsfield is significantly altering our landscape view, but it is also an important environmental loss (trees can support in the region of 200 separate species) and this reduces our biodiversity.

The increase in the density of housing development e.g. the replacement of one property with a large garden by three with small gardens, has included the loss of trees within the defined village resulting in a more urban environment and loss of habitat. A survey of trees in the Parish 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 gardens, woodland, hedges and copses.

The removal and disfigurement of trees should be actively discouraged in any future development; specimens of importance to the landscape view, the local environment and biodiversity should be protected making better use of the TPO Regulations and guidance.

## 08.5 PLANNING FOR WILDLIFE PONDS

Wildlife ponds should be included in future planning (as opposed to ornamental ponds) as these are vital to continue to support the many forms of wildlife present in Tatsfield and they provide the correct environment for native amphibians, water insects and water fowl. They 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.

Notes to work through:  
Extracted Design Guidance:

### TN04G – Public realm design and materials

- e) The quality of all accessible spaces in the Parish is vital in retaining the appearance and attractiveness of the area and context-specific design of all features in the public realm is therefore very important. This includes the need for all statutory bodies and utility companies to minimise the intrusion and visual impact of their installations.

### TN04H – Roads, traffic and safety

- 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. Any new signs, road markings or street furniture should only be introduced when absolutely necessary, and following consultation with the Parish Council.

### TN04K – Bridleways and Rights of Way

There is a substantial network of public Rights of Way within the Parish which allows access to the countryside. 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.

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

**TN04K – Street furniture and lighting**

Street furniture such as litter bins, planters, seats and salt bins and street lighting should be of a colour and form which reflect the character of their surroundings and makes use of traditional materials e.g. hardwood or a mixture of ironwork and hardwood.

**Character Area 1- Questions to consider**

8.06 All previous village appraisals and consultation report that residents consider that the pub and the shops are essential to maintain the heart and sense of community of the village and should be protected as far as possible from unsympathetic future development or change of use.

Should there be any future planning and design guidelines to control or limit development in the centre?

How should we deal with density? This is the area where local residents feel ‘overdevelopment’ is occurring.

Should the defined settlement area be moved to allow future development south of Westmore Green on unutilised agricultural land in the Green Belt?

Are there any buildings of character or landmarks that need additional protection?

Is the centre of the village worthy of specific protection?

Should the design of front parking areas be more sympathetic to the rural character of the wider village?

Should there be careful design guidelines to preserve gaps between buildings and encourage sympathetic detail design?

**Area 2- Questions to consider**

9.13 Recent infill and redevelopment schemes have increased dwelling density locally and led to hard surfacing dominating front gardens - should density be subject to control? (similar to Area 1)

Some areas of gardens and undeveloped land on the outer edges and at the north end of Westmore Road retain a strongly semi-rural feel and are designated as Green Belt. How important is it that these areas remain undeveloped? How would openness be affected if further development was proposed?

Trees and planting in front gardens are declining due to pressure from parking and development, changing the way the village is perceived by residents. Is this harmful? Should there be guidelines on the proportions of planting and the type of surfacing that are desirable?

How do we encourage wildlife in such areas? How do we provide permeability for wildlife to enable hedgehogs, for example, to move and feed?

How do we maintain the character of unmade roads which usually have generous verges looked after by the frontagers? There is pressure to pave over verges for parking or to extend driveways, or sometimes to add to private property.

**10.04 Area 3- Questions to consider**

The eclectic mix of building styles is valued. It provides an opportunity for innovative new styles of replacement or new dwellings with environmentally friendly features in spacious settings. What are the aspirations or concerns of people who live there? How should we control development to maintain the existing semi-rural feel and avoid a sense of urban sprawl?

This Neighbourhood Plan has the opportunity of identifying areas of landscape value in the Parish that

could be included in the AONB or positively identified as having local value for views and character. Such an area could include Park Wood and farmland/ equestrian land north of Rag Hill.

Encouraging high quality architecture including contemporary design that maintains high standards of residential amenity

Sympathetic materials that are compatible in the street or local area and if an extension, complement the host building



**Parish Character Area Plan**

Height restriction to 2.5 storeys generally

Maintain aesthetic quality particularly on extensions (via local design panel?)

Specifically encourage 'eco-friendly' design

Restricting visible services such as external meter boxes and waste pipes

Identifying contribution of informal boundary treatments in many Tatsfield roads that contribute to rural character and protecting and enhancing same

Identification of designated heritage assets and their significance including contribution of setting.  
Identification of undesignated heritage assets

Identify Areas of Special Village Character (ASVC) e.g. Tatsfield Green, Westmore Green, War Memorial, Chestnut Avenue, where development should take into account contribution of ASVC

**Pertaining to character areas:**

13.02 Village Centre

Consider:

Restricting density to maintain permeability and gaps between houses  
Design and form should be unobtrusive in street scene unless enhancing a junction, view or introducing interest where there was none  
Limiting proportion of hard surfacing for parking off-road to avoid tarmac sprawl  
Introducing minimum proportion of green space in front gardens (liaise with NE group)  
Seek a varied and interesting street scene

Village Streets

Consider:

Maintain existing density and garden areas as proportion of built development

Maintain gaps between larger houses in proportion

Encourage maintenance and enhancement of verges to preserve rural feel

Preserve views out to surrounding countryside

Encourage informal boundary and gate treatments that respect the rural surroundings and distinguish Tatsfield from more urban areas

In light of the possibility of infilling, consider contribution made to character and openness by areas designated as Green Belt along Goatsfield Road and Westmore Road.

Discouraging large areas of unrelenting paving in front gardens which lead to rainwater runoff, increased surface water flood risk, erode unmade roads and fail to encourage biological diversity. Suggest alternatives with examples

# 09 PLAN DELIVERY / IMPLEMENTATION

## 09.1 PARA

Briefly explain how the Plan will be used and implemented

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## 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 right number and type of houses are built in the best locations and the character and setting of the Parish is maintained. Thank you for your time and helping us shape the future of our Parish.

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

## 11 FUTURE REVISIONS

### 11.1 INTRODUCTION

The Tatsfield Neighbourhood Plan (TNP) is owned by the Parishioners of Tatsfield Parish, managed by Tatsfield Parish Council as the Qualifying Body, and delivered to Tandridge District Council where it forms a part of its 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.

The TNP can be updated to reflect progress and changes both within the community and from outside, such as new legislation. The first version of the Plan has been made following a lengthy consultation process and has been through a thorough examination and referendum process. The Plan will be kept up to date using the procedures outlined below.

This plan has taken approximately **3 years** to develop. Hopefully the development of a plan for 2033-2043 will be able to benefit from the experiences both during the development of this plan and throughout its life.

### 11.2 KEEPING THE PLAN CURRENT

The Plan will be updated to reflect matters of fact. For example, the status of all the sites listed in Policies **TNP03XX** will be kept up to date. The various stages of development to be recorded for each site are:

1. Pre-application planning advice sought from Tandridge District Council
2. outline planning permission granted by Tandridge District Council
3. full planning permission granted by Tandridge District Council, also noting any changes from the number of properties originally estimated
4. development started
5. development complete, noting the number and type of properties developed.

The number of new homes still required to be developed in the Parish to meet the target number will be adjusted accordingly.

The actions contained in the plan will be progressed and updated by Tatsfield Parish Council. Updates to actions, completion of actions, and relevant new actions will all be recorded in a monitoring and review document accompanying the Plan.

### 11.3 CHANGES TO NEIGHBOURHOOD PLAN POLICIES

Any proposed changes to policies must be subject to the same level of assessment, including a sustainability check and 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 arrange the further consultation and examination stages before a referendum is held before they can be incorporated in the Plan.

### 11.4 TRANSPORT INFRASTRUCTURE AND COMMUNITY FACILITIES

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

Resolution of these issues could lead to updates to the Plan being necessitated. For instance, the arrival of the new residents of the proposed housing sites will almost certainly have an impact on some of these facilities. Residents will be made aware of all 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 3 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 THE TATSFIELD NEIGHBOURHOOD 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 will a new plan need to be developed.

By keeping this plan under review the roll forward option will be possible and may well be preferred.

## **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 residents.

Progress against the plan, will be reported to Parishioners at the Annual Parish Meeting. The plan and appendices will always be available on the Parish website.

Continual monitoring of the plan will enable decisions on whether to extend the time period for this version of the plan, or to replace it in whole or in part, to be based on current rather than historical information.

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