

John Spedding [REDACTED]

22/2/2022 14:14

Re: Tatsfield Neighbourhood Plan_Regulation 14 consultation

To Jason Syrett [REDACTED]

Hello Jason

I am not sure how this came in our direction but, as East Surrey Mencap dissolved on 31st January 2022, I would ask you to remove us from your mailing list.

Many thanks

John Spedding - former Committee Member, East Surrey Mencap

Tel: [REDACTED]

Please note that after much consideration, and with sincere regret, the decision has been made to close East Surrey Mencap with effect from 31st January 2022. For a short period all emails are being forwarded to this email address and, where appropriate, I will come back to you as soon as possible. As such, I would be grateful for your cooperation in removing all ... [REDACTED] email addresses from your contact/subscription lists.

The content of this email is confidential and intended for the recipient specified in the message only. It is strictly forbidden to share any part of this message with any third party without a written consent of the sender. If you received this message in error, please reply to this message and follow with its deletion, so that we can ensure this does not occur in the future.

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On Sun, Feb 20, 2022 at 1:20 PM Jason Syrett [REDACTED] wrote:

TATSFIELD NEIGHBOURHOOD PLAN Public Consultation

We are seeking feedback from the community and key stakeholders on the draft Tatsfield Neighbourhood Plan. This is a formal consultation on the Pre-Submission Tatsfield Neighbourhood Plan in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.

This consultation runs for six weeks from **20th February 2022 until 5pm on 4th April 2022**.

You can read/download a copy of the Pre-Submission Consultation Draft of the Tatsfield Neighbourhood Plan online here: <https://e-voice.org.uk/tatsfieldneighbourhoodplan/>

Please use the online comments form to respond: <https://giveyourviews.typeform.com/to/oGdN9Q9k>

You will also be able to view a printed copy of the draft Plan at either Sheree's Store, Tatsfield Village Hall, The Bakery or Parkwood Golf Club and fill in a paper version of the comments form from early next week.

If you would like to discuss the plan with a member of the Neighbourhood Plan Steering Group before submitting your response please come along to our **drop in sessions at The Aileen McHugo Building (address below) on March 12th and March 13th 2022 from 11am to 3pm**.

All responses to this consultation must be received in writing or via the online form prior to the end of the consultation period.

Please email the Neighbourhood Plan team if you have any queries:
Tatsfieldneighbourhoodplan@btinternet.com

Written responses by post to:
TATSFIELD NEIGHBOURHOOD PLAN
Aileen McHugo Building
Westmore Green

Tatsfield
WESTERHAM
TN16 2AG

KSLPlanning [REDACTED]

23/2/2022 13:45

RE: Tatsfield Neighbourhood Plan_Regulation 14 consultation

To Jason Syrett [REDACTED]

Hi

Please see attached which I hope you will find helpful.

Kind regards,

Michelle Waterman-Gay - Planning Advisor, North Kent
Sustainable Places, Kent[REDACTED]
Environment Agency, Orchard House, Endeavour Park, London Road, Addington, West Malling, Kent ME19 5SH

Please note my working days are Tuesdays, Wednesdays and Thursdays

**Creating a better place
for people and wildlife****From:** Jason Syrett [REDACTED]**Sent:** 20 February 2022 13:20**To:** Tatsfieldneighbourhoodplan@btinternet.com**Subject:** Tatsfield Neighbourhood Plan_Regulation 14 consultation

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

**TATSFIELD NEIGHBOURHOOD PLAN
Public Consultation**

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Please email the Neighbourhood Plan team if you have any queries:
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Tatsfield
WESTERHAM
TN16 2AG

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 - image003.gif (403 Byte)
 - image004.gif (393 Byte)
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 - image006.png (7 KB)

Kent, South London and East Sussex

Neighbourhood Plan Advice Note

Updated: February 2021

Neighbourhood Plans provide an opportunity to deliver multi-functional benefits through linking development with enhancements to the environment. This document sets out the key environmental issues, within our remit, which should be considered.

Together with Natural England, English Heritage and Forestry Commission we have published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: <https://neighbourhoodplanning.org/wp-content/uploads/Environment-Toolkit-20181220.pdf>

We also recommend your Plan takes account of relevant Local Planning Authority's policies, plans and strategies including Local Planning Authority's Strategic Flood Risk Assessment, flood risk strategies (<https://www.gov.uk/government/collections/flood-risk-management-current-schemes-and-strategies>), and the South East River Basin Management Plan (<https://www.gov.uk/government/publications/south-east-river-basin-management-plan/>) Thames River Basin Management Plan (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/289937/geth0910bswa-e-e.pdf) as appropriate.

The information below explains the key issues we would consider in reviewing your Plan. We aim to reduce flood risk, while protecting and enhancing the water environment.

Flood risk

Development must be safe and should not increase the risk of flooding.

Neighbourhood Plans should conform to national and local policies on flood risk:

If a Neighbourhood Plan is proposing sites for development please check whether there are any areas of Flood Zones 2 or 3 within the proposed site allocations.

You can view a site's flood zone on the Flood Map for Planning on our website: <https://flood-map-for-planning.service.gov.uk/>

If the proposed allocation is located within Flood Zone 2 or 3 you should consult the Flood Risk and Coastal Change pages of the National Planning Policy Guidance (NPPG): <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Here you can determine whether the flood risk vulnerability of the proposed development and the flood zone are compatible. In accordance with national planning policy the Sequential Test should be undertaken to ensure development is directed to the areas of lowest flood risk. This should be informed by the Environment Agency's floodmap for planning and the Local Planning Authority's Strategic Flood Risk Assessment (SFRA), if they have one. We recommend you contact the Local Planning Authority to discuss this requirement further.

We would have concerns if development is allocated in this high risk flood zone without the Sequential Test being undertaken.

It is important that your Plan also considers whether the flood risk issues associated with these sites can be safely managed to ensure development can come forward.

We can provide any flooding information which we have available – such as predicted flood levels and historical flood data. Please note that there may be a charge for this information. Please contact our Customers and Engagement Team at ksle@environment-agency.gov.uk for further details.

In addition to the above you should also check with the Local Planning Authority's Neighbourhood Planning team with regards to other sources of flooding (such as surface water, groundwater, sewers and historic flooding) as detailed in their Strategic Flood Risk Assessment (SFRA). The Lead Local Flood Authority (LLFA), now has responsibility for local flood risk management and may hold flooding information that is not identified on our Flood Map.

Climate Change Allowances

The Local Authority's Strategic Flood Risk Assessment should indicate the extent of flood zones with likely climate change.

On 19 February 2016, we published new guidance for planners and developers on how to use climate change allowances: <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances> .

Flood Defences

Areas of your Neighbourhood Plan area, or proposed sites, may be given protection by a flood defence/alleviation scheme. Where this is the case the Plan should acknowledge this and identify the level of protection provided (including any climate change allowance). It should be noted that flood defences are intended to protect existing properties and are not to facilitate new development in areas that would otherwise be impacted by flooding. Any assessment of development behind flood defences should consider the impacts of a breach or overtopping. Where it is determined that new development should be behind a flood defence financial contributions may be sought to maintain or improve the structure.

Thames Estuary 2100 (Tidal Defences)

In line with requirements set out in the Thames Estuary 2100 ([TE2100](#)) plan, developments in this location will need to demonstrate how the flood defence could be raised in the future to meet the demands of climate change.

No activities on site should preclude access to the flood defence from maintenance or prevent the future raising of flood defences. In some cases we hold technical drawings of flood defence structures which may be of use. To request these you should contact our Customers and Engagement Team at ksle@environment-agency.gov.uk

Ecology

Proximity to watercourse/ Ecology

Main rivers can be viewed on the Environment Agency's map:

<https://environment.maps.arcgis.com/apps/webappviewer/index.html?id=17cd53dfc524433980cc333726a56386>

We normally require a buffer zone of 8 metres (fluvial) and 16 metres (tidal) between any new development and the top of the bank of the main river. The permanent retention of a continuous unobstructed area is an essential requirement for emergency access to the river for repairs to the bank and for future maintenance and/or improvement works. A buffer between new development and the river wall is also required to ensure no adverse loading which could impact the stability of the channel wall. This buffer zone will help provide more space for flood waters, provide improved habitat for local biodiversity and allows access for any maintenance requirements.

Where development is proposed next to the river we recommend that it includes a green buffer strip alongside the watercourse. Where such a buffer strip does not currently exist, we normally seek that it is established. This is a key way in which we carry out our legal duty to further and promote the ecological and landscape value of rivers and land associated with them. In urban areas, in particular, rivers have

customer service line
03708 506 506

incident hotline
0800 80 70 60

floodline
0345 988 1188

www.gov.uk/environment-agency

often been degraded by past development, and we expect that any new development should go some way to redress the balance.

The provision of green infrastructure, particularly along rivers, and the inclusion of sustainable drainage techniques can help reduce the risk of flooding. This can also provide recreational and wildlife benefits. Opportunities to incorporate biodiversity in the Plan will be encouraged. In accordance with national policy, any development proposal should avoid significant harm to biodiversity and seek to protect and enhance it; delivering biodiversity net gain. We would not support development proposals if there was shown to be a likely detrimental impact on the water environment.

Water Management and Groundwater Protection

Local level actions and decision making can help secure improvements to the water environment. This is widely known as the catchment-based approach and has been adopted to deliver requirements under the Water Framework Directive (WFD). It seeks to:

- deliver positive and sustained outcomes for the water environment by promoting a better understanding of the environment at a local level; and
- encourage local collaboration and more transparent decision-making when both planning and delivering activities to improve the water environment.

Neighbourhood Plans provide an opportunity to deliver multi-functional benefits through linking development with enhancements to the water environment. Local WFD catchment data can be obtained from: <http://environment.data.gov.uk/catchment-planning/RiverBasinDistrict/>

Overall deterioration in water quality and promoting improvement in the ecological status of any water body. Actions to achieve this are listed in the Thames River Basin Management Plan (RBMP) and the South East River Basin Management Plan <https://www.gov.uk/search?q=River+Basin+Management+Plans>

Where appropriate, a WFD Assessment (<http://planningguidance.communities.gov.uk/blog/guidance/water-supply-wastewater-and-water-quality/water-supply-wastewater-and-water-quality-considerations-for-planning-applications/>) should assess any potential impacts on the watercourse and demonstrate that the required enhancements will be delivered. Any development that has the potential to cause deterioration in classification under WFD or that precludes the recommended actions from being delivered in the future is likely to be considered unacceptable to us.

Groundwater Quality

Development must not cause pollution to the water environment.

Aquifers and Source Protection Zones

Some of your local area, and specific potential site allocations, may be located upon or within aquifers and Source Protection Zones (link below). SPZ 1 is especially sensitive. You might consider these within your Plan and when allocating sites. The relevance of the designation and the potential implication upon development proposals should be seen with reference to our Groundwater Protection guidance:

<https://www.gov.uk/government/collections/groundwater-protection>

To see if a proposed development is located within a Source Protection Zone, please use our online map: <https://www.gov.uk/guidance/groundwater-source-protection-zones-spzs>

Land Contamination

You must consider land contamination when preparing your plan. Managing it during development is key to addressing past contamination and preventing further impacts during development.

You can establish if a site may be contaminated in several ways. Your Local Authority may hold a register of sites it knows to be contaminated. A list of potentially contaminated sites can be accessed on the following link:

<https://www.clare.co.uk/useful-government-legislation-and-guidance-by-country/76-key-documents/198-doe-industry-profiles>

We recommend you contact your Local Authority's Environmental Health team who may hold records on known/potential land contamination. Please note our primary concern is with regards to water quality. Your Local Authority's Environmental Health team will advise you on issues related to human health.

Further information can be accessed on the following links:

Guiding principles for the Land Contamination

<https://www.clare.co.uk/useful-government-legislation-and-guidance-by-country/192-guiding-principles-for-land-contamination-gplc>

Model Procedures for the Management of Land Contamination:

<https://webarchive.nationalarchives.gov.uk/20140328160926/http://cdn.environment-agency.gov.uk/scho0804bibr-e-e.pdf>

Approach to Groundwater Protection:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/692989/Environment-Agency-approach-to-groundwater-protection.pdf

Water supply and foul drainage

When allocating sites in you Plan, you will need to consider if the water supply and foul drainage infrastructure can accommodate the development. Your local water company can provide further information about water supply and sewerage capacity.

Surface water drainage

The inclusion of Sustainable Drainage Systems (SUDS) should always be a consideration within any development to reduce the risk of surface water flooding on and off site. The Lead Local Flood Authority, is the main contact for SUDS issues. However, we have interest in SUDS from a groundwater protection perspective and those area of critical drainage.

The collection and dispersal of clean surface water to ground to recharge aquifer units and prevent localised drainage or surface systems flooding in heavy rainfall is encouraged. However, dispersal into the ground through soakaways or other infiltration systems requires a site-specific investigation and risk assessment. Generally, we would accept roof drainage going to soakaway (or other systems), but other surface drainage may need to go through treatment systems or to foul main, for instance vehicle parking. Infiltrating water has the potential to cause mobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of underlying groundwater resources. Where contamination is known or suspected, remedial or other mitigating measures will likely be required so that it can be demonstrated that there is no resultant unacceptable risk to Controlled Waters.

We advise applicants to follow our guidance – Groundwater Protection. This is a report that highlights the importance of groundwater and encourages industry and other organisations to act responsibly and improve their practices. This can be found at: <https://www.gov.uk/government/collections/groundwater-protection>

The design of the drainage systems should be in line with G1, G9, G12 and G13 position statements: <https://www.gov.uk/government/publications/groundwater-protection-position-statements>

Infrastructure Delivery

We would recommend that environmental infrastructure, including habitat enhancements, water storage areas, and green space, is taken into account if the Plan looks to fund local infrastructure.

Environmental Permitting Regulations

To see if a proposed development requires an Environmental Permit under the Environment Permitting Regulations please refer to our website:

<https://www.gov.uk/guidance/check-if-you-need-an-environmental-permit>

Under the Environmental Permitting (England and Wales) Regulations 2016, a flood risk activity permit (FRAP) may be required for work:

- in, over or under a main river;
- within 8m of the bank of a main river, or 16m if it is a tidal main river;
- within 8m of any flood defence structure or culvert on a main river, or 16m on a tidal main river.

Flood risk activities can be classified as: exclusions, exemptions, standard rules or bespoke. These are associated with the level of risk the proposed works may pose to people, property and the environment. Local Authorities should advise developers to refer to the [flood risk activity permit section](#) of gov.uk for further information.

Please note

This document is a response to a Neighbourhood Plan consultation and does not represent our final view in relation to any future planning application made in relation to any site.

You should seek your own expert advice in relation to technical matters relevant to any planning application before submission.

If you have any questions please contact the Kent and South London Sustainable Places team:

kslplanning@environment-agency.gov.uk

Martin Allen [REDACTED]

28/3/2022 17:26

Fwd: Re: Tatsfield Draft Neighbourhood Plan - Regulation 14 Public Consultation

To [REDACTED]

And this one

Martin

----- Original Message -----

From: [REDACTED]

To: [Martin Allen](#)

Sent: Saturday, 26 Mar, 22 At 16:23

Subject: Re: Tatsfield Draft Neighbourhood Plan - Regulation 14 Public Consultation

Martin

Sorry there was one other thing in the document - the church (St Marys) was gifted the cemetery land extension in 2008 and not 2012. Regards Mike

On 26 Mar 2022, at 16:20, Mike Pendleton [REDACTED] wrote:

Dear Martin

Thanks for sending me a draft copy of your NP

I am away in Cornwall at the moment back briefly to Tatsfield next week before we head off for Italy until later in April - so have had limited printing facilities - I prefer to read a printed document like this, rather than scan reading it but I have scanned it and had the following comments - perhaps I could get some form of response to the queries raised?

Overall my impression is that the document is long on policy, short on proposals to take forward, a number of pre dispositions to the outcome rather than relying on the collection and evaluation of the evidence and data.

I look forward to hearing from you

Regards

Mike

On 6 Mar 2022, at 19:10, Martin Allen [REDACTED] wrote:

Dear All

**As you have had some input into the Draft Plan in the past please find attached a copy of the Draft Neighbourhood Plan.
if you would like to respond by paper I can send you a questionnaire. Please see below how to respond**

TATSFIELD NEIGHBOURHOOD PLAN - IMPORTANT NOTICE

The Tatsfield Neighbourhood Plan has now been issued and as part of the Regulation 14 consultation it is important that this be scrutinised by the village and all comments sent back to the committee for including or noting in the next draft of the Plan.

The draft Tatsfield Neighbourhood Plan is on the Neighbourhood Plan website Parish Council website and Village website and will be available in hard copy in the shops and businesses in the village centre the WI Hall , Millennium Hall school and Parkwood Golf Club. Please send your comments in relation to the plan to:-

"Times New Roman";color:#0070C0;border:none windowtext 1.0pt;mso-border-alt:none windowtext 0cm;padding:0cm;mso-fareast-language:EN-GB">tatsfield.plan@btinternet.com

Tatsfield Neighbourhood Plan website address:
<https://e-voice.org.uk/tatsfieldneighbourhoodplan/>

You can also record your comments online by clicking on:
<https://giveyourviews.typeform.com/to/oGdN9Q9k>

Please take the time to read it and let us have any comments.

The weekend of Saturday 12th March and Sunday 13th March has been set aside for a drop in consultation in the Aileen McHugo building where you can meet and discuss the Plan with members of the Steering Group and Parish Councillors.

The AMB will be open between 11am and 3pm where you will be able to see hard copies of the draft plan.

Please put the date in your diary now.

This consultation runs from 20th February 2022 until 5pm on 4th April 2022.

Martin Allen
Chairman - Tatsfield Neighbourhood Plan Steering committee

H [REDACTED]
Mobile [REDACTED]

SUPPORT TATSFIELD'S GOOD CAUSES BY BUYING TICKETS IN THE TANDRIDGE TOGETHER LOTTERY

"The Parish Council/Neighbourhood Plan know how important keeping your personal data safe and secure is, it is very important to the Parish Council also. We only collect and keep personal information about you so that we can provide the services you need, to help us keep details about those services and our contact with you. We will only share your personal data to help us provide services."

- [Tatsfield NP March 2022 comments.pdf \(48 KB\)](#)



Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

T: +44 (0)191 261 2361
F: +44 (0)191 269 0076

avisonyoung.co.uk

Our Ref: MV/15B901605

04 April 2022



Tatsfield Parish Council
tatsfieldneighbourhoodplan@btinternet.com
via email only

Dear Sir / Madam

**Tatsfield Neighbourhood Plan Regulation 14 Consultation
February – April 2022
Representations on behalf of National Grid**

National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

About National Grid

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.

Proposed development sites crossed or in close proximity to National Grid assets:

Following a review of the above document we have identified the following National Grid assets as falling within the Neighbourhood area boundary:

Gas Transmission

Asset Description

Gas Transmission Pipeline, route: GRAVESEND THAMES SOUTH TO TATSFIELD
--

A plan showing details of National Grid's assets is attached to this letter. Please note that this plan is illustrative only.

National Grid also provides information in relation to its assets at the website below.

- www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/

Please see attached information outlining guidance on development close to National Grid infrastructure.

Distribution Networks

Information regarding the electricity distribution network is available at the website below:
www.energynetworks.org.uk

Information regarding the gas distribution network is available by contacting:
plantprotection@cadentgas.com

Further Advice

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets.

We would be grateful if you could add our details shown below to your consultation database, if they are not already included:

Matt Verlander, Director

nationalgrid.uk@avisonyoung.com

Avison Young
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

Spencer Jefferies, Town Planner

box.landandacquisitions@nationalgrid.com

National Grid
National Grid House
Warwick Technology Park
Gallows Hill
Warwick, CV34 6DA

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,



**Matt Verlander MRTPI
Director**



For and on behalf of Avison Young

National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

Electricity assets

Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.

National Grid's '*Guidelines for Development near pylons and high voltage overhead power lines*' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <https://www.nationalgridet.com/document/130626/download>

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

National Grid's statutory safety clearances are detailed in their '*Guidelines when working near National Grid Electricity Transmission assets*', which can be downloaded here: www.nationalgridet.com/network-and-assets/working-near-our-assets

Gas assets

High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.

National Grid have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.

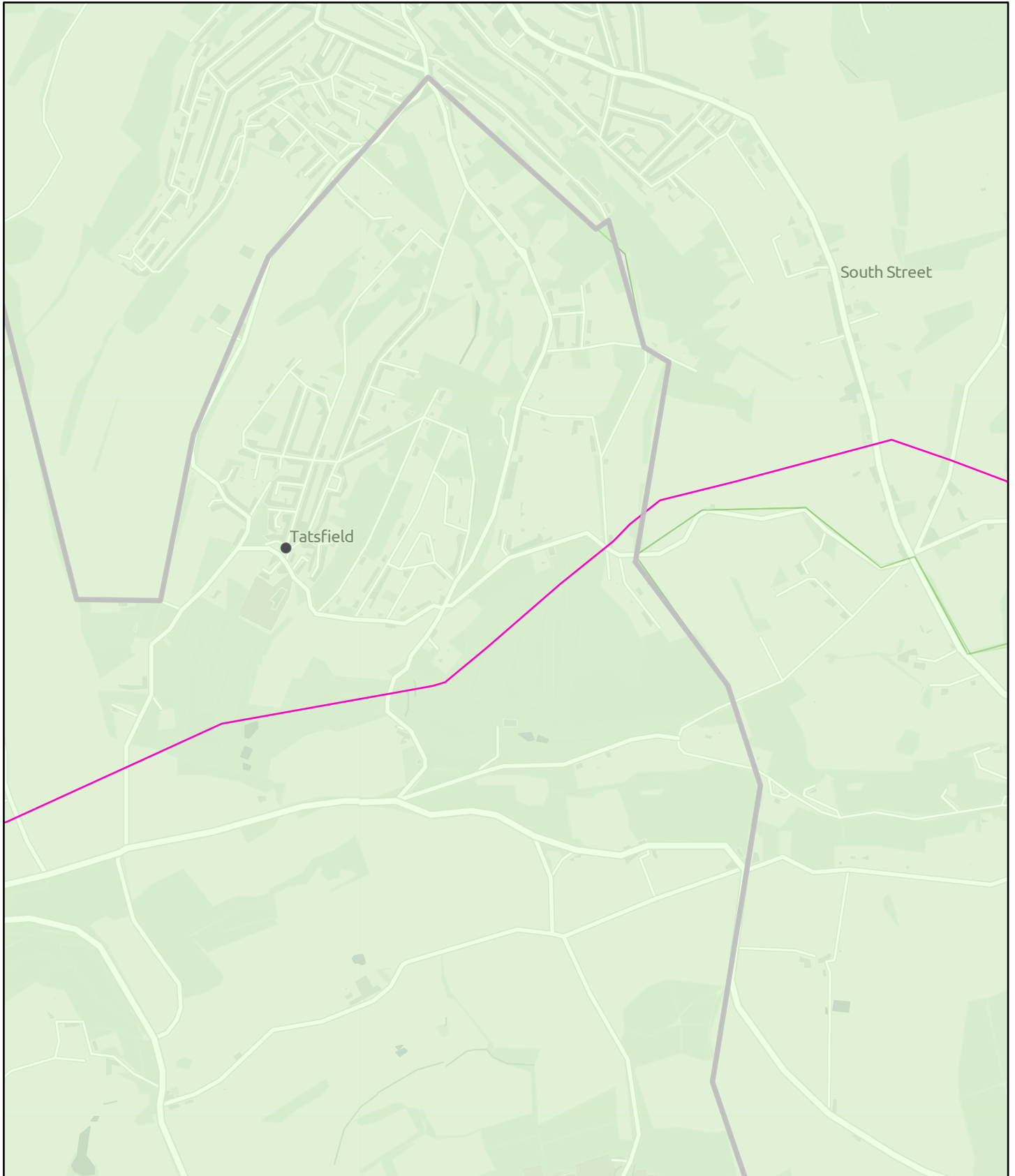
National Grid's '*Guidelines when working near National Grid Gas assets*' can be downloaded here: www.nationalgridgas.com/land-and-assets/working-near-our-assets

How to contact National Grid




If you require any further information in relation to the above and/or if you would like to check if National Grid's transmission networks may be affected by a proposed development, please visit the website: <https://lsbud.co.uk/>

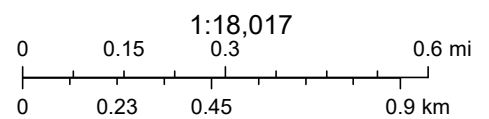
For local planning policy queries, please contact: nationalgrid.uk@avisonyoung.com

Tatsfield Neighbourhood Plan Regulation 14 Consultation



04/04/2022, 14:52:32

-  Gas_Assets_6495
-  Development_Plan_Monitoring_v2_977_5701
-  Development_Plan_Monitoring_v2_977



Contains OS data © Crown Copyright and database right 2020
Contains data from OS Zoomstack

Date: 21st March 2022
Our ref: 384612
Your ref: Tatsfield Neighbourhood Plan



Mr Jason Syrett
Tatsfield Parish Council
Aileen McHugo Building
Westmore Green
Tatsfield
WESTERHAM TN16 2AG

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY - Tatsfieldneighbourhoodplan@btinternet.com

Dear Mr Syrett & Tatsfield Parish Council

Tatsfield Neighbourhood Plan – Pre-submission Regulation 14

Thank you for your consultation request on the above dated and received by Natural England on date 20 February 2022.

At this time, Natural England is not able to fully assess the potential impacts of this plan on statutory nature conservation sites or protected landscapes or, provide detailed advice in relation to this consultation. If you consider there are significant risks to statutory nature conservation sites or protected landscapes, please set out the specific areas on which you require advice.

The lack of detailed advice from Natural England does not imply that there are no impacts on the natural environment. It is for the deciding authority to determine whether or not the plan is consistent with national and local environmental policies. Other bodies and individuals may provide information and advice on the impacts of the plan on the natural environment to assist the decision making process.

Guidance on the assessment of Neighbourhood Plans, in light of the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended), is contained within the [National Planning Practice Guidance](#). The guidance highlights three triggers that may require the production of an SEA, for instance where:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.

Yours sincerely

Sally Wintle
Consultations Team

Planning Policy [REDACTED]@southernwater.co.uk>

24/2/2022 10:13

RE: Tatsfield Neighbourhood Plan_Regulation 14 consultation

To Jason Syrett [REDACTED] •
Tatsfieldneighbourhoodplan@btinternet.com <tatsfieldneighbourhoodplan@btinternet.com>

Dear Jason

Thank you for your email. I have reviewed the Tatsfield Parish area with regard to water and wastewater service provision, and confirm that Southern Water is not the statutory water undertaker for the area, and provides wastewater services only via a private sewer network, to Clackett Lane Motorway Services. The settlement of Tatsfield itself is not served by Southern Water and it is therefore unlikely that any new development in the Parish would connect to Southern Water's networks.

However, I attach our standard Neighbourhood Plan advice document in case it is useful and would be happy to answer any further questions you may have.

Yours sincerely,

Catherine Adamson
Strategic Planning Lead
Kent & East Sussex



[REDACTED]
southernwater.co.uk

From: Jason Syrett [REDACTED]
Sent: 20 February 2022 13:20
To: Tatsfieldneighbourhoodplan@btinternet.com
Subject: Tatsfield Neighbourhood Plan_Regulation 14 consultation

TATSFIELD NEIGHBOURHOOD PLAN **Public Consultation**

We are seeking feedback from the community and key stakeholders on the draft Tatsfield Neighbourhood Plan. This is a formal consultation on the Pre-Submission Tatsfield Neighbourhood Plan in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.

This consultation runs for six weeks from **20th February 2022 until 5pm on 4th April 2022.**

You can read/download a copy of the Pre-Submission Consultation Draft of the Tatsfield Neighbourhood Plan online here: <https://e-voice.org.uk/tatsfieldneighbourhoodplan/>

Please use the online comments form to respond: <https://giveyourviews.typeform.com/to/oGdN9Q9k>

You will also be able to view a printed copy of the draft Plan at either Sheree's Store, Tatsfield Village Hall, The Bakery or Parkwood Golf Club and fill in a paper version of the comments form from early next week.

If you would like to discuss the plan with a member of the Neighbourhood Plan Steering Group before submitting your response please come along to our **drop in sessions at The Aileen McHugo Building (address below) on March 12th and March 13th 2022 from 11am to 3pm.**

All responses to this consultation must be received in writing or via the online form prior to the end of the consultation period.

Please email the Neighbourhood Plan team if you have any queries:

Tatsfieldneighbourhoodplan@btinternet.com

Written responses by post to:

TATSFIELD NEIGHBOURHOOD PLAN

Aileen McHugo Building

Westmore Green

Tatsfield

WESTERHAM

TN16 2AG

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- Neighbourhood Plan advice.pdf (342 KB)
 - image001.png (11 KB)



Southern Water

Neighbourhood Plan FAQs

As you will know Neighbourhood Plans were introduced by the Localism Act 2011 and can be prepared by parish and town councils, and neighbourhood forums. There are more than 800 parish councils in Southern Water's operational area.

It is our aim to engage in the preparation of Neighbourhood Plans and provide guidance to the communities preparing them so that water supply and wastewater infrastructure is considered as part of the process.

We prioritise our engagement based on the following criteria:

Does the Neighbourhood Plan allocate sites for future development?

If the Neighbourhood Plan indicates that only limited development will take place and it does not allocate sites for future development it is unlikely that it will have a significant impact on water supply and wastewater infrastructure.

We are unable to assess the impact of new development until the precise location and scale of development is defined. This would determine the likely point of connection to our infrastructure, and therefore the location where the new demand would arise.

If the Neighbourhood Plan allocates sites, is there a threshold for assessment?

Only individual development sites of 20 homes or more are likely to have an impact on the local water supply and wastewater infrastructure.

There could be cumulative effects if several sites are proposed, even if these are all below 20 homes. The extent of cumulative effects will depend on the overall level of development. This is considered under the following paragraph 'what is the overall level of development proposed'.

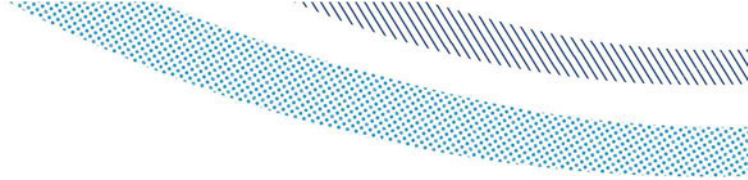
What is the overall level of development proposed?

The effect of new development on water supply and wastewater infrastructure will be more significant the more homes are proposed. We prioritise Neighbourhood Plans in accordance with the level of development proposed.

Are any issues identified relating to water supply and/or wastewater services?

We will review draft Neighbourhood Plans and provide any clarifications that we consider are material in the context of the Neighbourhood Plan.

In taking forward the Neighbourhood Plan we would ask that you take account of the following considerations:

- 
- Planning policies should seek to co-ordinate the rate of new development with provision of necessary infrastructure, including water supply and wastewater infrastructure. The policies should ensure that development does not progress ahead of the infrastructure required to serve it.
 - Planning policies that seek to protect Local Green Spaces (as defined in paragraph 76 of the National Planning Policy Framework) and other spaces (e.g. open spaces, recreation grounds, village greens, etc) should ensure that they are not overly restrictive so that essential water and wastewater infrastructure can be delivered if the benefit outweighs any harm.
 - Planning policies should explicitly support proposals that come forward in order to deliver necessary water supply and wastewater infrastructure.

We hope the above information is helpful and look forward to the progress of your Neighbourhood Plan to submission, examination and local referendum.

tatsfield.plan <tatsfield.plan@btinternet.com>

20/3/2022 18:11

Fwd: Tandridge 2022 Draft Tatsfield Neighbourhood Plan

To jasonsyrer [REDACTED]

----- Original Message -----

From: [Planning South](#)

To: tatsfield.plan@btinternet.com

Sent: Wednesday, 9 Mar, 22 At 15:50

Subject: Tandridge 2022 Draft Tatsfield Neighbourhood Plan

Thank you for consulting Sport England on the above neighbourhood plan.

Government planning policy, within the **National Planning Policy Framework (NPPF)**, identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.

It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Parts 98 and 99. It is also important to be aware of Sport England's statutory consultee role in **protecting playing fields** and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy

Sport England provides guidance on **developing planning policy** for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications

Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Part 99 of the NPPF, this takes the form of **assessments of need and strategies for indoor and outdoor sports facilities**. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.

Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.

<http://www.sportengland.org/planningtoolsandguidance>

If **new or improved sports facilities** are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Any **new housing** developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how **any new development**, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.

Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/activedesign>

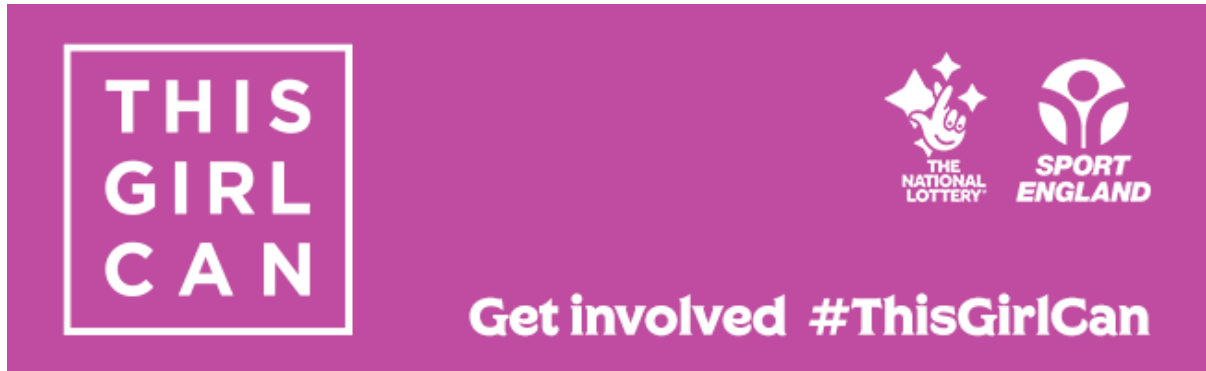
(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)

If you need any further advice, please do not hesitate to contact Sport England using the contact details below.

Yours sincerely

Planning Administration Team

Planning_south@sportengland.org



Sport Park, 3 Oakwood Drive, Loughborough, Leicester, LE11 3QF



We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Gaile Walters](mailto:Gaile.Walters)

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With thanks

Neighbourhood Plan Steering committee

Please use tatsfield.plan@btinternet.com to send comments about the Neighbourhood Plan.

H [REDACTED]
Mobile [REDACTED]

SUPPORT TATSFIELD'S GOOD CAUSES BY BUYING TICKETS IN THE TANDRIDGE TOGETHER LOTTERY

"The Parish Council/Neighbourhood Plan know how important keeping your personal data safe and secure is, it is very important to the Parish Council also. We only collect and keep personal information about you so that we can provide the services you need, to help us keep details about those services and our contact with you. We will only share your personal data to help us provide services."

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- image006.png (5 KB)
- image007.png (3 KB)

Tony Howe [REDACTED]

30/3/2022 15:55

FW: Tatsfield Neighbourhood Plan_Regulation 14 consultation

To jasonsyrrett [REDACTED] •
Tatsfieldneighbourhoodplan@btinternet.com <tatsfieldneighbourhoodplan@btinternet.com>

Dear Jason/Tatsfield Neighbourhood Plan Team

Many thanks for consulting me on the draft NP. I apologise for not responding via the online portal, but it didn't seem to fit what I wanted to write. I hope this email response will be acceptable instead. These comments are made from the perspective of local heritage issues.

I have no concerns to raise with the content of the NP. I am pleased to note the inclusion of Views as and setting within the text – these are often omitted. My only point would be to note the lack of mention for the archaeology of the area within the document. Although covered largely adequately by the Tandridge District Plan in terms of policy, one particular archaeological feature in the area - the western Parish boundary of Tatsfield - follows the route of the London – Lewes Roman road for a considerable distance, and it would have been good to have seen this acknowledged within the NP as being a point of note and a feature worthy of special consideration. The fact that the Parish boundary respects the line of the road demonstrates a significant continuity of landscape use in the area that is unusual, and the County Council has designated the entire course of the road (and therefore most of the south-west parish boundary of Tatsfield) as being an Area of High Archaeological Potential to take account of this.

Aside from this the Parish of Tatsfield is not particularly well served from the archaeological perspective, with comparatively little recorded on the Surrey Historic Environment Record. However I also note that it appears that the HER has not been consulted prior to the compilation of this report. You might find it advantageous to carry this consultation out prior to the final completion of the document, for the sake of completeness, and to gather more detailed information about the road/boundary mentioned above. Consultations for Neighbourhood Planning purposes are free, and can include information on local archaeological designations and historic maps if necessary. The HER can be consulted via the Surrey County Council website at [Historic Environment Record - Surrey County Council \(surreycc.gov.uk\)](https://www.surreycc.gov.uk/historic-environment-record).

I hope these comments are of use,

Kind regards,

Tony

**Tony Howe****Historic Environment Planning Team Manager**

Historic Environment Planning, Surrey County Council, Quadrant Court, 35 Guildford Road, Woking, GU22 7QQ

Tel: [REDACTED]

Please note that due to ongoing COVID-19 requirements, Many council offices are closed to visitors, and staff are working remotely or from home. Although services remain as unaffected as possible, access to paper archives and printed records is currently limited.

From: Jason Syrett [REDACTED]
Sent: 20 February 2022 13:20
To: Tatsfieldneighbourhoodplan@btinternet.com
Subject: Tatsfield Neighbourhood Plan_Regulation 14 consultation

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Aileen McHugo Building
Westmore Green
Tatsfield
WESTERHAM
TN16 2AG

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Planning Consultations/EAI/SCC [REDACTED]

24/2/2022 13:56

RE: Tatsfield Neighbourhood Plan_Regulation 14 consultation

To Jason Syrett [REDACTED] Copy
Planning Consultations/EAI/SCC [REDACTED]

Dear Mr Syrett,

Thank you for consulting Surrey County Council on Tatsfield Neighbourhood Plan.

Please note we do not have any comments to make.

Kind Regards,

Minerals and Waste Planning Policy Team

From: Jason Syrett [REDACTED]
Sent: 20 February 2022 13:20
To: Tatsfieldneighbourhoodplan@btinternet.com
Subject: Tatsfield Neighbourhood Plan_Regulation 14 consultation

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**TATSFIELD NEIGHBOURHOOD PLAN
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TDC Officer Response to Tatsfield Regulation 14 draft Neighbourhood Plan Consultation

General

The document is much improved on the informal partial draft plan reviewed in 2020, and the Steering Group are congratulated on the work to date. It is also clear that a number of TDC's previous comments, both in 2020 and since, have been taken into account and we hope these were helpful to the team.

Detailed comments are set out in the table below, while this section considers some general points. Any typos noticed are also listed in order to assist in editing.

There is a good choice of illustrative material, the document looks very attractive, and it is helpful to have a footer on each page clearly setting out the version of the Plan.

It is welcome that a Glossary has now been included, and as many technical terms are used in the NP (eg Green Belt, SSSI, AONB and listed building to name just a few) it would be helpful to point out early in the text that many terms are defined in the Glossary. However, the Glossary is often partial in the definitions. For example it doesn't make clear that AONB is **nationally** designated, of **national** value, and indeed is protected by **national** policy. Similarly with listed buildings. This is important because generally the text of the NP does not explain to the non-expert reader that this national protection exists, and therefore the NP policies do not duplicate it.

It is noted that the maps, which are to various scales as appropriate, still do not have a scale shown on each.

As previously advised, it is important that the evidence you have used to support your policies is clearly set out and accessible. This is not handled consistently at present. The Foreword states that the supporting documents can be accessed by the hyperlink given, and the Housing Topic Paper has clearly been updated and includes elements of other relevant evidence. But the Built and Natural Environment paper is still a draft and appears to have gaps in it. Page 64 of the plan mentions a Local Economy Topic paper which does not appear to be on the website. Page 89 lists three TDC documents with hyperlinks, and three local reference documents are listed, but there is no indication in the text how these have influenced the plan, and no indication of where they can be seen if indeed they have influenced it. Nowhere does there appear to be any evidence supporting the designation of Local Green Space, and this is a significant gap if you wish to designate certain sites as Local Green Space. It is strongly suggested that after the Reg 14 consultation the text is critically reviewed to ensure that all evidence is clearly and consistently listed and accessible, and TDC officers would be happy to advise on this.

Making changes to policy as a result of the Reg 14 consultation may lead to inconsistencies so as part of this critical review you should also examine all policies in relation to each other to remove any overlap or obvious conflict, or duplication with national policy.

At present the draft Plan groups all the policies together at the end of the relevant chapter. While this is clear, it is worth noting that in our experience, Examiners differ in their approach and some recommend in their reports that a separate paragraph of “justification” is provided before each policy, if not already set out in the submitted plan. You can see this approach embodied in, for example, the adopted Caterham Chaldon and Whyteleafe NP. The Limpsfield NP also takes this approach, albeit the justification is set out below the policy. While it is for Tatsfield PC to decide how to set out their plan, we wanted to make you aware of this at this stage.

At present you list the relevant national and local policies which support your policies in a generic way for each chapter of the plan. Looking ahead, it is easier and clearer for an Examiner if you **either** produce a separate list setting out how each one of your policies fits with local strategic policy and national policy (eg the para of NPPF, the policy number in Core Strategy) and this could be part of your Basic Conditions Statement, **or** you list the same thing underneath each policy.

Page/para ref	Comment
Page 2 Map	The map is helpful, but the legend is difficult to read on screen and there is no scale. It would be helpful to label areas such as LB Bromley, TDC and adjoining parishes to assist the reader. Consider adding AGLV to the map (see comment re page 22 below).
Page 5 Foreword	Is the link in the Foreword to the documents on the website meant to be the link to all the evidence (see also general comments above)?
Page 11, third para	The reference at the end of the para to plots, fruit trees and summer homes does not appear to fit with the description of development in the 1990s. Does it belong at the bottom of the previous page?
Page 12, Section 01.2, left hand column, second para	Before the final sentence of the para it would be more accurate to insert the words: Once finally approved, a Neighbourhood Plan becomes part of the development plan and decisions.....

Page 14, Section 01.4 left hand column, first para	The list at the back of the NP does not include the 2018 update – and see general comments above re evidence.
Page 18 third/fourth paras	<p>It would be helpful to point out that Listed Buildings are nationally recognised and subject to statutory protection, in contrast to the “locally listed” buildings mentioned below. (The Glossary does not make this clear).</p> <p>You may also wish to update this page depending on the outcome of the current review being carried out by SCC, which we have discussed.</p>
Page 19 Map of Listed Buildings	The map is useful but shows many buildings outside the parish and therefore the NP area, which are not relevant.
Page 22 Section 02.3 para	<p>To assist readers understand where these designations are located you could insert a cross reference to your map on page 2, which shows most of them (except AGLV, though this could be added), but see comment above about key being hard to discern.</p> <p>You might also want to make it clear that SSSI is a national designation, as is AONB, and Ancient Woodland is given policy protection in the NPPF, while SNCI and LNR are more local designations. This is not clear in the Glossary, for example.</p> <p>In the fourth para, it would be helpful to make it clear that the designation and policies referred to are those of TDC Core Strategy.</p>
Page 23	The map of Ancient Woodland has two North points. In this and the map of SSSIs the parish boundary is hard to make out, partly because areas of woodland and SSSI outside the parish are shown – while this may be legitimate where designated areas span parish boundaries, it makes the maps hard to read in relation to the NP.
Page 24 Section 02.4 first para	This para says that the section identifies what is valuable and what should be conserved, enhanced or improved. But much of the text is purely descriptive and it is not always clear what is valued, and what is not. In order to assist developers and

	those assessing planning applications this should be clearer.
Page 30 and sixth para	<p>The role, designation and protection afforded to these various areas of open space is much clearer in this draft of the NP than in previous versions.</p> <p>It is noted that proposed areas of Local Green Space are listed in the sixth para. You will need to provide evidence, including precise boundaries, of how these areas comply with the criteria for designating Local Green Space in the NPPF as well as notifying the owners of your proposals if you have not already done so. TDC can provide advice on the kind of evidence which would be appropriate.</p>
Page 32 Section 02.6 Map	The key to the geology map appears to show many more formations than are shown on the map, and could be simplified.
Page 38 policy TNP02A	<p>This policy only has one clause so the (a) can be deleted as superfluous.</p> <p>Policy now appears to refer only to Local Green Space as set out in the sixth para of page 30 (see above comments), rather than all the pieces of land mentioned in Section 02.5, some of which are already protected by their status as SSSI, Village Green etc. Policies should be positively phrased eg in this case "Development which will not be supported"</p>
Page 38 policy TNP02B	<p>This policy only has one clause so the (a) can be deleted as superfluous.</p> <p>You will need to indicate and name these roads on your Policies Map in the submission version of the NP.</p>
Page 38 policy TNP02C	<p>See above – clause (a) lists several areas which are now proposed as Local Green Space. Since LGS designation protects from development they do not need to be subject to both policies. Review and clarify policy.</p> <p>Clause (b) – trees subject to Tree Preservation Orders are protected by planning law and do not need to be mentioned in the policy, although you may wish to make it clear to readers in the text</p>

	(rather than policy) of the NP that some trees are already protected by law. Suggest that you add the word “appropriate” before “native species” as not all native species will be appropriate to this area.
Page 38 policy TNP02E	See comments above re TNPO2A, which <i>may</i> also protect these spaces?
Page 39 policy TNP02G	Biodiversity Net Gain – this is not explained in the text at all, and should be, together with a reference to the evidence you use to support this. In clauses (c) and (d) you may wish to consider including, as well as nesting locations and habitats, mentioning provision of linkages between habitats, for example by provision of “hedgehog highways” in otherwise impermeable boundary treatments.
Page 40 policy TNP02H	Rephrase policy positively. As discussed, some or all of these buildings may be considered in SCC’s current review of the Local Heritage List and if so, text and policy will need to be updated.
Page 40 policy TNP02K	Consider restructuring the policy to make it clearer ie distinguish clearly what is needed inside the Defined Village, outside the Defined Village etc
Page 40, references to CS policies	Is CSP15 relevant to this chapter? Should CS18 be added as a reference? Is DP 21 relevant?
Page 42 et seq, Sections 03.3 03.4, 03.05	Although the theoretical nature of the AECOM HNA is now recognised in the draft we remain concerned that the inclusion of material from this report could be misconstrued. We suggest that you keep the plan text short and simple and rely on published TDC evidence such as the SHMA, and your own parish survey, to support the arguments for affordable and smaller housing. See also comment below.
Page 43, Section 03.5 second and third paras	Bearing in mind previous comments about the theoretical nature of the AECOM HNA, these paras could be deleted, as your own parish survey shows the need for affordable housing. What is meant by “impose”? Do you mean TDC has no plans to allocate affordable

	housing in the parish in the emerging Local Plan? Any new housing development in the parish would need to comply with current TDC policy for provision of affordable homes.
Page 43, Section 03.6, fifth para	Listing site reference numbers without either a map, names of sites, or link to the AECOM report, is not helpful as readers have no idea where they are. You could simply say that seven sites were identified for further review.
Page 44, Section 03.7 first para	A similar comment applies to this paragraph
Page 45, Option 2	“Very Special Circumstances” has a particular meaning in national planning policy relating to the Green Belt. Consider elaborating on this in the heading – how likely is it that readers will know what it means in context, especially as it is not defined in the Glossary? You could say “Identify Very Special Circumstances which would support development not normally permitted in the Green Belt” or similar
Page 45, Option 5	You could add here that NPs are not obliged to allocate housing sites
Page 46, TNP 03A and TNP 03B	Clauses e and f respectively – What is meant by “the highest possible standards of construction”? In TNP3B, do clause a with reference to 20 homes, and c with reference to “small scale”, complement, contradict or overlap with each other? For your information, the figure of 20 homes as set out in the new Local Plan policy TLP13 Rural Exception Sites was queried by the Local Plan Inspector and as yet we do not have his final views on this number.
Page 46, references to CS policies	Would CSP15 be relevant here?
Page 51, Section 04.3, first para	This para does not relate well to the last para on page 50 – should it be located just above the final para on page 49?
Page 52, final sentence	Does this sentence belong here?
Page 53, policies TNP04A and TNP04B	Consider how these policies fit with TNP03A and TNP03B in order to remove any overlap eg re. sustainability.

	<p>TNP04A appears to apply to all buildings, and is headed Layout and Scale, but also refers to materials.</p> <p>TNP04 applies only to residential buildings and also mentions materials (see above). Would this more appropriately be headed “Design of new residential buildings and extensions”?</p>
Page 54, TNP04C	Is a redevelopment of an existing residential building already covered by TNP04?
Page 54, TNP04D	<p>What is clause iv seeking to achieve? That new agricultural buildings should be built in a way that is capable of conversion or change of use?</p> <p>If so, the second element of the policy, ie should not give rise to excessive disturbance etc, would be better set out as a separate policy identifying considerations to be applied to an application for change of use.</p>
Page 56, TNP04H	This policy only has one clause so the (a) can be deleted as superfluous
Page 58, Sections 05.3 and 05.4	These introductory sections are different in style/approach from preceding chapters and helpful in evidencing the approach of the chapter with local concerns derived from consultation. Consider replicating in brief in other chapters? Or adding an overview of the issues raised by the community in the Introduction chapter?
Page 60 TNP05A	<p>Is clause (a) about offsite improvements ie how the local portion of Community Infrastructure Levy should be spent? If so it would be better to have a specific policy setting out the kinds of things CIL will be spent on.</p> <p>Clause (b) presumably the requirement is for a Construction Impact Statement to be submitted with the application, rather than just “prepared” ? At present such a Statement is not included in TDC’s Validation List, which sets out all the documents required to be submitted with</p>

	an application, but we can explore whether this could be added.
Page 60 TNP05C	Clause (b) How does the reader know where these areas are?
Page 61 TNP05D	Clause (d) –presumably standards referred to are those of SCC, which may not apply to unadopted and private roads, so may be better to say “any relevant and approved standards”.
Page 61, references to CS policies	Would CSP15 be relevant here?
Page 64, Section 06.5	See comment above re the introductory paras on page 58
Page 65, TNP06A	Is this policy intended to apply to uses within Class E of the current Use Classes Order? If so, it would be clearer to say so in the policy. The policy cannot control all loss of employment because Permitted Development rights allow some changes. It would be better to say “Where planning permission is required, proposals which would result in the loss of employment or businesses in Class E of the Use Classes Order will be resisted.....”
Page 65, TNP06B	Is this policy intended to apply to uses within Class E of the current Use Classes Order? If so, it would be clearer to say so in the policy. How does this policy relate to the Green Belt? Do the “new sites” referred to include potential new development in the Green Belt, which would be contrary to national as well as local policy? Possibly add to the criteria “they comply with other relevant national and local policies”
Page 65, TNP06C	Suggest inserting “...national and local.....” after “relevant” in the policy – this would cover the Green Belt issue mentioned above and also AONB considerations.
Page 70, Section 07.5	See comments above re page 58 and 64
Page 70, list of local and national policies	Wrongly located – should be after the policies, as in other chapters
Page 71, TNP07A	As set out in previous advice, this policy applies to development proposals, but some changes (ie losses) can take place without the need for planning permission

	<p>through changes within the same Use Class. The policy lists a mix of things which are in Use Class F (Community Facilities and Learning), things which need specific planning permission to change use (eg pubs), things are already protected through the NPPF such as playing fields, and if the allotments are statutory they are covered by separate legislation outside planning. The intention of the policy is clear and it is suggested that TDC and the Steering Group how best to achieve their policy aims.</p>
Page 71, TNP07B	<p>As any such new facilities would be in the Green Belt it would be preferable to mention this in policy ie “in accordance with national and local policy for Green Belt and other policies.....</p>
Page 73, Section 08.2, fifth para	<p>The words “neighbourhood planning” appear to have been inserted in this para in error.</p> <p>On this page the heading “08.2” is duplicated for two sections.</p> <p>In the second section, second para, it would be helpful to insert the relevant para number from the NPPF ie para 151.</p> <p>In the third para the NPPF reference should be to para 155, not 151.</p>
Page 76, Section 08.5, third para	<p>This para reads like policy but is not set out as such. Is it intended to be policy?</p>
Page 77 TNP 08B	<p>Unsure why the policy title includes the words “and places” when it only refers to buildings.</p>
Page 77 TNP08C	<p>What is the “green infrastructure network” mentioned in clause a?</p> <p>Does community transport exist in the parish for development to connect to, as set out in the policy? It’s not mentioned in the Section on Transport and Infrastructure.</p>
Section 9	<p>TDC has not commented on this section of the Plan, which contains your aspirational policies, as these are not directly related to land use.</p>
Page 86 Section 11.1 fourth para	<p>It is not the Regulation 14 version of the Plan which will go to Examination.</p> <p>Following the Regulation 14 consultation</p>

	you will amend your draft Plan as necessary before submitting it for Examination. This stage is often called the Submission stage, officially it is Regulation 15.
Page 86, Section 11.2	As previously advised, TDC has a list of indicators which it monitors annually and results can be shared with the Parish Council. At an appropriate stage it would be helpful to discuss this with the Parish Council
Page 86, Section 11.3, second para	Not all changes to a NP will be significant enough to require the full examination and referendum process. You may wish to simply say that “...TDC will undertake the appropriate steps..... “
Page 86, Section 11.4, second para	This reads as if there are allocated housing sites in the NP (“proposed housing sites”), which there aren’t.

Martin Allen [REDACTED]

6/4/2022 20:33

Fwd: Fw: Tatsfield NP Regulation 14 Consultation

To [REDACTED]

Dear All

Please see the response from Tandridge District Council regarding the NP Regulation 14. Please read as much of it as you can in readiness for the next Steering group Meeting on Wednesday 20th 8pm in the AMB. I will issue the Agenda next week.

other papers follow

[REDACTED] - Could you upload to drop box please in the appropriate files

Thank You

Martin Allen

Chairman - Tatsfield Neighbourhood Plan Steering committee

SUPPORT TATSFIELD'S GOOD CAUSES BY BUYING TICKETS IN THE TANDRIDGE TOGETHER LOTTERY

"The Parish Council/Neighbourhood Plan know how important keeping your personal data safe and secure is, it is very important to the Parish Council also. We only collect and keep personal information about you so that we can provide the services you need, to help us keep details about those services and our contact with you. We will only share your personal data to help us provide services."

From: Anna Cronin [REDACTED]
Sent: 04 April 2022 10:58
To: Cllr Allen, Martin [REDACTED]
Cc: Marie Killip [REDACTED]
Subject: Tatsfield NP Regulation 14 Consultation

Dear Cllr Allen

Please find attached comments from Tandridge officers on the Regulation 14 version of the Neighbourhood Plan for you to share with the Steering Group.

As well as substantive matters and suggestions these also include any typos we have spotted while reading the Plan, and we hope these will be helpful to you as you prepare the next draft (ie for submission and then Examination). While the Plan is overall in very good shape, and clearly the result of much work, there are several significant general issues which we have pointed out at the beginning of our comments. As previously offered, I would be happy to meet you and the team, in person or virtually, to discuss how you might address these and to consider the way forward to submission and Examination.

I have also attached the SEA screening document, which concludes that the Plan does not need an SEA, together with some notes on NPs sent by the Environment Agency in response when TDC consulted them. And I have also attached the HRA screening assessment from 2020, which concludes that an assessment of the Plan under the Habitat Regulations is not required. You should already have the latter in your files, but I am sending again to be sure that you have both these documents, as they are very important to demonstrate to the Examiner that you have met some of the "Basic Conditions".

I have also discussed your proposed timetable with Marie. As I said in my email of 25th March, we think you may be overambitious in aiming for submission to TDC in May, unless it is late May. We will of course

progress the NP next steps (Regulation 16 consultation, Examination etc) as promptly as we can, but there will be several demands over the summer on a very depleted team which overlap in timing, and the NP will need to take its place amongst them. For example, as well as the work on the Local Plan there is likely to be a major consultation from Gatwick Airport in June which will require significant input. As I say, we have noted your wish to get the NP settled within the lifetime of this Parish Council, and certainly it makes sense to attempt to combine any NP referendum with early May local elections in 2023, but even that requires some tight timing with Planning Policy Committee consideration of the Examiner's report and agreement to go to referendum, and then arrangements for the referendum itself. We will do our best to progress things at the TDC end, but Marie and I want to make the NP team aware of the context.

I hope this email is helpful to you, and I look forward to meeting the team in the near future.

Regards

Anna

Anna Cronin
Strategy Specialist

Tandridge District Council
The Council Offices
8 Station Road East
Oxted, Surrey
RH8 0BT
www.tandridge.gov.uk



- TDC Consultation Response on Tatsfield Regulation 14 draft Neighbourhood Plan.docx (31 KB)
- Tatsfield Neighbourhood Plan SEA Screening 2022 Final 28.03.2022.pdf (755 KB)
- Tatsfield NP HRA Screening Report 2020 FINAL.pdf (2 MB)
- EA Neighbourhood Plan Advice Note Feb 2021.pdf (304 KB)



Sent by email to:
tatsfield.plan@btinternet.com



9th March 2022

Tandridge - Tatsfield NEIGHBOURHOOD PLAN Regulation 14 Consultation

Dear Sir/Madam,

Thank you for allowing Thames Water Utilities Ltd (Thames Water) to comment on the above. Thames Water is the statutory sewerage undertaker for the north and western part of Tandridge and hence a “specific consultation body”. We have the following comments on the draft Tatsfield Neighbourhood Plan:

Policy TNP05C – Sewerage and Drainage

Thames Water support the policy in principle, but consider that it requires amending.

A key sustainability objective for the preparation of Local Plans and Neighbourhood Plans should be for new development to be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure. Paragraph 20 of the revised National Planning Policy Framework (NPPF), 2021, states: “*Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for... infrastructure for waste management, water supply, wastewater...*”

Paragraph 11 states: “*Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:*

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects”

Paragraph 28 relates to non-strategic policies and states: “*Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure...*”

Paragraph 26 of the revised NPPF goes on to state: “*Effective and on-going joint working between strategic policy-making authorities and relevant bodies is integral to the production of a positively prepared and justified strategy. In particular, joint working should help to determine where additional infrastructure is necessary....*”

The web based National Planning Practice Guidance (NPPG) includes a section on ‘water supply, wastewater and water quality’ and sets out that Local Plans should be the focus for

ensuring that investment plans of water and sewerage/wastewater companies align with development needs. The introduction to this section also sets out that *“Adequate water and wastewater infrastructure is needed to support sustainable development”* (Paragraph: 001, Reference ID: 34-001-20140306).

Thames Water therefore recommends that developers engage with them at the earliest opportunity (in line with paragraph 26 of the revised NPPF) to establish the following:

- The developments demand for water supply infrastructure;
- The developments demand for Sewage/Wastewater Treatment and network infrastructure both on and off site and can it be met; and
- The surface water drainage requirements and flood risk of the development both on and off site and can it be met.

Thames Water offer a free Pre-Planning service which confirms if capacity exists to serve the development or if upgrades are required for potable water, waste water and surface water requirements. Details on Thames Water’s free pre planning service are available at: <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Water-and-wastewater-capacity>

In light of the above comments and Government guidance we consider that the Neighbourhood Plan should include a specific reference to the key issue of the provision of wastewater/sewerage [and water supply] infrastructure to service development proposed in a policy. This is necessary because it will not be possible to identify all of the water/sewerage infrastructure required over the plan period due to the way water companies are regulated and plan in 5 year periods (Asset Management Plans or AMPs). We recommend the Neighbourhood Plan include the following policy/supporting text:

PROPOSED NEW WATER/WASTEWATER INFRASTRUCTURE TEXT

“Where appropriate, planning permission for developments which result in the need for off-site upgrades, will be subject to conditions to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades.”

“The Local Planning Authority will seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Developers are encouraged to contact the water/waste water company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.”

Comments in Relation to Flood Risk and Sustainable Drainage Systems

The National Planning Practice Guidance (NPPG) states that a sequential approach should be used by local planning authorities in areas known to be at risk from forms of flooding other than from river and sea, which includes "Flooding from Sewers".

When reviewing development and flood risk it is important to recognise that water and/or sewerage infrastructure may be required to be developed in flood risk areas. By their very nature water and sewage treatment works are located close or adjacent to rivers (to abstract water for treatment

and supply or to discharge treated effluent). It is likely that these existing works will need to be upgraded or extended to provide the increase in treatment capacity required to service new development. Flood risk sustainability objectives should therefore accept that water and sewerage infrastructure development may be necessary in flood risk areas.

Flood risk sustainability objectives and policies should also make reference to 'sewer flooding' and an acceptance that flooding can occur away from the flood plain as a result of development where off site sewerage infrastructure and capacity is not in place ahead of development.

With regard to surface water drainage it is the responsibility of the developer to make proper provision for drainage to ground, watercourses or surface water sewer. It is important to reduce the quantity of surface water entering the sewerage system in order to maximise the capacity for foul sewage to reduce the risk of sewer flooding.

Limiting the opportunity for surface water entering the foul and combined sewer networks is of critical importance to Thames Water. Thames Water have advocated an approach to SuDS that limits as far as possible the volume of and rate at which surface water enters the public sewer system. By doing this, SuDS have the potential to play an important role in helping to ensure the sewerage network has the capacity to cater for population growth and the effects of climate change.

SuDS not only help to mitigate flooding, they can also help to: improve water quality; provide opportunities for water efficiency; provide enhanced landscape and visual features; support wildlife; and provide amenity and recreational benefits.

With regard to surface water drainage, Thames Water request that the following paragraph should be included in the Neighbourhood Plan "***It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding.***"

Policy TNP04H – Utilities

We object to this policy as most associated equipment on the sewerage network cannot be placed below ground for operational or health and safety reasons and therefore the policy does not meet the tests of soundness.

Most sewers and pipeline will be below ground, but most associated apparatus such as sewage pumping station electrical control equipment vent columns etc have to be located above ground for operational and health and safety reasons.

We trust the above is satisfactory, but please do not hesitate to contact David Wilson on the number above if you have any queries.

Yours faithfully

Thames Water Utilities Ltd

Carr Richard [REDACTED]

22/2/2022 15:10

FW: Tatsfield Neighbourhood Plan_Regulation 14 consultation

To tatsfield.plan@btinternet.com <tatsfield.plan@btinternet.com> Copy

Carr Richard [REDACTED]

jasonsyrret [REDACTED]

Thank you for consulting Transport for London (TfL) on the draft Tatsfield Neighbourhood Plan. TfL provides cross boundary bus route 464 which links Tatsfield with Biggin Hill and Tram services at New Addington. We also have an interest in the cross boundary impact of developments in the Neighbourhood Plan area on the strategic road and public transport networks within London.

We do not have any specific comments on the transport and infrastructure section of the draft Plan. However, we would encourage you to take into account the approach of the Mayor's Transport Strategy and the London Plan on issues such as encouraging active travel (walking and cycling), protection and improvement of bus infrastructure, car and cycle parking and road safety.

Best wishes

Richard Carr

Richard Carr | Principal Planner (Spatial Planning)**TfL Planning, Transport for London**

E: [REDACTED]

A: 9th Floor, 5 Endeavour Square, E20, Westfield Avenue, E20 1JN

I work part time and so there may be a short delay in responding to emails

We have recently made changes to our pre-application service and charges, and introduced a new Initial Screening process. For more information please visit: <https://tfl.gov.uk/info-for/urban-planning-and-construction/planning-applications/pre-application-services>

From: Spatial Planning [REDACTED]**Sent:** 21 February 2022 10:24**To:** Carr Richard [REDACTED]**Subject:** FW: Tatsfield Neighbourhood Plan_Regulation 14 consultation

From: Jason Syrett [REDACTED]**Sent:** 20 February 2022 13:20**To:** Tatsfieldneighbourhoodplan@btinternet.com**Subject:** Tatsfield Neighbourhood Plan_Regulation 14 consultation

TATSFIELD NEIGHBOURHOOD PLAN

Public Consultation

We are seeking feedback from the community and key stakeholders on the draft Tatsfield Neighbourhood Plan. This is a formal consultation on the Pre-Submission Tatsfield Neighbourhood Plan in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.

This consultation runs for six weeks from **20th February 2022 until 5pm on 4th April 2022.**

You can read/download a copy of the Pre-Submission Consultation Draft of the Tatsfield Neighbourhood Plan online here: <https://e-voice.org.uk/tatsfieldneighbourhoodplan/>

Please use the online comments form to respond: <https://giveyourviews.typeform.com/to/oGdN9Q9k>

You will also be able to view a printed copy of the draft Plan at either Sheree's Store, Tatsfield Village Hall, The Bakery or Parkwood Golf Club and fill in a paper version of the comments form from early next week.

If you would like to discuss the plan with a member of the Neighbourhood Plan Steering Group before submitting your response please come along to our **drop in sessions at The Aileen McHugo Building (address below) on March 12th and March 13th 2022 from 11am to 3pm.**

All responses to this consultation must be received in writing or via the online form prior to the end of the consultation period.

Please email the Neighbourhood Plan team if you have any queries:

Tatsfieldneighbourhoodplan@btinternet.com

Written responses by post to:

TATSFIELD NEIGHBOURHOOD PLAN

Aileen McHugo Building

Westmore Green

Tatsfield

WESTERHAM

TN16 2AG

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