



Tatsfield Parish Council - Neighbourhood Plan

c/o The Clerk, 33 Alexandra Road, Warlingham Surrey CR6 9DW

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Tandridge District Council

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Date Thursday 19th March 2020

TATSFIELD SURREY – TN16 – NEIGHBOURHOOD PLAN

Strategic Environmental Assessment (SEA) Screening Request for the Tatsfield Neighbourhood Plan

Habitats Regulations Assessment (HRA) Screening Request for the Tatsfield Neighbourhood Plan

Neighbourhood Plans are required to contribute to the achievement of sustainable development and are also required to demonstrate that they are legally compliant and compatible with EU obligations (as incorporated into UK law). An important component of this is compliance with the Strategic Environmental Assessment Directive (transposed into English Law through the Strategic Environmental Assessment (SEA) Regulations¹) by considering whether there are likely to be any significant environmental effects as a result of implementing the plan.

Regulation (9) of the SEA Regulations requires the responsible authority (local planning authority) to determine whether or not a plan is likely to have significant environmental effects and that, before making a determination the LPA shall take into account the criteria specified in Schedule 1 of the Regulations and consult the consultation bodies.

The Neighbourhood Plan is also required to demonstrate legal compliance with the Conservation of Species and Habitats Regulations and to consider whether it may impact on protected sites - Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and RAMSAR sites. There are no protected sites in Tandridge District but there are two in the vicinity – the Ashdown Forest SAC and Mole Gap to Reigate Escarpment SAC. The parish of Tatsfield does not lie within the 7km Ashdown Forest protection zone.

Tatsfield Parish Council is submitting this letter as a formal request for a SEA screening opinion and an HRA screening opinion.

¹ Environmental Assessment of Plans and Programmes Regulations 2004

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Background

Tatsfield Parish Council is preparing a Neighbourhood Plan, covering the period from 2013 to 2033.

The Tatsfield Neighbourhood Area was designated by TDC on 6 June 2017 covering the entire parish. Since then, a Neighbourhood Plan Steering Group has been formed which has subsequently been set up into the following topic groups:

- Housing
- Built and Natural Environment
- Transport and Infrastructure
- Community Facilities
- Local Economy

Each topic group has prepared a Topic Report which is the result of engagement with stakeholders, including the local community, through workshops, consultation events and questionnaires.

Vision and Objectives

The Steering Group, in consultation with the local community, has identified a vision and objectives for the Neighbourhood Plan which can be seen in Appendix 1.

Scope of the Plan

Whilst it is not yet known what policies the Neighbourhood Plan will include, in order to address the vision and objectives, it is expected that the Plan will include policies on the following:

- Design of new buildings and alterations to existing buildings
- Street scene/front garden landscaping
- Safeguarding of the parish's natural environment and biodiversity
- Transport/parking
- Support to local businesses and community facilities
- Potential allocation of housing sites
- Other policies intended to address the parish's housing need and affordability

Housing

The key themes that have emerged through the evidence gathering process is the lack of affordable housing in the parish and properties for downsizing. The entire parish lies within the Green Belt (including the village which is defined as a rural settlement and washed over by the Green Belt). The Parish Council has been in contact with TDC over the last year to determine whether and how the Neighbourhood Plan can proactively assist in meeting local housing needs whilst ensuring the Plan remains consistent with local and national planning policy.

In order to fully consider this matter, the Steering Group has undertaken the following to gather a robust evidence base:

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- Housing Survey
- Housing Needs Assessment (AECOM)
- Call for Sites
- Housing Site Assessment (AECOM)

The AECOM Housing Needs Assessment has identified a housing need of 160 dwellings up to 2033 (taking into account completions since 2013). Based on all of the evidence gathered to date, the Steering Group has identified an aspirational housing target of **105 - 130 homes** which is viewed as a reasonable figure to plan for and broadly in line with the parish's historical housing delivery rates.

The AECOM and Neighbourhood Plan Reports have identified some sites as suitable, achievable and deliverable for rural exception sites for affordable homes and one for market homes being within the village boundary.

Site Assessment

21 sites were put forward through the Call for Sites and these sites, in addition to others which have been put forward through TDC's Housing and Economic Land Availability Assessment, have been assessed through the Housing Site Assessment.

The AECOM Site Assessment Report has been attached to this email. This report assesses all sites considered through the Neighbourhood Plan. A number of sites are excluded (those identified as red), some identified as potentially suitable (Amber) and a small number as being suitable (Green).

The Steering Group has reviewed this report, and on its own assessments have excluded all those red sites from further consideration. There are a small number of exceptions where further information (or inaccurate information) has led the Steering Group to exclude further sites.

This results in the following sites which remain under consideration for either market or affordable housing (rural exception sites).

- TNP12 Mitchells – Land at the Rear of 2-3 The Parade Development within the defined village boundary.

TNP01: Surrey County Council – Land East of Tatsfield School and South of Ship Hill TN16 2AH – TDC – Not HELAA site (but adjacent to the boundary)

TNP18: Reeves – availability unknown – but interest has been declared in the past – to the South of Ship Hill Tatsfield TN16 2AH / Approach Road from the pond to opposite the entrance to the allotments (approx.).

TNP19: - Whelan's – availability unknown – Land Adjacent to Gresham Close Tatsfield TN16 2DF

All of these sites are either within or adjacent to the existing settlement boundary. Where sites lie outside the settlement boundary, the Tatsfield Parish Council and Steering Group having agreed not to move the defined village boundary would investigate the above sites for rural exception sites.

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Conclusion

Through the Neighbourhood Plan process 1 site has been deemed suitable for market development of 2 to 3 houses and 3 sites for further investigation as rural exception sites for 44 homes.

Whilst the Tandridge Local Plan does not include a housing target for the parish, the Steering Group will work with Tandridge District Council officers to ensure that the Plan is in general conformity with the current and emerging policies and meets the Basic Conditions.

Based on the evidence gathered to date, the potential housing delivery of 105-130 (which is broadly consistent with past housing delivery in the parish) and the Sustainability Appraisal / Strategic Environmental Assessment process undertaken for the Local Plan, it is not considered that the Tatsfield Neighbourhood Plan is likely to have significant environmental effects.

Based on the scope of the Neighbourhood Plan, the HRA process which has been undertaken on the Tandridge Local Plan and the proximity to sites protected through EU and UK law to the parish, it is not considered that the Neighbourhood Plan would have significant effects on these sites.

Please contact the Parish Council if further information is required to undertake this screening assessment.

Appendix 1

Vision

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.

Objectives

To support the vision, the Neighbourhood Plan has the following objectives:

Social

- To make provision for sufficient market 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

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Environment

- To ensure new development retains Tatsfield’s distinctive 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 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

Economic

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

We look forward to hearing from you accordingly.

Yours faithfully

Ms K.Jennings

KJennings

Parish Council Chairman

Mr M.W.Allen

MWAllen

Chairman – Steering Group

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