

Dormansland Neighbourhood Plan 2016-2033



Pre-Submission Plan Draft for Approval by Parish Council

Published by Dormansland Parish Council for Pre-Submission Consultation under the Neighbourhood Planning (General) Regulations 2012 (as amended) in accordance with EU Directive 2001/42.

March 2017

Consultation Details

If you have any comments to make on this Plan, please do so by (6 weeks after start date) (5.00pm) at the latest, using the designated Comment Form, which can then be:

Dormansland Neighbourhood Plan

E-mailed to [insert email address here](#)

Or mailed to the Parish Clerk:

[Insert address here](#)

The Dormansland Parish Council website contains all the necessary background information on the Neighbourhood Plan. Its web address is:

[Insert web address here](#)

DRAFT

**Dormansland Neighbourhood Plan 2016-2033
Pre-Submission Plan
March 2017**

Contents

Foreword **by SG**

List of Land Use Policies

- 1. Introduction and Background.....X
- 2. The Neighbourhood Area.....X
- 3. Planning Policy Context.....X
- 4. Vision, Objectives and Land Use Policies...PC/SG to review**
- 5. Implementation.....**by SG**

Policies Map and Inset **By SG**

Appendix A: Schedule of Evidence **By SG**

Appendix B:
Additional titles of appendices to be inserted once document approved

Intentionally blank

DRAFT

Foreword

By PC or SG

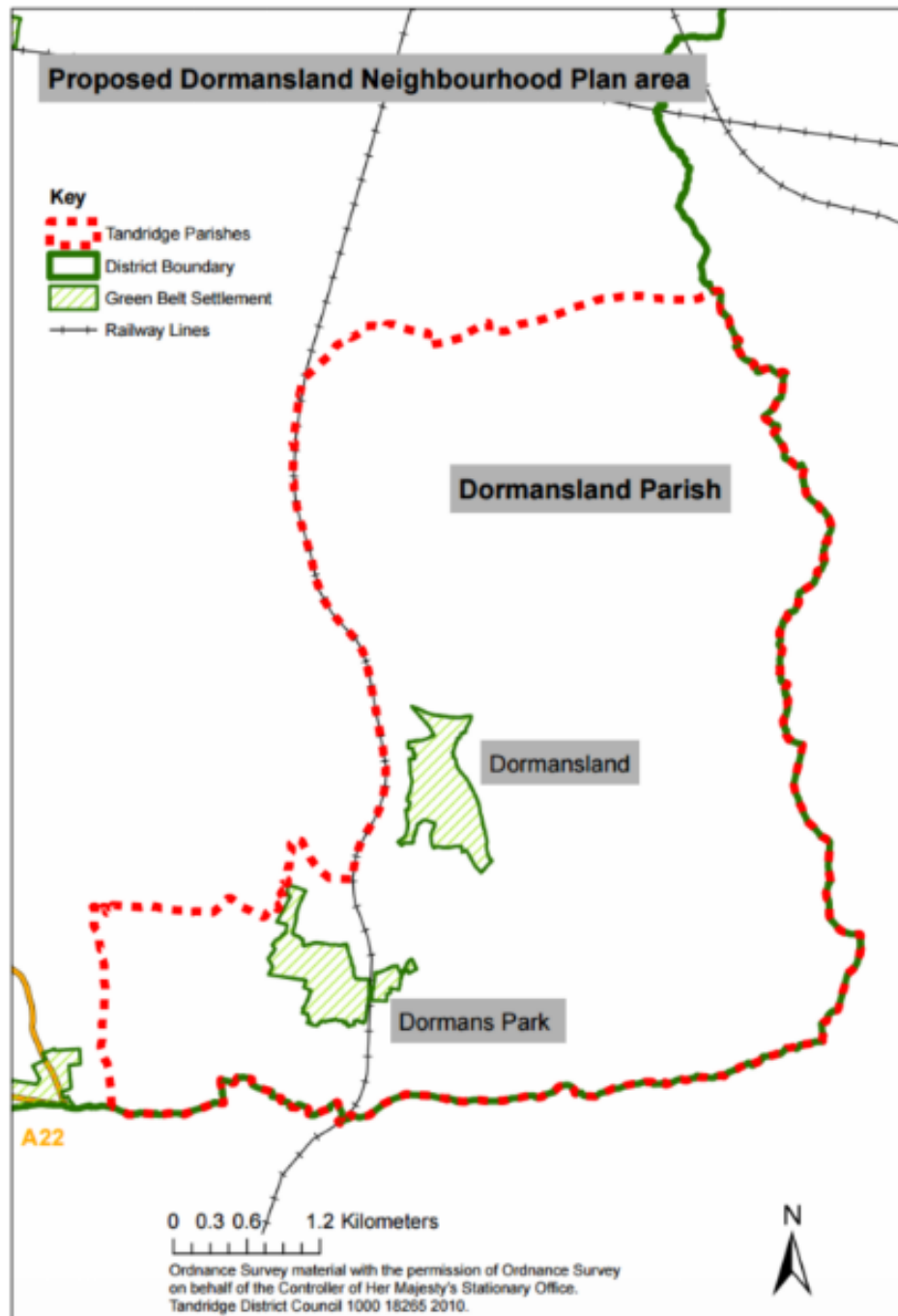
DRAFT

List of Land Use Policies

DNP1	A Spatial Plan for the Parish	
DNP2	Dormansland Village Allocations	
DNP3	Land South of Dormans Station Road	
DNP4	Supporting Good Design in Dormansland	
DNP5	Supporting Good Design in Dormans Park	
DNP6	Education Provision	
DNP7	Rural Diversification	
DNP8	Promoting the Natural Environment	
DNP9	Green Infrastructure and Biodiversity	
DNP10	Local Green Spaces	
DNP11	Community Facilities	
DNP12	Local Heritage Assets	

1. Introduction and Background

- 1.1. Dormansland Parish Council (DPC) is preparing a Neighbourhood Plan for the area designated by the local planning authority Tandridge District Council (TDC), under the provisions of the Localism Act 2011 and of the Neighbourhood Planning (General) Regulations 2012. The designated area is shown in Plan A below.



Plan A: Dormansland Parish Neighbourhood Area

Dormansland Neighbourhood Plan

- 1.2. The purpose of the Dormansland Neighbourhood Plan (DNP) will be to complement the planning policies of Tandridge District Council. Together, the policies will be used to determine planning applications in the neighbourhood area.
- 1.3. Neighbourhood Plans provide local communities with the chance to shape the future development of their areas. Once approved at referendum, the neighbourhood plan becomes a statutory part of the development plan for the area and will carry significant weight in how planning applications are decided.
- 1.4. Neighbourhood Plans can therefore only contain land use planning policies that can be used for this purpose. This often means that there are more important issues of interest to the local community that cannot be addressed in a Neighbourhood Plan if they are not directly relating to planning.
- 1.5. Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood Plans must meet some 'basic conditions'. These are:
 - having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
 - the making of the neighbourhood development plan contributes to the achievement of sustainable development,
 - the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
 - the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.
- 1.6. In addition, WPC must be able to show that it has properly consulted local people and other relevant organisations during the process of making its Neighbourhood Plan and has followed the 2012 Neighbourhood Planning Regulations.
- 1.7. These requirements will be tested by an independent examiner once the Neighbourhood Plan is finalised. If satisfied, the examiner will recommend to the District Council that the plan goes to referendum of the local electorate. If a simple majority of the turnout votes for the Plan, then it becomes adopted ('made') as formal planning policy for the area.

The Pre-Submission Plan

- 1.8. The Pre-Submission Plan is the opportunity for DPC to consult on the proposed policies of the Plan. It has reviewed existing national and local planning policies and how they may affect this area. It has already sought

some local community opinions on local planning issues that the Plan might help address.

- 1.9. The contents of this Plan are therefore presented at this Regulation 14 stage to obtain the views of the local community and other organisations on its proposed vision, objectives and land use policies. The final version of the Plan will consider representations received on this version.

Strategic Environmental Assessment & Habitats Regulations Assessment

- 1.10. A Strategic Environment Assessment (SEA) Scoping Report has been consulted upon and the Parish Council has prepared a draft SEA report to accompany the Pre-Submission Plan. The reports are in line with the EU Directive 42/2001 and the 2004 Environmental Assessment of Plans and Programmes Regulations. The appraisal tests how the draft policies of the Plan and any reasonable alternatives will avoid or successfully mitigate any significant environmental effects.
- 1.11. The High Weald Special Protection Area (SPA) 7km buffer zone covers the southern part of Dormansland Parish and under the Habitats Regulations, development proposals must not give rise to adverse effects on the integrity of the SPA either alone or in combination with other plans or proposals.
- 1.12. The Parish Council is mindful of the current uncertainty of Habitat Regulation requirements and normally these matters would be dealt with by the HRA of the forthcoming Local Plan. However, while the original conclusion of the SEA/HRA Screening was that requirements of Article 6 or 7 of the Habitats Directive were not applicable and hence an HRA of the neighbourhood plan would not be required. This conclusion predated the publication of the Tandridge Local Plan Habitat Regulations Screening Report in December 2016. The report cited a successful challenge to the Wealden District Council Local Plan Policy WCS12 (Ashdown Forest SPA Suitable Alternative Natural Greenspace SANG) in the Court of Appeal. The result being Ashdown Forest SPA 7KM 'zone of influence' was increased to 15KM given the level of uncertainty around the policy, the effect of which was to greatly extend the zone with the Parish.
- 1.13. In the light of these changing circumstances, DPC requested additional advice on this matter from the District Council by letter dated 4th December. In response, the District updated their Screening Opinion confirming the Habitat Regulations were now applicable to the neighbourhood plan area. However, subject to the issue of the final Ashdown Forest Strategic Access Monitoring and Management Strategy a Position Statement has been agreed with the District Council which forms the Habitat Regulations supporting evidence for the neighbourhood plan¹.

¹ DNP Position Statement_170227_Ashdown Forest Special Protection Area redacted.

The Next Steps

- 1.14. Once the consultation exercise is complete, the Parish Council will review the comments made and prepare a final version of the Plan, known as the 'Submission Plan', a final SEA Report and a Basic Conditions Statement which will include an assessment of how the plan "contributes to the achievement of sustainable development", one of the 'basic conditions' and therefore a requirement of the DNP.
- 1.15. These will be submitted to Tandridge District Council for a final round of consultation followed by independent examination and then referendum.

Consultation

- 1.16. If you have any comments to make on this Plan, please do so by **XXXXX (6 weeks after the commencement date) (5.00pm)** using the contact details on the inside cover.
- 1.17. The Dormansland Parish Council website contains all the necessary background information on the Dormansland Neighbourhood Plan. Its web address is:

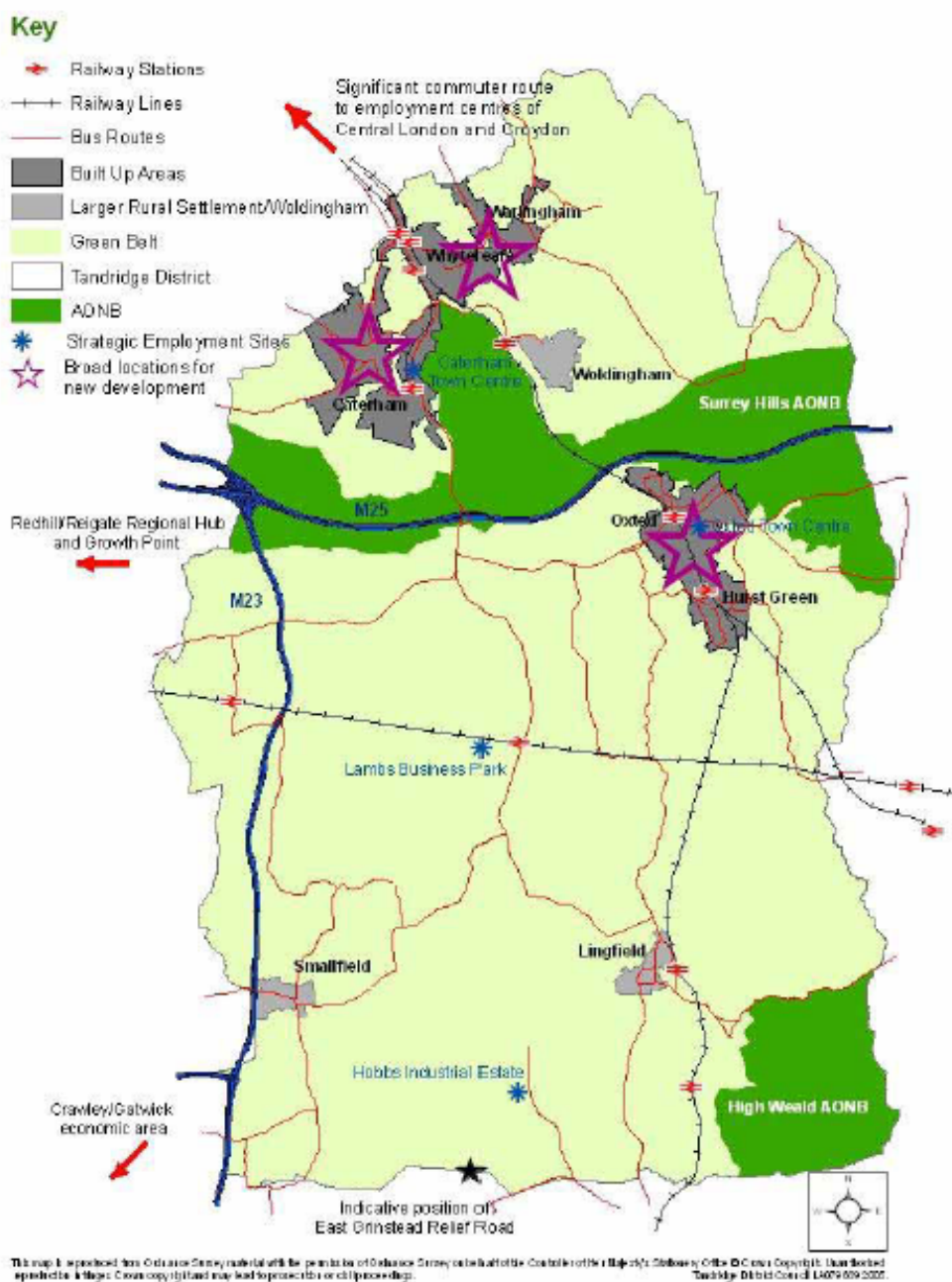
<http://www.dormansland.org.uk/61/Home.aspx>

2. The Neighbourhood Area

An Introduction to Dormansland Parish

- 2.1. The Parish of Dormansland lies in the South East of England in the County of Surrey. The village lies in the south-east corner of Tandridge District, a predominately rural district with a population of over 85.000 residents, and borders both Kent and West Sussex.
- 2.2. The parish covers an area of 27 square kilometres and has a population of 1.931 (2011 Census). It lies entirely within the Metropolitan Green Belt which covers 94%² of the land area of the district the highest percentage of Green Belt land of any local authority in the country. About a third of the parish is within the High Weald AONB (see Key Diagram). Tandridge
- 2.3. The earliest known settlement in the Parish was at Dry Jill, dating from approximately 500BC. A Baptist Church was formed in the area in 1796 on the High Street, with the first school opening in 1850, which was in the use until the summer of 2002. Following the opening of the original school, the church of St John the Evangelist was built in 1882 as a chapel to ease pressure on Lingfield. The introduction of these two buildings led to further rapid expansion of the village. This was helped further by the introduction of Dormans Railway station in 1884, which then made the area easily accessible to London.
- 2.4. Caterham and Oxted serve as the main retail centres in the district with Redhill, Crawley and Croydon offering a wider choice of shops and services for Tandridge residents. Settlements which serve the day to day needs of the parish include Lingfield which lies on the eastern boundary of the Parish and East Grinstead to the south; the former has a good range of retail and community facilities and services and together they service the day to day needs of the parish.
- 2.5. The parish is structured around two main settlements; Dormansland and Dormans Park - a set piece 19th century private residential development - which sit either side of the north-south railway line 1.5km apart with Dormansland on the eastern side and Dormans Park further to the south on the western side of the railway line. Both settlements are located a similar distance from Dormans station. The A22 to the east is the main north-south road and the A264 to the south is the main east-west road connecting East Grinstead to Tunbridge Wells. Both East Grinstead and Lingfield have railway stations on the same line.

² Landscape Capacity and Sensitivity Study (HDA October 2016 para 3.4)

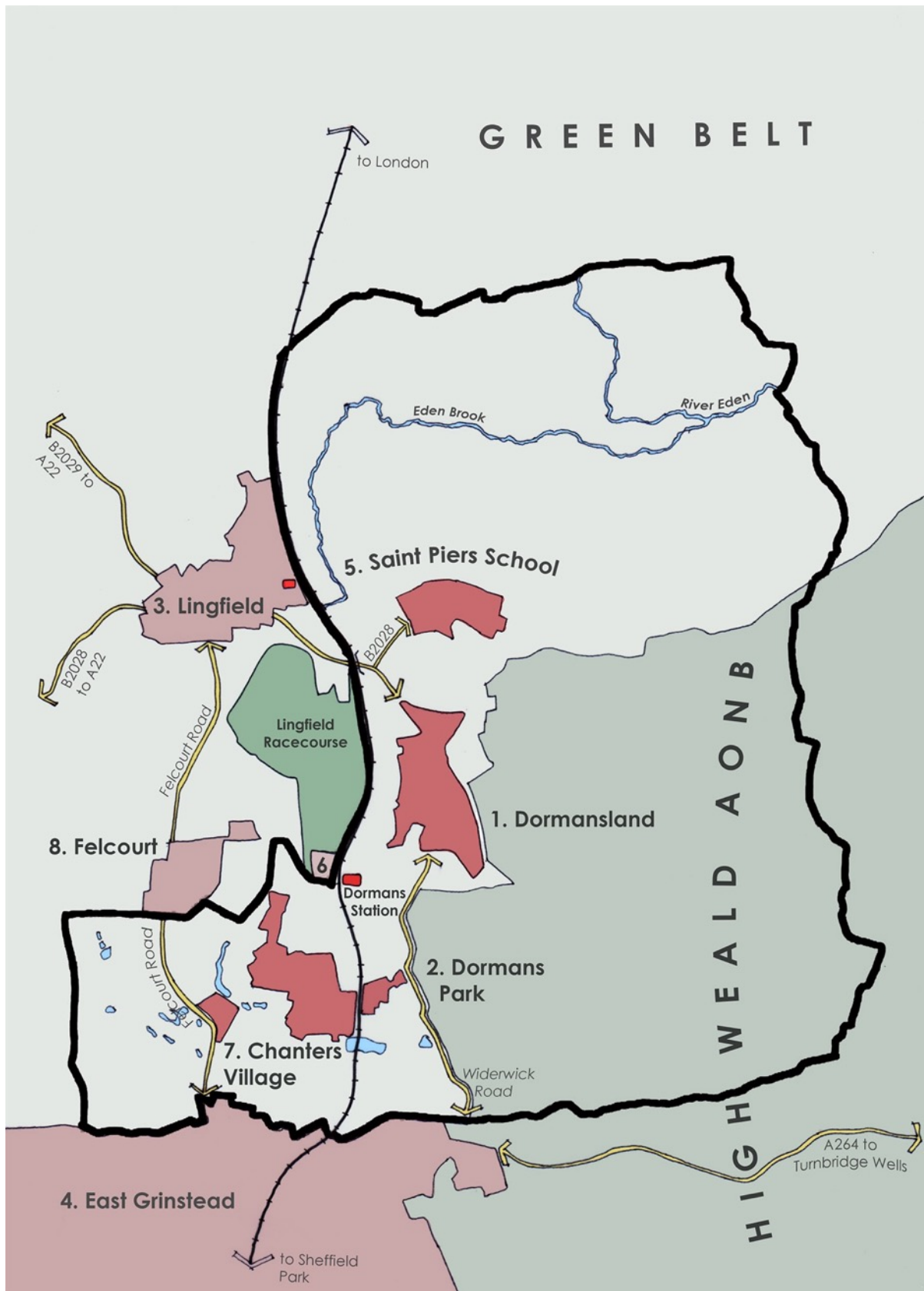


Tandridge District Council Key Diagram

- 2.6. Dormansland has numerous village organisations and activities, such as cricket, football and tennis and the annual carnival. It retains a village shop and post office (Potters Store) at its centre, as well as Dormansland Primary School and three public houses.
- 2.7. Landscape and green infrastructure play a significant role in defining the setting of Dormansland and Dormans Park and the quality and character of the parish as a whole. This character is defined by a patchwork of deciduous woodland, copses, arable and pasture fields that wrap around the settlements of Dormansland and Dormans Park.

- 2.8. The topography of the High Weald contributes to the setting and undulating character of the landscape which creates both local views, and attractive longer views. The most significant of these are within Dormansland village, northwards to the Surrey Hills AONB from Moons Lane and the Recreation Ground (cover picture), and views south to Ashdown Forest and the South Downs National Park.
- 2.9. Lingfield Park Racecourse and golf course form a significant landscape element adjacent to the eastern boundary forming a significant buffer and green infrastructure element between Dormansland and Lingfield. The separation between these two settlements is reinforced by the railway line and the established tree belts that run alongside it.
- 2.10. The landscape includes water features that are part of its character and contribute to its biodiversity value. These include the river Eden and Eden Brook and isolated water bodies to the south including Wilderness Lake. There is a comprehensive network of footpaths and bridleways within the parish (see Appendix) that provide access to the wider landscape and a number of National Trails and Long Distance recreation routes through the High Weald AONB. The landscape quality of the parish is acknowledged in the Surrey Landscape Character Assessment (2015) by way of the following statement *“This is a highly rural, peaceful and intimate landscape, with a sense of tranquillity appreciable from the many public rights of way.*
- 2.11. Apart from the main settlements of Dormansland and Dormans Park there are other, smaller developments within the parish: to the north of Dormansland and separated by a defined group of fields, Saint Piers School/NCYPE is a charitable organisation and a significant employer providing on-site residential education and care. The College of St Barnabas adjacent to Dormans station is residential community for retired Anglican clergy dating back to the late nineteenth century. Charters village is an age restricted retirement development off Felcourt road in the south-western corner of the parish. Felcourt is a standalone residential development of large suburban detached houses on large plots in a wooded setting adjoining the eastern boundary of the parish.

Dormansland Neighbourhood Plan



Dormansland Parish Structure Diagram

- 2.12. The Ashdown Forest Special Protection Area (SPA) is located in the High Weald of East Sussex, within Wealden District and covers an area of 3,207 hectares. Together with the nearby Wealden Heaths SPA and Thames Basin Heath SPA, it forms part of a complex of heathlands that support breeding bird populations of European importance, in particular the nightjar and Dartford warbler. The SPA is protected in UK law by The Conservation of Habitats and Species Regulations 2010 (as amended) (Habitats Regulations). The SPA is also a designated Special Area of Conservation (SAC), containing one of the largest single continuous blocks of lowland heath in South-East England with both European dry and North Atlantic wet heath.
- 2.13. In terms of nature conservation, Lingfield Cerns SSSI lies in the north-east of the parish and its zone of influence extends toward Dormansland village. While the parish contains no other designated nature reserves, there are numerous local areas of wildlife interest (DNP Environment and Countryside Report Jan 2017) and areas identified by Natural England as Priority Habitat and subject to Habitat Action Plans. The former includes an 'ecological corridor' which forms a key element of green infrastructure bounded by Station Road, Racecourse Road and the railway line (see planning for change diagram overleaf). The latter consists of extensive areas of grassland, traditional orchard, wood pasture/parkland and deciduous woodland³.
- 2.14. The parish also contains 37 pockets of Ancient Woodland including Nine Acre Wood between The Platt and the Railway corridor to the west of the village, Cross Wood to the east and extensive woodland creating the setting for Dormans Park.
- 2.15. The parish contains 49 listings on the Historic England heritage list including one Grade 1 listed building (Old Surrey Hall, Hollow Lane), three Grade II* listed buildings; Puttenden Manor House, Dwelly Farm House and Starborough Castle Walls and Gardens. The latter along with Dry Hill Camp are scheduled monuments and Greathed Manor is confirmed on the English Heritage register of Historic parks and Gardens. A high proportion of listed buildings are found in or around the village of Dormansland, they date back to the 18th or 19th century generally of all different styles and sizes and contribute to the character of the village, and the parish also contains a significant number of Archaeological Notification Areas and Sites of Archaeological Importance.
- 2.16. The parish also contains areas of flood risk (2 and 3) associated principally with the Eden Brook River running along the northern boundary of the parish and areas of surface water flood risk (see Appendices).

³ DNP SEA Scoping Report Appendix B.

3. Planning Policy Context

- 3.1. The Parish lies within Tandridge District Council. There are a number of adopted and emerging policies and proposals at a national and local level that have a significant influence over the strategy and detailed content of the Dormansland Neighbourhood Plan. The District Council is currently reviewing the Core Strategy which is intended to lead in due course to its replacement by a new Local Plan Part 1.
- 3.2. The National Planning Policy Framework (NPPF) published by the Government in 2012 is an important guide in the preparation of local plans and neighbourhood plans. The DNP must demonstrate that it is consistent with the provisions of the NPPF. The following paragraphs of the NPPF are especially relevant to the DNP:
- Role of Neighbourhood Plan (paragraph 16)
 - Recognising intrinsic value and beauty of countryside (17)
 - Supporting a prosperous rural economy (28)
 - Delivering a wide choice of high quality homes (50)
 - Affordable homes and rural exception sites (para 54)
 - The quality of development (58)
 - Promoting healthy and inclusive communities (68)
 - Designation of local green spaces (76 & 77)
 - Conserving and enhancing the natural environment (109 – 110)
 - Great weight should be given to preserving landscape and scenic beauty in AONBs (§ 111)
 - Conserving and enhancing the historic environment (126)
 - Neighbourhood planning (183 - 185)
- 3.3. These policies are likely to be those of most relevance to the DNP but many other principles in the national policy framework will have some bearing. At the local level, the relevant development plan for the area currently comprises the Tandridge Local Plan Part 1: Core Strategy (2008) and Local Plan Part 2: Detailed Policies (2014). The Neighbourhood Plan policies must be in general conformity with their strategic policies.
- 3.4. The neighbourhood plan is being prepared in accordance with the Neighbourhood Planning Regulations 2012, the Localism Act 2011 and the Planning & Compulsory Purchase Act 2004. As such, once made, it will complement the Tandridge Development Plan.

Tandridge Local Plan Part 1: Core Strategy (2008)

- 3.5. A number of policies in the Core Strategy provide a policy framework for the DNP:
- CSP1 Location of Development
 - CSP2 Housing Provision

Dormansland Neighbourhood Plan

- CSP4 Affordable Housing
- CSP7: Housing Balance
- CSP11 Infrastructure and Services
- CSP12 Managing Travel Demand
- CSP13 Community Sport and Recreation Facilities and Services
- CSP17 Biodiversity
- CSP18 Character and Design
- CSP19 Density
- CSP20 Areas of Outstanding Natural Beauty
- CSP21 Landscape and Countryside

Tandridge Local Plan Part 2: Detailed Policies (LP2, 2014)

- 3.6. LP2 was adopted in July 2014 and replaced all the saved policies from 2001. It sets out the development management policies for the District. The Neighbourhood Plan should be in general conformity with the strategic policies of the (2008) development plan. Its policies can replace or take precedence over the LP2 development management policies if they are in conformity with the NPPF.
- 3.7. A number of policies are specifically significant to the parish of Dormansland and are summarised in the paragraphs below. Others which are also relevant are included in the list:
- DP1: Sustainable Development
 - DP5 Highway Safety and Design
 - DP7 General Policy for New Development
 - DP9: Gates, Fences, Walls and other means of enclosure
 - DP10 Green Belt
 - DP12 Development in Defined Villages in the Green belt
 - DP13 Buildings in the Green Belt
 - DP19 Biodiversity, Geological Conservation and Green Infrastructure
 - DP20 Heritage Assets

Policy DP1: Sustainable Development: Proposals will be more favourably viewed if developments can be seen to improve the economic, social and environmental conditions in the area in line with the NPPF and Local Plan.

Policy DP7: General Policy for New Development: All new development will be expected to be of a high quality design. Development should integrate effectively with its surroundings, reinforcing local distinctiveness. Focussing on Design or Development, Safeguarding Amenities and Safeguarding Assets, Resources and the Environment.

Policy DP9: Gates, Fences, Walls and other means of Enclosure: In rural areas, proposals seek to incorporate native hedging, shrubs or low wooden fencing as they are generally considered to be more in keeping with the informality of such areas. Proposals involving harsh and/or incongruous features are unlikely to be permitted.

Policy DP10: Green Belt: Protection of the greenbelt and to ensure that any inappropriate development proposal within the greenbelt should be refused.

Policy DP12: Development in Defined Villages in the Green Belt: Highlighting that development in the Greenbelt will be permitted where it is appropriate to the needs of the rural community.

Policy DP19: Biodiversity, Geological Conservation & Green Infrastructure: To protect, conserve, enhance the environment, conservation areas and biodiversity of areas within the district of Tandridge.

Settlement Hierarchy

- 3.8. In the District's Settlement hierarchy Dormansland is classified as a tier 3 'Rural Settlement' and in planning policy terms is a 'Defined Village in the Green Belt'. It retains 'basic' services but is reliant on Lingfield which adjoins the western boundary for day to day retail and other services. On the other hand, Dormans Park is defined as a tier 4 'Limited and Unserviced Settlement' and considered to be 'unsustainable' for the purposes of planning policy⁴ and no longer suitable for infill development as a result of the 'Green Belt Settlement Review (footnote page 32 Tandridge Detailed Policies DPD).

Emerging Tandridge Local Plan

- 3.9. The DNP has been prepared to reflect the reasoning and evidence of the emerging Tandridge Local Plan and, where relevant, has sought to reflect the policy direction of the new Plan.
- 3.10. The recent publication of the 'Our Local Plan; Preferred Strategy' paragraph 5.22 (Appendix A Strategy Paper, March 2017) states that TDC will not seek to allocate sites in or adjacent to Tier 3 (Dormansland) or Tier 4 (Dormans Park) settlements. The preferred strategy is to retain Dormansland as a 'defined village in the Green Belt' which reflects the Parish Council's objection to the potential 'insetting' of Dormansland in its response to the Local Plan Regulation 18 consultation.
- 3.11. The report goes on to state in the following paragraph that "Irrespective of the strategy which the Council pursues, infilling and small scale development within Green Belt settlements will not be prevented and is supported by relevant national policies. Hence, exceptional and very special circumstances may apply to development within or adjacent to green belt settlements where allocations in the neighbourhood plan are suitably justified, and the District encourages neighbourhood planning groups to liaise with the Council on such issues (paragraph 5.24 to 5.26)

⁴ TDC Settlement Hierarchy para 7.119 (2015)

High Weald AONB Management Plan

- 3.12. The south-east corner of Dormansland parish lies within the High Weald Area of Outstanding Natural Beauty (AONB) which retains 'one of the best surviving medieval landscapes in northern Europe'. The High Weald is characterised by dispersed historic settlements of farmsteads and hamlets, and late medieval villages founded on trade and non-agricultural rural industries. Its landscape is of rolling hills draped by small irregular fields, abundant woods and hedges, scattered farmsteads and sunken lanes. It covers 1461 sq km across four counties, 11 districts, and was designated in 1983.
- 3.13. Public bodies are expected to be able to clearly demonstrate that they have considered the purposes of AONB designation in their decision making. Section 85 of the CRoW Act requires that relevant authorities should 'have regard' to the purpose of AONBs 'in exercising or performing any functions in relation to, or so as to affect, land' in these areas. These include statutory undertakers, regulators, parish councils, and holders of public office in addition to government and local planning authorities. AONB Management Plan policies can be used to help assess the relevance of proposals to the designation purpose, the extent of their impact, and if necessary to formulate a proportional response.
- 3.14. The High Weald AONB Management Plan was adopted in March 2014 to cover the period 2014 – 2019 as a mid-term review of the vision of the area to 2024. The management plan identifies many issues of a strategic or non-land-use planning nature, however the most relevant local matters that fall within the scope of the neighbourhood plan are:
- Threats (both individual and cumulative) to the character of the AONB from increased development pressure for housing within and adjacent to the AONB;
 - Pressure for residential intensification unrelated to land management outside of towns and villages, resulting in suburbanisation of the AONB countryside;
 - The erosion of character as a consequence of development (including large new and replacement properties, building modifications and boundary treatments) which fails to respect AONB character in terms of scale, form, design or materials, and is unrelated to local needs;
 - The need to address the declining affordability of housing and the provision of workspace for rural businesses as part of the sustainable development of settlements, in order to maintain rural function;
 - The need to have regard to historic settlement form together with sustainability considerations in the planning process, in order to inform development options and enhance design quality.
- 3.15. An extract of the High Weald Statement of Significance can be found in the Appendix. Any future development should have regard to the 'great

weight' attached to conserving landscape and scenic beauty in AONB's, which have the highest status of protection. All proposals in the neighbourhood plan should therefore respect the setting and views in to and out of the AONB to sustain the character of the landscape and the plan should play its part in addressing the issues set out above. The Planning Practice Guidance [Natural Environment paragraph 004] confirms that the AONB and its Management Plan are material considerations in planning. COPY THIS TO POLICY 1

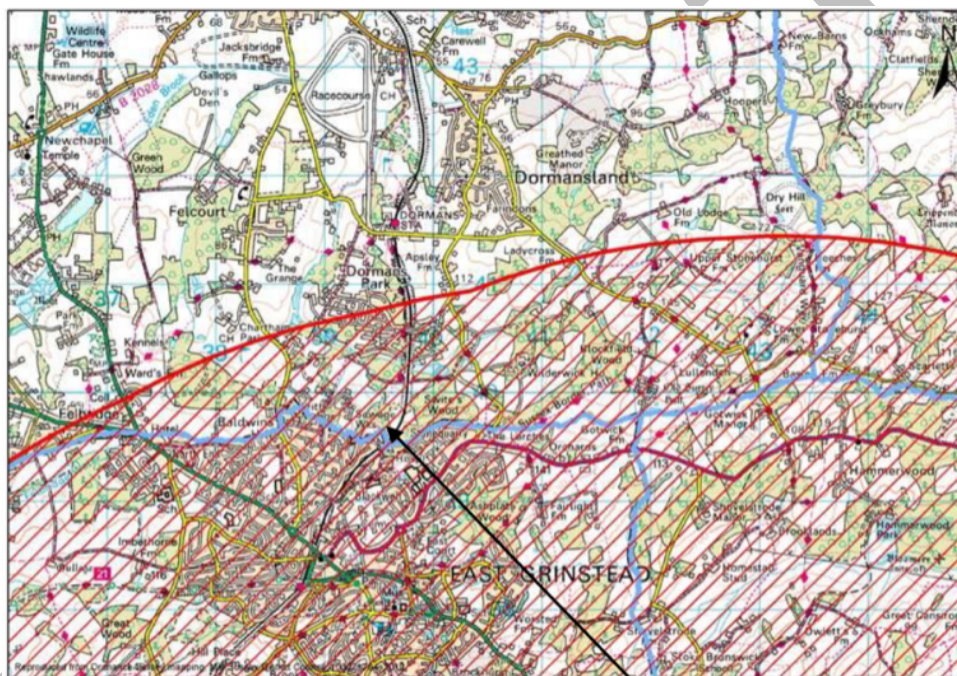
Ashdown Forest Special Area of Conservation and Special Protection Area

- 3.16. The High Weald Special Area of Conservation (SAC) and Special Protection Area (SPA) 7km buffer zone covers the south-eastern part of Dormansland Parish. Under the Habitats Regulations, development proposals must not give rise to adverse effects on the integrity of the SPA either alone or in combination with other plans or proposals.
- 3.17. It is designated as a Special Area of Conservation (SAC) due to the important heathland habitats present and classified as a Special Protection Area (SPA) due to the presence of breeding Nightjars and Dartford warbler. It is a site of European Nature Conservation Importance comprising heathland and woodland habitats of around 3,000Ha.
- 3.18. Tandridge District Council has updated its Habitat Regulations Assessment (HRA) Screening Report (Oct 2016) to test whether the emerging Tandridge Local Plan, in combination with other plans and projects, is likely to have an adverse effect on the integrity of Ashdown Forest. The screening report concluded it was not possible to determine that the Local Plan would not impact on the Ashdown Forest in terms of recreational disturbance to rare, ground-nesting bird populations (in particular the Dartford Warbler and Nightjar). The 'Ashdown Forest Visitor Survey Data Analysis' published in September 2010 found that most visitors to the Forest live within 7 km of its boundaries (straight line distance). The HRA therefore identified a 7 km 'zone of influence' within which new housing developments must counter its effect by putting in place measures which reduce visitor pressure.
- 3.19. TDC have confirmed this issue will be considered in more detail as part of a Stage 2: Appropriate Assessment. As an interim measure the Parish Council has agreed a Position Statement with the District Council. This states that in the absence of final HRA guidance the Dormansland Neighbourhood Plan should:
 - a) Avoid allocating land for residential development within the 7km buffer zone

Dormansland Neighbourhood Plan

b) Include the following interim policy statement in all residential allocations policies beyond the 7km buffer zone to provide sufficient policy flexibility should the zone of influence be extended to 15KM and pending the establishment of a mechanism for delivering mitigation measures in full:

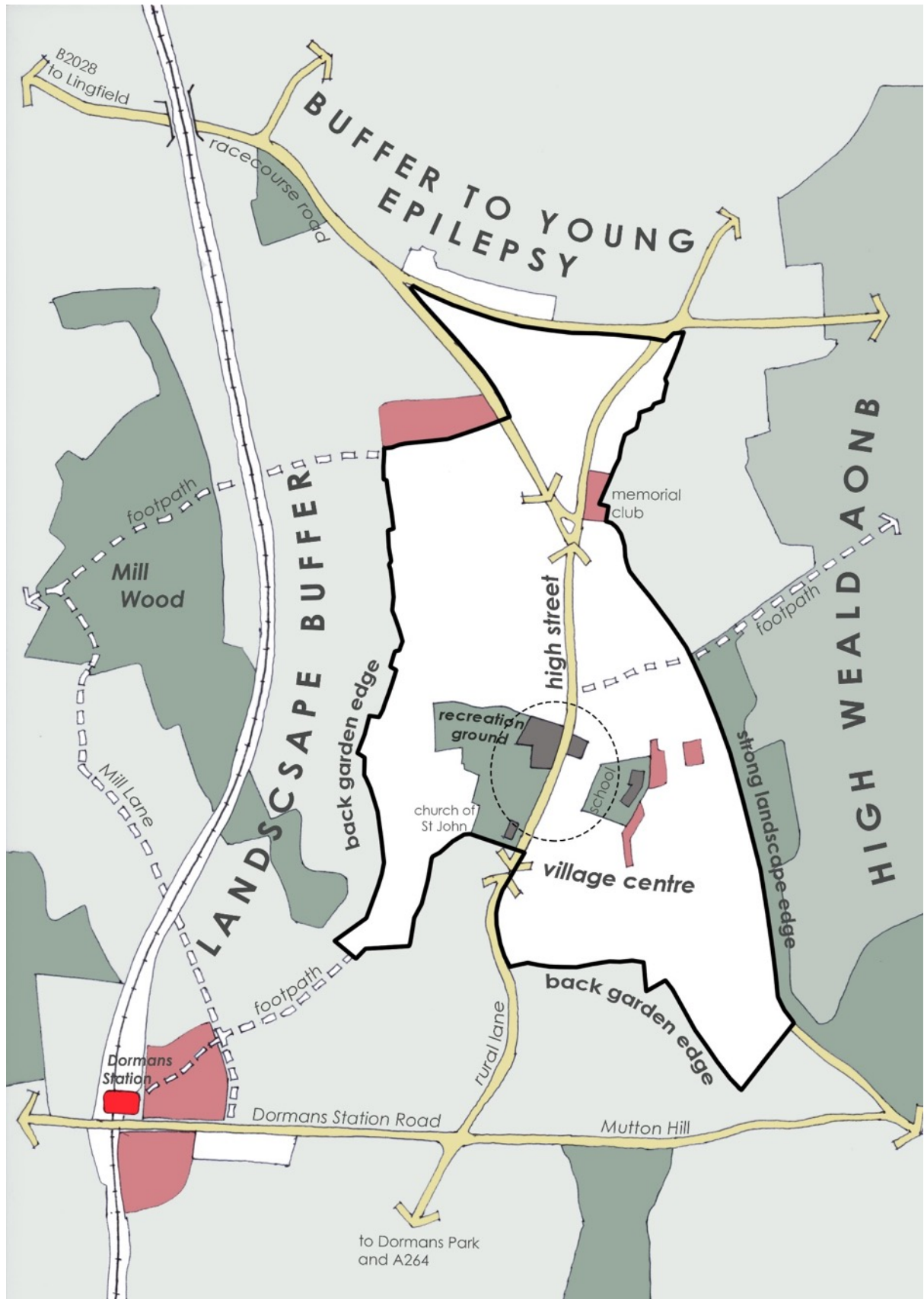
- 3.20. "Development shall include measures to avoid and mitigate the impact of residential development upon the Ashdown Forest Special Protection Area (SPA) in agreement with the Council and Natural England. This may include the provision of a bespoke SANG, a financial contribution towards Strategic Access Management and Monitoring and any other measures that are required to satisfy Habitats Regulations, Tandridge District Council's Ashdown Forest SPA Avoidance and Mitigation Strategy and relevant guidance".



High Weald SPA 7Km buffer zone – TDC boundary

Planning for Change

- 3.21. Given the Green Belt policy coverage in the parish there has been relatively little housing growth in the area, with a small number of high profile planning applications in Dormansland village and significant change in Dormans Park through redevelopment of existing dwellings and subdivision of plots.
- 3.22. The Steering Group confirm there is high resistance to new development locally with a view that this is due in part to the pressure development brings to local infrastructure which is already under strain, alongside the high value placed on the countryside and landscape sensitivity. Full details of community views are available in the DNP Evidence Report.
- 3.23. However, like many rural communities in the south-east of England, the parish does have limitations in its mix and type of housing and in its community infrastructure needs as expressed through community consultation. Smaller properties having been extended over the years, there are few properties suitable for young cost conscious families and there is a shortage of properties to meet local needs.
- 3.24. The Neighbourhood Plan also offers opportunities to address a number of long standing local issues, such as:
- Opportunities to address the educational needs of the parish and whether it's possible to relocate the existing primary school or provide improved facilities
 - Replacement of the Memorial Hall and in so doing provide a modern community building which incorporates a GP surgery, Drop-in Centre and Youth Centre and play space
 - Develop a number of modest infill sites to meet local housing needs including the redevelopment of the existing Memorial Hall site for residential use to assist in financing the new community building
 - Resolving the parking problems at Station Road
- 3.25. Clearly, this requires a number of complex interrelationships to be addressed by the neighbourhood plan group, but which are central to the purpose of 'localism'.
- 3.26. Hence, the challenge for the Dormansland Neighbourhood Plan is to plan for change through new development such that it does not diminish the character of the Parish, its setting, open spaces and biodiversity. Any new development will need to be evaluated as part of this wider context and not on an insular site-by-site basis.
- 3.27. The plan focus is on Dormansland village as the focus for any change as Dormans Park and the remaining parish have very limited ability to support change. The 'planning for change' diagram is a simple illustration of areas where change might happen.



Dormansland: planning for change diagram

4. Vision, Objectives & Land Use Policies

4.1. Vision

The vision for Dormansland Parish in 2030 will have been successfully delivered and as a result:

“The Parish of Dormansland has retained its character and identity as a rural village within the Greenbelt, with a strong sense of community and strengthened relationship to the landscape setting, the safeguarding of important views, the development of new open space amenities and the enhancement of its biodiversity and landscape assets.

Within the Parish, Dormansland and Dormans Park have retained their own distinctive characters. New homes have respected this character and helped sustain the demand for community facilities, which in turn have expanded and become more varied to meet the changing needs of residents, with the school, village hall, shop, and recreation amenities all thriving and creating a stronger village centre.

Homes are purpose designed to meet local needs including older people who wish to downsize and young families. They provide a balance of dwelling types and ownership structures to serve the community over the long term. These new homes have been provided in small clusters on sites that do not detract from the character and setting of the Parish.

The Parish's natural assets will provide benefits for pedestrian and cycle movements through improved connectivity and additions to the network of footpaths, bridleways and public rights of way, many of which will directly connect new development. Traffic in the village is better managed and access to Dormans Station now meets everyone's needs.

The Parish has a strong, positive and supportive working relationship with Lingfield Racecourse and St Piers College, which in turn has led to the Parish benefitting through an increase in visitors, support for local businesses and a greater range of facilities available to local people.

The Parish continues to support local employment business and has facilitated new employment opportunities within the Parish for local people and to support local services. It enjoys a positive relationship with the High Weald Partnership and the AONB is more accessible to the community for recreation and leisure. The Parish and Partnership have worked together to protect their shared setting and have defined a role for the Parish as a gateway to the AONB”.

- 4.2. To achieve this vision a number of key objectives have been identified as follows:
- 1) Protect the character, qualities and identity of the landscape to manage the impacts of any future growth and maintain the spatial and qualitative relationships between the areas.
 - 2) Identify and enhance the village centre to protect existing community services and amenities and to support the provision of a wider range of services and amenities to meet Parish needs and reinforce the identity and purpose of the village centre.
 - 3) Plan for improvement, expansion or redevelopment of other amenities including the Memorial Club and school as part of a long-term plan for improving Parish amenities.
 - 4) Identify sites for the delivery of the DNP that are sympathetic to the scale, topography and character of the Parish and that will not have a detrimental impact on the setting.
 - 5) Plan for some housing to meet local needs, in particular for young families and local elderly downsizers.
 - 6) Secure the future of the existing employment uses within the Parish and plan for their growth to serve Parish needs.
 - 7) Work with Lingfield Racecourse and St Piers School to integrate these objectives with their longer-term plans.
 - 8) Work with Lingfield Parish Council to develop a shared approach to green infrastructure and biodiversity, and to protect and enhance the wider setting of both parishes.
 - 9) Plan for increased public access to, and enjoyment of local green spaces, the High Weald AONB and the wider parish setting whilst recognising that some areas of significant biodiversity should only have limited public access.
 - 10) Integrate the existing network of rural lanes, bridleways and footpaths, to improve and extend safe pedestrian and cycling routes.
 - 11) Identify local green spaces, safeguard and improve their biodiversity and integrate them with the pedestrian and cycle network
 - 12) Identify local buildings of heritage value
 - 13) Protect the character of Dormans Park

Land Use Planning Policies

- 4.3. Land use policies are used to determine planning applications made for development proposals. They can establish the principles for retaining or changing the use of land in settlements and in the countryside. They can also set out the conditions against which development proposals will be judged in terms of their design, access etc.
- 4.4. The purpose of these policies is to either encourage planning applications to be made for things the local community wants to see

happen or to discourage applications for developments that they do not want to happen. Policies must be clearly written so they can be easily applied when considering planning applications.

- 4.5. The plan deliberately avoids repeating existing national or local planning policies. The proposed policies therefore focus on a relatively small number of key development issues in the area. For all other planning matters, the national and local policies of other planning documents - The National Planning Policy Framework and the policies of the Tandridge Development Plan will continue to be used.
- 4.6. Set out below are the proposed policies of the Plan. Each policy has a number and title and the policy itself is written in bold italics for ease of reference. There is also a short statement explaining the intention of the policy and any other relevant background information. At the end of this document are the Policies Maps. Where a policy refers to a specific site or area then it is shown on the Maps.

Note:

The Policies that follow are based on the evidence and justification currently available to rCOH.

Gaps in evidence have been filled as far as has been possible by rCOH but further work is necessary by the SG before this chapter can be completed.

Upon completion of all outstanding matters, including information from various land owners, the policies in this section will require updating and the Policies Maps completing by the PC/SG.

As this section is drafted provisionally, paragraph numbering and formatting is to be completed.

Policy DNP1: A Spatial Plan for the Parish

The Parish will continue to be defined by the Metropolitan Green Belt, the High Weald AONB and its high landscape quality. The village of Dormansland will remain a defined village in the Green belt. Development that is suited to this village setting will therefore only be appropriate within the settlement boundary of Dormansland and where any impact on the setting of the AONB is effectively moderated.

Development that would normally be appropriate outside in rural settings will only be appropriate in the remainder of the Parish if it will not undermine the permanent openness of the Green Belt and if it can be demonstrated that there are exceptional circumstances.

Proposals for the reuse of previously-used land or for suitable infill or plot subdivision within settlement boundaries will be supported provided they accord with other policies of the Neighbourhood Plan and the Tandridge Local Plan.

4.7 This policy sets the overall spatial plan for the Parish. The Neighbourhood Plan looks to provide a modest number of homes to meet local needs in the plan period to reflect the settlement status of the parish and in line with the emerging Tandridge Local Plan Preferred Strategy.

4.8 The choice of sites upon which any future development is required have adhered to at least one or both of the following principles. Firstly, previously developed sites have been utilised in the first instance and secondly, discreet Green Belt sites which do not compromise the visual amenity of the Parish have been selected and where exceptional circumstances can justify their use.

4.11 The policy continues to emphasise the importance of the Green Belt and the settlement hierarchy which applies in the parish. Other than those sites proposed for development within the Dormansland Settlement boundary and those which are justified in exceptional circumstances, proposals will not be approved for any further building unless exceptional or very special circumstances are demonstrated.

Policy and justification to be updated once the evidence reports are finalised and on receipt of the Starborough Field (Station Road) allocation justification from the land owner.

Policy DNP2: Dormansland Village Allocations

A number of sites within the Parish of Dormansland were submitted as part of the 'Call for Sites' by Tandridge District Council. These and other potential sites identified by the group have been assessed by the neighbourhood plan group for their suitability for development. The assessment of all sites is available in the DNP Site Assessment Report (preliminary issue 6th January 2016, excludes Farindon and technical evidence such as landscape capacity and ecology is also omitted).

Although there is no current requirement on the Dormansland Neighbourhood Plan to contribute to the housing needs of the district (as confirmed by the TDC Preferred Planning Strategy March 2017), in total, six sites have been assessed and deemed suitable for potential development to satisfy the needs of the parish for the period of the plan and as a key element of the Dormansland Vision.

Each of these sites have been reviewed and preliminary capacity studies and development options undertaken. These studies are included in the document 'Site Assessments and Future Vision (13th December 2016 Rev D requires finalising)'. The proposed sites provide for the future of the Dormansland Parish in terms of both affordable and market housing, and other needs including the potential for a new Medical Centre and a new/relocated Memorial Club Facility and Community Centre.

The assessment has followed on from the following earlier studies, all of which can be viewed separately -

- Call for Sites - May 2015
- Dormansland Vision Report
- Housing Needs Survey Report - April 2015
- Open day and Public Consultation

The Neighbourhood Plan supports the delivery of the following allocations within and adjacent to Dormansland Village.

Site 2A: Garages off New Farthingdale

Proposals for a housing development scheme on land at New Farthingdale, as shown on the Policies Map, will be supported, provided:

- i. the scheme comprises 4 x 2 storey low cost homes;**
- ii. dwellings are designed to achieve the nationally described space standards,**
- iii. Access is from New Farthingdale;**
- iv. The impact on neighbourhood amenity and existing perimeter trees is addressed within the design;**
- v. the scheme meets its car parking requirement in full within the site; and,**
- vi. Lighting of external areas meets the appropriate standards (Guidance Notes for the Reduction of Obtrusive Light GN01:2011) by the Institute of Lighting Professionals.**

This policy seeks to secure the successful re-development of this 1300m² site of rundown garages located off New Farthingdale and to the rear of Dormansland Primary School. The site is owned by Tandridge District Council and has capacity for four houses with associated parking and landscaping (see layout in Site Assessment and Future Vision report).

While the Local Plan Issues and Approaches Consultation outlined in Approach 7 whether to seek to require optional housing space standards as set out in the National Technical Standards. It is not yet known whether the local planning authority intends to pursue this approach. In advance of this decision, all DNP2 policies include a clause to ensure housing is constructed to achieve the nationally described standard set out in Table 1 of the March 2015 DCLG publication.

The site was previously assessed in an earlier Strategic Housing Land Availability Assessment (DOR004), but was 'non-qualifying' as it fell below the 5 or more dwelling threshold on sites of 0.25ha or over.



Garages New Fathingdale

The Draft Site Assessment report does not confirm the site is available. This needs confirming before proceeding to Pre-Submission.

Site 2B: Garages off Hollow Lane

Proposals for a housing development scheme on land off Hollow Lane, as shown on the Policies Map, will be supported, provided:

- i. the scheme comprises 5 x 3 bedroom low cost terrace homes;**
- ii. dwellings are designed to achieve the nationally described space standards,**
- iii. Access is from Hollow Lane;**
- iv. The design demonstrates a positive response to the setting of the High Weald AONB;**
- v. The impact on neighbourhood amenity and existing perimeter trees and hedgerows is addressed within the design;**
- vi. Pedestrian routes through the site between New Farthingdale and Hollow Lane are maintained to maintain permeability;**
- vii. The scheme meets its car parking requirement in full within the site;**
- viii. Lighting of external areas meets the appropriate standards (Guidance Notes for the Reduction of Obtrusive Light GN01:2011) by the Institute of Lighting Professionals.**

This policy seeks to secure the successful re-development of this 1072m² site of underutilised garages located off Hollow Lane and in proximity to the High Weald AONB boundary. The site is owned by Tandridge District Council and has capacity for 5 terraced houses with associated parking and landscaping (see layout in Site Assessment and Future Vision report).

The site was previously considered in an earlier Strategic Housing Land Availability Assessment (DOR003), but was 'non-qualifying' as it fell below the 5 or more dwelling threshold on sites of 0.25ha or over.



Garages at Hollow Lane

The Draft Site Assessment report does not confirm the site is available. This needs confirming before proceeding to Pre-Submission.

Site 2C: Memorial Club

Proposals for a housing development scheme on land bounded by Plough Road and Hollow Lane, as shown on the Policies Map, will be supported, provided:

- i. the scheme comprises at least 11 market and affordable homes to meet local needs;**
- ii. dwellings are designed to achieve the nationally described space standards,**
- iii. Access is off Plough Lane;**
- iv. The scheme provides a positive frontage to Plough Road and Hollow lane with low brick walls or hedgerow to reflect local character;**
- v. The design demonstrates a positive response to the setting of the High Weald AONB and the setting of Ho Chee Cottages (proposed buildings of character)**
- vi. The landscape scheme maintains an effective landscape buffer to the rear of the site and the impact on neighbourhood amenity and existing perimeter trees and hedgerows are successfully addressed within the design;**
- vii. The scheme meets its car parking requirement in full within the site;**
- viii. Lighting of external areas meets the appropriate standards (Guidance Notes for the Reduction of Obtrusive Light GN01:2011) by the Institute of Lighting Professionals.**

This policy seeks to secure the successful re-development of this 2189m² site which currently comprises the Memorial Club House, car park and open space. The site lies within the settlement boundary but is adjacent to nearby open countryside and the High Weald AONB boundary.

The original building was erected after the First World War with later additions. The building is not in good condition and the site is underutilised. Redevelopment would provide the opportunity for delivering affordable housing and for the and for the development to cross-subsidise a new Club located to West Street (Site 2D).

The land is owned by a charitable trust for provision of club for men but generally provides a social amenity club for local residents. The existing club house is underused and in poor condition, but refurbishment or rebuilding of a replacement club on the existing site is not considered economically viable.



The Memorial club from the Plough Road/Hollow lane junction
Does the release of this site have Trustee Approval?
Has the viability of the proposals been tested?

Site 2D: West Street Mixed Use Allocation

Proposals for a mixed development scheme at West Lane, as shown on the Policies Map, will be supported, provided:

- i. The scheme comprises a community facility and housing including starter homes, allotments, orchard and parking;**
- ii. The housing scheme with access off West lane, comprising approximately 23 homes, with at least 12 homes to be a mixture of starter, intermediate and affordable rent for households with a local connection to the Parish;**
- iii. The housing, allotments and amenity space will be confined to the western half of the site;**
- iv. The community facility scheme delivers:
 - a) a new Community Centre to replace the Memorial Hall, comprising multi-purpose facilities and a Parish Office, which will be completed prior to the final occupation of the housing scheme;**
 - b) a new Medical Centre and associated parking;**
 - c) a new sports facility;****
- v. the landscape scheme retains the existing mature trees on the northern edge of the developable area as part of an effective landscape buffer;**
- vi. the development layout and landscape scheme and amenity space (allotments/Orchard) are arranged in a way to prevent any future extension of the scheme into the Green Belt;**
- vii. pockets of ecologically oriented open spaces are created which may include an Orchard, and where hedgerow loss results from creating access to the site, this is compensated by replacement planting; and,**
- viii. the community facility/medical centre schemes are accessed principally via Dormans Road and in agreement with the Local Highways Authority.**

This 1.46ha site lies to the north of West Lane adjacent to the Dormansland settlement boundary and within the Green Belt. It was assessed in the HELAA 2016 as site DOR007. It is enclosed on three sides by mature trees and hedgerows. As TDC propose that Dormansland Village will remain a 'defined village in the Green Belt' there is no proposal to redraw the Green Belt boundary in this location. In which case, an exception case must be made for the policy to be justified as by definition, inappropriate development (which includes the construction of new buildings) is harmful to the Green Belt.

The policy proposes that there is a housing scheme and a community facilities scheme with associated benefits, the delivery of which provides the justification for development in the Green Belt.

The TDC Preferred Strategy (March 2017 para. 4.34) states that the deficit in health care provision in the district is a known issue and the Clinical Commissioning Group is in the process of reviewing this. This issue is also reflected in response to the neighbourhood plan consultation. The nearest GP practice is in Lingfield whose surgery floor area is 324m² undersize for the size of their patient list (para. 4.37) and Lingfield (with Oxted and Pond Tail) is

Dormansland Neighbourhood Plan

considered by TDC to be “the most seriously disadvantaged with regard to clinical accommodation”.

Although the wider countryside beyond this site does play an important role in defining the essential open character of the Green Belt and the gap between Dormansland and Lingfield, the site itself is contained by its mature boundaries. In any event, as confirmed by the TDC landscape study⁵ the site is located at the lowest part of Dormansland and the visual sensitivity of the site is considered to be moderate and the landscape capacity to be Medium to High.

Potential development would be obscured from the wider landscape to the north by significant tree cover. The policy proposes that the housing scheme is confined to the western end of the site, with the community facilities scheme occupying the eastern portion and closest to Dormans Road as this offers more convenient access throughout the day for the proposed medical centre.

The community facilities scheme has three components, the combination of which will deliver a significant community benefit for the Parish. The present community facilities in Dormansland village are not fit for modern purposes. This site on the northern edge of the village provides a convenient location for their replacement in association with a series of other benefits. Ecological enhancements will be secured to deliver a net biodiversity gain for the scheme. The policy requires that access is achieved on to Dormans Road and West Street, and where breaks in existing hedgerows are required these are suitably compensated. The policy anticipates that some highway improvements may be necessary to deliver a satisfactory access arrangement.



⁵ Tandridge Landscape Capacity and Sensitivity Study (HDA, Oct 2016)

Dormansland Neighbourhood Plan

The Draft Site Assessment report states availability of the site is “to be confirmed”? Are these proposals acceptable to the landowner?

Has the viability of the proposals been tested by the landowner's agents?
What mix of market and affordable housing is required to ensure the proposal remains viable?

Has the local clinical commissioning group / Lingfield GP practice given their support for the medical facility proposal?

All these issues require resolution before formal consultation

DRAFT

Policy DNP3: Land South of Dormans Station Road

Proposals for a mixed development scheme at Dormans Station Road, as shown on the Policies Map, will be supported, provided:

- i. The scheme comprises 5.2 hectares of land for a new station 'park and rail' facility and enabling housing development;**
- ii. The 'Park and Rail' scheme which will be completed prior to the final occupation of the housing scheme delivers:**
 - a. At least 150 car spaces and 20 cycle spaces of which the layout, design and landscaping of the scheme preserves, so far as possible, the openness and visual amenity of the Green Belt;**
 - b. Access from Dormans Station Road;**
 - c. A Pedestrian crossing and traffic calming measures to enable safe access to Dormans Station;**
 - d. New buildings within the proposal must only be included for essential facilities associated with the operation of the 'park and rail' scheme.**
 - e. Improved pedestrian and cycling links between the facility and Dormansland village; and,**
 - f. External lighting kept to a minimum sufficient to provide a safe facility whilst limiting the light pollution and visual intrusion to nearby dwellings.**
- iii. The enabling housing development delivers:**
 - a. The cross-funding necessary to deliver all items listed in clause (ii) above, and including the long-term management arrangements for the car park operation;**
 - b. Approximately 30-40 dwellings on 3.5 hectares of the residual land, and,**
 - c. An integrated ecology and landscape scheme which creates an effective landscape buffer to the site perimeter and arranged in such a way to prevent any future extension of the scheme into the Green Belt.**

The purpose of the allocation is to resolve the unique circumstances of this location and do not provide a precedent in other Green Belt locations.

The need to resolve the lack of parking provision at Dormans Station is a long standing local issue and one which carries considerable public support from the local community, especially as it would address the problems created by extensive informal parking along Station Road and Mutton Hill. Similarly, consultation comments on the Local Plan have shown that parking, particularly around train stations and in town and village centres across the district, is a particular issue for the community (TDC Local Plan Preferred Strategy March 2017).

Currently, Dormans Station has five parking spaces adjacent to the station building. Many rail users use Dormans Station because of the unregulated parking available on Dormans Station Road and Mutton Hill - both narrow country lanes - which on a daily basis results in on-street parking problems and which in turn creates road safety issues and significantly affects the amenity of nearby houses - both matters being well documented.

Dormansland Neighbourhood Plan

While by definition this policy is inappropriate development in the Green Belt, the policy proposes that the purpose of the housing element is to cross-fund the "Park and Rail" facility and for the latter to deliver associated benefits including highway safety and transport and access benefits, the delivery of which is considered to provide the very special circumstances to justify the development in the Green Belt.

It should be noted in any case that paragraph 90 of the NPPF includes certain forms of development which are considered not inappropriate provided they preserve the openness of the Green belt. This includes "local transport infrastructure which can demonstrate a requirement for a green belt location". A "park and Rail" facility is considered to reflect these terms when proposed in a location adjacent to a rail station which itself is located within the Green Belt.

For several years, the Parish Council and Surrey County Council have explored numerous options to find a solution to this problem. This has included consideration of off-street car parking on land to the north side of Station Road (also in the Green Belt) and the introduction of an on-street charging scheme with double yellow lines. None of these proposals have been taken forward however. The problems at Dormans Station were considered again in the Surrey County Council Parking Review (2015) but no proposals were progressed. Similar problems exist around Lingfield Station and a proposal to introduce double yellow lines in 2012 was abandoned.

The accompanying report (SG to chase see below) demonstrates that the Parish Council and land owner have carefully considered the implications of this proposal in discussion with Govia Thameslink / Network Rail, and have no reason to believe that the proposals are undeliverable and remain fully in accordance with the community's longstanding ambition to improve the current unacceptable arrangements.

The Report acknowledges that the location of the scheme raises legitimate concerns related to harm to the Green Belt. However, in its planning judgement in making this policy as part of the Plan, the cumulative social value of the new parking facility and the removal of the unmanaged and unsafe car parking on Station Road is considered to carry sufficient weight to overcome Green Belt harm. In any event, the policy confirms that the scheme delivers on its ability to promote sustainable travel and on its landscape and external lighting proposals to mitigate such effects, in line with the recommendation of the SA/SEA.

SG to chase for report from the landowners agents Kember Loudon Williams – Julian Black 01892 750018

SG to require certainty that the long-term maintenance and management arrangements of the Car Park are agreed between land owner and train operator.

Policy DNP4: Supporting Good Design in Dormansland Village

Development will be supported, provided the design respects the important features of the street scene and they utilise materials which are in keeping and are not obviously incongruous with the character of the Parish.

Proposals should have special regard to the Dormansland Character Appraisal and:

- a. Avoid adversely impacting on views into the village from the surrounding hills and valleys of the AONB;***
- b. In the designated areas a, b and c, building heights should be restricted to no more than 2 storeys;***
- c. Where the topography of the land allows, key views out of the village into the surrounding countryside should be maintained;***
- d. New development should avoid harm to the integrity or visual quality of local heritage assets;***
- e. Proposals should identify the essential architectural form and scale in proximity to the proposed new building, and interpret these in the design;***
- f. Materials for new buildings, alterations and extensions, should be restrained and reflect and complement the texture and colours of those found locally, materials foreign to the area, such as flint, should be avoided;***
- g. To maintain the rural feel of the settlement, boundary treatment should use hedging and grassed verges instead of panel fencing and consideration should be given to replacing native hedgerows where they have been lost; and,***
- h. Lighting of external areas should meet the appropriate standards (Guidance Notes for the Reduction of Obtrusive Light GN01:2011) as published by the Institute of Lighting Professionals.***

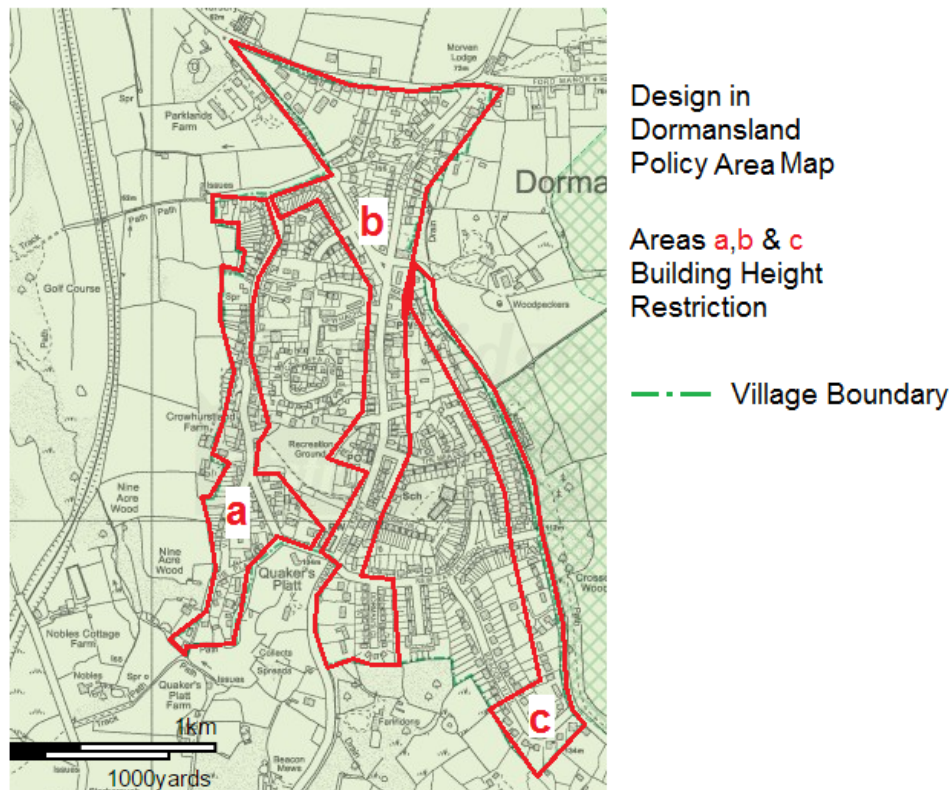
This policy complements the series of Local Plan design policies by identifying design matters that are especially relevant to the village. The specific issues identified are those that are often the cause of objections from the local community when planning applications are submitted and should be given special attention by applicants.

The general architectural character of the village is a combination of mid to late C20th 'estate' development which has infilled between the more rural, earlier parts of the settlement along the High Street, West Street to the west and Hollow Lane to the east which is also the boundary to the High Weald AONB.

The High Street with its tighter street frontages, architectural variety and non-residential uses has a recognisably different character to the main body of the settlement with the Church of St John playing a role in establishing this as the village centre. There have been a number of recent developments in Dormansland including housing along the High Street, opposite the Church of St John and the redevelopment of the garage site along the western side of the High Street next to the post office. These developments have sought to

Dormansland Neighbourhood Plan

replicate the materials and style of the early C20th architecture in the settlement.



Overall there is a reasonably consistent and well maintained character in terms of public realm and frontages with hedging and grassed verges characterising the main body of the settlement, and the surrounding areas being more rural in character with lanes contained within denser planting with drainage ditches and embanked verges. The lack of pavements and street lighting are significant factors in the quality of this rural character.

(SG to finalise the Character Appraisal Report)

Policy DNP5: Supporting Good Design in Dormans Park

Proposals for extensions or alterations to, or the replacement of, a building within Dormans Park will be supported provided they are not disproportionate to the size of the original building.

Replacement boundary treatments should avoid solid fencing and walls, but use hedging, especially if these are native species, to maintain the sylvan nature of the Park and increase biodiversity. Entrance gates should be simple, visibly permeable and rural in character, and security measures discreet.

Applications to link existing or replacement outbuildings to the main house will not be considered inappropriate or disproportionate so long as:

- a. They are solely for uses ancillary to the main dwelling and do not accommodate primary functions such as kitchen, living rooms, bedrooms or bathrooms.**
- b. The outbuilding is of a subservient scale and form to the main house.**
- c. The outbuilding is in close proximity to the main house; and,**
- d. The proposed link is subservient in scale and form to both the main house and the outbuilding and will not have a detrimental impact on the openness of the Green Belt.**

Unless very special circumstances can clearly be demonstrated, new development and sub-division of plots below 0.25 hectares is to be treated as inappropriate development.

Dormans Park is a private estate of large detached dwellings structured around an informal grid road layout with outlying arms. It is a wholly residential development with the only facilities being a noticeboard, a post-box and a telephone kiosk that has been converted into a community library that are located at the junction of East Hill and Hill Crest.

The estate is accessed on the western side from Swissland Hill that connects to Blackberry Lane and Dormans Station, and on the eastern side from The Approach which crosses the railway line connecting with the main body of the settlement.

Dormans Park is a standalone development with no through route to other settlements in a setting that is defined by wooded boundaries with open pockets adjacent to northern and eastern sides.

The original "new Bungalow Town and Club" character of the Dormans Park Estate, of large plots in a wooded setting has been eroded by the redevelopment and sub division of plots. The ongoing redevelopment and subdivision of plots with larger properties has increased plot ratios and reduced garden sizes, and introduced a variety of other architectural styles,

Dormansland Neighbourhood Plan

largely bland pastiches of pseudo rural vernacular. The subdivision of plots has increased the overall density.

There is however a consistent and well maintained character in terms of the private roads and plot frontages with a strong landscape structure, including mature trees as part of plots, and to the frontages and streets with mature trees, hedging and verges.

The surrounding areas have the same rural character as the setting of Dormansland of lanes contained within denser planting with drainage ditches and embanked verges. The lack of pavements and street lighting are significant factors in the quality of this rural character. The setting includes water bodies with a stream along the western edge of the settlement and Wilderness Lake along the southern edge.

The policy is intended to discourage applications for over extending houses in the Green Belt by allowing for the accommodation of ancillary activities such as hobby and home working space or temporary guest accommodation in an existing subservient outbuilding allowing for; better design that has less impact on the openness of the Green Belt and allowing for the more efficient use of outbuildings adjacent to existing dwellings. It gives local effect and complements Tandridge Policy DP13.

(SG to finalise the Character Appraisal Report)

Policy DNP6: Education Provision

Proposals for the development of permanent extra classrooms or for nursery provision at Dormansland Primary School, as shown on the Policies Map, will be supported provided the proposals do not harm the amenity of residents living near the school or create additional highway safety concerns.

Any proposals to extend the school should include a plan to promote sustainable travel measures to support an increase in the size of the school population and to minimise the volume of vehicle traffic to and from the school.

Proposals for the change of use of existing educational buildings and land will be resisted unless alternative prior provision is made within the parish taking account of its green belt status.

This policy acknowledges the important part Dormansland Primary School plays in village life and as a critical local community facility. (SG insert info from survey here).

Dormansland Neighbourhood Plan

The NPPF places 'great importance' on ensuring that sufficient choice of school places is available to meet the needs of existing and new communities and expects local authorities to make a positive and collaborative approach to meeting this requirement.

Despite the primary school being close to capacity (SG check current PAN) Surrey CC 'School Organisation Plan' (2013-2023) confirms there are no current plans to expand education provision in the parish before 2023. The plan states that 'In most areas across the District, where the number of children applying for reception places exceeds the capacity of local provision, there is sufficient capacity in adjacent areas to account for the demand and make reasonable offers.'

This position may change however as the Tandridge Local Preferred Strategy evolves and could lead to additional pressures on primary school provision in both Dormansland and Lingfield.

The Parish Council is committed to work jointly with Lingfield PC to review the implications of the emerging Local Plan and the pressures on educational capacity that may result.

The Policy is therefore intended as a statement of the value the community places on primary education in the village and their expressed desire to maintain education provision over the lifetime of the plan in line with the Vision. A preliminary assessment of alternative sites to meet educational needs was undertaken but all options were located within the green belt and would be required to demonstrate 'very special circumstances' in support of development should an allocation be proposed in the future.

SG to update and finalise their Education Position Statement.

Policy DNP7: Rural Diversification

The re-use of an existing building in the countryside will be supported provided that it will enable enterprise, farm diversification or recreation that benefits the rural economy without harming the open character of the landscape. Proposals for housing development in the countryside will only be granted in exceptional circumstances where such dwelling is

- a. required to serve the essential uses of agriculture, forestry or some other special and justified need,***
- b. in harmony with the landscape (in terms of its design and siting), and***
- c. sited within or immediately adjacent to an existing group of dwellings or on a previously developed site suitably located to serve the purpose, unless it can be shown that there are overriding reasons why it must be built elsewhere.***

The re-use and development of any such housing must also be in accordance with all other planning policies applicable to that location, including but not limited to policies applying within the Green Belt.

Development in the parts of Dormansland Parish within the High Weald AONB should preserve and enhance the statutory purposes and duty of the AONB and should make a positive contribution to maintaining and enhancing its special qualities.

In considering proposed development immediately adjacent or close to the HW AONB boundary, or having a substantial impact on views from the HW AONB, weight will be given to the impact of the proposed development on the use and enjoyment of the AONB and its natural beauty, wildlife and cultural heritage.

The HW AONB Management Plan confirms a working countryside supporting environmentally responsible land-based activities (primarily agriculture, forestry, and woodland management) is vital for the continued management and evolution of rural areas and for the long-term vibrancy of rural economies and rural communities. A productive and resilient land-based sector is essential if Tandridge district is to support and maintain the necessary pool of agricultural and forestry skills and direct and indirect rural employment and reflects the purpose of Policy DP15.

(rCOH has drafted an High Weald AONB Position Statement to reflect the PC's responsibilities in relation to the Countryside and Rights of Way Act)

Policy DNP8: Promoting the Natural Environment

Development proposals will be supported provided they comply with other Local and Neighbourhood Plan Policies and the following principles:

- a. **They protect and enhance wildlife areas, including Sites of Special Scientific Interest and contain measures to sustain and improve biodiversity;**
- b. **They do not adversely affect the distinctive local character of the open landscapes of the parish or harm valued public views and vistas;**
- c. **They protect and where possible enhance footpaths and public rights of way;**
- d. **They contain measures that will help to mitigate the impacts of, and adapt to, climate change;**
- e. **It can be demonstrated that they include sustainable drainage design features to manage the risk of surface water flooding within their boundary and elsewhere in the parish;**
- f. **Where applicable, they include mitigation measures where flooding from any source could occur on the site to ensure that any development on that site is safe from flooding and surface water retention and shall not increase the flood risk elsewhere, including:**
 - I. **Sites should be developed so as not to increase or be likely to increase surface water run off rates and discharge volumes leaving the site;**
 - II. **Any development must employ a suitable range of Sustainable Drainage Systems (SuDs) measures in a SuDs treatment train; and,**
 - III. **Areas at risk of surface water flooding should be avoided;**

In addition, any development proposals should contribute to and enhance the natural environment by ensuring the protection of local assets such as mature trees, hedgerows and woodland, and the provision of additional habitat for wildlife and green spaces for the community. In particular

This policy sets out some key principles to which proposals affecting the natural environment of the parish must have regard. Further detailed information is available in the Environment and Countryside Report (ECR) in the evidence base.

Wildlife Areas:

Land alongside watercourses is particularly valuable for wildlife and it is essential it is protected. Development that encroaches on watercourses has a potentially severe impact on their ecological value. Such development should therefore avoid the impact of disturbance both from increased access and from artificial lighting, which disrupts the natural diurnal rhythms of a range of wildlife using and inhabiting river corridor habitat.

Development proposals should wherever possible provide habitat linkages and permeability for wildlife through effective incorporation of green space and wildlife corridors, use of native plantings, and habitat features such as woodland, ponds and areas of meadow.

Landscape and local views

The Wooded High Weald consists of two character areas either side Dormansland. The eastern part (Area WH2), within the AONB, is a more intact landscape than to the west (Area WH1) which has a proliferation of urban influences, albeit filtered by tree cover. Views are largely contained by vegetation, but impressive long distance views are possible from elevated locations and indicated in the ECR. Low Weald Farmland (WH3) character area is deeply rural, sparsely populated and where was once a heavily wooded landscape, decreasing amounts of woodland are now present as landscape turn to more open Wealden farmland.

Footpaths and public rights of way

Dormansland Parish has a good network of footpaths and bridleways, with opportunities for circular routes within easy reach of both Dormansland Village and Dormans Park (see RoW map in Appendix) which are of particular value and amenity to local residents. Development that would have an adverse impact on views from such routes, or which would suburbanise their surroundings, will therefore normally be resisted.

Climate change mitigation and adaption

Development shall encourage the efficient use of energy and include sustainable drainage design features, including permeable driveways and parking areas, water harvesting and storage, green roofs and soakaways. Riparian owners, both public and private, upstream and downstream, are responsible for maintaining drainage pipes, ditches and culverts in perpetuity. Any high-risk locations identified within development sites should be left as open space in line with the sequential approach. The Flood and Water Management Act 2010 requires all new developments of over one dwelling to incorporate SuDS into their development plans.

Policy DNP9: Green Infrastructure and biodiversity

The Neighbourhood Plan designates the 'green corridor', as shown on the Policies Map, for the purpose of promoting sustainable movement and ecological connectivity. The corridor comprises footpaths and bridleways, ancient woodland and land of biodiversity value.

Development proposals that lie within or adjoining the corridor are required to have full regard maintaining and improving the corridor. Proposals that will lead to the loss of land lying within the corridor and that will undermine its integrity will be resisted.

Development proposals that will lead to the extension of the corridor will be supported, provided they are consistent with all other relevant policies of the development plan.

The policy requires that all development proposals that lie within the 'green corridor', or that adjoin it, should consider how they may improve it, or at the very least do not undermine its integrity of connecting spaces and habitats.

This may mean that scheme layouts, access points, landscape schemes and amenity spaces are designed to contribute to the effectiveness of the corridor where possible and without undermining other planning policy objectives. In some cases, proposals will enable the creation of new green infrastructure assets that extend the benefits of the corridor or other Network. They will be supported provided they are appropriate in other respects.

This area forms part of a green corridor between Dormansland and the railway line and is crossed by a footpath from the Mill Lane bridleway to Dormans Station. A full description of the green infrastructure assets within the corridor is available in Appendix 5 of the Environment and Countryside Report.

Policy DNP10: Local Green Spaces

The Neighbourhood Plan designates the following locations as Local Green Spaces, as shown on the Policies Map:

- 1. The Newhache Green***
- 2. Dormansland Recreational Ground including the tennis courts.***
- 3. The New Farthingdale Green***
- 4. Colin Anderson playing field***
- 5. Dormansland Cricket ground***
- 6. Station fields***

Proposals for development on the land will only be supported if the open character of the land is preserved, unless very special circumstances can be demonstrated.

This policy proposes six important green spaces in the parish are protected from development by their designation as Local Green Spaces in

Dormansland Neighbourhood Plan

accordance with §76 and §77 of the NPPF. The policy has the effect of managing development proposals in line with the NPPF provisions. In each case, the green spaces play an integral part in the enjoyment of the village and are therefore special to the local community. A full description of each site, and the justification for its designation, is provided in the 'Dormansland Green Spaces Report.

Policy DNP11: Community Facilities

The Neighbourhood Plan defines the following properties as community facilities:

- i. XXX
- ii. XXX
- iii. XXX
- iv. XXX
- v. XXX
- vi. SG to

Proposals that will result in either the loss of, or cause significant harm to a defined facility will be resisted, unless it can be clearly demonstrated that the operation of the facility, or the on-going delivery of the community value of the facility, is no longer financially viable.

Development proposals to sustain or extend the viable use of existing community facilities and the development of new facilities will be supported.

This policy identifies community facilities that will be protected from unnecessary loss or harm.

The Neighbourhood Plan Group have been collecting evidence on community facilities within Dormansland that are valued by the community and offer a valuable resource to support community life.

The purpose of this policy is therefore to secure these assets in the long term for the benefit of the parish and to apply a test of viability, which otherwise would not exist, to give added protection to them.

SG Complete Community Facilities Infrastructure Report

Policy DNP12: Local Heritage Assets

The Neighbourhood Plan identifies buildings that have local heritage significance by way of their local historical and/or architectural value to the local community.

1. *The Grange, Felcourt Road*
2. *Grange Lodge, Felcourt Road*
3. *Yew Lodge, Felcourt Road*
4. *Pleasance Cottage, Swissland Hill,*
5. *The Clock House and Chestnut Cottage, Swissland Hill,*
6. *Dorinwell, Furzefield Chase,*
7. *Ralph's Cottage, Ford Manor Road,*
8. *Ho Chee Cottages, Plough Road,*
9. *Starborough Cottages, Dormans Station Road*
10. *Dormans Station, Dormans Station Road*
11. *Hop Vines, The Platt,*
12. *St John's Parish Room (The Green Hut), The Platt,*
13. *Hill House, Baldwins Hill & Garden, Lingfield Road,*

Proposals that will result in a scale of harm to, or loss of, the building or structure that has not had full regard to its significance as a local heritage asset will be resisted.

This policy identifies thirteen buildings and structures in the Parish that have local heritage importance. In that regard, the policy is intended to inform decision makers of the presence of a non-designated heritage asset when judging the effects of a development proposal in line with §135 of the NPPF.

A full schedule of the buildings to which this policy applies is contained in Buildings of Character Recommendation Report in the evidence base. The Appraisal contains a brief description of each building and its local importance.

Monitoring & Review Policies

The DNP will be monitored by Tandridge District Council and the Parish Council using data collected in planning monitoring reports. The objectives will form the core of the monitoring activity but other data collected and reported at a Village level relevant to the Plan may also be included. It is expected that the DNP will be formerly reviewed on a five-year cycle or to coincide with the development and review of the development plan for if this cycle is different

5. Implementation

- 5.1. The DNP will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in the parish, and through steering public and private investment into a series of infrastructure proposals contained in the plan.

Development Management

- 5.2. Most of the policies contained in the DNP will be delivered by landowners and developers. In preparing the DNP, care has been taken to ensure, as far as possible, that the policies are achievable.
- 5.3. Whilst the local planning authority will be responsible for the development management, the Parish Council will use the neighbourhood plan to frame its representations on submitted planning applications. It will also work with Tandridge District Council to monitor the progress of any sites coming forward for development.

Assets of Community Value

- 5.4. Assets of community value are as follows:
- The Village Shop and Post Office
 - The Pubs (The Old House at Home, The Plough and The Royal Oak)
 - Other Buildings (Dormans Station, Dormansland Memorial Club, St Johns Church, The Parish Room and The Baptist Church)
 - Open Spaces – the recreation ground including tennis courts, Dormansland Cricket Ground and Pavilion, Football Ground and Pavilion, Station Fields, Grounds of Greathed Manor and Amenity Spaces at the entrance to Newhache and Clayfords.

Infrastructure Projects

- 5.5. Dormansland the Parish Council proposes some or all of the following projects for investment of future community infrastructure levy funding allocated by the local planning authority and to the Parish Council.

- XXXXX
- XXXXX
- XXXXX
- SG to complete list of projects

- 5.6. This series of local infrastructure projects will be prioritized for investment from Section 106 agreements and, if implemented in the future, Tandridge District Community Infrastructure Levy (CIL). A minimum of 25% of the levy collected from development in the Parish will be passed to the Parish Council for investment in the Parish. This provides the local community with an indication of the priorities for investing the fund to improve local infrastructure as a result of new development in the parish.

Dormansland Neighbourhood Plan

- 5.7. In addition, other policies of the Neighbourhood Plan require some planning obligations to be entered into as part of planning consents to finance and deliver specific infrastructure projects relating to the development scheme in order to make the scheme satisfactory in line with paragraphs 173 and 204 of the Nation Planning Policy Framework (NPPF).

DRAFT

Policies Map

By SG

DRAFT

Appendix A: SCHEDULE OF EVIDENCE

The list below contains all documents prepared, collected and reviewed in the process of preparing the Plan. Links to the evidence base are available on the Warfield Neighbourhood Plan website.

SG Insert titles of DNP evidence documents here
Tandridge Core Strategy (2008)
Tandridge Detailed Policies DPD (2014)
Tandridge Green Belt Review
Tandridge District Settlement Hierarchy (TDC Nov 2015)
Our Local Plan Issues and Approaches (TDC Undated)
Surrey Landscape Character Assessment (SCC 2015)
Tandridge District Council Landscape Capacity and Sensitivity Study Appraisal DOR007 & DOR008 (HDA Oct 2016)
Tandridge District Local Plan – Site Based Ecology Assessments (Sept 2016)
High Weald AONB Management Plan 2014 – 2019 3rd Edition
Our Local Plan Issues and Approaches Response, High Weald AONB Unit
List to be completed

Appendix B: Dormansland Constraints Plan



Dormansland Constraints Plan



(c) Crown Copyright and database rights 2017. Ordnance Survey 100022961

Legend

- Parishes (GB)
- Local Nature Reserves (England)
- National Parks (England)
- Sites of Special Scientific Interest (England)
- SSSI Impact Risk Zones - to assess planning applications for likely impacts on SSSIs/SACs/SRAs & Ramsar sites (England)
- Special Areas of Conservation (England)
- Special Protection Areas (England)
- Scheduled Monuments (England) - points
- Listed Buildings (England)
- Registered Parks and Gardens (England)
- Ancient Woodland (England)**
- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland
- Priority Habitat Inventory - Deciduous Woodland (England)
- Woodpasture and Parkland BAP Priority Habitat (England)

Projection = OSGB36
 xmin = 532900
 xmax = 547500
 ymin = 139400
 ymax = 147400

Map produced by MAGIC on 31 March, 2017.
 Copyright resides with the data suppliers and the map must not be reproduced without their permission. Some information in MAGIC is a snapshot of the information that is being maintained or continually updated by the originating organisation. Please refer to the metadata for details as information may be illustrative or representative rather than definitive at this stage.

Appendix C: Flood Zone Map

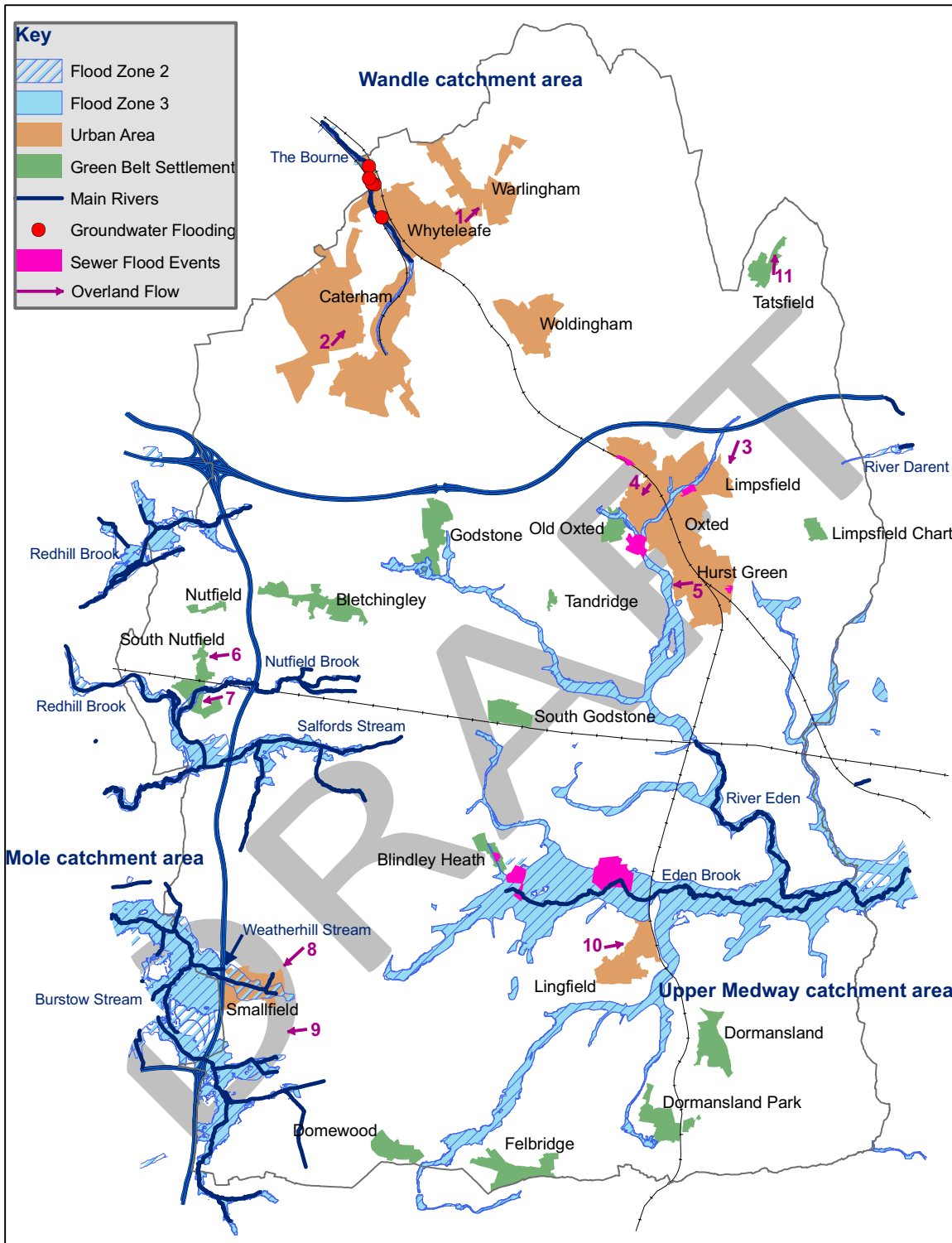


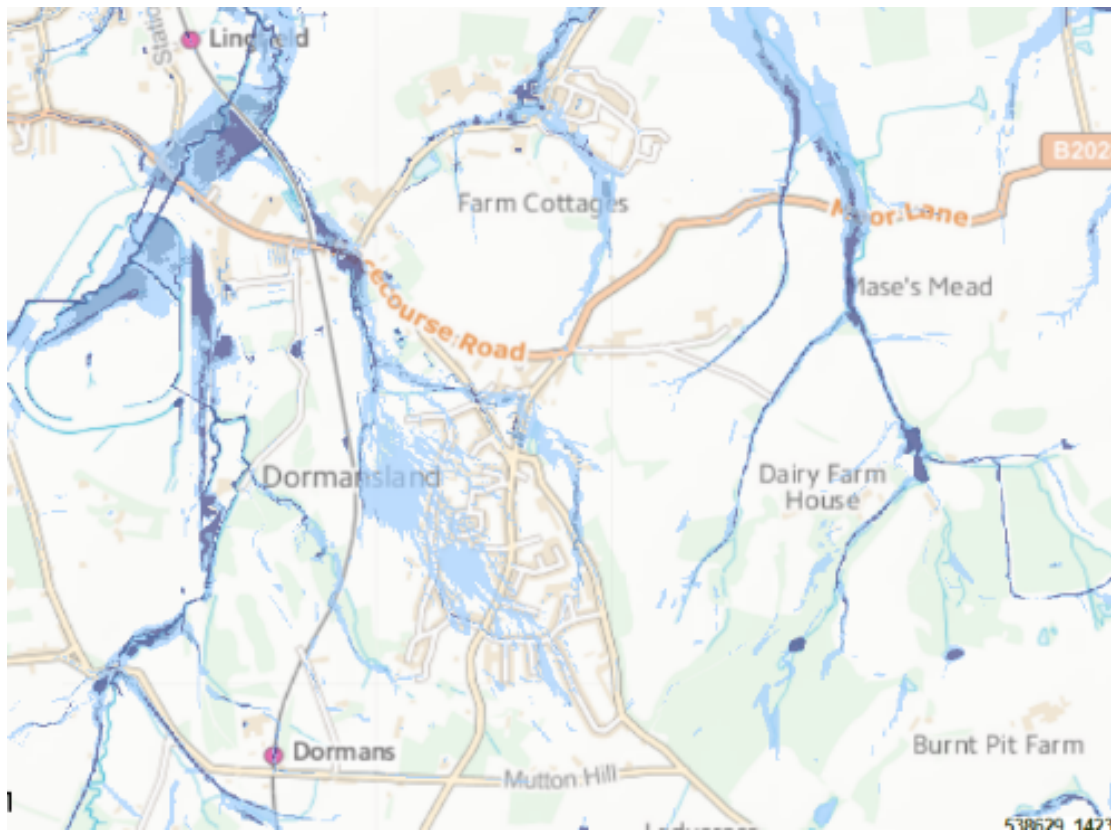
Figure 5 The extent of the Environment Agency's flood zones 2 and 3



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Tandridge District Council 100018265 2006.



Appendix D: Surface Water Flooding



Appendix E: High Weald AONB

'Statement of Significance':

The essential character of the High Weald was established by the 14th century and has survived major historical events, and social and technological changes. It is considered to be one of the best surviving coherent medieval landscapes in Northern Europe. This fundamental and largely immutable character is the essence of the natural beauty of the AONB and the AONB Management Plan is structured around the five key components of this character:

- **Geology, landform, water systems and climate:** deeply incised, ridged and faulted landform of clays and sandstone. The ridges tend east-west, and from them spring numerous gill streams that form the headwaters of rivers. Wide river valleys dominate the eastern part of the AONB. The landform and water systems are subject to, and influence, a local variant of the British sub-oceanic climate.
- **Settlement:** dispersed historic settlements of farmsteads and hamlets, and late medieval villages founded on trade and non-agricultural rural industries
- **Routeways:** ancient routeways (now roads, tracks and paths) in the form of ridge-top roads and a dense system of radiating droveways. These routeways are often narrow, deeply sunken, and edged with trees, hedges, wildflower-rich verges and boundary banks.
- **Woodland:** the great extent of ancient woods, gills, and shaws in small holdings, the value of which is inextricably linked to long-term management.
- **Field and heath:** small, irregularly shaped and productive fields often bounded by (and forming a mosaic with) hedgerows and small woodlands, and typically used for livestock grazing; small holdings; and a non-dominant agriculture; within which can be found distinctive zones of heaths and in-land river valleys

Appendix F: Dormansland Parish Landscape Character

(Source HDA Landscape Capacity and Sensitivity Study Oct 2016)

- WH1 – Domewood to Dormansland Wooded High Weald
- WH2 – Dormansland East Wooded High Weald
- WH3 – Horley to Swaynesland Low Weald Farmland

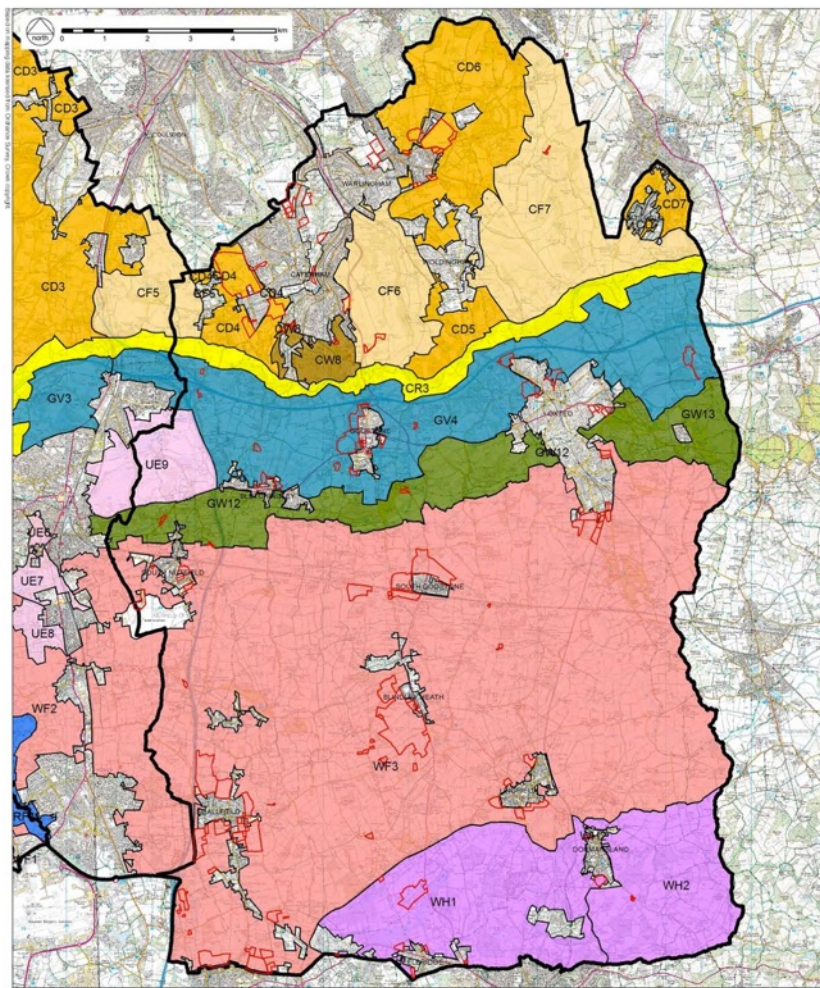


Figure 6:
Tandridge Landscape Character Areas

KEY		
Landscape Types and Character Areas:		
<ul style="list-style-type: none"> Chalk Down with Woodland CD4: Chaldon Chalk Down with Woodland CD5: South Woldingham Chalk Down with Woodland CD6: Forestside to Woldingham Chalk Down with Woodland CD7: Tatsfield Chalk Down with Woodland Open Chalk Farmland CF5: Hookey to Chaldon Open Chalk Farmland CF6: Caterham to Woldingham Open Chalk Farmland CF7: Woldingham to New Addington Open Chalk Farmland Chalk Ridge CR3: Box Hill to Tatsfield Chalk Ridge Wooded North Down CW8: South Caterham Wooded North Down Greensand Valley GV4: Merstham to Clacket Lane Greensand Valley 	<ul style="list-style-type: none"> Wooded Greensand Hills GW12: Earfruxwood to Oxsted Wooded Greensand Hills GW13: The Chart Wooded Greensand Hills Low Weald Farmland WF3: Horley to Swaynesland Low Weald Farmland Wooded High Weald WH1: Domewood to Dormansland Wooded High Weald WH2: Dormansland East Wooded High Weald District Areas on the Edge of Urban Areas UE6: Hainthorpe Pits and Mercer's Park 	<ul style="list-style-type: none"> Surrey district boundaries Current designated settlement boundaries Sites

Source: HDA Landscape Capacity and Sensitivity Study

Appendix G: Green Belt in Tandridge

(Source HDA Landscape Capacity and Sensitivity Study Oct 2016)

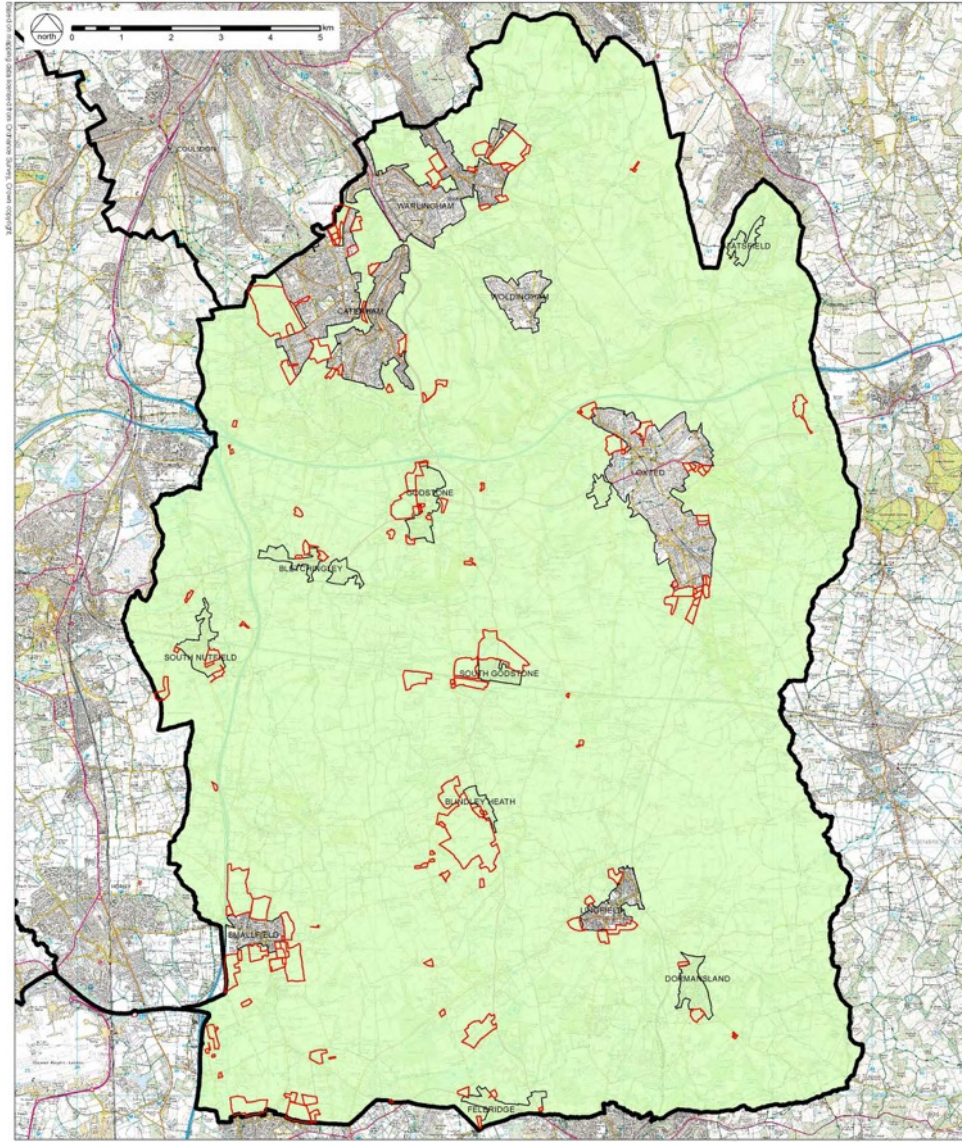
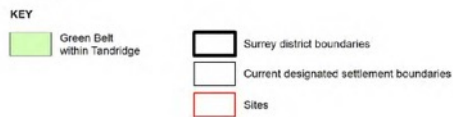
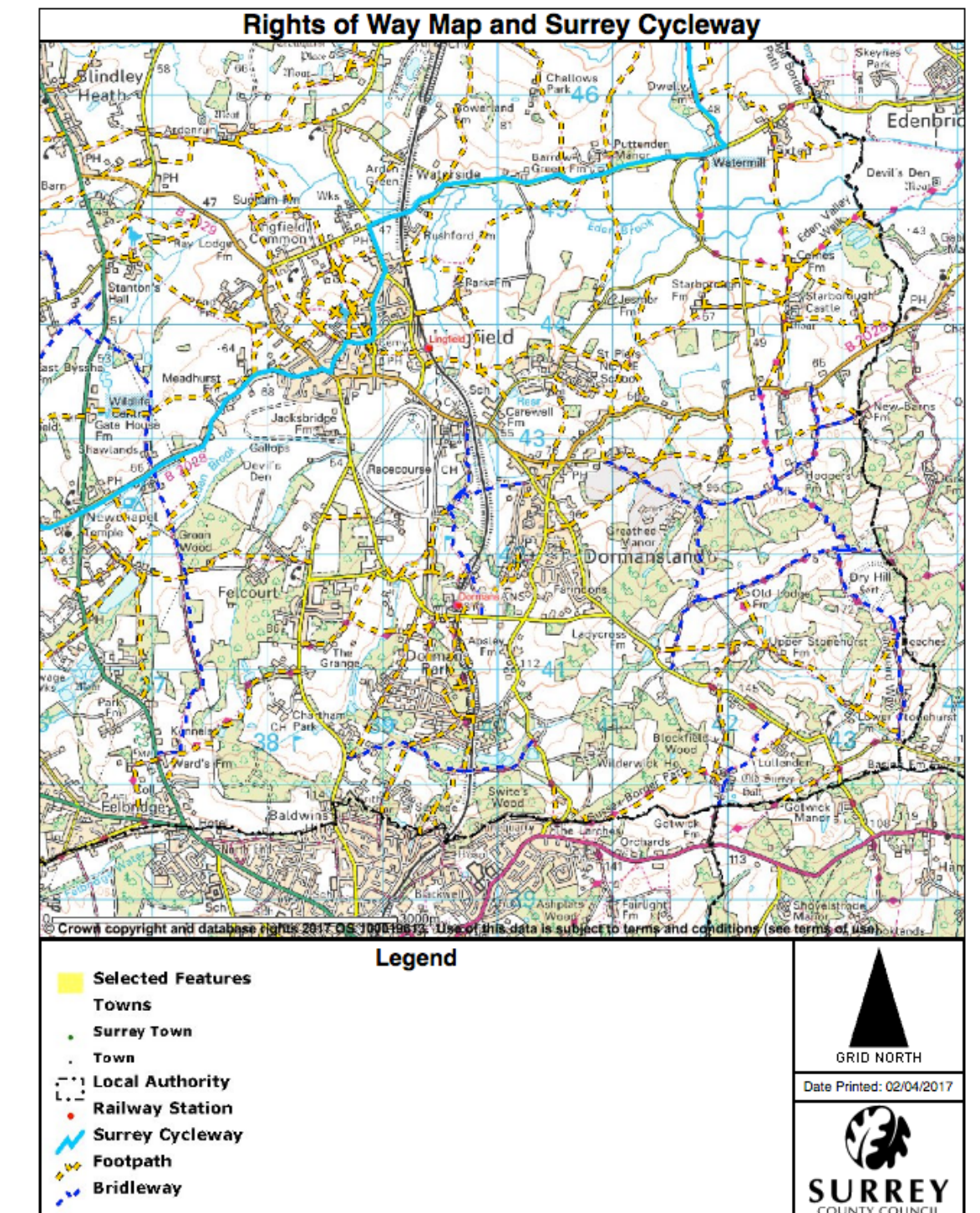


Figure 2:
Green Belt



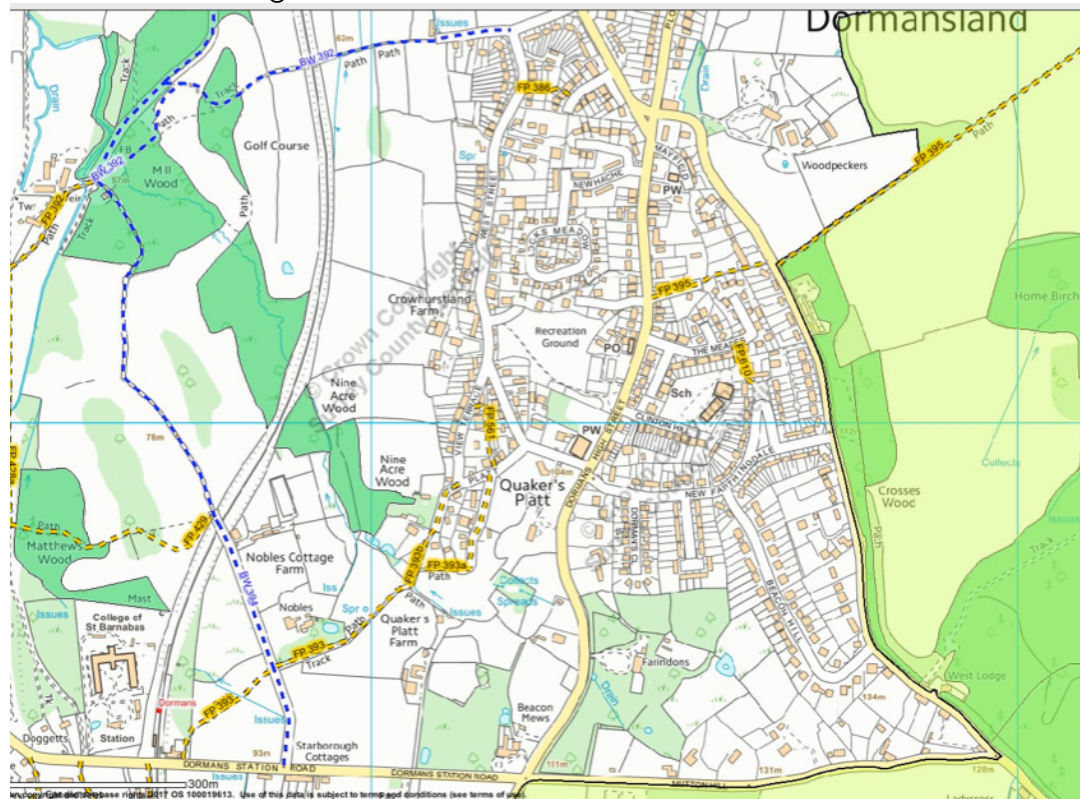
Tandridge Landscape Capacity and Sensitivity Study

Appendix H: Rights of Way

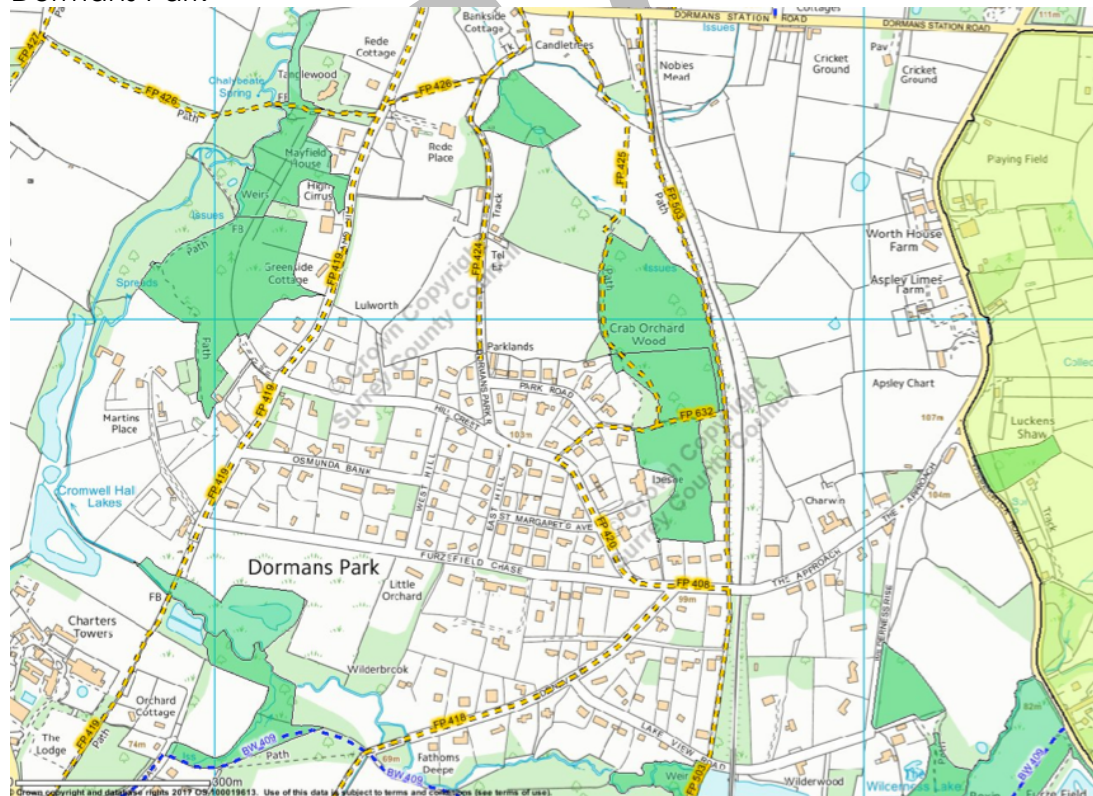


Appendix I: Green Infrastructure - Footpath and bridleway maps

Dormansland Village



Dormans Park



DRAFT