

WORTH PARISH COUNCIL

**Planning & Highways Committee
Meeting**

Meeting Pack

6th March 2023

Issued: 28th February 2023

**Phone: 01342 713407
Email: clerk@worth-pc.gov.uk**

To: Members of the Planning and Highways Committee.

Notice of Meeting

You are hereby summoned to the **Planning and Highways Committee** meeting of Worth Parish Council, on **Monday 6th March 2023, after the GP & Finance meeting**. In the South Room, The Parish Hub, Borers Arms Road, Copthorne where the following business will be considered and transacted.

Mrs J. Nagy
Clerk to the Council

AGENDA

- 1. Public Question Time** – To receive, and act upon if considered necessary, comments made by members of the public.

Members of the Public are welcome to ask questions of the Council on matters that arise under its remit. The question should not be a statement and it would be appreciated to be kept short, to maximise the time for other questions. The chairman will call the question from those who are indicating that they wish to speak.

- 2. Apologies** – to receive and approve apologies for absence.
- 3. Declarations of Disclosable Pecuniary and Other Interests** – To receive any declarations of interest from Councillors.
- 4. Minutes** – To discuss, amend if necessary and thereafter approve the Minutes of the Planning and Highways Committee meeting held on 20th February 2023.
- 5. Chairman's Announcements** – To receive any announcements by the Chairman of the Planning and Highways Committee.
- 6. Correspondence** – To note correspondence received.
- 7. Update on Mid Sussex District Council Planning Committee meetings** – To note items relevant to Worth Parish Council on the agendas of the following Mid Sussex District Council Committees:
 - a) District Planning Committee – next meeting: 16th March 2023 at 2pm.
 - b) Planning Committee – next meeting: 9th March 2023 at 4pm.
- 8. Planning Decisions from Mid Sussex District Council** – To receive and comment upon decisions made by Mid Sussex District Council, the Local Planning Authority

	Address	WPC	MDSC
DM/22/0953	Herondale House, Cuttinglye Road, RH10 4LR	Defer to officer	Permitted
DM/22/3539	Woodmans, Copthorne Common Road, Copthorne, RH10 3JU	Defer to officer	Permitted
DM/22/3719	Copthorne Golf Club, Borers Arms Road, Copthorne, RH10 3LL	Defer to tree officer	Permitted
DM/22/3826	2 Pasture Wood, Copthorne, RH10 4AD	Defer to tree officer	Permitted
DM/22/3874	59 Church Lane, Copthorne, RH10 3QF	Defer to officer	Permitted

- 9. Licencing** – To receive and note any new licencing applications.
- 10. Appeals** – To receive and note any new appeals.
- 11. Bowers Place Parking** – To receive an update.
- 12. Burstow Neighbourhood Plan** – To consider submitting a comment on the Regulation 14 Public Consultation.
- 13. Updates on the Mid Sussex District Plan** - To receive and comment upon any updates in relation to the District Plan and to consider and agree and response to the new consultation.
- 14. Planning Compliance Action** – To receive a report on any actions currently being investigated by Mid Sussex District Council, and to report any possible further breaches.
- 15. Highways Issues** – To discuss and make comments upon any issues relating to Highways, drainage, street names, footpaths, and public rights of way and note any road closures.
- 16. Applications in Neighbouring Parishes** – to receive and note a list of major applications in neighbouring parishes, which may affect Worth Parish.
- 17. New Planning Applications** – To consider and agree recommendations to submit to Mid Sussex District Council as the Local Planning Authority, on the following planning applications:

Type 1 Applications	
<u>DM/22/3530</u>	
27 Knowle Drive, Copthorne, RH10 3LW	
Erection of 2 detached No. 3 bed dwellings and associated landscaping following the demolition of the existing dwelling. (Flood Risk assessment received 23 February 2023)	
Type 2 Applications	
<u>DM/23/0275</u>	
Brookside, Snow Hill, Crawley Down, RH10 3EG	
Roof alterations. Existing roof dormer extension reconstructed, and new gable end to south elevation. Changes to south and west elevation. New roof tiles and dormer cladding.	
<u>DM/23/0385</u>	
3 Acorn Avenue, Crawley Down, RH10 4AL	
Proposed ground floor rear extension, Loft conversion with hip to gable rear and 2 side dormers.	
<u>DM/23/0402</u>	
40 Tiltwood Drive, Crawley Down, RH10 4PH	
Proposed ground floor rear extension, front facade window alterations, first floor side facade bay window addition	
<u>DM/23/0419</u>	
Roselea, Sunny Avenue, Crawley Down, RH10 4JL	
Single storey rear and side extension with patio and first floor alteration to reduce rear bedroom window.	
<u>DM/23/0440</u>	
Land Adj, To The Royal Oak, Station Road, Crawley Down, RH10 4HZ	
Erection of a Pictorial Map	
<u>DM/23/0443</u>	
Land At Worth Way, Crawley Down	
Erection of a Waymarker	

<u>DM/23/0453</u>	
Land At Crawley Down Pond, Cob Close, Crawley Down	
Erection of a Waymarker	
<u>DM/23/0467</u>	
Millwood, Lake View Road, Furnace Wood, RH19 2QE	
Proposed two storey extension to side of existing dwelling.	
<u>DM/23/0504</u>	
Crawley Down Garage, Snow Hill, Crawley Down	
Proposed use of the site for vehicle storage and collection, siting of ancillary buildings, related works and infrastructure for a temporary five year period.	
<u>Tree Applications</u>	
<u>None</u>	

- 18. Consideration of items for discussion by the Environment & Infrastructure Working Parties** – to consider and agree items to pass to the two Working Parties for discussion at their meetings, these to be put on a future Council/Committee agenda if necessary.
- 19. Date of the next meeting** – Monday, 20th March after the Full Council meeting.

ALL MEMBERS OF THE PUBLIC HAVE THE RIGHT TO ATTEND, AND ARE WELCOME AT MEETINGS

Worth Parish Council
Minutes of the Planning and Highways Committee Meeting held on
20th February 2023, commencing at 8.37 pm

Present	CLlr Hitchcock (Chairman)	CLlr Mayor (Vice Chairman)
	CLlr Casella	CLlr King
	CLlr Cruickshank	CLlr Pointer
	CLlr Dorey	CLlr Stewart
	CLlr Gibson	CLlr Williams

Mrs T Cruickshank (Deputy Clerk) 1 member of the public

260 Public Question Time

The Chairman welcomed all present to the meeting.

CLlr Phillips attended as a member of the public.

261 Apologies

Apologies were NOTED and accepted from CLlr Coote.

262 Declarations of Disclosable Pecuniary and Other Interests

There were no declarations of pecuniary or other interests at this point in the meeting.

263 Minutes

It was agreed by all present that the Minutes of the Planning & Highways Committee meeting held on 6th February 2023 were true and correct record.

264 Chairman's Announcements

The Chairman had no announcements.

265 Correspondence

There was no new correspondence to NOTE.

266 Update on Mid Sussex District Council Planning Committee Meetings

- a) District Planning Committee – next meeting: 16th March 2023 at 2pm
- b) Planning Committee – next meetings: 9th March 2023 at 4pm.

The Deputy Clerk advised there are no agendas available at this time.

Councillors NOTED this information.

267 Planning Decisions from Mid Sussex District Council

	Address	WPC	MDSC
DM/22/1536	The Cannons, Furnace Farm Road, Furnace Wood, RH10 2	Defer to officer	Refused
DM/22/3832	Carpe Diem, Copthorne Bank, Copthorne, RH10 3JH	Defer to officer	Permitted
DM/23/0092	50 Lashmere, Copthorne, RH10 3RT	Defer to officer	Permitted

CLlrs NOTED this information.

268 Licencing – to receive and note any new licencing applications.

There were no new licencing applications pertaining to WPC.

CLlrS NOTED this.

269 Appeals

Appeal ref	Planning Ref	Site	Proposals	Appeal type
AP/23/0015	DM/22/0867	Palmers Auto Tyres Centre, Turners Hill Road	Outline application for the demolition of all existing building, to be replaced with 5 dwellings	Written representation
AP/23/0016	DM/22/2589	Palmers Auto Tyres Centre, Turners Hill Road	demolition of all existing building, to be replaced with 4 dwellings	Written representation
AP/23/0020	DM/22/0525	Hurst House Copthorne Common Copthorne RH10 3LG	Demolition of existing dwelling and re-development with 6 x 2-bedroom flats and 1 x 3-bedroom self-build dwelling, together with improved access and parking within curtilage of site	Written Representation

Deadline for written submissions for Palmers Auto Tyres is 9th March 2023.

Deadline for written submissions for Hurst House is 20th March 2023.

It was decided to make no comment on appeal AP/23/0020

Appeals AP/23/0015 and AP/23/0016 submit the comment 'In line with the NPPF which encourages brown field development the committee ask the officer to consider the merits of this application on brown field/ previously developed land'.

CLlr Gibson asked that the committee submit a comment regarding the appeal for the refused Crawley Down Village Hall proposal, the Deputy Clerk will investigate this.

270 National Planning Policy Framework (NPPF)

The Chairman advised the Department for Levelling Up, Housing, and Communities is seeking views on how it might develop new national planning policy to support their wider objectives.

This consultation closes at 11:45pm on 2 March 2023

WSALC has prepared a report answering all 58 questions which the Deputy Clerk shared with the committee.

After a short discussion it was agreed the committee would like Worth Parish Council to be associated with the WSALC response. The Deputy Clerk will email confirmation of this to the WSALC Chairman.

Type 1 Applications	
None	
Type 2 Applications	
<u>DM/22/3735</u> The Platt, Turners Hill Road, Crawley Down, RH10 4EY Proposed new swimming pool building and tennis court within the curtilage of the current property. Arboricultural Method Statement and Tree Protection Plan received 07.02.2023.	Cllr Gibson declared an interest and took no part in the discussion. 'Whilst the committee defer to the opinion of the officer we would like to highlight concerns from the previous application regarding the effect on the neighbouring listed buildings and the associated effects on the neighbouring property to the south.'
<u>DM/23/0230</u> Glenwood, Lake View Road, Furnace Wood, RH19 2QE Construction of a new extension providing additional accommodation on the ground floor and the first floor. New dormer window to the side elevation.	Whilst we defer to the opinion of the officer, we ask the officer to consider whether the proposal over looks the neighbours to the south.
<u>DM/23/0257</u> Lake House, Cuttinglye Road, Crawley Down, RH10 4LR Proposed alterations to the family home including roof dormer and front extension	Defer to officer.
<u>DM/23/0260</u> 55 Forest Close, Crawley Down, RH10 4LU Proposal to relocate the existing six-foot high wooden rear garden fence and pedestrian access gate forwards by 5.2 meters, this will bring it in line with the front of the existing garage and neighbouring property's boundary line.	Defer to officer.
<u>DM/23/0287</u> Sunnyhill Farm, Sunnyhill Close, Crawley Down, RH10 4GY Proposed car port for electric vehicle and storage space.	Defer to officer.
<u>DM/23/0300</u> Lake House, Cuttinglye Road, Crawley Down, RH10 4LR Single storey extensions to existing detached annexe and retention for residential use all as previously consented under reference DM/19/0129 dated 1 March 2019.	Defer to officer and ask for a non-severance clause.
<u>DM/23/0351</u> Felstead, Shipley Bridge Lane, Copthorne, RH10 3JL Garage conversion to habitable space.	Defer to officer and ask for a non-severance clause.
<u>DM/23/0377</u> 5 Kitsmead, Copthorne, RH10 3PN Single storey extension to front.	Defer to officer.
Tree Applications	

<u>None</u>	
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271 Consideration of items for discussion by the Environment & Infrastructure Working Parties

There were none.

272 Date of the next meeting

Monday, 6th March 2023 after the GP & Finance meeting.

Meeting closed 9.08 pm.

Chairman: _____

Date: _____

Clerk's Report

Meeting of the Planning and Highways Committee to be held on Monday 6th March 2023, after the GP & Finance Meeting. In the South Room, The Parish Hub, Borers Arms Road, Copthorne where the following business will be considered and transacted.

To be considered in conjunction with the agenda for this meeting.

1. Public Question Time

The Public Forum will last for a period of up to fifteen minutes during which the public are welcome to ask questions of the Council on matters that arise under its remit. The question should not be a statement and it would be appreciated to be kept short, to maximise the time for other questions. The chairman will call the question from those who are indicating that they wish to speak.

2. Apologies – at the time of writing this report no apologies were received.

3. Declarations of Interest

Members are advised to consider the agenda for the meeting and determine in advance if they may have a Personal, Prejudicial or a Disclosable Pecuniary Interest in any of the agenda items. If a Member decides they do have a declarable interest, they are reminded that the interest and the nature of the interest must be declared at the commencement of the consideration of the agenda item; or when the interest becomes apparent to them. Details of interest will be Minuted.

Where there is a Prejudicial Interest (which is not a Disclosable Pecuniary Interest) Members are reminded that they must withdraw from the meeting chamber after making representations or asking questions.

If the interest is a Disclosable Pecuniary Interest, Members are reminded that they must take no part in the discussions of the item at all; or participate in any voting; and must withdraw from the meeting chamber; unless they have received a dispensation.

4. Minutes – To discuss, amend if necessary and thereafter approve the Minutes of the Planning and Highways Committee meeting held on 20th January 2023.

5. Chairmans Announcements – To receive any new announcements by the Chairman of the Planning and Highways Committee.

6. Correspondence – To note and comment on any new correspondence.

7. Update on Mid Sussex District Council Planning Committee meetings

- a. District Planning Committee – next meeting: 16th March 2023 at 2pm.
- b. Planning Committee – next meetings: 9th March 2023 at 4pm.

There are no items pertaining to WPC on the 9th March agenda.

8. Planning Decisions from Mid Sussex District Council

Ref	Address	WPC	MSDC
DM/22/0953	Herondale House, Cuttinglye Road, RH10 4LR	Defer to officer	Permitted
DM/22/3539	Woodmans, Copthorne Common Road, Copthorne, RH10 3JU	Defer to officer	Permitted
DM/22/3719	Copthorne Golf Club, Borers Arms Road, Copthorne, RH10 3LL	Defer to tree officer	Permitted
DM/22/3826	2 Pasture Wood, Copthorne, RH10 4AD	Defer to tree officer	Permitted
DM/22/3874	59 Church Lane, Copthorne, RH10 3QF	Defer to officer	Permitted

Councillors are asked to NOTE these decisions.

9. Licencing

There are no new licencing applications.

10. Appeals

Reference	Address	Location	Description	Procedure	Decision	Date Decided
AP/22/0024	Land To South Of Snow Hill And Adj. To Ladymead Crawley Down West Sussex	Crawley Down	Proposed 57 bed care home including means of access and parking	Written Rep	Dismissed	26/01/2023

Cllrs are asked to note the appeal decision.

11. Bowers Place Parking

An update will be given at the meeting.

12. Burstow Neighbourhood Plan

Burstow Parish Council are consulting on the **Burstow Draft Neighbourhood Plan (NDP) (Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012.**

The draft plan can be found here <https://www.burstowparishcouncil.gov.uk/ndp>

A copy of the plan has been attached to this meeting pack.

Cllrs are asked to consider submitting a comment to the Regulation 14 Consultation, the consultation ends 20th March 2023.

13. Updates on the Mid Sussex District Plan

Nothing to report.

14. Planning Compliance Action

The Deputy Clerk contacted MSDC Enforcement to advise them there have been complaints that Taylor Wimpey Construction vehicles are using the access road from Shipley Bridge Road into the Heathy Wood Estate. Enforcement replied they would look into this.

15. Highways Issues

NOTICE - Enhanced Partnership Plan and Scheme for buses have been made for West Sussex.

This notice, as required under Section 138 G (5) and (6) of the Transport Act 2000, serves to advise that the West Sussex Enhanced Partnership Plan and Scheme were made on 10th February 2023, and came into effect on the same date.

A copy of the Enhanced Partnership Plan and Enhanced Partnership Scheme is available at: www.westsussex.gov.uk/bsip

Cllrs are asked to NOTE this information.

16. Applications in Neighbouring Parishes

Please see table included in this meeting pack. No new applications.

17. New Planning Applications

Type 1 Applications	New Applications
<p><u>DM/22/3530</u></p> <p>27 Knowle Drive, Copthorne, RH10 3LW</p> <p>Erection of 2 detached No. 3 bed dwellings and associated landscaping following the demolition of the existing dwelling. (Flood Risk assessment received 23 February 2023)</p>	<p>Last seen at WPC P & H 28/11/22 WPC comment were 'Object, as loss of bungalow would be contrary to Copthorne NP Policy CNP3.1, due to net loss of single storey residential floor space. Proposals would be out of keeping with the street scene, would result in over intensification of the site, and also would result in increased crossovers.'</p> <p>Flood risk assessment – Very low to medium.</p>
Type 2 Applications	
<p><u>DM/23/0275</u></p> <p>Brookside, Snow Hill, Crawley Down, RH10 3EG</p> <p>Roof alterations. Existing roof dormer extension reconstructed, and new gable end to south elevation. Changes to south and west elevation. New roof tiles and dormer cladding.</p>	<p>History - Roof alterations. Existing roof dormer extension reconstructed, and new gable end to south elevation. Changes to south and west elevation. New roof tiles and dormer cladding.</p> <p>Ref. No: DM/22/3551 Status: Withdrawn. WPC comments were 'defer to officer'.</p> <p>There are minor internal layout changes to the 1st floor bathroom.</p>
<p><u>DM/23/0385</u></p> <p>3 Acorn Avenue, Crawley Down, RH10 4AL</p> <p>Proposed ground floor rear extension, Loft conversion with hip to gable rear and 2 side dormers.</p>	<p>Lawful Development Certificate</p> <p>The Deputy Clerk queried this application with the planning officer, asking the criteria for LDC being that this proposal seemed rather large. The total volume addition is 39m³, this complies with permitted development rules.</p>
<p><u>DM/23/0402</u></p> <p>40 Tiltwood Drive, Crawley Down, RH10 4PH</p> <p>Proposed ground floor rear extension, front facade window alterations, first floor side facade bay window addition</p>	<p>No recent planning history.</p>
<p><u>DM/23/0419</u></p> <p>Roselea, Sunny Avenue, Crawley Down, RH10 4JL</p> <p>Single storey rear and side extension with patio and first floor alteration to reduce rear bedroom window.</p>	<p>No previous planning history.</p>
<p><u>DM/23/0440</u></p> <p>Land Adj, To The Royal Oak, Station Road, Crawley Down, RH10 4HZ</p> <p>Erection of a Pictorial Map</p>	<p>Maps and Way markers are part of the public art project funded by S106 monies.</p>
<p><u>DM/23/0443</u></p> <p>Land At Worth Way, Crawley Down</p> <p>Erection of a Waymarker</p>	<p>Maps and Way markers are part of the public art project funded by S106 monies.</p>
<p><u>DM/23/0453</u></p> <p>Land At Crawley Down Pond, Cob Close, Crawley Down</p> <p>Erection of a Waymarker</p>	<p>Maps and Way markers are part of the public art project funded by S106 monies.</p>
<p><u>DM/23/0467</u></p> <p>Millwood, Lake View Road, Furnace Wood, RH19 2QE</p> <p>Proposed two storey extension to side of existing dwelling.</p>	<p>No Recent planning history.</p>
<p><u>DM/23/0504</u></p>	<p>Recent planning history- Change of use of unit from a Sui Generis (car workshop) to Class E (Cycle Cafe).</p>

Crawley Down Garage, Snow Hill, Crawley Down	Ref. No: DM/22/1463 Status: Permission
Proposed use of the site for vehicle storage and collection, siting of ancillary buildings, related works and infrastructure for a temporary five year period.	
Tree Applications	
None	



2022-2042

Draft Jan 31 2023

Structure of Burstow Neighbourhood Development Plan (Burstow and Smallfield)

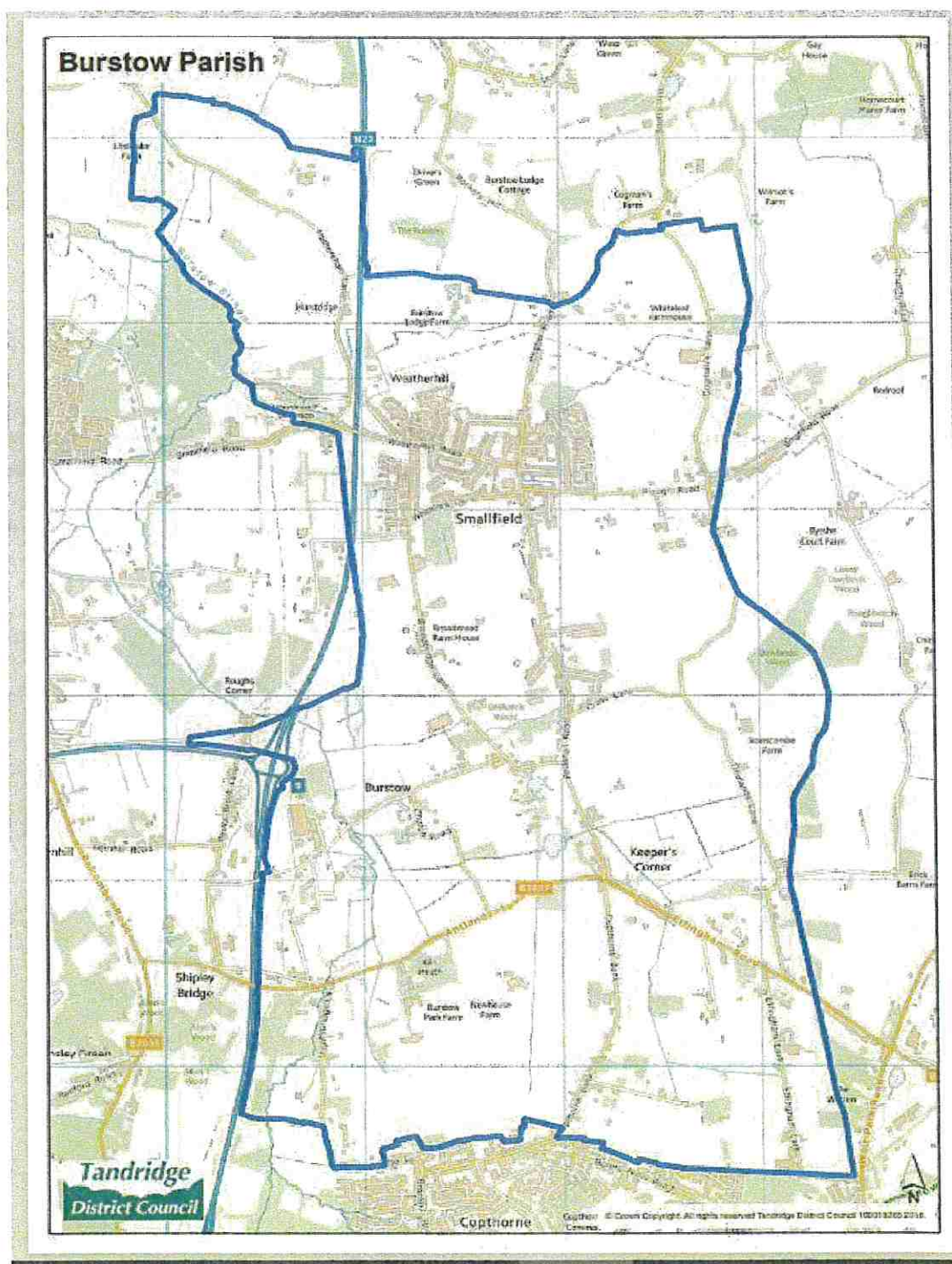
Contents

• Structure and contents	2
• Parish Map	3
• Photographs old and new	4
• Description of the Burstow Parish	5
• Photographs of the main entry points to Smallfield	11
• Vision	12
• Objectives	13
• Introduction and Background	14
• Summary of Land Use Policies	19
• Our Aspirations in Land Use	22
• Basic Conditions and Community Views	24
• Sustainability Statement	25
• Housing	26
• Flood Risks	33
• Transport	37
• Employment	39
• Burstow; Planning Policy Context	40
• B&S Neighbourhood Plan Preferred Sites	44
• Site Assessment Schedule	47
• Acknowledgements to NP Committee	48

Appendices: INDEX

Housing Needs Survey (see separate report December 2019)	
SCC Road Safety Scheme (see separate report)	
Smallfield Traffic Survey 2022	2
Flooding Risks	4
Local Green Spaces Policy	12
Local Green Spaces	13
Bridleways and Footpaths	22
Schedule of Businesses	23
Schedule of Physical Features	24
Significant Ponds List	25
Burstow Conservation Area	27
Air Quality	28
Heritage (history and locations)	32
Timeline	38
Gatwick Airport	40
Analysis of Census Returns: 2001 and 2011	42
Smallfield Bus Routes Timetables	44
Glossary of Terms	47

The Burstow Parish Area covered by the Neighbourhood Plan



Photographs of Smallfield and Burstow - Old and New



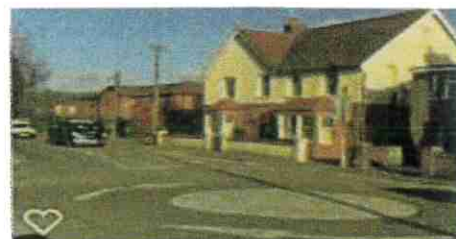
Smallfield Village
centre
c.1913/2020



Redehall Road
Ranelagh Cottages
c.1915/2020



Junction of
Weatherhill/ Chapel
Road- site of old
sweet shop.
c.1913/2020



Broadbridge Lane
Office, site of old
cottage hospital
c.1942/2020



Post Office
c.1913/2020



DESCRIPTION OF BURSTOW PARISH

Overview

1. The Parish of Burstow is a typical Surrey rural area, with one main village, Smallfield, housing two thirds of the population *1 and a series of smaller, widespread settlements. However, it has a number of unique elements that make it a popular place to choose as home.

2. Location

The Neighbourhood Plan Area encompasses the Burstow Parish Council area, which sits to the east of Horley, the nearest large town, south of Outwood, Nutfield and Bletchingley, west of Horne Parish and north of Copthorne. It is in the county of Surrey, but the West Sussex border is within a mile to the south.

The largest settlement, Smallfield, currently is designated as a Larger Rural Settlement or, in the draft Local Plan as Semi-rural Service Settlement (previously, inset from the Green Belt) within Tandridge District; which is in the East Surrey Parliamentary constituency.

It is a predominately a rural area of Green Belt, with the exception of the village *2 of Smallfield.

3. Location of Settlements

The principal 'Larger Rural Settlement' is Smallfield, with a population of almost 3,000 adults (2807 in BA Ward from 2019 electoral register).

There are no other centralised settlements and the generally recognised communities of Weatherhill Common, Burstow, Copthorne Bank, Normans Corner, Keepers Corner and Shipley Bridge to the south encompass the other 1,000 or so residents in well dispersed communities. Typically, there are many larger housing plots or farmhouses in those other settlement areas, which still give them an open appearance. The southern areas are greatly affected by Gatwick aircraft arrivals or departures.

4. The population is predominantly made up of owner-occupied dwellings. Apart from a modest amount of social housing, and some terraced houses, the majority of dwellings (87%) are made up of semi-detached and detached properties, *3 and it is more affordable than many other parts of Tandridge (albeit still unaffordable for most young people). It offers excellent commuting possibilities to Gatwick, Redhill and the metropolitan area of London. It retains a strong rural feel, with much of the land being open farmland with sheep, cattle and horses visible.

Views around the settlements and from many vantage points in Smallfield are of rural tranquillity, despite its proximity to one of the UK's busiest airports.

5. It is a very sustainable and self-sufficient location, with a surprisingly rich mixture of retail offerings (appx p.23) which are well supported: although we have recently (2022) seen the closure of two of our businesses (Boxall & the hardware shop). The health provision, despite suffering similar pressures to many surgeries, has a better than average patient experiences (GP Performance Survey July 2021). It serves a wide area that covers an area that extends significantly beyond the parish boundary. Educationally there are reassuringly high levels of performance for parents, the school has made big improvements and is now considered 'good' (Ofsted Inspection dated 2/7/2019). Although, like the Surgery, it now serves a much wider area (approx. 50% of pupils come from beyond our Parish).



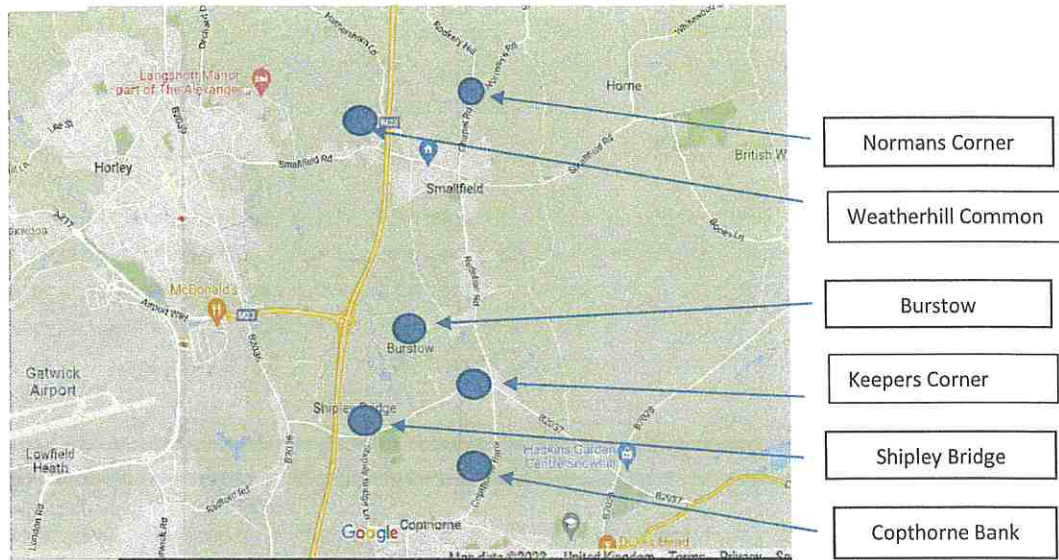
Smallfield Surgery
Boundary

Source: Smallfieldsurgery.nhs.uk

6. The crime rate is very low, assisted by a strong Neighbourhood Watch scheme and an effective CCTV installation, and there is active involvement in the many voluntary groups and other clubs. Neighbourly disputes are not a noticeable factor, and it is often referred to on its Village Facebook entries as a very friendly place.
7. The Parish benefits from a very strong and efficient Parish Council and modern community centre that is well used. So, it can be said to be a cohesive, friendly, secure, attractive, and convenient place to bring up children and to live a long healthy life.

The Parish of Burstow is a civil parish of Tandridge District Council, in the county of Surrey. It is set within the Metropolitan Green Belt and within the Gatwick diamond. It has a population of 4,536. It has an area of 11.39 km², 1,139 hectares (4.40 sq. miles) and contains 1,679 households.

The recognised communities in the Parish



The largest settlement is Smallfield and the Parish also includes the smaller settlements of Burstow (Conservation Area, see listed building), Normans Corner, Weatherhill Common, Keepers Corner, Copthorne Bank and Shipley Bridge.

Smallfield is 2.5 miles (4.0 km) ENE of Gatwick Airport and the M23 motorway, 7.5 miles (12.1 km) southwest of Oxted and 1.8 miles (2.9 km) east of Horley and Crawley is a nearby large commercial town, 3.7 miles (6.0 km) southwest of Burstow and 5 miles (8.0 km) southwest of Smallfield. The Parish borders Outwood to the north, Horne to the east, Copthorne (WSCC) to the south and Horley (R&BDC) to the west. Towards the outside of the London commuter belt, some residents commute to the capital by road or rail from here as London is 24.5 miles (39.4 km) to the north or Horley railway station is accessible.

8. Designations

There are no AONB's (Areas of Outstanding Natural Beauty) or AGLV's (Areas of Great Landscape) Value, but nevertheless our mainly Green Belt designation retains a strong rural landscape atmosphere of open farmland and woodland, inhabited by sheep, cattle and horses with the occasional farmhouse and gently rising uplands. Close by are the intensively developed semi-urban areas of Horley, Redhill, East Grinstead and Crawley that are in sharp contrast to Burstow's highly valued rural outlook.

9. Topography

Most of Burstow is a low-lying flat area and is categorised as a rural low-lying agricultural flood plain. To the north of Smallfield there are steep inclines which run down into Smallfield village.

There are a number of natural watercourses and other drainages across Burstow which is part of the Upper Mole Catchment area. Smallfield village is in the catchment of the Burstow Stream and the Weatherhill Stream. We have identified a very large number of ponds in the area, indicative of the low landscape. Appendix ref:p.22

The elevated M23 motorway creates a physical barrier that runs the full length of the Burstow area, and there are a number of large culverts running through the embankment. As a consequence of the embankment, the shape of the land and the characteristics of its underlying geology Burstow generally, and in particular, Smallfield village, are at high risk of flooding. This is shown in the 2020 statement below by Surrey County Council.

The Weatherhill Stream flows in an open channel in a south-westerly direction through farmland towards Smallfield. The Weatherhill Stream is classified as an Environment Agency Main River just upstream of the Churchill Road culvert inlet (meaning water flows through and out faster than it can enter). Many ditches additionally drain surface water from the local farmland and roads into the Weatherhill Stream channel.

Flood risk in Smallfield occurs mainly due to the number of flow paths joining in the village from multiple directions and the limited capacity within the village to drain this water. This is due to environmental factors within the village alongside flow constrictions under the M23 which limit drainage. This leaves the village unable to effectively alleviate flood risks, particularly during high intensity rainfall.

Surrey County Council Smallfield Flood Alleviation Report 2020

10. Network of roads and footpaths

The Parish/Neighbourhood Plan area is almost limited by the M23 motorway, but is not defined by this as it spreads beyond its boundary to the west, via Hathersham Lane, (including the substation and sewage works plus farmland) and with a minor section at Shipley Bridge.

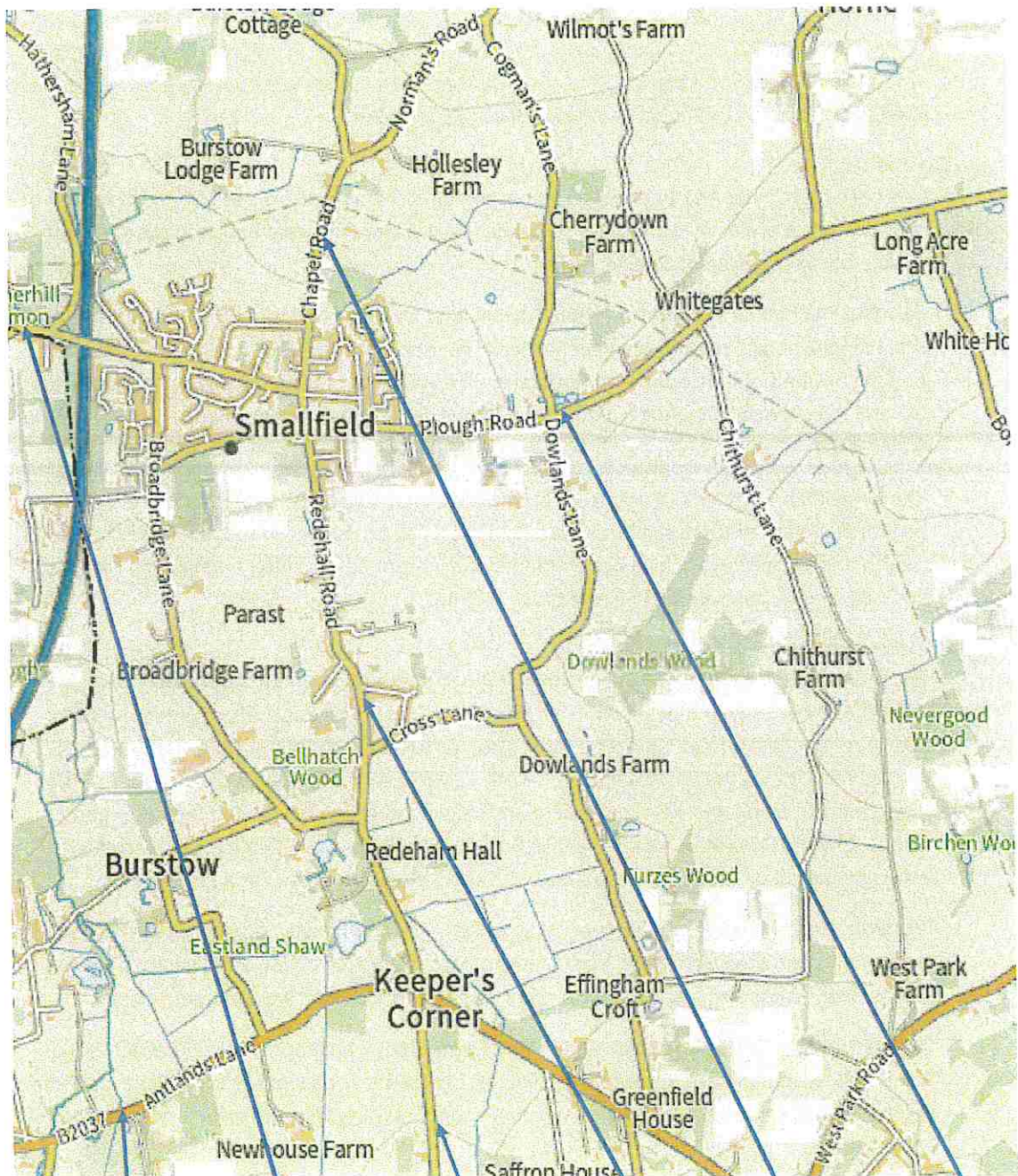
There is no direct access to the motorway, and there are no other major roads serving the area except for the B2037 at Antlands Lane/Effingham Road. All the remaining network of roads are undesignated, single country lanes and minor roads, some residential and they carry high volumes of commuter traffic from the south, north and east in the morning and vice versa later on. Since the upgrading of Broadbridge Lane, a substantial amount of traffic now utilises that road instead of the centre.

(See Road Map overleaf and Footpaths appendix p.20)

The principal roads are:

North and South:	Chapel Road	Redehall Road	Copthorne Bank
East and West	Smallfield Road (Horne)	Plough Road	Weatherhill Road
	Smallfield Road (Horley)		
	Effingham Road/Antlands Lane (B2037)		

These roads form the main routes through the centre of Smallfield, and generally converge at the centre of the village where Redehall Road/Plough Road/Wheelers Lane and the school and central shops are located.



B2037 at Antlands Lane/
Effingham Road

Smallfield
Road (Horley)

Copthorne
Bank

Redehall
Road

Chapel Road

Plough Road/
Smallfield Road

11. A bus service operates on a regular, but infrequent basis, and the nearest train services are in Horley or Gatwick Airport, which are busy commuter lines towards London. The typical bus routes are shown within the Appendices, illustrating a limited service. There is no evening service though there is a limited service at weekends.
12. The footpath map *5 shows the Parish is criss-crossed by many bridleways and footpaths, none of them strategic, but a number are important routes for horse riders and ramblers. There are some 'common- land' areas, that are key Green Spaces for recreation or sport: QE2 Field, Plough Road playing field and Weatherhill Road, Keepers Corner Nature area, as well as the ponds at Redehall Road and Broadbridge Lane.

13. Land Uses

We have researched the entire area and captured as many activities as our group can identify which are in the Land Uses schedule (excluding residential use) and there are 50 businesses recognised in Google. *6

Farming will of course represent the principal land use in a rural location. Beyond that, the main land uses are in a semblance of order of number: Motor Services (Repair, Sales, Parking, Rental), Retail, Sport and Recreation, Education & Health (including special needs), Several Pet services, Stabling & Equestrian, Construction services and Religious Centres are well spread.

The largest land take will of course be from Farming and Sport and Recreation, but the economic health of the Neighbourhood Plan Area will be reliant on the retail offerings, and Health and Education are also key elements of a vibrant community, and in each case, we are well served compared to many similar Parishes.

14. Landscape Views

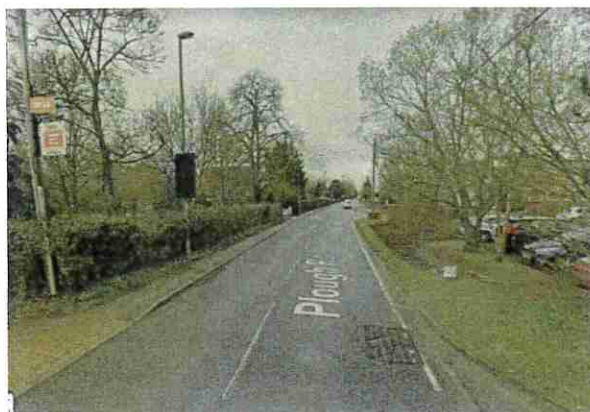
There are open farmland landscapes from four directions into the main residential area (Smallfield) but they do have a different character. From the Copthorne direction, the allotment site and along Copthorne Bank retains a farming character up to the Buddhist temple near the traffic crossroads, and northwards from there ribbon development is the main feature, with interspersed fields to limit any continuous developed feel, as it gently slopes down to Smallfield. Diverting into Broadbridge Lane is typified by open farmland leading to the start of the built-up area, with the soft edge of the 'Canadian estate'

From the Horne direction the setting of Smallfield Place (which is not visible from the road) is carefully protected with level, open views across the fields, often with livestock, and the sports field. This is the feature almost right up to the built-up Green Belt boundary.

One of the most important views is that from Outwood, which has a very different feel of steep hills, woodland and agriculture, giving a slightly elevated view as the village suddenly seems to appear, but still initially at a distance, emphasising that the area is still a very rural open setting.

The busiest route is undoubtedly over the M23 motorway bridge, and from the Horley direction there are major developments gradually encroaching on the important separation gap between the village and the increasingly urbanised Horley. The QE2 field and the triangle of field to the north on entry are vital features that soften the effect of the motorway and provide an open feel to reinforce the rural atmosphere.

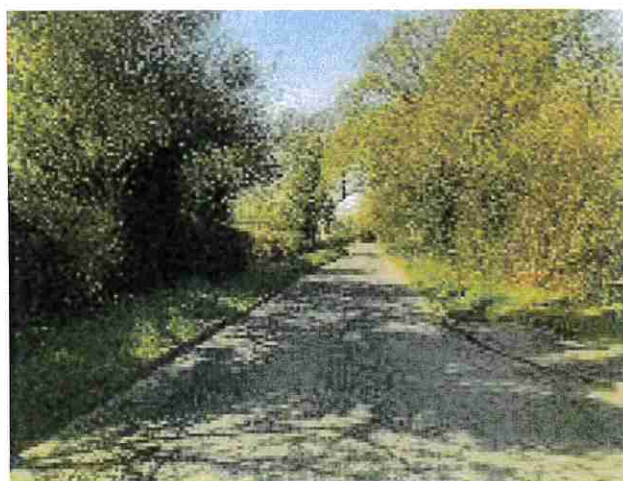
View of the Main Entry Points to Smallfield



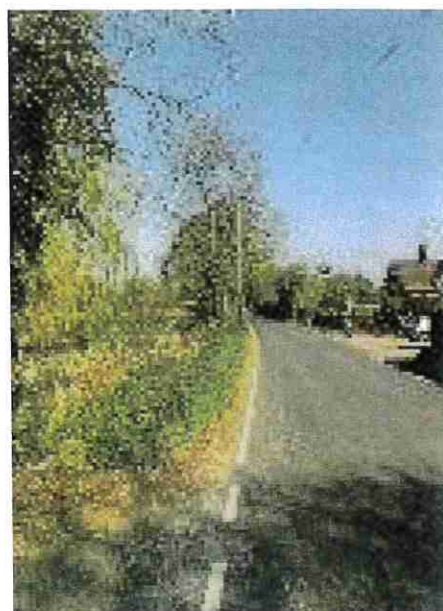
Plough Road



Chapel Road



Broadbridge Lane



Redehall Road

VISION

1. Our vision for Burstow is that it be a thriving, friendly rural community, somewhere people can feel relaxed, safe and secure. Somewhere without major risks such as flooding and crime. A place with a good variety of accessible services. Community activities will be varied and well supported, with appropriate high-quality facilities such as recreational areas and meeting halls. We hope our village-based medical surgery will remain as amongst the best services in the District.

People will want to come here, and to stay here, because homes are attractive and affordable to those on local incomes and there are opportunities for them to enjoy a good range of community activities.

2. The concentration of homes will continue to be close to the Smallfield centre, where facilities will be within easy walking distance. More substantial services, including transportation, major health and larger retail will remain accessible by bus, bicycle or personal vehicle.
3. The surrounding countryside will remain relatively open farmland and woodland as the predominant features with small scattered development, and the village itself will display widespread green landscaping to soften the impact of the built environment within this defined Larger Rural Settlement.

OBJECTIVES:

- Protect the existing and rural Green Belt character of the area.
- Protect the green approaches to the village and the green areas throughout the Parish.
- Prevent the coalescence between Smallfield and Horley and Copthorne as required by the NPPF (National Planning Policy Framework).
- Ensure that future housing development does not increase the flooding risks and has the necessary infrastructure, such as sewage capacity and footways. A new Treatment Plant is required.
- Ensure that future housing development is of an appropriate character and appearance that respects the existing character of the Parish, and does not have an urbanising design effect.
- Ensure that future housing development is an appropriate mix including affordable and rental, and takes advantage of a variety of housing options such as community led housing.
- Support and improve the existing businesses within the area, and resist the loss of current businesses.
- Improve the mobile phone and internet digital communications.
- Improve the village road layout and car parking infrastructure.
- Protect our heritage areas and places of interest.

INTRODUCTION AND BACKGROUND

1. The decision to proceed with a Burstow Neighbourhood Plan started some time ago, in April 2015, and the reason for taking this step was similar to other nearby NP's: we have a mix of existing settlements and Green Belt area that we wished to protect and enhance. We want to shape the future of our Parish in a way that genuinely reflects local aspirations.

Our progress has been limited by Tandridge District Council ('TDC') Local Plan delays and latterly by the Covid restrictions.

The local authority has a duty to seek out development proposals during the Local Plan Process and it revealed that there are a huge number of potential homes that could be built in our Parish unless we succeed in steering the outcome in a more appropriate direction.

The two greenfield sites proposed by TDC for development in Burstow are both in areas that are known to be of serious flooding risk *7 and extensive prevention measures will be required to ensure the risks of flooding are not increased. Anecdotal comments by various engineers attending the combined foul sewer system in these areas have said that the system is working at capacity on dry days (and over capacity during periods of heavy or prolonged rainfall) and will require extensive upgrading should more development go ahead. We appreciate these comments may not be representative of the water companies' opinions.

Developer pressure, partially arising from the draft Local Plan and HELAA (Housing and Economic Land Availability Assessment) led us to the long process of producing a Neighbourhood Plan.

We face a number of pressures in our current situation, and the identified proposed housing allocations in the Tandridge District Council's Local Plan: 2033 (2018) and the Local Plan Sites Consultation document 2016 (plus other recent speculative proposals) will only add to these pressures. Recent developer announcements are proposing in the region of 300 homes on one site, 120 on another and a third is carrying out surveying work in preparation for a planning application.

We are obliged to seek Land Use measures: i.e. development - and cannot refuse to accept any building at all. If we do not succeed in getting our Neighbourhood Plan adopted then it will be the Tandridge District Local Plan and developers who determine the future of community.

That is why we are making the recommendations featured in this Plan - to minimise any adverse effects and maximise the benefits.

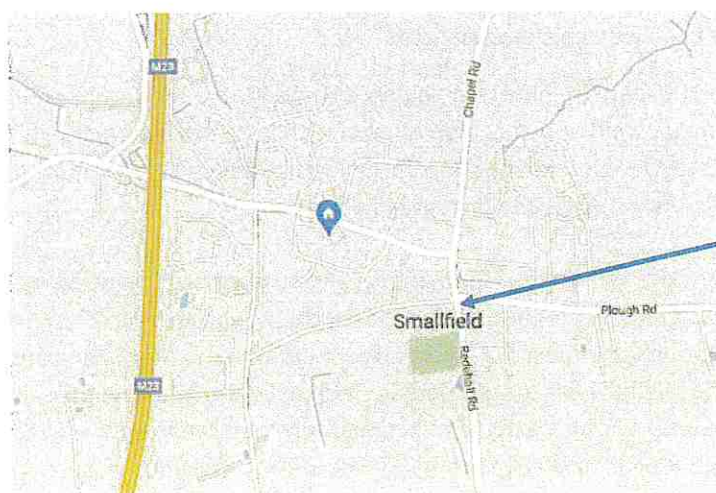
We can propose, support and direct Land Use key sites, influence design, propose affordable housing and determine improvements to our infrastructure such as flood attenuation and community assets.

Overall, this can become a statutory development plan forming part of local authority planning policies which is a powerful document.

2. Where we differ from many neighbouring parishes is the level of developer pressure mentioned earlier, particularly in the Larger Rural Settlement of Smallfield, that could potentially overwhelm our community and change the character of both Parish and the semi-rural settlement of Smallfield forever. The current emerging Local Plan proposals are more sympathetic to future housing numbers than developer ambitions, but we still face difficulties in their implementation. Our Policy proposals seek to influence those design elements that are within our remit so that the character of our entire Parish neighbourhood is not adversely affected.
3. The pattern of growth that has seen the once appropriately named Smallfield change from a sleepy hamlet to a Larger Rural Settlement inset from the Green belt *8 with good facilities*9 is outlined in the Heritage (history and locations) appendix that follows (page 29). It had been a gradual process from the turn of the last century onwards, and one that has mostly been manageable, until the impact of significant housing developments to our south and west and the M23 and Gatwick Airport. Our Parish is in a strategically important location, with easy access for journeys by local roads, motorways, and convenient train services at Horley and the airport, but hampered by a poor bus service.
4. Burstow Parish is adjacent to the fast-expanding town of Horley, a major housing growth area, and the much larger town of Crawley (becoming even larger) and Copthorne village, with substantial commercial and housing development at an ever-increasing pace.

This strategic position therefore now produces high levels of traffic flow through the village and surrounding roads, heading towards the M25 and the employment locations of Gatwick, Crawley, Redhill, and of course London.

5. The junction between Plough Road /Redehall Road and the school is a major bottleneck, with up to 2,500 vehicle movements per day. *10 This is recognised by Surrey County Council as it has been considering a central village road scheme. Gatwick expansion plans, whether current or proposed are likely to add significantly to those pressures.



The junction of Plough Road, Redehall Road and the School

6. Our road network (mostly consisting of country lanes) is very busy as it performs an important function in linking the east of Tandridge to Crawley and Gatwick Airport and also the A22 and the A23. Concerns lie around what we consider are excessive HGV movements, we need to find a balance between the needs of business and the concerns of residents. New traffic enforcement powers, encouraged by our MP, may give local authorities new powers against moving traffic offences.

Therefore, traffic congestion and the efficient flow of traffic through our area is a major issue for residents both in terms of congestion and road safety, as well as the need for safe walking, horse-riding and cycling routes.

7. Cycling is also a particular issue for this area as it is on official Surrey cycle routes, in particular with the British Heart Foundation London to Brighton route, with up to 15,000 cyclists *11 (on one day), travelling through Burstow and Smallfield village. This has encouraged many more authorised and unofficial large cycling groups. The Surrey Cycleway features the 94-mile circular tour around Surrey, and the Cycle Facility Map includes cycle lanes along Weatherhill Road, leading to Smallfield Road. With our predominantly small/narrow roads there is often insufficient space for motorists to lawfully pass cyclists. *12.

8. Burstow and Smallfield also face similar demographic factors *13 to that experienced across Tandridge: our average age profile is increasingly that of older persons (62% of homes have people aged 65 plus living in them – 2019 *14) and our young people have to leave as they cannot manage to rent or buy here. The general average price for semi-detached properties in Smallfield in the past year was £403,000 (Rightmove Nov 2022).

9. This has implications for many of our key services: The GP surgery and nearby hospital are under pressure from the health issues of an older generation, we have insufficient workers to support the education, welfare, health, local government and personal services. Smallfield Surgery is now part of Modality Group (part of nationwide GP partnerships - locally consisting of Smallfield, Horley and Townhill Caterham).

Smallfield Surgery has 7780 registered patients *15.

10. For those that can afford to live here, employment demands are high, and tend to produce a dormitory commuting community less able to involve themselves in community activities; which are so important. Affordable housing, including smaller units are important to us to counter the loss of young people and encourage downsizing.
11. Our biggest concern comes from our topography, and susceptibility to flooding *16. When heavy rainfall allows groundwater and sewage to escape, the results have been devastating. Our Flood Action Group volunteers have dedicated themselves to identifying and remediating or mitigating the causes of flooding. They have brought together a wide range of service providers and self-help activities. As a high-risk area we need the strategic investment that has been identified at a senior level, and we will encourage steps to reduce our vulnerability with all new development.

12. On the surface, Burstow is typical of the housing stock of other surrounding villages, but we are proud of some significant historical buildings that must be protected. Two examples of these are Burstow Manor and Smallfield Place, with 14th and 16th century elements respectively. Both are Grade 2 Listed Buildings, and there are 14 in our Plan area (British Listed Buildings 2022 and Historic England).

Only the area around Burstow Church is established as a Conservation Area, and recent, speculative, housing proposals already threaten the sanctity of those other nationally important assets.

Our land-based policies aim to respect the setting of each of these aspects of our important local heritage (See Appendices for fuller details of our past Heritage).

13. Smallfield, as a larger rural settlement, has a recognised level of facilities in terms of retail, educational, health and recreational. We value our Green Spaces within the wider Burstow area and they provide both visual and recreational features to a built landscape. Open verges, front lawns, tree protection, walkable footpaths and bridleways, and well-designed play areas all contribute to our rural aspect, and we aim to protect and enhance those elements wherever possible. Our rural character is reinforced no matter what direction one approaches our Neighbourhood Plan area, as open farmland and rolling countryside are separation features of all of the entry points to the Parish that maintain our rural appearance.



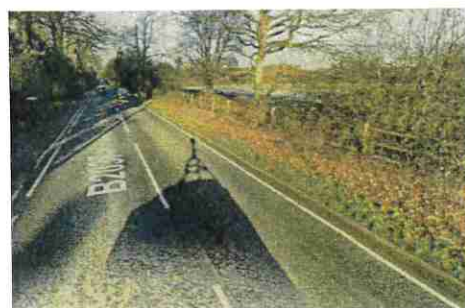
Weatherhill Road



Chapel Road



Plough Road



Effingham Road



Antlands Lane

14. The potential increase in population will create exceptional pressure on the current infrastructure e.g. the surgery, parking, welfare and education.

We need to retain the rural character and green open spaces of the village and parish.

Government planning guidelines propose that, whilst Neighbourhood Plans are required to support, and not frustrate the delivery of strategic policies, they should also shape sustainable development and highlight infrastructure requirements in order to identify specific action. That is one of the key purposes of our Neighbourhood Plan.

SUMMARY OF LAND USE POLICIES

GENERAL	
We will welcome and encourage any contributions by developers that will contribute to the infrastructure, facilities and wellbeing of the Burstow Parish area.	
Flooding	
F1	All new development should have separate foul water and surface water systems, and not discharge surface water (e.g. roofs and paving runoff) into the existing combined sewer system.
F2	Major development proposed SUDS systems (as per the NPPF) should provide evidence that they are safe for the <u>lifetime</u> of the development and we will not support those that do not contain a Lifetime Maintenance Plan.
F3	All new development must maintain the flow capacity and storage capability of all existing ditches within their domain and include measures to ensure the future maintenance of the associated drainage system, and we will support such measures.
F4	New development should make provision for 'grey water' recycling.
F5	Functional floodplain areas should be retained, particularly where there are opportunities for recreation (e.g. dog walking).
F6	Proposals for flood resistant pumping systems that are not supported by the relevant water company will be resisted.
F7	New housing developments should not be designed to reduce their own flood risk (e.g. by elevation) to the disadvantage of the existing nearby built community.
Housing	
H1	Encourage the provision of smaller and more affordable homes by a favourable mix of housing units in large developments – we would support those that enable first time, generally younger buyers to enter the housing market and for older persons to trade down. Allocate a proportionate number of new housing units of 1- and 2-bedroom units based on research of our existing Smallfield mix.
H2	Ensure that densities in major developments in the Smallfield village area remain in the Medium to Low range and do not experience an increase to a level within the Neighbourhood Plan Area, which could damage the village character. Excessive densities beyond this would be resisted.

H3	The design, layout and materials of housing units in new developments that respect the general character of existing homes in Smallfield (see photographs on p.30) and reflect a rural rather than urban design will be supported.
H4	A mixed variety of housing styles within any new development should be provided to minimise an 'estate' or urbanising character which will be opposed.
H5	Maintain the landscaping character which is typically of street scenes with either open residential front gardens or green verges which give an open and rural aspect to the village, which will be supported.
H6	Ensure that sufficient amenity space is provided with each new development. Homes with gardens are an essential feature of the village of Smallfield, which we will support as even smaller homes should have their own green amenity space.
H7	To reflect the general architecture of existing properties, the type and mix of housing development should include: <ul style="list-style-type: none"> ➤ Locally typical façade and roofing design features ➤ Front porches ➤ Front and rear gardens ➤ Green pavement verges
H8	The existing height of apartment blocks are currently limited to 2.5 levels of accommodation (i.e. 2 built levels and residential occupation of the roof space) and to a mass and length similar to pairs of houses. This limitation is important to the character of Smallfield and we will oppose proposals to increase this built height.
H9	Planning proposals to site several apartment blocks in a row to create a 'canyon' effect would be detrimental to this rural area and will be resisted.
H10	Avoid backland garden development, which could intensify densities and adversely impact on the amenity of existing residents.
H11	Major new housing developments should provide new Green spaces.

Traffic and Transport	
TT1	We will Support proposals which promote or make safer and improved provision for walking, cycling and the use of public transport and increased parking within the village centre, including making proper provision for those with impaired mobility.
TT2	We will support measures that Improve the traffic control of the junction of Wheelers Lane/Redehall Road/Plough Road.
TT3	We will support a move to provide pedestrian crossing facilities in the centre of the village.
TT4	We will support the provision of a new central parking facility and the installation of charging points for electric vehicles.
TT5	Implement better control of HGV operator licences and consider redirection of traffic routes for haulage companies operating within the Parish boundaries. This could be particularly important if the school is relocated.
Local Green Spaces	
GS1	Proposals for development on the designated land will be opposed unless they are ancillary to the use of the land for public recreational purposes or are required for statutory infrastructure uses or some other 'very special circumstance' can be demonstrated.
GS2	Proposals for built development on local Green Spaces will be resisted unless the proposal is very limited in nature and it can be clearly demonstrated that it is required to enhance the role and function of the designated area.
GS3	Protect and enhance the rural aspect of Smallfield village approaches, including wide green road verges and other open spaces.
GS4	Protect the green area separation between Smallfield and Horley, and other hamlets in the area.
Heritage & Environment	
HE1	Planning requirements should recognise that the presence of trees provides the best natural defence against poor air quality and pollution. Forestry should be encouraged in the green belt, to avoid planning applications reducing vital vegetation.
Communications	
C1	Improve the mobile phone and internet digital communications.
Amenity/Infrastructure	
AI1	To create a local 'fund', beyond planning obligations, under the remit of the Parish Council, where larger (+20 dwellings) developments can contribute to local amenity improvements e.g. planters/village gates/other amenities.

OUR ASPIRATION LIST IN LAND USE

The requirements of Neighbourhood Plans determine that we should 'have regard to' national policies, so we should not be duplicating planning policies nationally or locally, as they will not be enacted through our Neighbourhood Plan.

Nevertheless, some issues are of great importance to us, so we emphasise those below to demonstrate that they are endorsed as key issues and our approach will be determined by the application of those policies.

Flooding

1. All major development should demonstrate that it does not lead to an increase in the frequency of flooding events or an overflow of the natural flood storage (fluvial flooding) and we will not support any development that adds to our vulnerability.
2. All major developments should demonstrate they have sought to reduce flood risk through the application of the Sequential and Exception Test by first directing development to those areas of lowest risk. (TDC are currently drafting a Flood Risk Supplementary Planning Document that should assist with this).
3. As a matter of priority, the Burstow Sewage Plant should be upgraded prior to any new development commencing as it is already beyond essential capacity and the Meadow view plant improved to alert for high levels downstream and instruct the pump to stop sending waste water westwards. The past and ongoing related incidents are believed to be evidence that flooding risks are undermining the cohesion and attraction of our community. Therefore, this upgrade would be a pre-requisite for our support to any large-scale development that would add to existing pressures.

Housing

4. Proposals for new and affordable homes must demonstrate that they provide good levels of internal and external space in order to ensure an appropriate living environment for current and future occupiers. The Government sets the minimum space standards (National Space Standards 2022). However, we would like to see more development that exceeds these minimum levels and also offers storage for items such as clothes, vacuum cleaners, ironing boards and other household paraphernalia. Good development should not aim to meet only the most basic level of space.

Transport, Green Belt and Heritage

5. Be innovative in how new measures to control traffic speeds and improve pedestrian and cycle safety are used within the Parish. Consider 'rain gardens' to increase ground water drainage or using trees/large planters instead of bollards to slow traffic.
6. Protect the green belt, and retain the green surrounding to Smallfield once the current development phase has been agreed.
7. Protect our heritage areas and places of interest, including historical ponds.

'BASIC CONDITIONS'

It is important for this Neighbourhood Plan, and its readers, to recognise the context and limitations of its scope.

Neighbourhood Plans must meet a number of 'Basic Conditions'. These are the legal requirements that cover the matter; which are essential if the Plan is to form part of TDC planning policies, as it will be examined by an Independent Examiner.

The Plan must:

Avoid any conflict with national or local authority legislation and policies and aim to achieve sustainable development, which is also an NPPF requirement. *17Basic Condition statement

COMMUNITY VIEWS

The Neighbourhood Plan Steering Group has carried out regular public engagement and consultation. *18Consultation Statement

SUSTAINABILITY STATEMENT

The policies and positions in this Plan will contribute to the sustainable development of the Neighbourhood Plan Designated Area. The policies will be delivered in a manner which is considered, prioritised, and aligns with the intentions of higher planning policy, as well as the local community. This Plan is the means by which residents and local businesses can get involved, and have a say, in the planning system.

We place a strong emphasis and a high priority on the establishment and maintenance of a more sustainable environment.

We seek to balance the need to support development to meet the needs of our community now and in the future; whilst limiting the adverse environmental effects that may arise from the way we employ the resources available to us.

We are aware of and support the many ways in which we as a community can help achieve the three main principles that underpin the key factors identified in the NPPF

- An economic role - playing our part in ensuring growth and innovation through supporting land use policies and providing an effective infrastructure.
- A social role - supporting the provision of an adequate supply of housing for those that wish to live in our semi-rural location, but ensuring that any development is of high quality, of the right type, and is accessible to local services.
- An environmental role – protecting and enhancing our natural, built and historic environment are crucial factors. We propose to limit waste and pollution, improve biodiversity and face up to the demands of climate change including the risks of flooding. Also ensuring safer routes for cyclists and the accessibility of our many footpaths to contribute to reducing our carbon footprint.

HOUSING

General

1. Housing developments are often a very sensitive issue – whether modest extensions or a significant new estate, as these changes may adversely impact on individuals in a variety of ways. The Local Plan of local authorities will contain policies to mitigate some of these effects, but a sound Neighbourhood Plan can be in a position to go further. In developing policies that minimise the impact on neighbours, encourage better infrastructure and reflect the character and densities of local areas, this Neighbourhood Plan sets out to influence those issues in Burstow.
2. Following the analysis of the first NP survey, a significant number (46%) of Parish Residents responding expressed a wish to have **no** new development. This is not untypical in Neighbourhood Plans, or even in District Local Plans, as residents will be concerned at the potential adverse effects – yet development is important to ensure the health of a community, and to comply with UK government housing policies. We note that a 2019 survey, commissioned by the Parish Council, revealed that 46% of respondents supported the need for affordable housing here.

Prior to the South of the Downs Plan in the late 1980's Burstow already had a number of shops, but those extra homes did result in benefits like a new enlarged Surgery, a new popular village chemist and a new community centre in Centenary Hall. Today we have a number and variety of healthy retailers and businesses based around the centre of Smallfield, and we seek to support and encourage these to continue.

3. To many residents the extent of the proposed number of homes in the emerging Local Plan seems excessive, especially compared to the rest of the District unaffected by the proposed Garden Village. One has to accept, that housing policy proposals do not seek an equitable distribution, but instead considers the sustainable capability of a community to cope with such changes, and crucially, to meet the evidential impact on Green Belt landscapes and ecology. In recent years the number of new housing units has been modest in this parish, amounting to a population increase of only around 7.5% over the past few years. (*19)

This Neighbourhood Plan does not object to some further housing development in principle, and we will support certain proposed sites from the HELAA but we echo the concerns of our community that the transport infrastructure must be upgraded to overcome congestion, and that the flood risks should be dealt with first.

As a sign of the importance of our strategic location, developers have identified a large number of sites for housing, which could, if realised, approximately double the population size of the parish. This would risk overwhelming our community; and which we will, by our Plan, resist.

4. The Role of Neighbourhood Plans

A Neighbourhood Plan like this can attempt to deal with issues that fall within its remit. Our aim is to contribute to meeting housing need by:

- Supporting the delivery of new homes by increasing the area of the Larger Rural Settlement to include new development; with sympathetic design to complement and enhance existing housing stock.
- Supporting the release of limited Green Belt land for some development.
- Ensuring stronger protection for the remaining Green Belt for several years to come.

5. Current Housing Mix

The current mix of homes is insufficient to be genuinely affordable. Existing statistics show 12% (221) of Parish homes are terraced, and 8% (158) are flats. *20

The majority of housing stock is either large detached homes (48% /890) or semi-detached (28%/520) with 3-, 4- or 5-bedrooms; which are still expensive to buy. The 84 Park (mobile) homes cost less, though are not desired by many and are restricted to older people's accommodation. We, therefore, still face the problem that many of our young people cannot afford to live here, and so many of them leave.

(see appx 2019 Housing Needs Survey: 2011 Census and Q5: moving intentions).

6. Affordable Homes

Whilst the emerging Local Plan will require 40% of new homes to be affordable, the definition of 80% of market value is felt to be inadequate given the high entry cost in this District, so we seek smaller units as an essential part of the mix, as well as encouraging housing association and local authority involvement to provide rental and shared ownership options.

Some 26% - 29% *21 of our current residents are under the age of 24, and we seek to retain as many of those as possible through favourable housing policies.

We also desire a policy of earmarking/reserving a percentage of all new affordable homes for people with a local connection.

What are affordable homes?

As we state previously, a formal definition has limitations when related to typical local housing values in an area like Surrey.

It can be defined as:

- Low entry cost for those on average wage levels/low deposits
- Small physical 1-2-bedroom units
- Apartments built as bedsits
- Shared ownership with developers/housing associations/ councils
- Rental unit's convertible to ownership.
- Self-build developments/co-operative ventures

The overall objective is to provide opportunities for our youngsters and for essential services providers to co-exist in harmony. Full definition can be found in the 2022 NPPF.

The benefits of bungalow-type homes are widely recognised, and they do make up a significant proportion of our housing stock (approximately 5/6%) in our parish. The construction of an increased number of smaller units will also enable older residents to downsize, and aid our young people to get onto the housing ladder. For some of those smaller units, we favour designs that would enable accessibility for those with limited movement (e.g. wheelchair friendly spaces).

We would assist the provision of smaller and more affordable homes by securing a locally more favourable mix of housing units in larger new developments to enable first time, generally younger buyers to enter the housing market and older persons to trade down. Housing for older persons as well as the young is important in view of our age profile and the difficulties older people also face.

We would welcome housing association involvement to boost rental opportunities and therefore affordability.

Development proposals would assist our aims by allocating in the region of 15% of the total mix as 1- or 2 bedroom units as part of the compliance with TDC policy of 40% of units to be affordable.

Rental apartments will be encouraged to also boost affordability, but with a maximum of 2.5 levels of accommodation to retain the existing size and character of homes.

H1	Encourage the provision of smaller and more affordable homes by securing a locally more favourable mix of housing units in new developments – we would support those that enable first time, generally younger buyers, to enter the housing market, and for older persons to trade down.
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The impact of affordable homes on local character.

Affordable and social housing may be popular with those directly benefiting, but the challenge is to absorb them into the fabric of rural communities. We should avoid creating social 'ghettos' by not establishing large areas of low-cost housing that become the source of tension and visibly undermine the quality of good developments. We would encourage the broad distribution of these smaller and lower value units within traditional 3- and 4-bedroom housing so that the overall effect is a mix of housing that becomes well integrated into community settings.

H2	Ensure that densities in new developments, currently in the Green Belt, do not generally exceed the prevailing level within the built-up part of the Neighbourhood Plan Area, which could damage the village character and openness. High density development will be opposed.
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7. Housing Project Designs

A variety of housing design styles and layouts are seen throughout the Parish and in Smallfield, but there are some common themes that ensure we retain a rural aspect. We see new housing developments across this part of the South East that pursue unimaginative designs; with a functional approach and lack of variety, and we, therefore, wish to see a high quality, more creative approach to make new homes a place that people are proud of.

We will be seeking:

- Typical rural lines
- Staggered lines
- Pantile/clay type roofs
- Front garden spaces
- Typical facade features e.g. tile hung fronts
- No more than 2.5 levels of accommodation (e.g. including roof space) even for apartment blocks

To reflect the general architecture of existing general properties, many of our properties include front porches, gardens and often green pavement verges.

We wish to ensure that the design, layout and materials of housing units in new developments respect the general character of existing homes in the parish. As these dwellings will be included within the boundary of the extended larger rural settlement (Smallfield) it is important they reflect the current style, which is a rural rather than urban design.

We require a variety of housing styles within any new development to minimise an 'estate' or ghetto impression. Lines of housing staggered in the street scene would assist this, plus the avoidance of straight-line road layouts.



Ontario Close



Grasslands



Orchard Road



Kings Mead



The Cravens

8. Green landscaping should avoid a hard edge to the village.
We should ensure that sufficient amenity space is provided with each new development.
Homes with gardens are an essential feature in the Parish and Village.
9. Backland garden development should be avoided, as not only will it intensify housing density but may also change the character of many parts of the Parish where there are gardens of sufficient length to allow for 'back-garden development'. This would adversely impact on the amenity of existing residents.

H3	The design, layout and materials of housing units in new developments that respect the general character of existing homes in Burstow, and in particular in Smallfield (see photographs on p.30) and reflect a rural rather than urban design will be supported.
H4	A mixed variety of housing styles within any new development is should be provided to minimise an 'estate' or urbanising character which will be opposed.
H5	Maintain the landscaping character which is typically of street scenes with either open residential front gardens or green verges which give an open and rural aspect to the village, which will be supported.

H6	Ensure that sufficient amenity space is provided with each new development. Homes with gardens are an essential feature of the village of Smallfield, which we will support as even smaller homes should have their own green amenity space.
H7	To reflect the general architecture of existing general properties, the type and mix of housing development should include: <ul style="list-style-type: none"> • Locally typical façade and roofing design features • Front porches • Front and rear gardens • Green pavement verges

10. Density and Good Examples

We aim to ensure that densities in new developments do not generally exceed the prevailing level within the Larger Rural Settlement of Smallfield, to the extent that the resultant village character is changed. For reference, there are good examples in the more recent developments shown in Alberta Drive, Toronto Drive and Ontario Close within what we refer to as the 'Canadian estate'. This would be our ideal model.

That landscaping character is typical of street scenes with either open residential front gardens or green verges which give an open and rural aspect to the village, that we wish to maintain.

The scale, height and form should result in the development fitting unobtrusively into the character of the adjacent street scenes. There should be no development that exceeds 2.5 built storeys in this Neighbourhood Plan area as this would conflict with existing settlement levels.

H8	Minimise the height of residential units by limiting development to a maximum of 2.5 levels of accommodation (i.e. 2 built levels and loft space) in each residential block in line with the existing character. We are not opposed to apartment blocks as they may be more affordable but will oppose the 'canyon' impact of a series of such residences of untypical heights.
H9	All proposals for new and affordable homes must demonstrate that they provide good levels of internal and external space in order to ensure an appropriate living environment for current and future occupiers. Refer Technical Housing Standards - National described space standards

11. Pressures from excessive development

There are pressures that result from development, in terms of additional traffic movements, more patients on an overstretched Surgery and on local schools (both the GP surgery and school now serve people living outside of the Parish). Parking near the local shops is also an issue.

We recognise that these are strategic issues, but we do express our concerns that these vital facilities are increasingly expected to cater for demand within the wider area of Horley and Crawley, where so much other recent development is taking place. In Horley this is estimated at over 2,500 units, at Copthorne with 500 units and the current Forge Farm in Crawley close to 2,900 units (estimated at 8-10,000 additional residents). Many of the new residents will be reliant upon vehicles and that impacts on our largely unchanged road network. The huge increase of population in the locality adversely affects the wellbeing of our own residents in every way possible, including travelling, an overcrowded health and welfare system, and pressure on education as we become a relief valve for nearby overloaded services.

FLOOD RISKS

1. The critical factor that is central to any expansion of housing in Burstow is flooding.

This is due to our past experiences that have caused serious damage and alarm, and it is reflected in the flood maps that highlight the ever-present risk to the Parish in many places.

The geological and topographical reasons can be found in the Appendices which demonstrate why the area is vulnerable to flooding incidents.

Following the incidents in 2022, 2019, serious floods in 2013-14, and the longer memories of the even more severe occurrence in 1968, it has been recognised that any significant developments here should be resisted until full flood attenuation measures are in place.

2. Flood risk arising from any new housing proposals remains the biggest concern of our residents in terms of the hazards to the existing community. We remain deeply concerned at the location of these large developments in terms of their effect on an already inadequate surface water and sewage system.

3. In recent years heavy and/or prolonged periods of rainfall frequently leads to surface water runoff in excess of the drainage network capacity. This causes surcharging of the foul water system and consequent risk to a number of properties within the Parish. This has included back pressure and overflows of toilets inside a number of homes in Smallfield, such as Woodside Crescent, Orchard Road, western Plough Road, eastern Wheelers Lane, Burstow School and the local Surgery. Significant flooding is also found in the Shipley Bridge area of the Parish. More detail can be found in the Appendices (p.2).

These problems have been further exacerbated because the pumping station that serves Burstow and Smallfield has proved to be inadequate during times of high drainage flows (when overloaded it stops working); and the combined sewer system is unable to accommodate the large increase in demand.

The pumping station north of Meadow View does not have the ability to know when pipe capacity downstream in Smallfield is exceeded and it continues to pump waste water westward.

All new building development must prove that it does not lead to an increase in the frequency of flooding events or an overflow of the natural flood storage (fluvial flooding) and we will not support any development that adds to our vulnerability.

Due to climate change, heavy rainfall appears more frequently than in the past and similar flooding problems reoccur with increasing regularity. Any proposed development must be closely scrutinised to ensure that it will not add to the existing problems.

The local Planning authority, TDC, have a means of directing development away from higher risk zones by requiring housing applications to first consider the availability of more suitable locations.

All developments should demonstrate they have sought to reduce flood risk by the application of the Sequential and Exception Test by first directing development to those areas of lowest risk. (TDC Flood Risk Supplementary Planning Document).

There are also a number of practical and environmentally sustainable solutions that can provide useful methods for individual residential units to relieve the pressure on low lying areas such as Burstow and Smallfield, which are accepted as being susceptible to flooding.

However, measures taken at the time of development must be insured for the longer term, without placing an undue burden on the residents or the local authorities.

F1	All new development should have separate foul water and surface water systems, and must not discharge surface water (e.g. roofs and paving runoff) into the existing combined sewer system.
F2	Major development proposed SUDS systems should provide evidence that they are safe for the lifetime of the development and we will not support those that do not contain a Lifetime Maintenance Plan.
F3	All new development must maintain the flow capacity and storage capability of all existing ditches within their domain and include measures to ensure the future maintenance of the associated drainage system, and we will support such measures.
F4	New development should make provision for 'grey water' recycling.

'Greywater recycling' – the treatment of wastewater from appliances such as showers, baths and sinks, to be re-used and fed back into a property for non-potable purposes such as flushing toilets.

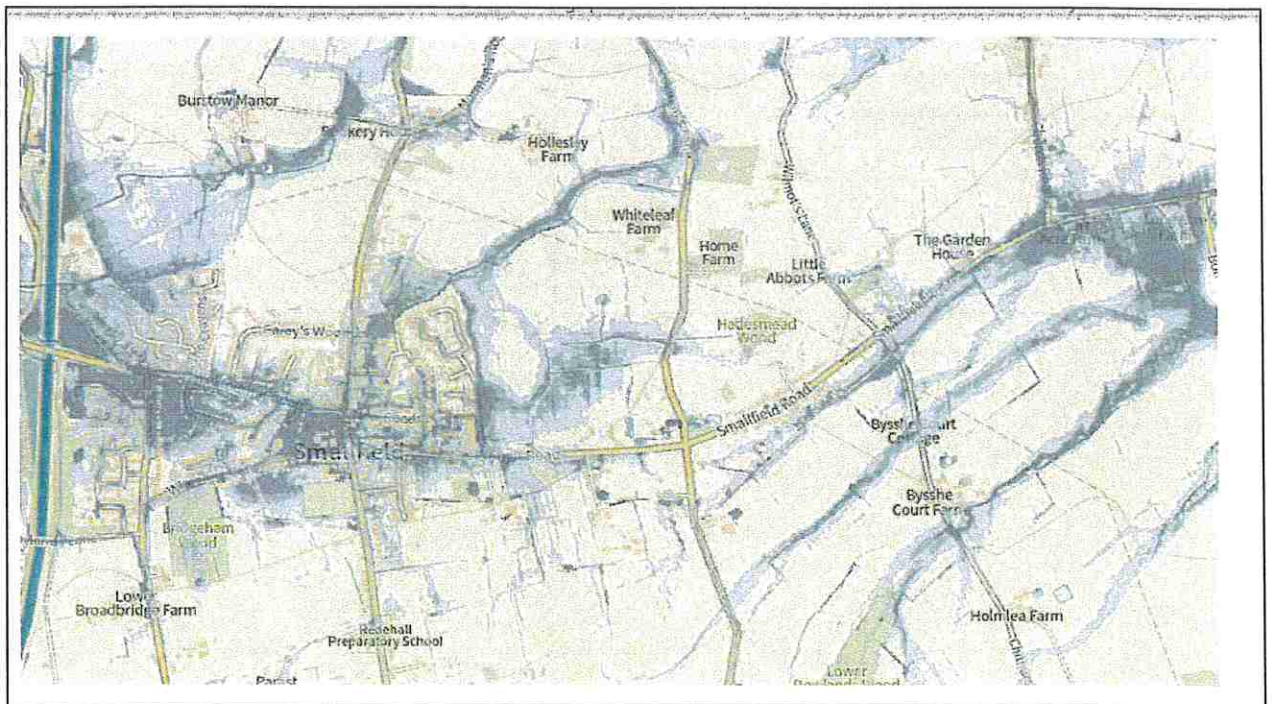
In the wider country scene, there are many measures that can be employed to ensure that storage measures provide the means to deal with water surges. Burstow has many rivers and ponds (Appx p.22), which when flooded then overwhelm existing water and sewerage systems.

F5	Flood storage measures should consider using Green Infrastructure.
F6	Functional floodplain areas should be retained, particularly where there are opportunities for recreation (e.g. dog walking).
F7	Proposals for flood resistant pumping systems that are not supported by the relevant water company will be resisted.
F8	Major new housing developments should not be designed to solely reduce their own flood risk e.g. by elevation) to the disadvantage of the existing built community, and these will not be supported.

It is clear that significant investment is required to provide the security that we seek, and it is also obvious that significant new development proposals offer the opportunity for contributions to be made through those developments. However, we are equally clear that measures to contain the risk within specific sites are insufficient by themselves to enable all concerned to reduce the overall flood risks to our Parish.

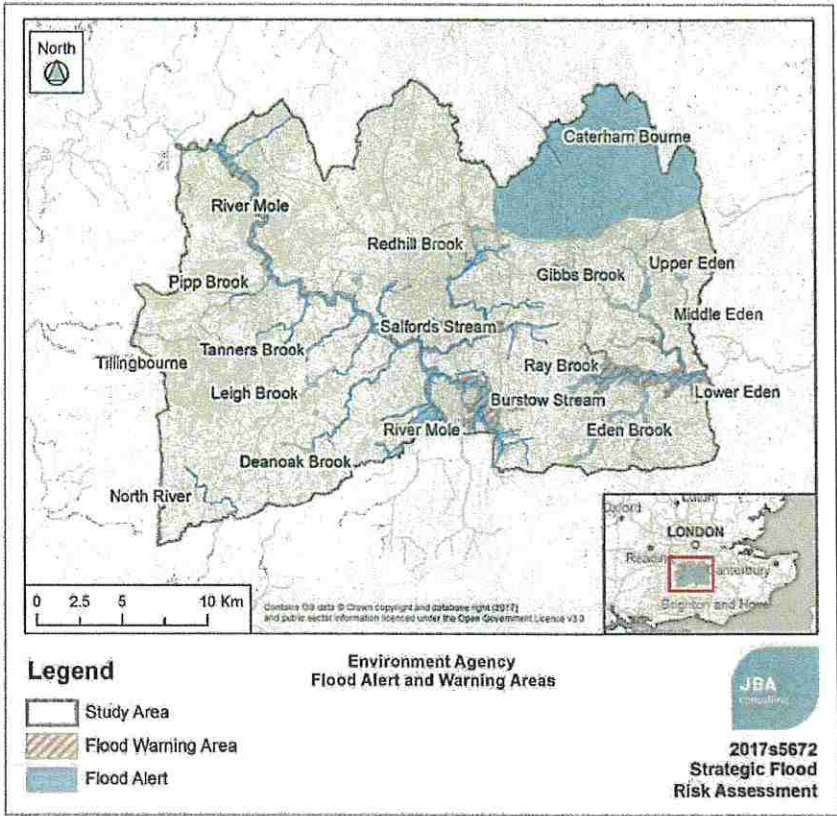


Flooding effects in the past
c.2014



Smallfield Flood Map Source – Surrey County Council / Environment Agency

Figure 8-1: Environment Agency Flood Alert and Warning Areas



TDC/R &B Level 1
Strategic Flood
Risk Assessment

Table 4-3: Sewer flooding by postcode

Smallfield /
Burstow

Tandridge	
Post code area	Total
CR30	32
CR35	3
CR36	5
CR69	6
RH13	2
RH14	2
RH16	0
RH103	8
RH106	2
RH117	4
RH69	13
TN162	1

TRANSPORT

The Parish Council will seek to work with Surrey County Council, Tandridge District Council, transport planners and rural designers to secure an integrated and creative approach to traffic management across the Parish and an increase in the use of sustainable forms of transport.

Traffic

1. The Highways Infrastructure is a fundamental issue the Parish road network has hardly changed over recent years, but the pressures upon it have massively increased.

The 1990's expansion of the village, moving from one- to two-form entry of the school, the doubling of the Surgery, and the enormous growth of traffic corridors ('rat runs') from the south to the M25 and M23 plus Gatwick airport and beyond have all generated exceptional new traffic movements (Surrey CC survey).

HGV movements are particularly damaging to our roads and add to traffic congestion. We recognise that we have little direct control, but the continuing issuing of new HGV Operator Licences in this area fail to recognise the problem. Changes to the operation of the Traffic Commissioners Office are needed.

In November 2020 a heavy vehicle count identified 173 movements *16 through the village on one typical day, regardless of the private car movements too. Anecdotally we have heard that the various HGV operators communicated within themselves about the survey and on the day of the survey avoided passing through Smallfield if at all possible.

2. The end result is daily congestion that envelopes the Parish and in particular the village during commuter and school start/finish times and causes delays and congestion at Keepers Corner and Shipley Bridge. Traffic movements from East Grinstead, Lingfield and other southernly and easternly sources adds significantly to locally generated traffic movements. HGV vehicles converge on Smallfield as a route through to and from their licensed bases.

At the heart of the problem is the junction (see map/p.15) between Plough Road/Redehall Road/ Wheelers Lane/Chapel Road, (the location of Burstow Primary School), an intersection never intended for that level of traffic and, as currently designed, is often unable to cope and produces unreasonable delays. This location has also experienced numerous pedestrian and vehicular accidents in recent times.

The Smallfield Road Safety Improvement Scheme could address this issue, but there is no timeline for when the scheme can be delivered as it is reliant on the construction of the new car park on part of Burstow School's playing field, Redehall Road.

TT6	Implement better control of HGV Operator licences and consider redirection of traffic routes for haulage companies operating within the Parish boundaries. This could be particularly important if the school is relocated.
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The combined effects of the prospective 300+ housing units in the District Council's emerging Local Plan (currently has not been deemed 'undeliverable') and the huge housing developments in nearby Copthorne, East Grinstead and Crawley may well overwhelm this key part of our highway's infrastructure without significant remediation work.

3. The TDC emerging Local Plan, Green Belt Development, contains a policy requirement that both flood risk mitigation and highways improvements at the busy Plough Road/ Redehall Road/Wheelers Lane/Chapel Road junction are implemented prior to approving development of the two main development sites (for 180 and 120 homes). Both are an essential prerequisite in order to safeguard the wellbeing and the effective functioning of the village. These essential improvements will not be implemented if the emerging Local Plan is not accepted by the Inspector.

We will support proposals that promote or make safer an improved provision for walking, cycling and the use of public transport and increased parking within the village centre, including making proper provision for those with impaired mobility
Including;

- Amendments to existing and introduction of new measures to control traffic speeds and improve pedestrian and cycle safety within the Parish
- Review the traffic control of the junction of Wheelers Lane/Redehall Road/Plough Road and Weatherhill Road/Chapel Road
- Provide pedestrian crossing facilities in the centre of the village
- Provision of a central parking facility, including provision of charging points for electric vehicles and sufficient parking enforcement methods
- Control of HGV's and restriction of the hours of operation for haulage companies based within and close to the Parish boundaries
- Improvement of the services offered by the public transport operators

TT1	We will support proposals which promote or make safer and improved provision for walking, cycling and the use of public transport and increased parking within the village centre, including making proper provision for those with impaired mobility.
TT2	Introduce new measures to control traffic speeds and improve pedestrian and cycle safety within the Parish.
TT3	Improve the traffic control of the junction of Wheelers Lane/Redehall Road/Plough Road/Chapel Road.
TT4	Provide pedestrian crossing facilities in the centre of the village.
TT5	Provision of a central parking facility, with adequate parking enforcement methods, and installation of charging points for electric vehicles will be supported.

EMPLOYMENT

1. We recognise the importance of local employment –
 - Encourages sustainability
 - Reduces travelling and road congestion
 - Provides important local services
 - Improves viability of the Parish
 - Employment opportunities for local young people and those with young children
2. No new land for business use is proposed; though we note there is provision within the TDC draft Local Plan for a business area to the south-east boundary of the Parish. Where possible, we will resist the loss of existing businesses.
3. We accept the proximity of Gatwick Airport being a major local employer, and are sympathetic to supporting those businesses that provide a useful service to the flying operations. We do not encourage speculative Gatwick parking off-site.
4. Working from home is a growing trend.
 - Technology for connections is vital
 - Should not impact adversely on neighbours or the Highways
5. We regret the potential loss of employment areas to housing.
6. We support a preference for technology and services as more suitable to our rural location than manufacturing.
7. We encourage innovation and crafts.
8. We encourage communication of service offers
9. Provided they are genuinely redundant, we will support new businesses based on rural disused farm building.
10. We are concerned at new applications for HGV licences which use rural roads as they have an adverse impact on residents' journeys and the road network.

The range of Employment in the NP area is many and varied: such as

Motor Car Sales and Repair/Serviceing	Butchers	Post Office
Grocery	Greengrocers	Farming
Construction	Electrical	Health
Garden Services	Wine Merchant	Horse riding
Legal services	Pet Welfare	Painting
Plumbing	Pharmacy	Plant Hire
Property Rental Racing	Waste disposal	

Burstow

Planning Policy Context

The Burstow Neighbourhood Area, covering the entirety of Burstow Parish lies in Tandridge District Council planning authority area.

1. The National Planning Policy Framework (NPPF July 2021) was originally published by the Government in 2012 and is the relevant guide in the preparation of both local plans and neighbourhood plans. This Plan will be subject to the more recent amendments.

It contains several references to neighbourhood plans. Therefore, this Plan must demonstrate it is consistent with the provisions of the NPPF.

These are the appropriate paragraphs that are relevant to neighbourhood plans:

- Role of a Neighbourhood Plan (para 13,14, 18, 28,29, 30, 37 (NPPF 3.Plan Making)
 - Supporting a prosperous rural economy (84)
 - Affordable homes (63)
 - Delivering a wide choice of high-quality homes (73c)
 - The quality of development (126)
 - Promoting healthy and inclusive communities (92)
 - Designation of local green spaces (101, 102)
 - Green Belt Land (sect 13)
 - Planning and Flood Risk (159,160,161)
 - Conserving and enhancing the natural environment and landscape (sect 15)
 - Conserving and enhancing the historic environment (sect 16)
2. This Neighbourhood Plan is being prepared in accordance with the Neighbourhood Planning Regulations 2012 and the Localism Act. Therefore, once made, it will complement the Tandridge District Local Plan.
 3. The TDC local development plan currently consists of the Tandridge Core Strategy 2008 (this predates the publication of the NPPF in 2012) and the Local Plan Part 2 – Detailed Policies adopted in July 2014. Therefore, the provisions of the NPPF are especially important in shaping how the Burstow and Smallfield Neighbourhood Plan will consider its policies until the emerging district Local Plan moves towards adoption and replaces current policies.

The status and potential importance of this Plan can be found in para 198 of the NPPF:

“Where a Neighbourhood Plan Development Order (NPDO) has been made, a planning application is not required for development that is within the terms of the Order. Where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted.”

However, it is likely that a NPDO will not be relevant to this Plan.

Tandridge District Local Plan Part 1: Core Strategy (2008)

A number of policies in the TDC Core Strategy (2008) are considered particularly important as a context for the Burstow (and Smallfield) Neighbourhood Plan:

- CSP 1 Location of Development
- CSP 2 Housing Provision
- CSP 4 Affordable Housing
- CSP 7 Housing Balance
- CSP 11 Infrastructure and Services
- CSP 12 Managing Travel Demand
- CSP 13 Community Sport and Recreation Facilities and Services
- CSP 17 Biodiversity
- CSP 18 Character and Design
- CSP 19 Density
- CSP 21 Landscape and Countryside

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

1. The Local Plan 2 was submitted for examination in January 2019 (adopted in July 2014 and replaced all the saved policies from 2001). It sets out the development management policies for the District, and is currently still under active examination. The Neighbourhood Plan should be in general conformity with the strategic policies of the (2008) development plan, however its policies can replace or take precedence over the LP2 development management policies if they are in conformity with the NPPF.

2. A number of policies are especially significant to the Burstow Neighbourhood Area and are summarised in the paragraphs below. Others which are relevant are included in the list:
 - DP 1 Sustainable Development
 - DP 2 Highway Safety and Design
 - DP 7 General Policy for New Development
 - DP 8 Residential Garden Land Development
 - DP 9 Gates, Fences, Walls and other means of enclosure
 - DP 10 Green Belt
 - DP 12 Development in Larger Rural Villages in the Green Belt
 - DP 13 Buildings in the Green Belt
 - DP 19 Biodiversity, Geological Conservation and Green Infrastructure
 - DP 20 Heritage Asset

3. The Emerging Tandridge Local Plan

At this point of time, the Tandridge Local Plan is not accepted by the Inspector, and therefore its future is in doubt. This means it is particularly important that we have the means to protect ourselves through an acceptable Neighbourhood Plan.

4. Strategic Planning Context

There is no requirement for the Neighbourhood Plan to comply with the policies of the emerging Local Plan, as these policies may change before they are adopted. However, the National Planning Policy Framework does require that Neighbourhood Plans to be 'aligned with the strategic needs and policies of the area' and Planning Practice Guidance indicates that the 'reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested'.

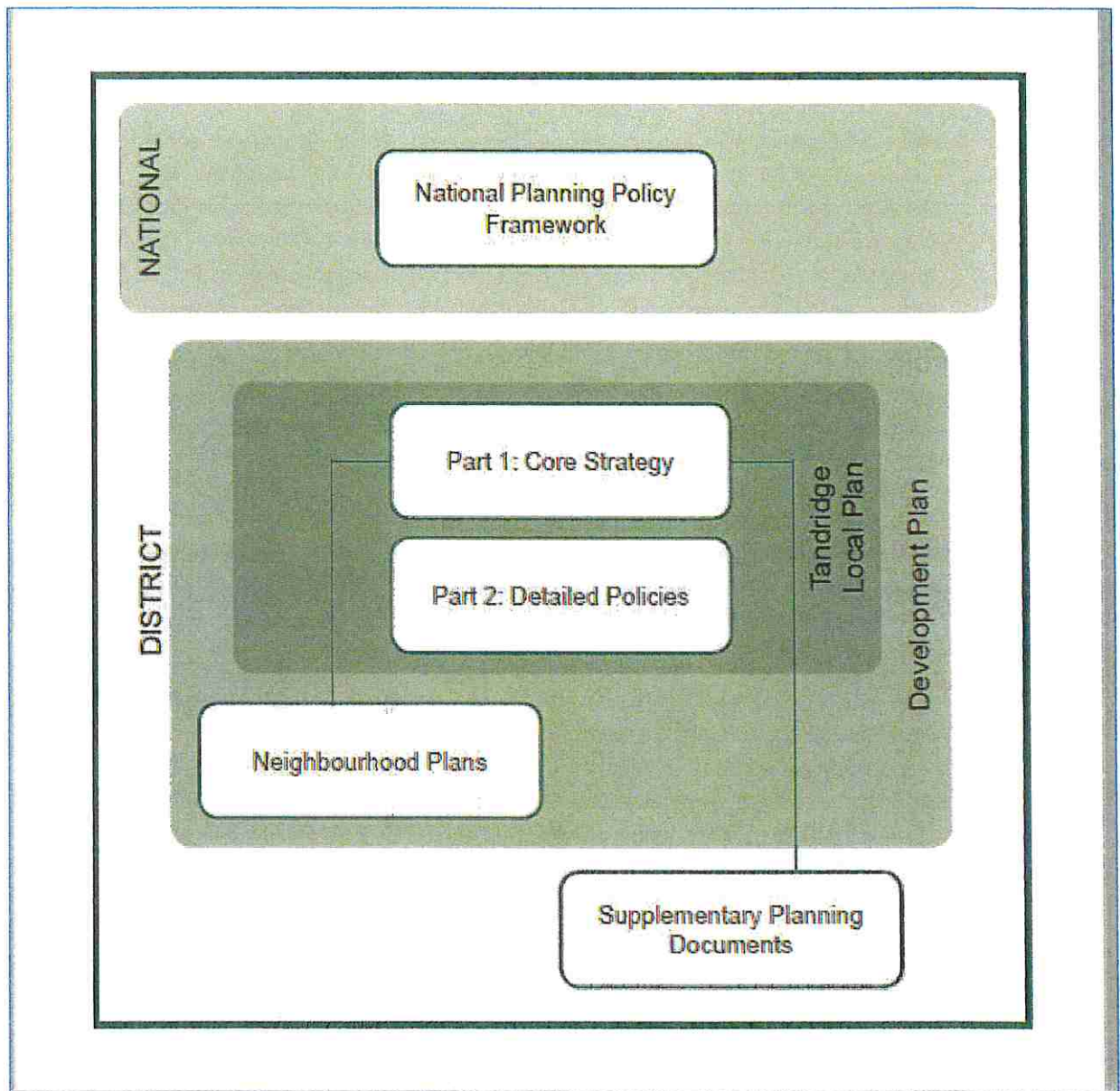
An important role of the Local Plan will be to define the scale of development that will be required in the District, and to determine where it should be located. It is evident that the emerging Local Plan does propose to allocate land in this NP Parish area, and that will impact on it in terms of infrastructure, services, traffic and parking. It does seem, however, that the Local Plan may not be accepted in its current form and therefore a vacuum exists that leaves us vulnerable to speculative development.

5. Tandridge Green Belt Review

The Tandridge Local Plan will be required to meet the District's housing needs, and it is currently proposed to release Green Belt land in parts of the District, including Burstow. Amendments to our Green Belt boundary will be put forward for examination, and we must await the outcome of that proposal, and the result of developer proposals.

6. Preparing the Plan

The preparation of this plan has followed the requirements of the Neighbourhood Planning (General) (Revised) Regulations 2018 and the NPPF principles detailed above. Following a public meeting with local residents, and formal designation on 15th April 2015 as the Burstow Neighbourhood Area by TDC, the Parish Council set up the Neighbourhood Plan Steering Group, consisting of Parish Councillors and local residents. They have met on a regular basis to discuss and agree on a number of relevant topics.



Burstow Neighbourhood Plan: Preferred Sites

Overwhelming Pressure

The overall objective of Neighbourhood Plans is to guide the future development and use of land, including the allocation of key sites for specific kinds of development. A

Neighbourhood Plan is not allowed to restrict development. In the face of overwhelming pressure of development proposals, from multiple developers (TDC Deliverable and Developable and additional sites total 2,551 units), we have to decide which is most suitable for our community; which brings the greatest benefits for existing and new residents and, which we consider will do the least harm.

We have not attempted to allocate sites ourselves as that would involve assessment and planning policy justification skills beyond the capability of a Parish Council of our size.

Through extensive research, and taking in to account the positives and negatives for various sites, we do express our support for three development proposals. We believe these could be absorbed with less harm than the other possible alternatives. That harm could otherwise affect our road network, our health and educational services, the Green Belt and the character of the Burstow community.

In the Tandridge District Council Local Plan 2033, Burstow was allocated sites for approximately 300 housing unit (predominantly surrounding Smallfield village) *20 that were identified as meeting the appropriate requirements. We wish to support one of those proposed allocations and to add two others – all of which we believe have the landscape capacity to accommodate development, do not appear to have planning objections beyond the important Green Belt, and are distributed about the Burstow Parish area.

Selection of Sites in the Neighbourhood Plan

We have set out to assess suitable sites. We were guided by the likelihood that a much smaller number of homes would not be viable in our own Plan due to the pressures on housing in this District and not being comparable to the TDC Local Plan housing assessment. In addition, some of the locations in the TDC Local Plan that were either recommended or rejected have influenced our thinking as we know that was based on strong evidence.

Towards the end of the process the Group turned their minds to a means of analysing 13 of the Site proposals through a variety of factors that they felt were relevant. As far as we are aware, there are no precedents for this approach, but to their credit, the members did this assessment with a high degree of neutral critique. That is regardless of the fact that many would be directly affected.

DECISION FACTORS AND CONCLUSIONS

From the table on p.48, it can be seen that 10 factors were considered:

Whilst we were aware that this can be seen as a subjective exercise, we arrived at the arithmetic conclusion (by virtue of the lowest score) that these three developments are preferred:

1. Bridgeham Farm	25 (Housing) Units
2. Land at May Cottage, Redehall Road	100 Units
3. Land North of Plough Road	120 Units

The reasoning behind this covers a number of issues:

- Traffic will be a problem for most developments, but any individual site generating traffic movements from considerably more than approximately 100 housing units in one road was felt to be unacceptable.
- Similarly, the visual impact for even those numbers will be noticeable, but greater numbers were felt to be potentially a major scar on the landscape. Clearly that was a TDC consideration with Landscape issues on Chapel Road as that site was not supported by TDC's Local Plan.
- Site 2 has little impact on flood risk, and Site 3 will significantly reduce the flood risk for the wider village.
- Residents may find it difficult to accept new development of this scale, and we are aware that there has been a huge reaction against the proposed Rydon development. On balance we hope there may be less objection as we have chosen three separate spread locations.
- Prior to the Rydon proposal, it had been commented that moving Burstow Primary School to a new location could be beneficial to the community, through reducing pressure on the roads in and around the school to both passing and parking vehicles, and affording the community an opportunity to open up the site as a more community-based space. Burstow Parish Council has previously submitted comments to the Planning Authority making clear that it believes the proposed site on Chapel Road be inappropriate for many reasons (2022/738/EIA) and with over 50% of the students at Burstow School arising from outside of the Parish there is no evidence that a larger school is required. Notwithstanding that, careful consideration should be given to other proposed sites for a new school and not dismissed without examination as there may be sufficient benefits to the wider community that would out-weigh any harm.
- Site 2 could include proposals to help mitigate current traffic congestion in and around the Aurora School. This would benefit existing residents as well as offering homes to future residents.

OTHER SITES

There are sites identified in the TDC Local Plan (HSG01), and in the Deliverable and Developable list (SMA 004, 008, 009, 013, 014, 020, 021) that we do oppose. They are generally larger sites affecting Chapel Road, Plough Road, Redehall Road and Broadbridge Lane (009).

Our reasons for objecting to those sites are primarily based on flood risk concerns (in particular SMA 008, known colloquially as 'The Duck Pond'!), excessive concentration of traffic, backland development, and the failure, in some of the cases, to be viable in meeting Local Plan criteria (SMA 009, 013, 014) such as Landscape or Green Belt requirements. Site HSG01 (and SMA 013) could open up a possibility of wider development.

Our Neighbourhood Plan Group carried out a general, admittedly subjective assessment for each site identified in those two TDC Local Plan documents; which are shown on the schedule that follows. It does not seem inappropriate to produce a more detailed critique beyond the comments on SMA 013.

Chapel Road Site: SMA 013

It will be obvious from the above that we have not favoured the Chapel Road site being promoted by Rydon Homes. Our concerns arise from the suggested size scale of building over not just one, but three sites. One of those sites, for in excess of 300 units involves the moving of the school, and concentrating significant traffic on one location. In the TDC Sites Consultation this site was defined as having a 'low capacity to accommodate housing development' and the Exception case appears to rely in part on moving the school unnecessarily. That would concentrate high numbers of traffic movements in the same location as a major new housing site. The local petition, claimed to number approximately 1,000 objectors, shows very strong resistance for similar reasons. This location was not acceptable within the TDC Local Plan because of the adverse impact it would have on the wider landscape reasons, therefore, there are planning risks. It is a medium flood risk site, though we accept that can be mitigated.

CONCLUSION

This is a unique situation where we find ourselves recommending housing development sites, which may run counter to our normal instincts. We do so in order to minimise the potentially adverse impact on our community and to contribute to ensuring there are enough homes for each age sector. We are also determined to influence the layout and design of any schemes that do gain approval, as well as achieving the maximum generous financial contribution for the benefit of residents.

It is the feeling of this Neighbourhood Plan group that these recommendations are in our wider interest, but we are well aware that many will be upset by the impact on the area and on them personally. The Plan has been drafted and the evidence gathered with the best of intentions and within the Rules that are set. We can only hope that the outcome will result in a still vibrant community that is a friendly and enjoyable place to live.

SITE ASSESSMENT SCHEDULE

The Site Schedule (see overleaf) was developed to enable the Neighbourhood Plan group to assess the large number of potential developments that have been put forward to the TDC Local Plan Deliverable and Developable report. The very full list demonstrates the threats to the village that could so easily overwhelm us.

The approach taken was to assign a numerical weighting to several factors that were felt relevant, with low number scoring bringing more beneficial proposals. Inevitably the analysis contains a mixture of subjective and objective views, but there are clear indications here of what developments are felt to be less harmful. In pursuit of appropriate Land Use policies, it can be seen that we would be prepared to support 2 or 3 of the low scoring developments.

The actual approach factors considered were as follows, which were discussed over several meetings and reviewed each time, then circulated in case of final objections. None came.

Factors

Traffic: Expected high or lower volumes.

Benefits: Flood alleviation, and school movement issue.

Planning Issues: Potential for achieving planning permission.

Village Reaction: Least harm expected by residents.

Visual Impact: The street scene effect.

Movement of the School. Possibly beneficial.

Numbers of residents affected: An electoral roll assessment of the nearest roads' residents.

Prospect of even Wider Development: Could the development open up the potential for others to exploit?

Flood Risk: Potential to make things worse.

The schedule is also contained within the Appendices

Burstow & Smallfield Neighbourhood Plan												
Development No.	UNITS	TRAFFIC	BENEFIT	ISSUES	REACTI ON?	L IMPAC	L MOVIN	NUMBER OF RESIDENTS	R DEVT	LL IMPAC	FLOOD RISK	
SMA 004	LAND OFF REDEHALL ROAD (adj Aurora School)	250	8	5	8	5	7	440	6	4	4	43
SMA 008	LAND AT PLOUGH ROAD (behind Kingsmead)	40	2	9	9	9	8	148	2	7	10	49
SMA 009	LOWER BROADBRIDGE FARM	279	7	3	9	3	9	167	7	5	8	46
SMA 020	LAND AT GREEN FARM COTTAGE, PLOUGH RD	425	8	8	10	9	5	697	10	10	8	58
SMA 021	LAND AT GREENLEAS HOUSE (behind/adj. Playing	260	7	8	6	9	6	308	2	6	10	48
SMA 027	LAND AT MAY COTTAGE, REDEHALL RD (adj. Aurora)	100	6	2	5	5	7	440	4	2	4	33
SMA 030	LAND NORTH OF PLOUGH ROAD (Meadowview)	180	7	5	5	4	3	320	3	3	9	36
A 031	BRIDGEHAM FARM	25	2	6	7	2	6	100	1	1	8	32
A 013	LAND AT CHAPEL ROAD ("Rydons")	370	8	4	10	10	10	770	9	11	9	60
A 014	LAND OFF ROOKERY HILL (adj. M23 & Hayes Walk)	562	9	10	10	9	4	619	10	12	9	61
A 015	CHAPEL ROAD (on right, industrial area)	38	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a		
	Land to the rear of 46 Redehall Road(opp to Aurora	150	8	8	9	7	4	268	9	9	10	55
	104-106 Redehall Rd, Bell Hatch / Broadbridge lane	30	2	10	7	7		268	9	8	9	51
Low numbers are positive better												
SITE ASSESSMENT SCHEDULE												
1	Highways and traffic effect											
2	Benefits to the Parish?											
3	Likelihood of actually achieving planning approval?											
4	Assumed Positive/ negative reaction of residents?											
5	Visual impact on Green Belt and entrances to Smallfield?											
6	Affects the school movement issue?											
7	Number of residents directly affected? (eg by traffic)											
8	Chances of exposing potential for wider development?											
9	Overall impact on the village											

- 1 Footnotes: *1 Electoral Register 2018 *2 a rural village is larger than a hamlet and smaller than a town -or the main built up area *3 Census results *4 Appendices ref A1- Schedule of physical features *5 See Footpaths map in Appendices *6 Businesses in Burstow area- Google. *7 Ref A3 Flooding Risks presentation at Community Meeting – 15th Jan 2019 *8 p52/ TLP07 TDC District Plan *9 Ref A1 – Schedule of physical features *10 BPC Road Traffic Survey 2022 *11 Basic Conditions Statement *13 Consultation Statement *14 HSG01, HSG02, HSG03, HSG04

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Applications in Neighbouring Parishes

6th March 2023

Parish	Planning Ref	Address	Action
Burstow	2019/548/EIA	Roundabouts Farm, Clay Hall Lane, Copthorne RH10 3JE Request for screening opinion for the Proposed Development of circa 360 residential units made up of 2, 3 and 4-bedroom detached, semi-detached and terraced houses, and potentially some 1-bedroom flats and a small amount of commercial development of circa 7,000 sqft. The properties will not exceed 3-storeys.	WPC has commented on the proposals, and asked to be kept updated Confirmed EIA required No change 31/01/23
East Grinstead	DM/22/3214	71 Crawley Down Road And Land South Of Crawley Down Road, Felbridge, East Grinstead, RH19 2PP Demolition of existing structures and erection of 61 no. 1, 2-, 3- and 4-bedroom homes (30% affordable) and new vehicular access via Crawley Down Road together with associated car parking, open space and landscaping.	Cllrs are asked to consider a response. No change 31/01/23
East Grinstead	DM/21/3099	Land West Of Imberhorne Lane, Imberhorne Lane. Scoping Opinion for the proposed Mixed-use development comprising 550 dwellings, Care Village, playing fields associated with Imberhorne Secondary School, land for a 2 Form Entry Primary School (with early years provision), a local centre and strategic area of Suitable Alternative Natural Greenspace, formal and informal open space, along with residential	Scoping opinion 8/10/21 No change 31/01/23

		access from Imberhorne Lane	
East Grinstead	DM/22/0718	<p>Land Rear Of 61 Crawley Down Road Felbridge East Grinstead West Sussex RH19 2PP</p> <p>Development to provide a mix of 20-, two-, three- and four-bedroom dwellings with access obtained through adjoining site (as approved under DM/20/1078) with associated landscaping and infrastructure.</p>	<p>Pending consideration</p> <p>No Change 31/01/23</p>
Felbridge	2021/2187	<p>Land to the south of Double Dee, Eastbourne Road, Felbridge</p> <p>Proposed erection of 9no. affordable residential dwellings with associated access, parking and open space.</p>	<p>Not yet determined. Due date 28/2/2022</p> <p>No change 31/01/23</p>

New Applications in bold