

Minutes of the Lingfield Neighbourhood Plan
Steering Group Meeting
7 December 2015
7.30 pm
Lingfield & Dormansland Community Centre

Present Cath Hearnden (Chair), Deanne Parry Jones (Finance) Liz Lockwood (Secretary), Andrea watson (Comms), Mark Jenkins, Francis Porter, Richard Young, John Cole, Ian Jones, Bill Stevenson, Graham Marks, Chris Eakins.

1. Procedural Matters

- a) Apologies - Brian Perkins
- b) Declarations of interest – none received
- c) Minutes of previous meeting approved and signed

2. Financial report

No expenditures to report. Grant funding of £3,333 has been awarded by the DCLG through the Community Rights programme.

3. Topic Groups feedback

Topic Group 1 Environment & Countryside. Richard reported that a meeting with Felicity Pool and Liz had taken place to collate the buildings in Lingfield which are Listed with Historic England, are on the TDC Buildings of Character (B of C) list and those which the NP and the RH7 group would be interested in getting added to the B of C list. A separate list of buildings and open spaces which the NP would like to see dedicated as Assets of Community Value would be submitted to the parish council to see if they could be considered by TDC.

Additional suggestions to go onto the B of C list were the old garage in the High St, the house opposite the Hare Inn and to double check Peter Gray's Book "Lingfield Explored" (available in library) for any that might have been missed. Richard will check that photos of all of these are on Trello

Richard has summarised the issues for this topic group, copy on Trello, and includes footpaths and allotments in this section. Provision for cycle routes to be considered also.

Topic Group 2 Community Facilities and Infrastructure. Three issues are proving the main ones. Firstly, school provision: Cath reported that as part of the "7 minutes to Oxted" campaign, a reappraisal of the secondary provision in the south of the district was due about now. Any growth in Lingfield and surrounding villages would have to be along with some secondary provision, especially as Edenbridge is competing with local school children for places at Oxted and East Grinstead. They have no local secondary provision and out of county is nearer for them. Liz will make contact with Edenbridge Neighbourhood Plan to see if secondary education is something they might work towards. Lingfield can work with Dormansland if they are able to increase

provision at primary level, it will take the pressure off Lingfield. There was a plan in the 1970s to build a secondary school in Lingfield, now the site is part of the Nature Reserve. There has been a decline in secondary numbers but this is reversing.

Medical and care provision, especially for the increasingly older population locally, is second main issue. To ask Brian to try again to set up a meeting with the surgery.

A third issue is the lack of facilities for younger children in the village. Cath has contacted all the groups locally (Scouts, Cubs, etc) to ascertain capacity/requirements. This may be a concern if TDC are minded to sell off Talbot Road and their other sites (eg scout hut site) for development, as this would impact on facilities available. Hence the importance of listing these in the Assets of Community Value.

3 Economy and Transport Topic Group. Ian shared summaries of meetings with Scandia Hus and the Racecourse (copies on Trello) and identifies key issues as two types. One: aspirational – to do something about the traffic and parking and two: planning - to try to encourage/support local businesses by maintaining a mix of units, including in the shopping area, so long as it doesn't compromise existing parking arrangements.

With regard the issue of the 50% limit on shop fronts in the commercial area being retained as retail, as it is currently covered by the Detailed Policies (2014), the only way to make a planning change is to make a case for a change in the emerging Local Plan – out for consultation 18 December. This was suggested as the best route by Sarah Thompson when asked, as the N'Plan would have to conform to these current Detailed Policies.

The possibility of having specific policy relating to the racecourse, similar to that at Ardingly for the South of England Showground, was discussed. The setting of the racecourse is entirely within the Green Belt and development along the lines planned for Folkestone racecourse (820 houses) may be inappropriate. Any proposals from the racecourse are likely to be large scale rather than piecemeal and it would be a good opportunity for the N'Plan to work with them, if the outcome is to work for the community.

Hopefully the visioning exercise might put forward ideas for solutions to the parking issue.

Topic group 4 Housing, Land Use and Development. The housing need survey has closed with about 24% returns to Louise Williams, who will submit draft report before Christmas. In summary 54% households over 60, 34% against any houses being built although 32% would be happy with about 8 per year; 47% wanting 1 or 2 bedroom starter homes; 50% in favour for local residents if proven need; and 12 households identified as being in need of affordable (council/housing association).

Market housing for local residents is going to be very difficult, even for downsizing, as the local estate agents have identified the "London Pound" which outstrips the buying power of local residents by up to £100 thousand for an average home, when compared with what they can buy in London.

Richard had been sent a list of planning permissions for the Lingfield since 1976, total 450 houses built – an average of about 11 to 12 a year. This has effectively filled all the local school and doctor places so this issue would need addressing if more houses were envisaged for Lingfield.

4. Housing Needs Survey update (Included above)

5. Sites

Call for sites advert discussed and Ian offered to tweak the wording to be clarify the position regarding planning permission. It was agreed Liz should place the ad in the Public Notices section of local paper. It has already received coverage in the newspaper in the News section as it was included in the newsletter from the Lingfield Neighbourhood Plan website, which gets sent to the local reporters.

6. Project management

The next key step is the Visioning Exercise, which should help crystallise issues and possible policies along with the vision for the plan. Development strategies would be dependent on sites and therefore best to consider after the call for sites has been completed. The sites put forward to TDC for the Housing and Economic Land Availability Assessment (HELAA) can be considered as well. A thought to bear in mind is the balance that needs to be struck – if we want better service/school provision, we may have to consider a large scale development to fund it. The racecourse could be a key partner to work on this but it would need to be acceptable to the residents, to be supported locally.

7. Any Other Business

By the next meeting the Tandridge Draft Local plan will be open for consultation and given the depth of knowledge of our locality, it would be good to add our views to the process.

It was agreed that a list of Tree Preservation Orders locations was included in the evidence and any trees considered worthy of saving to be noted (and can be passed to TDC for consideration)

The photo competition needed judging and Andrea would organise this, although there were very few individual entries, it was agreed some good scenery was recorded.

The deadline for any contributions to the Community News is 8 January, should any articles need submitting.

8. Date of next Meeting

Wednesday 13 January 2016 7.30 for 8pm