

GODSTONE PARISH

Neighbourhood Plan

2024 – 2040



**Pre-Submission Version for consultation at
Regulation 14**

December 2024

Foreword

Dear Resident

Welcome to the Godstone Parish Neighbourhood Plan. It has taken a very long time to get to this point. We started this process in November 2016 and, here we are eight years later, we have finally got our plan. Various things have impacted the production of this plan – the Tandridge District Council Local Plan was a major issue affecting the plan since, had the plan been found ‘sound’ (the technical term for the Local Plan to be adopted), the whole of Godstone would have been taken out of the Green Belt which would fundamentally change the way in which development could take place. We also had a global pandemic! During that period any development of the plan was severely hampered by the restrictions that were in place at the time. Changes to the National Planning Policy Framework (NPPF) also impacted development of the plan. But that all said, we have got there ... we have a plan.

So, what is a Neighbourhood Plan? Importantly, it is not a document that can be used to block or fight any emerging Local Plan that Tandridge District Council may be producing. **But**, and this is a very big but, once the Neighbourhood Plan has been ‘made’ (the technical term for adopting the Neighbourhood Plan), it must be taken into account by planners when considering future planning applications for development in the parish.

This plan is important to you. It sets out policies that will take precedence over existing non-strategic policies in any local plan. The plan seeks to protect the valued natural landscape and wild features of the parish. It celebrates the build character and history of the Parish and it seeks to provide a good quality of life for all residents in a rural village environment. The plan seeks to meet the housing needs of all existing parishioners of all ages. It aims to mitigate against the impacts of climate change but to ensure that the parish is easy to get around and it supports local employment opportunities.

The plan is, necessarily, a large document and, along with the supporting documents, it amounts to over 200 pages. I do urge you to read the Godstone Parish Neighbourhood Plan (this document) or, at the very least, the policies contained within it. (The policies are on pages 17, 20, 24, 25, 31, 33, 38, 40, 41, 49, 53, 54 and 57) During the ‘Regulation 14’ consultation period you have an opportunity to review the plan and feedback any comments or observations that you may have. These will be taken into consideration and any amendments of the plan needed will be made before the plan is submitted to Tandridge District Council along with a statement of how the consultation was carried out and what comments or concerns were raised.

Ultimately, a Referendum is held and you will have an opportunity to vote on whether you support or oppose adoption of the plan. If a majority of people support the plan the plan will be ‘made’ and become a plan that must be considered by planners for all future planning applications.

A lot of people have been involved in the production of this plan and we owe a debt of gratitude to everyone who contributed to the plan. In particular, reinvigorating the plan since the pandemic Sarah Reynolds and John Farnaby who have really helped to finalise the plan. Finally, we must also acknowledge the huge amount of effort and support put in by Bill Archer who, sadly, passed away before we could get the document to this stage.

Alex Rabbetts, On behalf of the Godstone Parish Council and the Neighbourhood Plan Working Group

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1 INTRODUCTION

- 1.1 This document is the Godstone Neighbourhood Plan (GNP). It sets out planning and land-use policy for the neighbourhood area, over the period 2024 to 2040, sitting alongside and in compliance with the strategic policies of the Tandridge Local Plan. The Plan has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 (as amended). Tandridge District Council (TDC), as the local planning authority, designated the neighbourhood area on 16 March 2017. The neighbourhood area shares its boundary with that of the parish (*Figure 1*).
- 1.2 The document sets out planning policies only. Issues relating to highways fall beyond this scope, as they are dealt with by the Highways Authority (Surrey County Council (SCC) and/or National Highways), although potential projects and aspirations are captured in Section 11 of this document (Non-Policy Actions).
- 1.3 Godstone Parish Council is the Qualifying Body for the Neighbourhood Plan. In consultation with the community, it has established a vision and framework for the future of the neighbourhood area and sets out how that vision will be realised through planning land use and development change over the plan period 2024 to 2040.
- 1.4 Once 'made', the GNP policies will form part of the Development Plan for Tandridge District and should be considered by applicants when submitting planning applications for development within the Godstone Parish (the designated neighbourhood area). They will be a material planning consideration in the determination of applications alongside the strategic policies of the local Development Plan and would be the starting point in decision making; where an application conflicts with an up-to-date plan, permission should generally not be granted.
- 1.5 The Parish Council has been keen to focus in on those topic areas that will add the most value to the parish and therefore the topic areas covered are reflective of matters that are of considerable importance in Godstone parish. Within each section there is a summary of what each policy seeks to achieve and a justification, providing the necessary understanding of the policy and how it should be applied. The policies themselves are presented in the blue boxes. It is advisable that, to understand the full context for any individual policy, it is read in conjunction with the supporting text. Additional background evidence information is also available within the relevant evidence base documents that support the policy approaches. Beneath each policy is a conformity reference, listing the policies in both the adopted TDC Local Plan documents and paragraphs of the National Planning Policy Framework (NPPF) (December 2024) that the policy conforms to.
- 1.6 The GNP identifies projects that are not met through the planning system, but which are important to the well-being of the community. It is proposed that these projects will be met through community action supported by a range of organisations.
- 1.7 It also sets out non-planning projects, that may be funded via developer contributions, and a framework for monitoring and implementation.

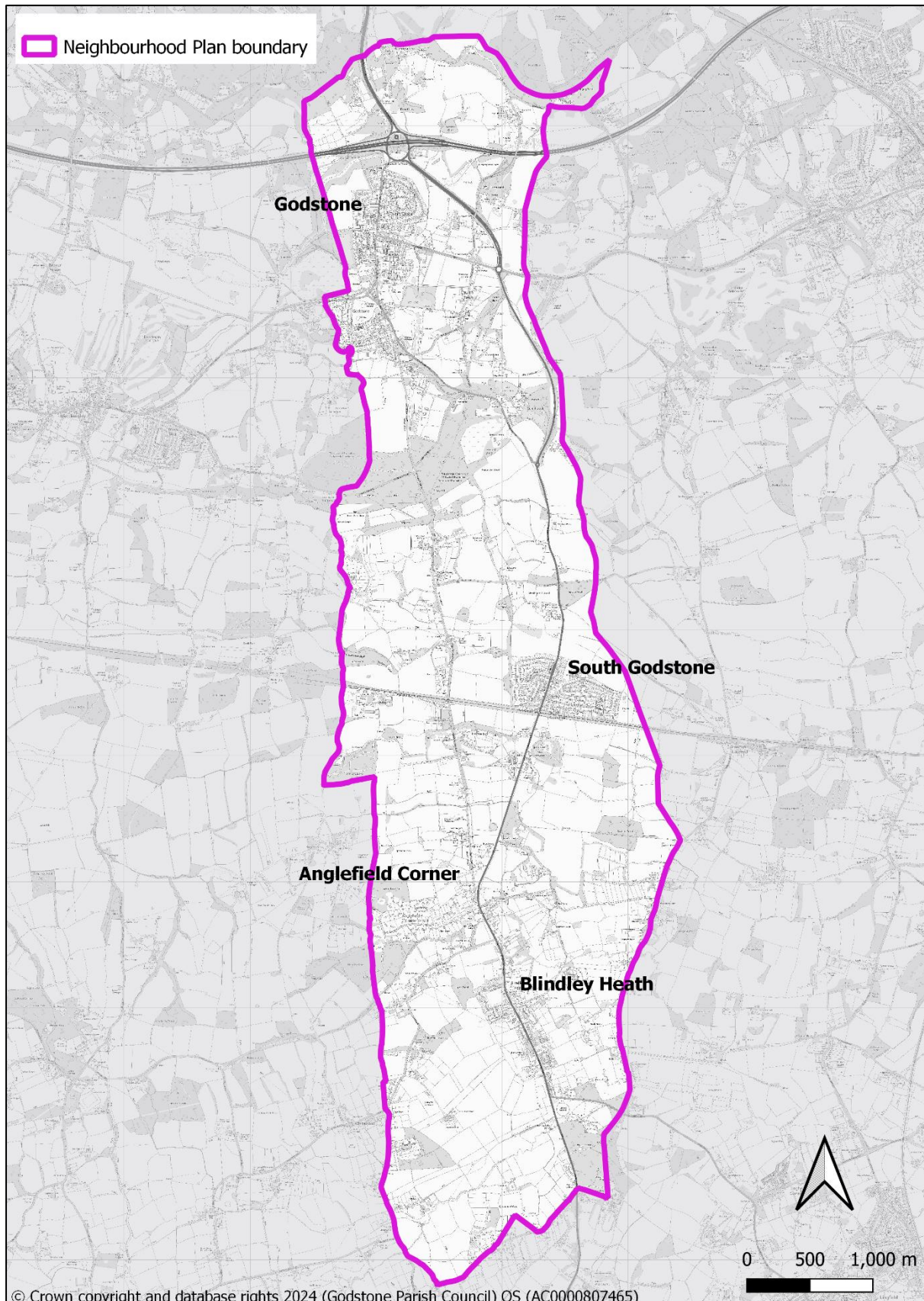


Figure 1: The Godstone Neighbourhood Plan designated area aligns with the Parish boundary

The Planning Policy Context

National Planning Policy

- 1.8 The GNP has been prepared in accordance with the revised NPPF, most recently updated in December 2024, which states at paragraphs 30 and 31:

*“Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. **Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies** (Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area)*

*Once a neighbourhood plan has been brought into force, **the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict**; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.”*

Local Planning Policy

- 1.9 The Development Plan for Tandridge District comprises the following:

- [Tandridge District Core Strategy](#) (dated 2008)
- [Part 2 Detailed Policies 2014](#) (dated July 2014)
- [The Surrey Waste Local Plan 2019-2033](#)
- [The Surrey Minerals Plan \(2011\)](#)
- [The Aggregates Recycling Joint Development Plan Document for the Minerals and Waste Plans 2013](#)
- [\(‘Made’ Neighbourhood Plans across the district\)](#)

The GNP policies must be in conformity with the strategic policies of the Core Strategy (2008), and the Part 2 Detailed Policies (2014). It does not need to conform to the policies in other ‘made’ neighbourhood plans.

- 1.10 The adopted development plan documents are also supported by a number of [Supplementary Planning Documents](#) (SPD), however, these supplementary documents comprise only guidance documents supporting the applications of planning policies, and do not contain additional planning policies.
- 1.11 Minerals and Waste: With regards to minerals and waste, this sits outside the scope of the GNP as it is the responsibility of Surrey County Council (SCC). The GNP does not propose policies relating to minerals and waste.

- 1.12 It is important to note that during the production of the GNP, TDC's "Our Local Plan 2033" has been found unsound by the Inspector appointed by the Secretary of State and subsequently been withdrawn. More information can be found on the [TDC website](#).
- 1.13 Full Council resolved on 18 April 2024 to withdraw the Regulation 22 Submission version of its Local Plan, Our Local Plan 2033, which was submitted to the Secretary of State for Examination on 18 January 2019.
- 1.14 The withdrawal has been made under s.22(1) of the Planning and Compulsory Purchase Act 2004. As required under Regulation 27.a of the Town and Country Planning (Local Planning) (England) Regulations 2012, we have published a Statement of Withdrawal of the Local Plan.
- 1.15 The withdrawal was made following the finding by the Inspector, Philip Lewis, dated 14 February 2024, that the Local Plan was not capable of being adopted due to soundness issues. This is the Inspector's final report.
- 1.16 Following the withdrawal of Our Local Plan 2033, it was agreed at Full Council on 18 April 2024, that the Council will start work on a new Local Plan. Any updates or upcoming consultation on the new Local Plan will be published on the Council's webpage.
- 1.17 The Local Development Scheme sets out the Council's timetable for Local Plan preparation in Tandridge. Include link to the updated [Local Development Scheme](#).
- 1.18 The Parish Council will continue to monitor development of the emerging Local Plan.

The Surrey Hills National Landscape

- 1.19 The northern quarter of the parish is within the designated Surrey Hills National Landscape (SHNL).
- 1.20 Local authorities with land in a national landscape are legally obliged under the Countryside and Rights of Way Act 2000 to produce a Management Plan. The [Surrey Hills Management Plan 2020-2025](#) is used to guide environmental land management and assess the impact of development or other changes on the national landscape. The Management Plan has been adopted as a priority by Guildford Borough Council, Mole Valley District Council, Reigate and Banstead Borough Council, TDC, Waverley Borough Council and SCC. It sets out the 25-year vision and policy framework for the Surrey Hills, and a five-year strategic delivery plan. All public bodies have a statutory duty of regard to the Plan.
- 1.21 A boundary review was consulted on in 2023 and the [Surrey Hills Boundary Variation Project Consultation Analysis Report](#) was published in July 2024.

Community engagement

- 1.22 Serving the community in some way such as voluntary activity, is recognised as being of considerable value within the Parish. The willingness to support the community in positive ways such as litter clearance, community events and assisting and enabling those in need, is highlighted clearly and establishes an identity of strong Social Capital (SC). A strong SC is recognised as providing security and a sense of belonging as well as spiritual, aesthetic and mental wellbeing.
- 1.23 Involvement with Parish activity is evident and Societal and Church groups, Residents' Associations and Neighbourhood Watch schemes highlight the willingness for retaining community identity and protecting the villages from threats such as overdevelopment, amenity loss, crime, flood, road congestion and parking issues.
- 1.24 Godstone Parish Council continues to uphold these values, despite great pressures and those very societies started so long ago, such as the Godstone Preservation Society, begun in 1957, and Godstone Village Association in 2001 continue. In more recent times the creation of Residents' Associations in both Blindley Heath and South Godstone are thriving. They remain well attended and reveal an apparent continuance of that same spirit of cooperation along with voluntary enterprise.
- 1.25 Efforts have been made by the Parish Council and Working Group to reach those people who are often more difficult to involve in formal consultations. This has included the development of a dedicated website for the Plan, a questionnaire delivered to every household in the parish during 2018, a series of workshops and walkabouts, and a business survey.
- 1.26 The engagement and consultation activities will be fully set out in the Consultation Statement to be submitted alongside the Submission Version Plan at Regulation 16. A timeline of activity is summarised in *Table 1*.

Table 1: Engagement activity timeline

Date	Milestone	Key activities
2017 to 2018	<ul style="list-style-type: none"> Working Group set up Community engagement 	<ul style="list-style-type: none"> NP Committee established by Parish Council Surveys sent to all 2,490 households – 826 responses received Business Survey sent to 200 businesses – 41 responses
2019 to 2021	<ul style="list-style-type: none"> Vision and Scope of Plan explored 	<ul style="list-style-type: none"> A high-level Plan scope (v 4.1) prepared exploring topics and consolidating a vision and objectives Covid-19 pandemic impact progress, during which progress slowed down due to the lack of volunteers
2022	<ul style="list-style-type: none"> Consultants engaged to reinvigorate the project 	<ul style="list-style-type: none"> Work picks up again on the Plan following hiatus in light of the uncertainty around the emerging Local Plan Healthcheck of current status prepared

		<ul style="list-style-type: none"> • Agreement to focus on very critical areas
2023-2024	<ul style="list-style-type: none"> • Design Guidelines commissioned • Initial draft Plan agreed 	<ul style="list-style-type: none"> • Design Guidance finalised • Local Green Space and views audit • SEA/HRA Screening undertaken • Housing Needs Assessment prepared
2025	<ul style="list-style-type: none"> • Plan finalised 	<ul style="list-style-type: none"> • Regulation 14/ 16/ Examination/ Referendum

Sustainability of the Neighbourhood Plan

- 1.27 The Neighbourhood Plan has been screened to ascertain whether a Strategic Environmental Assessment (SEA) and/or Habitats Regulations Assessment (HRA) is required. The screening assessments prepared by TDC consider that the GNP was unlikely to result in significant environmental effects and therefore would not require an SEA or an HRA.
- 1.28 The assessments were subject to a consultation with Historic England, Natural England and the Environment Agency, who concurred with the conclusions. Therefore, it is unlikely there will be any significant environmental effects arising from the GNP. As such, it does not require a full SEA to be undertaken. Additionally, it is confirmed that the ‘appropriate assessment’ stage of the HRA process that ascertains the effect on integrity of the European Site does not need to be undertaken.
- 1.29 A copy of the Screening Determination Reports, published in August 2024, are available to view alongside the Regulation 14 Submission Version Plan on the [Godstone Parish Council website](#).

2 ABOUT GODSTONE PARISH

- 2.1. The neighbourhood area mirrors the boundary of the Parish of Godstone. Census data states that the population in 2011 was 5,949 persons living in 2,490 households. This rose to 6,200 people living in approximately 2,500 households in 2021. The Parish lies within the district of Tandridge in the county of Surrey. It is long and narrow in form and is in the eastern part of Surrey near to the Kent and Sussex borders. The principal settlements are described below.

Godstone Village

- 2.2. Godstone is a pretty village that features in the Domesday Book and was once a stopping off point for royalty and the landed gentry who were travelling from London to the south coast. The village pond is called 'Horse Pond' and was where horses would be watered before being stabled overnight in the pub that is now the White Hart on Godstone Green but was actually called the Clayton Arms when it was established in the 16th century. Godstone has a population of approximately 2,400 residents and has a thriving community atmosphere. It has over 30 community organisations representing everyone from the very young to the more mature.
- 2.3. Godstone, as small as it is, has several pubs, including the 400 years old Hare and Hounds being one of them. It got its name because the hunt used to meet there. Around the area both silver sand and hearth stone were mined by both open cast and underground mining. Cave entrances to both still exist in the village. The mines were used during the second World War to store whisky and other spirits belonging to the House of Commons. The Bell is the oldest pub in the village, dating from the 14th century with some original features surviving.



Images show: Tilburstow Hill Road and Godstone Community Play Area

- 2.4. There has been a church in the village since before 950 A.D. The Normans apparently replaced the wooden building with a stone-built building, which has been much altered and updated over the years. In more recent times, the Millennium Window was installed at St Nicholas to commemorate the year 2000 and the turning of the century. St Mary's chapel, which is adjacent to St Nicholas, was built at the same time as St Mary's homes in 1872 and was designed by Sir Gilbert Scott. The Baptist Chapel, originally built in 1882, was rebuilt and added to in 1973.

- 2.5. Godstone has been an important village to both Surrey and the south of England for many years. Local mineral reserves, which continue to be extracted today, and its location on one of the main routes between London and the south coast have ensured that the village, whilst small, is regarded as extremely important, not just to the local community, but to the population as a whole.

South Godstone

- 2.6. In 1841 the Dover and Chatham Railway Company opened the Redhill to Tonbridge line. As a result, South Godstone grew around the Dover public house, which has sadly now closed. The village is within the old deer park of Lagham Manor. Because of a growing population a small schoolroom was built in 1869. This was Godstone Station School which was made available for public worship. The station school was enlarged from time to time as new residential properties were developed. In 1939 evacuees and their teachers from Brockley shared the school with local children. In July 1959 Godstone Station school closed and a new Church School opened in Hunters Chase. The new school became St. Stephen's School.



Images show: St Stephen's School, South Godstone; Farming is an important industry in the parish

- 2.7. In more recent years the car park of the station, known as Godstone Station although actually located in South Godstone, has been given over to developers who have built 6 semi-detached houses on the site. The station car park, owned and managed by Network Rail, is for rail passengers only accommodating 12 vehicles. In 2018 Govia Thameslink Railway, the operator responsible for the Southern Railways franchise, ceased direct services to London from the station and the line now operates solely as a passenger shuttle between Tonbridge and Reigate, although nightly services use the line to carry freight from the Channel Tunnel to destinations to the north and west of London.
- 2.8. South Godstone, a village of approximately 1500, has expanded organically over the last 50 years to being the thriving community village that it is today. At the centre of village life is the South Godstone Sports and Community Association which is a very active club offering sports and social activities for people of all ages. The club hosts sports and social activities ranging from a successful football club to darts and bingo and children's activities too.

- 2.9. The monument at Lagham Manor includes the earthworks and enclosed area of a particularly large and strongly embanked moated site. Such sites are generally seen as the prestigious residences of the Lords of the manor, the moat marking the high status of the occupier but also serving to deter casual raiders and wild animals. The moated site at Lagham (the name deriving from Old English Lagu-water; ham-house) lies on Weald clay and the earthworks thrown up soon after 1262 by Sir Roger de St. John survive remarkably well, the inner and outer banks on the south and east sides rising to a height of 7-9m above the present level of the moat. The nearly circular moat is interrupted on the NW and SE sides by causeways of 19th and 17th century date respectively. A further breach in the inner bank has been made on the southwest side to enable water to escape from a small moated ornamental garden of post medieval date, and a raised boat house formerly spanned this breach. Excavations at the monument between 1973 and 1978 demonstrated that remains of buildings of pre-moat date (late 12th century) survive in addition to structures of the Medieval and Post-Medieval periods. Of particular note was a dump of decorated floor tiles. At the centre of the moated enclosure are a house of 16th century origin (listed Grade II*) and a Brew House with Oasts of late 18th century date (listed Grade II).
- 2.10. Park Pale was described in 2001 by Dr D Bird, Surrey County Council's (SCC) Principal Archaeologist as one of the best-preserved medieval park boundaries in Surrey. The ancient woodlands roughly follow the route of the northern part of the ancient Park Pale which encircles South Godstone. Its preservation as an archaeological site is essential in maintaining historic value of the area.

Blindley Heath

- 2.11. Blindley Heath is the third village in the Parish of Godstone but is of equal importance to the others. The village has a 180-year-old Church, St Johns, on the western side of the A22. The village is divided by the A22 which is a very busy trunk route between London and Eastbourne. Blindley Heath marks the boundary between Tandridge District and East Grinstead. According to the 2011 census, the village had a population at that time of 1,123 occupying 450 homes. There has been a small amount of development in the village since the 2011 census, but the population and house numbers remain broadly the same.
- 2.12. Blindley Heath is the location of a very important Site of Special Scientific Interest (SSSI) and is regarded as one of the best-known examples of derelict damp grassland on Weald clay in Surrey. The site is a 26.3-hectare (65 acre) site that is home to several ponds and a stretch of the Ray Brook runs through it too. The grassland is dominated by tussock grass and there are scattered oaks, hawthorns, willows and blackthorns. The site, in addition to being a designated SSSI, is also a designated Local Nature Reserve (LNR). This site is a hidden gem at the edge of Godstone Parish supporting several rare Plants and invertebrates as well as protected species of reptiles and amphibians.



Images show: Swans at Blindley Heath SSSI; Blindley Heath Commemorative Soldier

- 2.13. Blindley Heath does suffer from a lack of infrastructure including healthcare facilities and schools and this will be addressed through policies introduced within this Plan. Flooding is also a significant problem in Blindley Heath, and it is essential that policies within this Plan ensure that run off does not impact the SSSI. Blindley Heath is home to a Bishop's Palace where the current Bishop of Maidstone lives. The Bishop of Maidstone is one of three 'Flying Bishops' in England who preside anywhere that they are needed.
- 2.14. The Roman Road that runs directly through the Parish enters in Blindley Heath and runs northwards through Godstone and beyond. The road, the A22, is the London to Eastbourne Road and the only 'A' road in the Parish that runs in a north/south direction which leads to significant congestion at peak times.
- 2.15. Blindley Heath Cricket Club play traditional village green cricket at a picturesque ground in Surrey. The club was founded over 100 years ago and has a long and proud history. The club is well known for its arguably league standard wicket, attracting praise from many visiting teams, who return to The Heath every year.
- 2.16. The Blue Anchor public house, now known as the Smith & Western, has stood in Blindley Heath for many hundreds of years. The actual date of an establishment on this site is unknown because no records appear to exist, but it is likely to have been constructed at around the same time as the Lagham estate. There are records that a Walter Covert had as his 'dwelling house' the building that later became the Blue Anchor in 1631. The building is first referred to as the Blue Anchor in 1668 when it had become a reference point for the Blindley Heath settlement.
- 2.17. St John's church is a Grade 2 listed building in Blindley Heath. Although widely called 'St John's' it is actually St John the Evangelist. Designed by architects John Whichcord and Walker and constructed initially in 1842, the church consists of a nave of four bays, chancel, south aisle and west tower and a south porch (now used as a storeroom); the organ chamber and vestry are both situated on the north side adjacent to the chancel and nave respectively. The apsidal chancel and south aisle were designed by GM Hills and added in 1886. St John's is one of three churches in the Parish of Godstone with St Stephen in South Godstone and St Nicholas being the other two.

3 VISION AND OBJECTIVES FOR GODSTONE PARISH

The Vision for the Neighbourhood Plan

- 3.1. Consultation with residents has revealed that one of the reasons people choose to live in the area is because it is an attractive place to live. In the community survey, residents expressed an overwhelming desire to protect all open space and access areas including, in particular, footpaths, public common and green areas, playgrounds and playing fields.
- 3.2. Great importance was also placed upon the protection of designated bridle paths, cycle paths and multiuser routes and for amenity village areas, the historic environment, wildlife corridors, areas of great landscape value, productive farmland, the rural nature of roads and the Green Belt.
- 3.3. In consultation with the community, the vision for Godstone Parish (the neighbourhood area) to 2040 is:

Godstone Parish should remain an attractive and desirable place to live, meeting the housing needs of existing and future parishioners of all ages and seeking to provide a good quality of life for all residents in a rural village environment.

Godstone Parish must not become a mere dormitory settlement for surrounding towns and should be a thriving and sustainable community, supported by an excellent transport infrastructure and offering a range of appropriate employment opportunities.

Godstone Parish must manage and protect its Heritage Assets and Green Belt status which are essential in maintaining a rural village environment.

Godstone Parish should strongly protect its existing green spaces for wildlife, leisure, agriculture and sport.

Neighbourhood Plan Objectives

- 3.4. The objectives of the GNP are as follows:

- 1. Protecting the valued natural landscape and wild features of the Parish:** Safeguarding the much-valued landscape setting of the Parish and the individual spaces it provides both as habitats for wildlife and for recreation.
- 2. Celebrating the built character and history of the Parish:** Retaining the distinctive sense of place and identities of the three individual settlements of the Parish and ensuring that development complements and adds value to the local character. Heritage assets must be protected for future generations.
- 3. Providing a good quality of life for all residents in a rural village environment:** Supporting the provision of a range of facilities aimed at serving all sectors of the community.

- 4. Meets the housing needs of all existing parishioners of all ages:** Meeting the housing needs of the current and future community by ensuring that residential developments provide an appropriate mix of dwelling types and size both for rental and purchase.
- 5. Mitigating against the impacts of climate change:** Reducing the environmental impact of new development including on energy consumption and flood reduction, to support national net zero aims.
- 6. Making sure the parish is easy to get around:** Supporting an excellent transport infrastructure and, where possible, seeking to provide opportunities to enable active travel – walking/ wheeling, cycling, riding – for both practical and recreational journeys.
- 7. Supporting local employment opportunities:** Protecting existing employment and supporting new opportunities, to reduce the need for out-commuting and to support the growing home-working community.

4 SUSTAINABLE DEVELOPMENT AND HOUSING

Policy G1: Promoting sustainable development in Godstone Parish

Purpose

- 4.1 This policy seeks to ensure that any development is directed to the most appropriate, sustainable locations, where there is easy access to the main village services and facilities. This will help to protect the wider landscape of the parish and safeguard against the coalescence of the individual settlements. The policy is intended to influence strategic development, supplementing any strategic allocations in the emerging TDC Local Plan, as well as windfall development.

POLICY G1: PROMOTING SUSTAINABLE DEVELOPMENT IN GODSTONE PARISH

- A. The Neighbourhood Plan supports the continuation of the existing Green Belt designation, as shown in *Figure 2* and on the Policies Map.**
- B. Development proposals within the defined settlement boundary (as shown in the most recent development plan) will be supported where they comply with national Green Belt policy and other development plan policies. Development proposals which make use of brownfield sites will be particularly supported.**
- C. Development proposals in the countryside, outside the defined settlement boundaries (as shown in the most recent development plan), will be strictly controlled in the interests of conserving the setting of the Surrey Hills National Landscape and will only be supported where:**
 - i. they comply with national Green Belt policy; and**
 - ii. they do not individually or cumulatively result in physical and/or visual coalescence and loss of separate identity of the individual communities that make up Godstone parish, in particular coalescence between Godstone, South Godstone, Blindley Heath and the smaller hamlet of Anglefield Corner; and**
 - iii. they conserve and, where possible, enhance the natural and built appearance and character of the area; and**
 - iv. they are of a scale and nature appropriate to the character and function of the area;**
 - v. they bring redundant or vacant agricultural/farm buildings or historic buildings of heritage value back into viable use consistent with their conservation in a manner that does not cause harm in terms of additional traffic; and**
 - vi. they are capable of connecting to the primary movement network hierarchy (see Policy G10).**
- D. Development proposals for Rural Exception Sites to provide affordable housing tailored to meet needs evidenced in the Godstone Housing Needs Assessment, in accordance with Policy G2 (Meeting Local Housing Needs) of the Neighbourhood Plan, and managed in perpetuity by a social housing provider, will be supported.**

Conformity reference: GNP Objectives: all; Tandridge District Core Strategy (2008): CSP 1, CSP 5, CSP 11, CSP 20; Part 2 Detailed Policies 2014: DP1, DP10, DP12, DP15; NPPF (Dec 2024): 29-31, 61, 76, 83, 84, 96, 98e, 109, 110, 124, 125, 131, 142, 145-151, 153-160, 187, 203

Justification

- 4.2 The entire Parish lies within the Metropolitan Green Belt. Each of the villages are washed over by the Green Belt designation, which has served to prevent urban sprawl. The northern quarter of the Parish is located within the Surrey Hills National Landscape (SHNL). There are numerous additional landscape designations, including the Blindley Heath SSSI (also a Local Nature Reserve), the Area of Great Landscape Value (to the north and centre west of the Parish), numerous Sites (and potential sites) of Nature Conservation Interest.
- 4.3 *Figure 2* shows the policy designation and extent of the Green Belt coverage in Godstone Parish.
- 4.4 Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non- strategic policies, including neighbourhood plans. The adopted Local Plan does not establish this need; therefore the GNP does not allocate sites for housing – rather it sets out a series of parameters to support any future growth strategy, in the most sustainable way. Key principles for development are:
- minimising the loss of Green Belt land in line with national and local policy. Where Green Belt land is identified for development, it must conform to national policy; for major development, including on any identified Grey Belt land, this would need to apply the ‘Golden Rules’ as per para 156 of the NPPF.
 - conserving and enhancing the Surrey Hills National Landscape and its setting.
 - prioritising the use of brownfield land;
 - providing new dwellings in the period to 2040 on sites in accordance with TDC’s adopted Local Plan or its successor;
 - ensuring that the overall quantum of development does not put an unacceptable strain on infrastructure capacity. Where necessary, infrastructure must be carefully planned as part of site master planning and delivered in advance or in parallel with development;
 - supporting small-scale residential developments (windfall) where it is sympathetic to the surroundings;
 - requiring new developments to include a mix of housing that will meet the needs of local parishioners, considering the current and projected demographic of the parish;
 - ensuring that new development is well-connected to the rights of way network, improving and adding to this where possible, to provide pedestrian and cycle links. Active travel connections within and between settlements is critical; and
 - providing well-designed dwellings that are sympathetic to the character of the settlement.
- 4.5 The policy is considered to be relevant to both major and small-scale development.

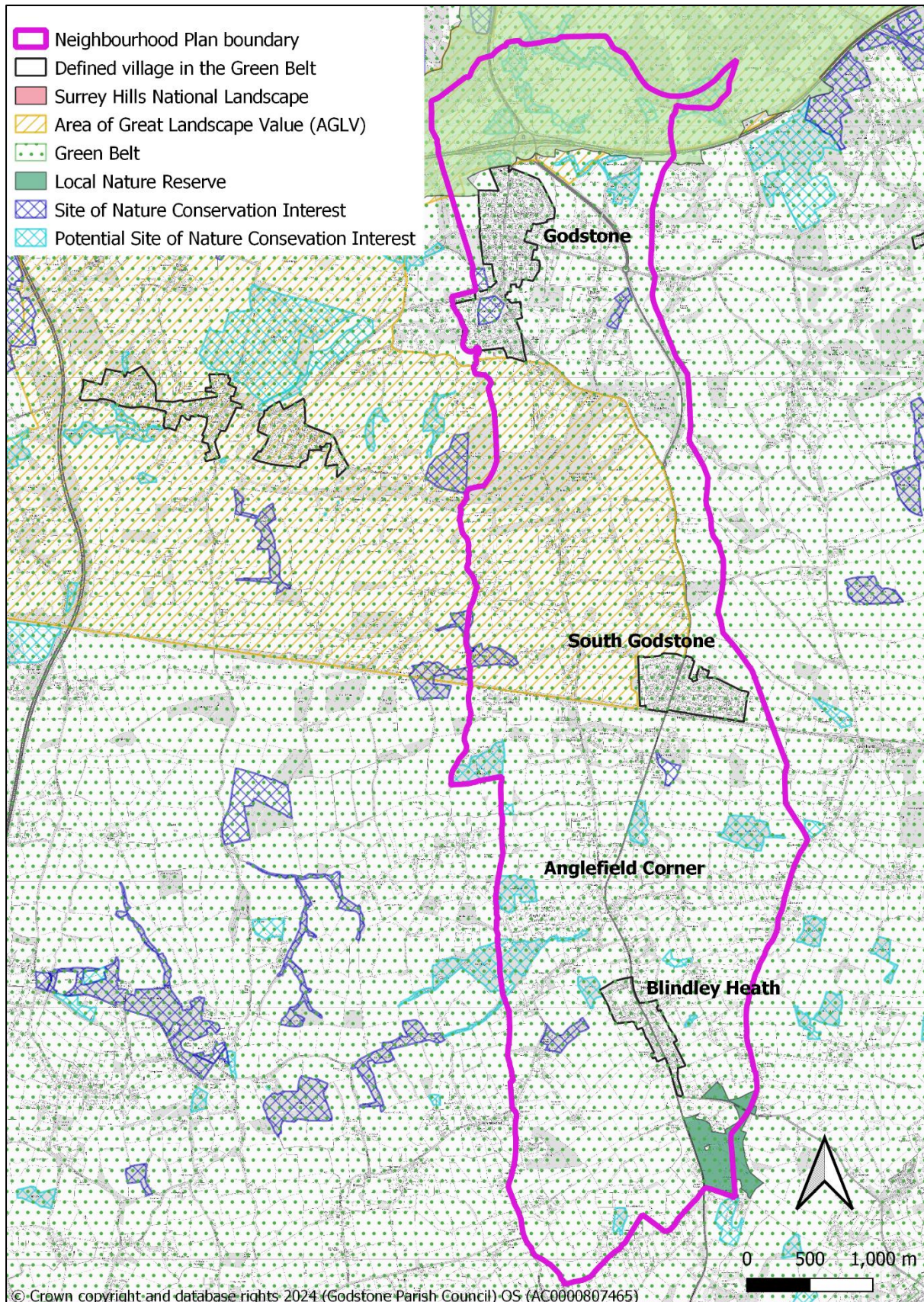


Figure 2: Adopted spatial land-use and policy designations in Godstone Parish

Policy G2: Meeting local housing needs

Purpose

- 4.6 This policy seeks to ensure that housing proposals meet the specific housing needs of the parish in terms of size, tenure, affordability, future needs and the needs of people at different stages of their lives.

POLICY G2: MEETING LOCAL HOUSING NEEDS

A. Other than in development designed to meet an identified specialist housing need, the mix of housing sizes, types, tenures, and mix of affordable homes provided in proposed development should, in so far as is reasonably practicable and subject to viability, assist in meeting needs identified in the most recently available Godstone Housing Needs Assessment. As appropriate to their scale, nature, and location, development proposals for residential use should respond positively to the following principles:

- i. proposals which provide a mix of dwelling sizes based on the following distributions across the site, to address the needs of single people, young couples, smaller families and those wishing to downsize:**
- 35%: 1-2 bed with a focus on 2-bed dwellings
 - 40%: 3-bed dwellings
 - 25%: 4 / 4+ bed dwellings

proposals for 1-bed dwellings should be delivered as accommodation accessible over one floor.

- ii. proposals that deliver an appropriate mix of affordable housing, based on a 70:30 split between social rent and affordable housing for sale (intermediate housing); and**

- iii. proposals that enable greater affordability uplifts and prioritise local residents when it comes to allocating housing (such as the use of First Homes). Proposals that enable an uplift of up to 50% to the discounts provided on any First Homes element of the development, to assist single occupants on median and lower quartile income, will be particularly supported. Where such an uplift is demonstrated to be unviable, proposals should provide at least a 30% discount. Such proposals should seek to prioritise those with local connections to Godstone parish (see Glossary) and key workers.**

B. Affordable homes should be tenure-blind and well-integrated with market housing. The tenure of affordable units should meet the specific needs of the parish.

C. Residential development that could reasonably be expected to meet the needs of older people (by virtue of its size and location) should demonstrate how it has reflected the [Housing our Ageing Population Panel for Innovation \(HAPPI\) principles](#) and the guidance contained in the RTPI's "[Dementia and town planning: Creating better environments for people living with dementia](#)".

D. Development proposals for self- and custom build housing will be supported where they otherwise comply with development plan policies.

Conformity reference: GNP Objective: 4; Tandridge District Core Strategy (2008): CSP 2 to CSP 8; Part 2 Detailed Policies 2014: DP13; NPPF (Dec 2024): 61, 63, 64, 66, 67, 68, 71, 82, 83, 89, 156, 157

Justification

4.7 It is important that any new residential development within Godstone Parish addresses local housing needs, whilst also contributing to the wider strategic needs of the district. The NPPF states that *“the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies”*.

4.8 A Housing Needs Assessment (HNA), available in the Evidence Base, was prepared by AECOM consultants for Godstone and published in April 2024. It has considered a range of trend data in national datasets, including population forecasts, inward and outward migration and house prices compared to income, and applied these to Godstone Parish in order to provide an indication of likely housing need over the lifespan of the GNP. It notes the following conclusions:

Tenure and affordability of housing

4.9 For rental properties, local households on average incomes of £52,800 per year are unable to access even entry-level homes unless they have an advantage of a very large deposit. Private renting is generally only affordable to households who are higher earners. Households made up of one and two lower quartile earners cannot afford the given rental thresholds.

4.10 Whilst there is no longer a national requirement for the delivery of First Homes, this product can continue where local planning authorities judge that they meet local need. Any First Homes delivered in Godstone Parish should be offered at a discount of a minimum of 30%. The HNA finds, however, that First Homes are affordable realistically to households on average incomes when they are delivered at a 50% discount. Uplifts to the required 30% would therefore be strongly supported.

4.11 Shared ownership appears to be slightly more affordable than First Homes but is broadly accessible to the same groups. Rent to Buy may therefore offer a useful product to meet the needs of some households with little or no savings for a deposit.

4.12 Affordable housing is generally affordable to households with two lower earners. If individuals are unable to secure an affordable or social rented dwelling, they may require additional subsidy through Housing Benefit / Universal Credit to access housing.

4.13 The HNA estimates the need for:

- 4.3 affordable rented homes per annum in the parish, equating to a total of 39 (38.4) over the plan period. This need is largely for social/ affordable rent as it relates to households who live in unsuitable housing and who cannot afford to access market rents; and
- 15 (14.8) affordable home ownership per annum in the NA, equating to a total of 134 (133.5) over the plan period.

4.14 A further 5% is allocated to shared ownership rather than more First Homes. Rent to Buy does not feature in the recommended mix as it was considered the least affordable tenure locally.

4.15 If the community wished to boost its supply of affordable housing, there may be scope for the identification of a rural exception site or to set up a Community Land Trust.

Type and size of housing

4.16 AECOM modelling suggests that by the end of the Plan period it would be helpful to have focussed provision on 4-bedroom and larger dwellings (for families) and also continued provision of smaller dwellings (1-2 bedrooms for those buying for the first time and those wishing to downsize). Within the parish, 3-bedroom dwellings appear to be present in sufficient number which results in little need for more. A suggested mix to achieve this would be:

- 35%: 1-2 bed with a focus on 2-bed dwellings
- 40%: 3-bed dwellings
- 25%: 4 / 4+ bed dwellings

Housing suited to the whole lifespan

- 4.17 Population growth can be expected to be driven by the oldest households, with households with a household reference person aged 65 and over projected to significantly increase by 49% over the Plan period.
- 4.18 There are currently 24 units of specialist accommodation in the NA, these being social flats for retirement housing. Additionally, there are two Care Homes in the NA, providing a total of 108 bedspaces (51 in one and 57 in the other).
- 4.19 These two methods of estimating the future need in Godstone NA produce a range of 48 to 50 specialist accommodation units that might be required during the Plan period. These estimates are based on the projected growth of the older population, thereby assuming that today's older households are already well accommodated. If this is found not to be the case, it would justify aspiring to exceed the range identified here.
- 4.20 It is important that specialist housing for older people is provided in sustainable, accessible locations, with cost-effectiveness and economies of scale also important factors to consider. Given the rural location of Godstone, it is considered that the nearby town of Caterham would likely be a more appropriate location for specialist accommodation for older people.
- 4.21 Improved accessibility and adaptability standards should be a key consideration for new homes (both market and affordable). The "[Housing our Ageing Population Panel for Innovation \(HAPPI\)](#)" has developed a series of principles for good design of housing covering light, ventilation, room to move around and good storage. They have particular relevance to older persons' housing. The ten principles are:
- Space and flexibility
 - Daylight in the home and in shared spaces
 - Balconies and outdoor space
 - Adaptability and 'care ready' design
 - Positive use of circulation space
 - Shared facilities and 'hubs'
 - Plants, trees, and the natural environment

- Energy efficiency and sustainable design
- Storage for belongings and bicycles
- External shared surfaces and 'home zones'

4.22 Good design to deliver these criteria is particularly important for smaller dwellings including apartments and bungalows.

4.23 Housing should be designed to support the needs of those living with disabilities. The Royal Town Planning Institute's guidance ["Dementia and town planning: Creating better environments for people living with dementia"](#) should inform planning applications.

Major development in the Green Belt

4.24 The NPPF (2024) introduces, new clauses concerning the type of development that would be considered appropriate in the Green Belt (including any land released as Grey Belt). Notable, major development on land released from the Green Belt (e.g. through a Local Plan Review), or on sites subject to a planning application, is required to make a series of contributions (the 'Golden Rules') relating to affordability of housing, infrastructure improvements and provision of/ improvements to publicly accessible green space. This would be relevant to all major development in Godstone Parish.

5 CHARACTER, HERITAGE AND DESIGN

Policy G3: Reflecting the character of Godstone's settlements through high quality design

Purpose

- 5.1. Good quality design can improve social wellbeing and the quality of life by improving the built environment, reducing crime, improving public health, easing transport problems and providing supportive neighbourhoods. This policy seeks to encourage development proposals within Godstone Parish to comply with the highest design standards and the locally specific Godstone Design Guidance and Codes (Appendix A) prepared for the parish. The policy and its supporting text add greater detail to the Local Plan policies.

POLICY G3: REFLECTING THE CHARACTER OF GODSTONE PARISH THROUGH HIGH QUALITY DESIGN

- A. As appropriate to their scale, nature and location, development proposals should have a landscape-led approach and demonstrate a high-quality of design which:**
- responds and integrates well with its context and surroundings;
 - meets the changing needs of residents; and
 - avoids or minimises any adverse impacts on the setting of the Surrey Hills National Landscape.
- B. Proposals should reflect the variety of architectural styles found locally, using materials that are in keeping with those used in existing buildings in the immediate locality. Innovation in design will be supported where this demonstrably enhances the quality of the built form of development and way in which it functions.**
- C. As appropriate to their scale, nature and location, development proposals should demonstrate how they have sought to address the following matters:**
- i. the Godstone Design Guidance and Codes, in conjunction with the Surrey Hills National Landscape Management Plan, the Surrey Hills Environmental Design Guidance, the Surrey Design Guide, the Surrey Landscape Character Assessment and the advice contained in any Conservation Area Appraisals relating to the parish; and
 - ii. where achievable, make a positive contribution to the visual appearance of the main highway approaches into the Parish villages (A25, B2235, A22); and
 - iii. engage fully with the community at the earliest opportunity; and
 - iv. incorporate soft landscaping, including large canopy trees with sufficient root protection areas to ensure growth to maturity, and other boundary treatments to provide active frontages; and
 - v. promote the use of sustainable transport and active travel through adopting a Healthy Streets Approach to street design; and

- vi. provide adequate vehicular access and space for cycle parking and off-road parking for residents, visitors and service vehicles, in accordance with the adopted Tandridge Parking Standards Supplementary Planning Document 2012, or its successor; and
 - vii. ensure there is no unacceptable loss of amenity for neighbouring uses through the loss of privacy, loss of light or visual intrusion; and
 - viii. ensure traffic generation and parking does not adversely affect vehicular and pedestrian safety.
- D. Where development sites abut open countryside, development on the rural boundary edge should mitigate any detrimental visual impacts on the countryside. This should be achieved through:**
- i. the siting of lower density development at the rural boundary of the site in order to provide a gradual transition from the built form to open countryside;
 - ii. the inclusion of meaningful and characteristic landscape buffers to help ensure an appropriate transition from built development to open countryside
 - iii. a layout that clearly minimises the visual impact of any larger buildings on both the open countryside and existing village-scape.

Conformity reference: GNP Objective: 2; Tandridge District Core Strategy (2008): CSP 15, CSP 18; Part 2 Detailed Policies 2014: DP7 to DP9; NPPF (Dec 2024): 111, 112, 115, 131 to 139

Justification

- 5.2. Godstone is rural in character with extensive open views to the countryside. The northern part of Godstone Parish lies in the Surrey Hills National Landscape.
- 5.3. Both the underlying geology and landscape, coupled with the activities of past generations of people and development, have created the features that give the parish its distinctive identity today.

Landscape Character

- 5.4. From a landscape perspective, the [Surrey Landscape Character Assessment for Tandridge District](#) (2015) describes the two main landscape character areas that the Parish falls within, as shown on *Figure 3* and summarised in *Table 2*. It provides guidance on how development should be considered to complement and enhance the landscape:

Table 2: Landscape character areas in Godstone Parish

Area	Description	Development considerations include:
Area GV4 - Greensand Valley (Merstham to Clacket Lane)	Godstone Village Falls in this area: A relatively rural landscape with varying degrees of tranquility and remoteness. An undulating landform, rising to meet the chalk ridge scarp to the north and wooded greensand hills to the south. Land-use largely comprises medium-large open arable fields, small pastoral	<ul style="list-style-type: none"> Higher density developments will change the character of village structure over the long term. Need to retain the character of settlements and avoid merer settlements through dense linear development along roads.

	fields, road and motorway corridors and settlements. Blocks of woodland exist. There are northerly views from the character area including the chalk ridge scarp. A comprehensive network of public rights of way criss-cross every part of the area, including some national trails.	<ul style="list-style-type: none"> • Conserve the historic core of the villages. • Conserve rural roads and sunken lanes. • Encourage dark skies. • Promote use of traditional materials for building and signage. • Maintain the open nature of the area.
Area WF3: Low Weald Farmland (Horley to Swaynesland)	<p>South Godstone Village and Blindley Heath fall within this area.</p> <p>A low-lying landscape, broadly undulating formed predominantly of medium-large, arable fields, along with occasional areas of smaller pastoral fields.</p> <p>There are long-distance views across the majority of the area. Well-maintained hedges can be found throughout. Common Land is located within the area including at Blindley Heath. The area is considered to be a relatively peaceful landscape with limited settlements.</p>	<ul style="list-style-type: none"> • Conserve the rural, largely unsettled landscape. • Protect the edge of settlements from sprawl into the wider countryside. • Ensure that new development does not encroach on the dark skies here. • New development should be sympathetic to local character. • Any new access routes must carefully consider the impact on the open countryside.
Area GW12: Greensand Hills	Cuts across the mid to north part of the Parish, this is a narrow undulating ridgeline, with woodland and hedges featuring strongly.	<ul style="list-style-type: none"> • Protecting woodland where it exists. • Protecting sunken lanes. • Encouraging the management and restoration of hedgerows.

Character of the built environment

- 5.5. The Parish is also notable from a built heritage perspective. Godstone was recorded in the Domesday Book and used to be a stopping point on the journey from London to the south coast for royalty and the landed gentry. This rich history is evident through the many listed buildings in the village which show the historic local vernacular and are key parts of the character of the village. There are two conservation areas covering Godstone village centre and Church Town, which have been designated to protect the special character of these areas.
- 5.6. The original settlement of South Godstone, known as Lagham, was based around the moated Lagham Manor and associated buildings. The moated site is now a scheduled monument, and the manor house a Grade II* listed building.
- 5.7. Blindley Heath is located to the south of the parish and development stretches along the A22. The most historically significant asset in the hamlet is the Church of St John the Evangelist which was built in 1842.

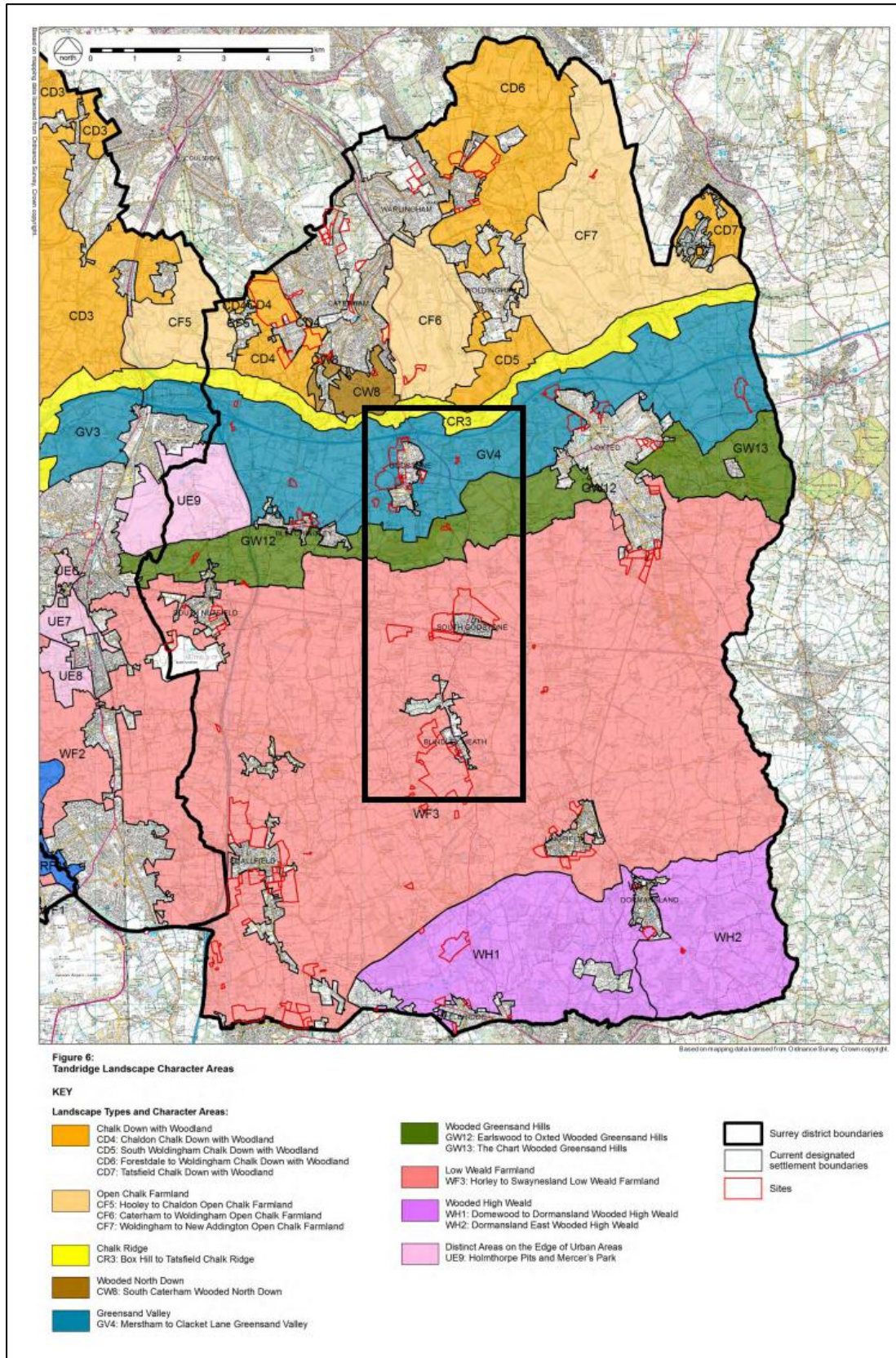


Figure 3: Landscape Character Areas in Godstone Parish (source: Surrey Landscape Character Assessment, 2012)

- 5.8. To further inform the GNP, Godstone Design Guidance and Codes have been prepared by consultants, AECOM, to underpin Policy G3. This is contained in Appendix A and forms an integral part of the GNP.
- 5.9. Bearing in mind the natural and built assets described above, and the findings of local walkabouts and discussions with the Working Group, the document sets out locally tailored design considerations for each of the settlements that should be taken into account within any development proposals.
- 5.10. This will help to ensure that development is in-keeping and complements the existing settlements in terms of materials, styles of architecture, layout and so forth, in line with national and local guidance on achieving well-designed places (*Figure 4*).

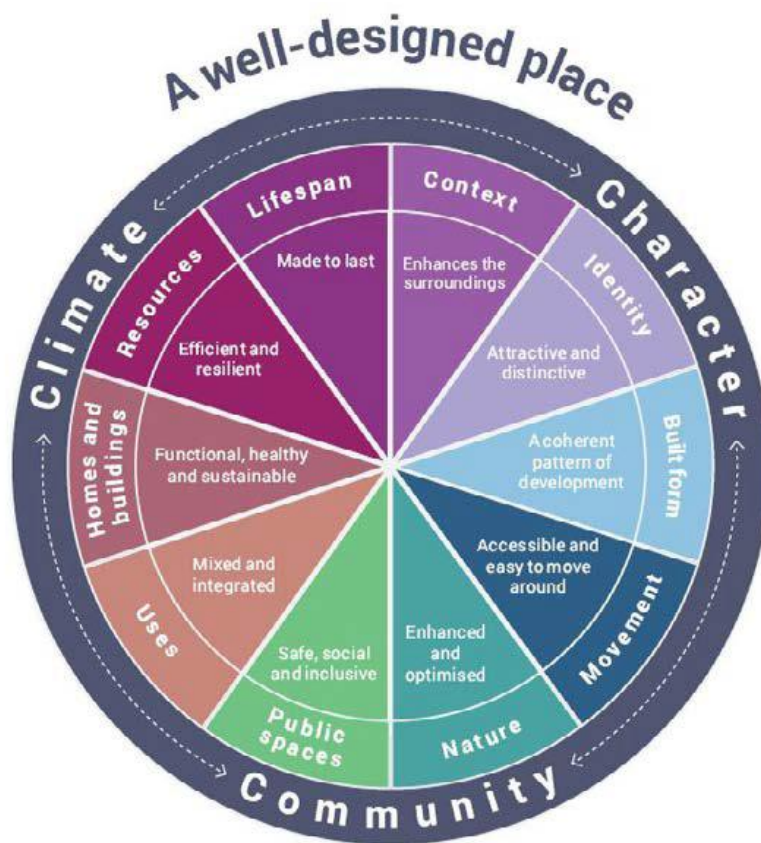


Figure 4: Placemaking principles

- 5.11. The guide is divided into three main sections. The first identifies and defines five Character Areas in the Parish: Godstone Centre, Church Town, North Godstone, South Godstone and Blindley Heath (*Figure 5*). Each displays its own distinctiveness due to their location, setting and period of development.

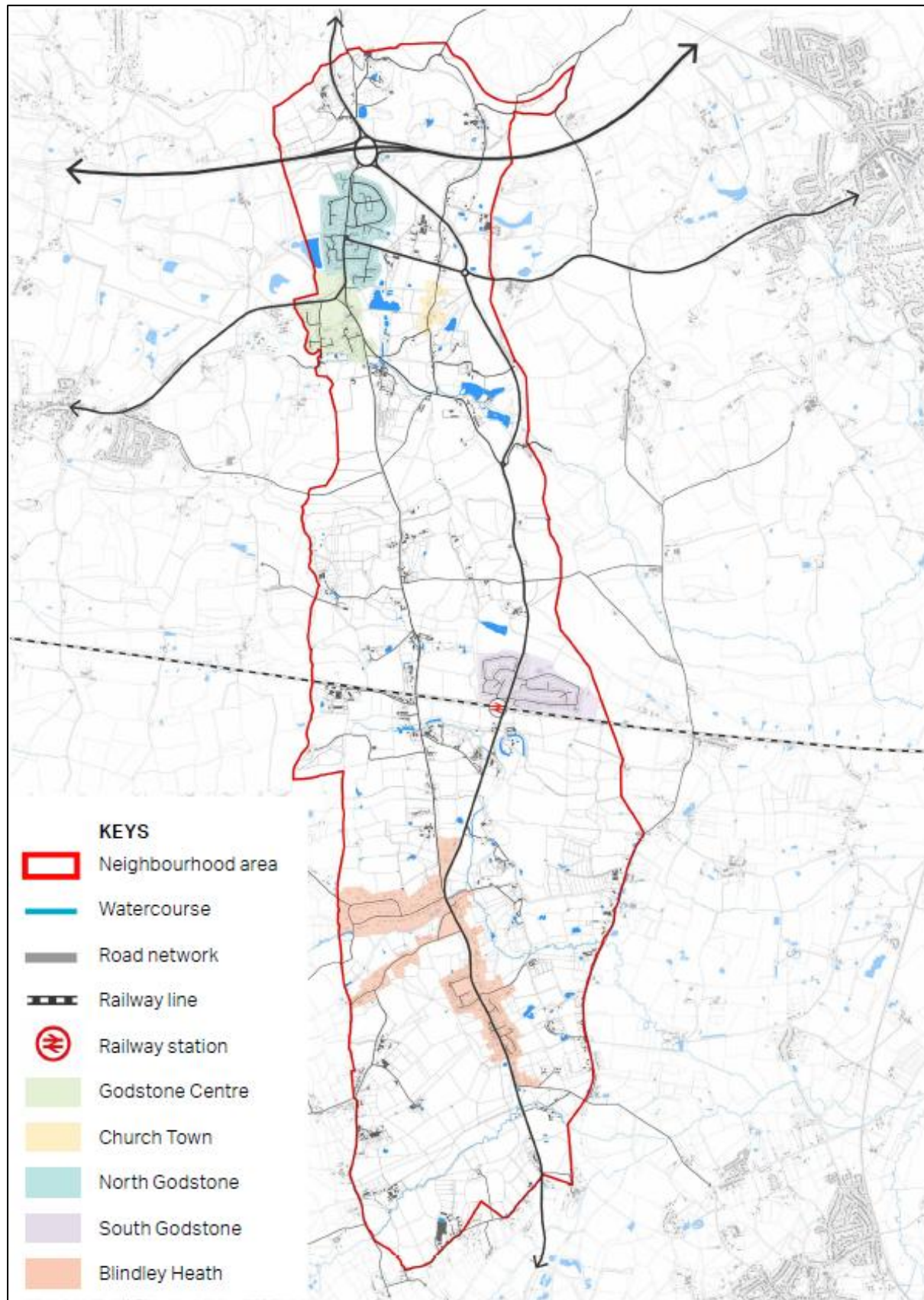


Figure 5: Character Areas in Godstone Parish

- 5.12. The Guidance then provides a set of general set of general design considerations (*Figure 6*), which should be addressed by developers and their design teams. Where those considerations are covered by planning documents or design guides at national, district or parish level, the relevant link is provided. Each of these considerations is then applied specifically to the parish level.

Design Guidance	Design Code
1. Access and movement	– DG1: Accessible and attractive footpath and cycle network/ access to the countryside
	– DG2: Parking and utilities
2. Views and landmarks	– DG3: Views and Landmarks
	– DG4: Development affecting heritage assets
3. Character and setting	– DG5: Plot layout, building line and boundary treatments
	– DG6: Development edges in the rural landscape
4. Built form	– DG7: Extensions
	– DG8: Infill development
	– DG9: Scale and roofscape
	– DG10: Fenestration and detailing
	– DG11: Materials and colour palette
	– DG12: Densities
5. Green infrastructure and landscape	– DG13: Biodiversity
	– DG14: Eco-design

Figure 6: Key Design Considerations for Godstone Parish (source: Godstone Design Guidance and Codes, 2023)

- 5.13. The application of the Godstone Design Guidance and Codes will assist in delivering sustainable communities and are important for all developments. In particular though, major development and strategic sites will need to follow them. Parts of the parish are assessed as having high sensitivity and any development in these areas must be carefully managed.
- 5.14. Where site location permits, improvements to the main approaches into the parish should include, where appropriate, additional tree planting, the enhancement of roadside green spaces (for instance through planting), the reduction/consolidation of road signs and other street furniture and wider green infrastructure improvements that are identified as being necessary.

Policy G4: Meeting the highest environmental standards

Purpose

- 5.15. This policy seeks to ensure that development meets the highest environmental standards in terms of its construction, materials and energy use. This will help to mitigate against climate change and contribute to achieving the national target of zero net carbon by 2050.

POLICY G4: MEETING THE HIGHEST ENVIRONMENTAL STANDARDS

- A. Proposals which incorporate measures and standards to adapt to, and mitigate, the impacts of predicted climate change will be supported, subject to compliance with other policies in this Plan.**
- B. As appropriate to their scale, nature and location, proposals which incorporate the following sustainable design features will be strongly supported, where measures will not have a detrimental impact on character, appearance, features, interest, setting, landscape, and views:**
- i. Siting and orientation to optimise passive solar gain.
 - ii. The use of high quality, thermally efficient building materials, that also help to reduce overheating in warmer months.
 - iii. Installation of energy efficiency measures.
 - iv. Incorporating on-site energy generation from renewable sources such as solar panels, ground and air source heating.
 - v. Reducing water consumption through the use of water re-use measures including rain water harvesting, surface water harvesting and/or grey water recycling systems.
 - vi. Providing low carbon sustainable design and avoid or mitigate all regulated emissions using a combination of on-site energy efficiency measures (such as insulation and low energy heating systems), on-site zero carbon technologies (such as solar panels) and, only where necessary, off-site measures to deal with any remaining emissions.
 - vii. Providing the infrastructure for adequate electric vehicle charging points for each individual dwelling, including provision for guest parking, where new parking provision is expected to be made.
 - viii. Designing development in a way that will help to reduce overheating in warmer months.
- C. Proposals for the retrofitting of buildings, including listed buildings and non-designated heritage assets, to reduce energy demand and to generate renewable energy will be supported where they safeguard the character, appearance, features, interest, and setting of the building concerned.**
- D. Proposals for individual and community scale energy schemes, for instance the installation of solar panels on community and public sector buildings, will be supported subject to the following criteria:**
- i. the siting and scale of the proposed development is appropriate to its setting and position in the wider landscape; and
 - ii. the proposed development does not create an unacceptable impact on the amenities of neighbouring residents; and
 - iii. the proposed development does not have an unacceptable impact on a feature of natural or biodiversity importance.

Conformity reference: GNP Objective: 5; Tandridge District Core Strategy (2008): CSP 14; Part 2 Detailed Policies 2014: DP7, DP20, DP21; NPPF (Dec 2023): 161 to 169

Justification

- 5.16. On 12 June 2019 the Government voted to amend the Climate Change Act 2008 by introducing a new target for at least a 100% reduction of greenhouse gas emissions (compared to 1990 levels) in the UK by 2050. This is otherwise known as a net zero target. This is a demanding target, which will require everyone to be engaged, from households and communities to businesses and local and national government. As part of this, the government has set an interim target to cut the country's greenhouse gas emissions 78% by 2035 compared to 1990 levels.
- 5.17. Being '2050 ready' means that new development will be required to have minimal energy use and net carbon emissions over the year. Unlike Local Plans, Neighbourhood Plans are more limited in what they can dictate in terms of environmental standards, as they must confirm to the minimum requirements as set out by national policy and building regulations. The GNP can however strongly encourage the design and layout of new development to maximise its potential to be as energy efficient as possible and to encourage the use of renewable energy.
- 5.18. This will be further supported on the adoption of the Government's Future Homes Standard, anticipated in 2025.



Examples of discreet solar panels (source: Historic England)

- 5.19. There are opportunities to improve and promote sustainability in the neighbourhood area which would help to deliver the government's climate change targets by: following basic passive environmental design including use of efficient and insulative materials; integrating renewable energy systems into new development, including existing and new public buildings; reducing water consumption including through grey water systems; and promoting sustainable forms of transport through priority systems for pedestrians and cyclists.

Policy G5: Conserving heritage assets

Purpose

5.20. This policy recognises the important contribution that heritage assets make to the local character and distinctiveness of Godstone Parish and its settlements, both individually and collectively. Where possible, they should be conserved, well-maintained, enhanced and celebrated.

POLICY G5: CONSERVING HERITAGE ASSETS

Designated heritage assets:

- A. Development proposals affecting designated heritage assets, either directly or indirectly, should conserve or enhance the significance of the asset and those elements of the setting that contribute to the significance. This could include, where appropriate, the delivery of development that will make a positive contribution to, or better reveal the significance of, the heritage asset, or reflect and enhance local character and distinctiveness with specific focus on the prevailing styles of design and use of materials in a local area. These details should be explained in a Heritage Statement.**
- B. In addition, development proposals should demonstrate that they have considered the potential impact on above and below ground archaeological deposits. Where a scheme has a potential impact on archaeological remains (below or above ground) a Heritage Statement or similar should be prepared to address how archaeological deposits will be safeguarded.**

Non-designated heritage assets:

- C. Proposals affecting non-designated heritage assets will be determined based on national planning policy.**

Conservation Areas:

- D. Development proposals in the two Conservation Areas should ensure that alterations and new developments contribute to the enhancement of the historic environment. Development proposals within these areas and their settings should:**
 - i. be guided by the Godstone Design Guidance and Codes; and**
 - ii. be designed to a high quality and preserve and enhance the character of the areas and their settings; and**
 - iii. retain those buildings and other features, including trees and hedges, which make a significant contribution to the character of the areas; and**
 - iv. protect open spaces and vistas important to the character and setting of the areas; and**
 - v. where appropriate, make provision for the enhancement measures.**

Rural and sunken Lanes and Routeways

- E. Development proposals should respect the character and appearance of rural and sunken lanes and routeways within the neighbourhood area. Development proposals should demonstrate how impacts have been mitigated using the guidance contained in and the [Surrey Hills Environmental Design Guidance](#).**

Conformity reference: GNP Objective: 2; Tandridge District Core Strategy (2008): CSP 18; Part 2 Detailed Policies 2014: DP20; NPPF (Dec 2024): 133, 135, 135, 187, 192, 202, 207, 212-219

Justification

- 5.21. The Parish is fortunate to have a wealth of heritage assets. Historic England records 71 nationally listed assets for Godstone Parish including the Grade I Church of St Nicholas on Church Lane.



Church of St Nicholas, Church Lane

- 5.22. Scheduled Monuments include:

- The medieval moated site at Lagham Manor
- The medieval moated site and fishponds, Flower Lane
- The Iron Age Promontory Fort Castlehill Wood
- Bowl barrows at Hilly Field and Ivy Mill Lane

- 5.23. Many other historical features exist within the Parish, including:

- Prehistoric tumuli, barrows and Iron-age hill forts
- Roman roads and camps
- The ancient deer park of Park Pale, which is one of the best examples of ancient deer parks in the country
- Earthworks at North Park Farm
- The gun powder industry's impounded waters (old hammer ponds)
- A plethora of old WWII military defences including (pill boxes, air raid shelters and the site of a decoy airfield)
- The Fenemore memorial and the view of the countryside from it.

- 5.24. In addition Surrey County Council maintains the [Historic Environment Record](#) (HER), which includes details of other assets in the Parish, some of which may not be nationally listed but are of local historic importance. Some of these have been individually assessed and are shown on the TDC's [Buildings of Character 2013 list](#). TDC is in the process of updating this list.

- 5.25. There are two Conservation Areas in the Parish: Godstone – Church Town; and Godstone – The Green. Neither has an associated Conservation Area Appraisal and a Non-Policy action of

this GNP will be to work with TDC to develop these, drawing on the information contained in the Godstone Design Guidance and Codes. In the meantime, the guidance contained in the Godstone Design Guidance and Codes should be used to guide development in these areas.

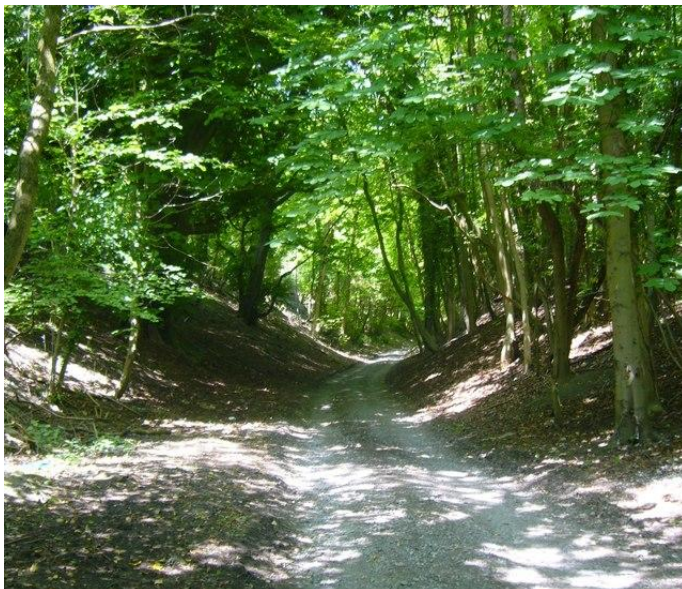
- 5.26. Below-ground archaeological heritage is equally important to safeguard. Areas of archaeological note in the Parish include the Roman Road running through the Parish from London to Brighton, and site of the Roman Settlement at Stratton Farm. It is likely that the untouched rural landscape has not been significantly explored and any development would need to encompass a full Heritage Statement to ensure that archaeological remains are fully and carefully considered.
- 5.27. *Figure 7* shows the nationally designated historic assets – both above and below ground - on a map.

Local heritage at risk

- 5.28. Historic England produces an annual Register of Heritage at Risk. Outside London it does not include Grade II listings, apart from churches. Whilst no assets in the Parish have been identified as at risk at this time, opportunities to restore assets should be taken when they arise, in partnership with the owner.

Rural lanes and routeways

- 5.29. A distinctive feature within Surrey is the network of rural lanes that criss-cross the area, some of which are noted as sunken lanes.



Old Byway in Dialbank Wood

- 5.30. Many extend into the Surrey Hills, which itself is characterised by ancient routeways (now roads, tracks and paths), the oldest being in the form of ridge-top roads and a dense system of radiating droveways. These are often narrow, deeply sunken and edged with trees, hedges, wildflower-rich verges and boundary banks.

5.31. These rural roads and sunken lanes are important for a variety of reasons:

- archaeological and historic features provide evidence for the age and use of routeways and how they have been adapted over centuries.
- they offer a record of the past where trees and flora provide important evidence for the use and development of routeways.
- the linear nature of routeways contributes significantly to the ecological interconnectedness of the area, connecting them other habitats and facilitating the foraging and dispersal of flora and fauna.
- they have a high potential for species diversity due to variations in shade and microclimate, and the presence of bare soil.

5.32. They may be threatened by development, particularly in the context of any future site allocations in the Parish. It is vital, therefore, that any development proposals that could impact upon the rural lanes and routeways should consider their impacts and consider how these will be mitigated. The [Surrey Hills Environmental Design Guidance](#) contains advice on designing and managing country lanes and whilst written with the National Landscape in mind, it is applicable to the Parish.

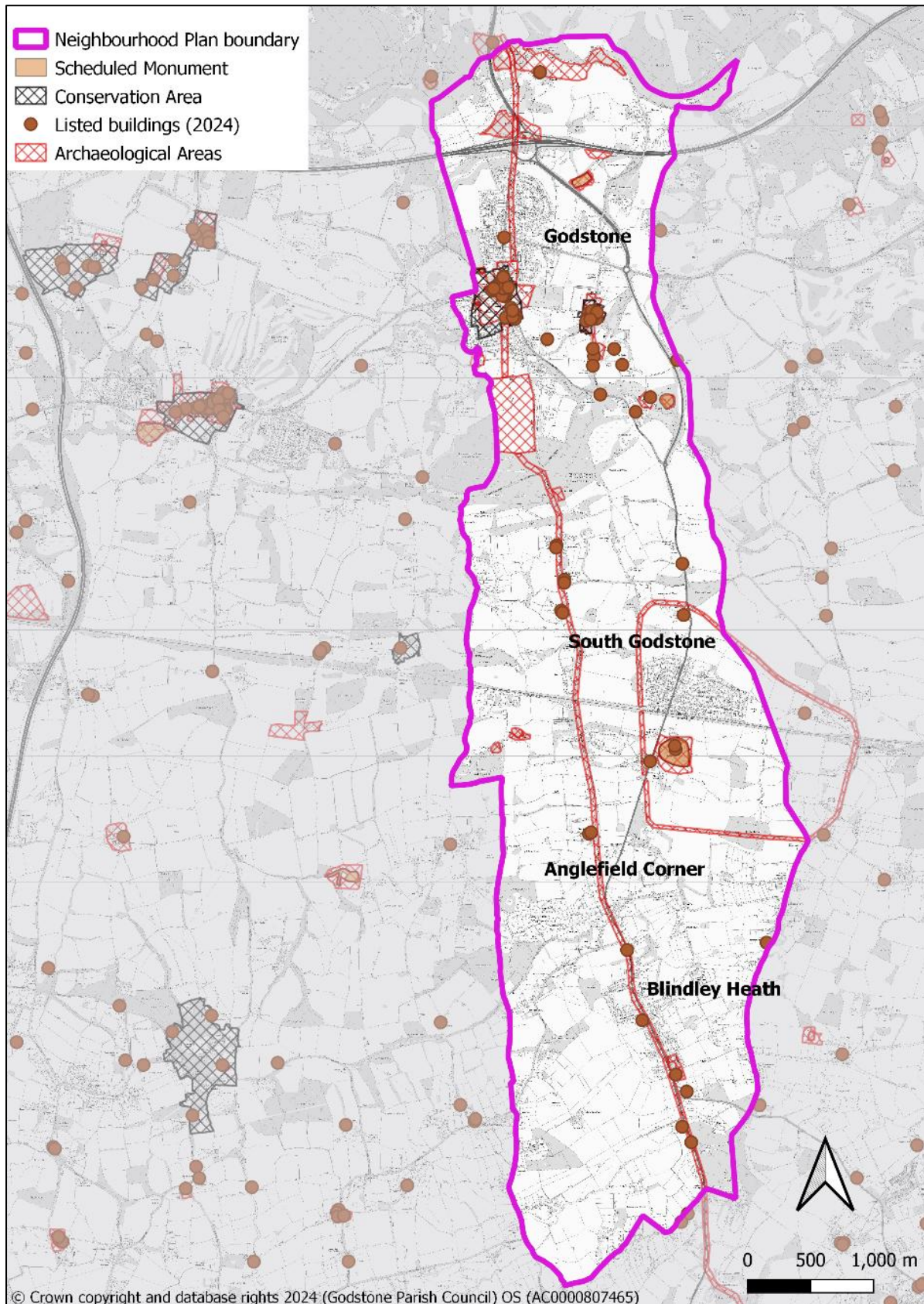


Figure 7: Designated heritage assets in Godstone Parish

6 ENVIRONMENT AND GREEN SPACE

Policy G6: Dark Skies

Purpose

- 6.1 Situated in a rural part of Surrey, partially within the Surrey Hills National Landscape, large parts of Godstone Parish provide ideal locations from which to enjoy dark skies and stargazing. These dark skies also support both nocturnal and diurnal wildlife. This policy seeks to ensure that development does not encroach on this valued aspect of parish. It has been developed following guidance from the National Landscape Unit.

POLICY G6: DARK SKIES

Development proposals should ensure that any external lighting protects the night sky from light pollution. As appropriate to their scale, nature and location development proposals should demonstrate that:

- i. the lighting is necessary for operational, safety or security reasons;**
- ii. any light spillage beyond the application site is eliminated, or reduced by measures such as timing and proximity controls, orientation, screening, shielding or glazing;**
- iii. there is no adverse impact on nearby residential properties, wildlife, local heritage assets or the wider landscape; and**
- iv. they have considered carefully, and provide details of, the light source and intensity being used, the luminaire design, height, and angle, adding baffles and cut-off shields where required, and details of control mechanisms to dim or switch off lighting schemes when not required. Where appropriate, lights should be controlled by passive infrared detectors.**

Conformity reference: GNP Objective: 1, 2, 3; Tandridge District Core Strategy (2008): CSP 17, CAP 18; Part 2 Detailed Policies 2014: DP22; NPPF (Dec 2024): 198

Justification

- 6.2 Despite its location close to London, the M25, and the A22, large areas of the mid to southern section of the parish – predominately outside the main settlements - remain largely unlit. The Campaign to Protect Rural England produce a dark skies map, which illustrates this (*Figure 8*). The dark night skies in these areas are predominantly unspoilt, and it is important that they are kept that way.

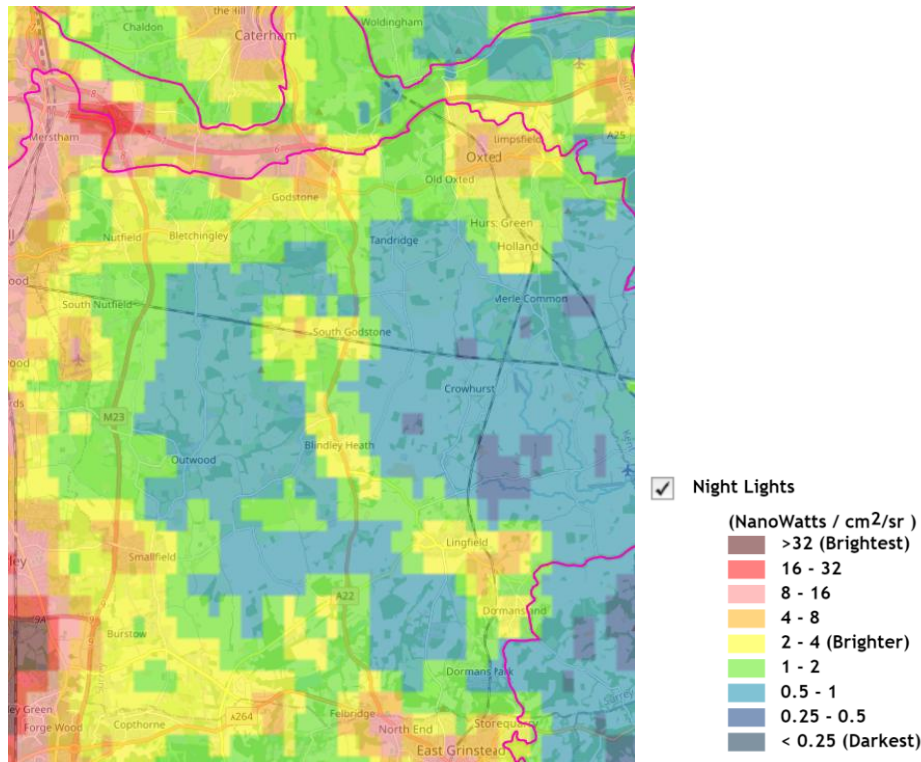


Figure 8: Map showing levels of radiance for Godstone Parish (source: CPRE)

6.3 The benefits derived from the prevention of light pollution include:

- Enjoyment and appreciation – improving quality of life and providing creative inspiration
- Health – promoting better sleep patterns and reducing stress
- Wildlife – supporting a more natural environment for both nocturnal and diurnal animals
- Energy efficiency – reducing wastage from unnecessary or excessive lighting, thus reducing the parish's carbon footprint

6.4 The Surrey Hills Management Plan (Policy P2) seeks to resist development proposals that would cause light pollution. The importance of this has also been underlined by the recent government report, [Ten Dark Sky Policies for the Government](#).

6.5 The impact of light pollution is particularly harmful in the open countryside where rural character is eroded. Light pollution can also compromise the architectural and historical character of conservation areas and listed buildings or their settings. Artificial lighting has an impact on biodiversity especially for nocturnal animals and invertebrates can be seriously affected by artificial light at even very low levels, adversely affecting their ability to feed and reproduce.

6.6 The Institution of Lighting Professionals (ILP) produces guidance on light pollution which should be consulted when preparing development proposals. In particular [Guidance Note GN01: The Reduction of Obtrusive Light](#) and [Guidance Note 08/18 Bats and artificial lighting in the UK](#), which was updated in 2023.

Policy G7: Supporting the natural environment and biodiversity

Purpose

- 6.7 This policy seeks to ensure that the multiple benefits of Godstone's green and blue spaces – including their importance in combating pressure on wildlife, habitats, biodiversity and geodiversity and in off-setting the effects of air pollution – are recognised and enhanced. This applies particularly where individual spaces have a greater collective value as part of wider chains of green infrastructure. This will serve to support the requirement to conserve and, where possible, provide a net gain in biodiversity through planning policy whilst accommodating sustainable development.

POLICY G7: SUPPORTING THE NATURAL ENVIRONMENT AND BIODIVERSITY

Biodiversity net gain:

- A. Development proposals should be designed to create, conserve, enhance and manage green and blue spaces. They should connect chains of green and blue infrastructure, as identified on the *Figures 9, 10 and 11*, with the aim of delivering a measurable biodiversity net gain at least 10%. Proposals that deliver in excess of this will be considered favourably.**
- B. Where biodiversity net gain units cannot be delivered on site, they should be prioritised for use within the parish, focusing on maintaining and improving identified biodiversity opportunity areas.**
- C. Proposals that seek to improve the connectivity between wildlife areas and green spaces will be encouraged to enhance the green infrastructure of the neighbourhood area. Conversely, proposals which threaten to damage such connectivity will be strongly resisted.**

Landscape and environment:

- D. Development proposals should conserve or enhance the natural environment, landscape character, and setting of the neighbourhood area. Development proposals should be informed by, and where possible should seek to deliver the aims of, the Surrey Hills Management Plan, incorporating natural features typical of the Parish, for instance ponds, hedgerows, and trees.**
- E. Subject to their scale, nature and location, proposals that respond positively to the Building with Nature 12 Standards will be supported.**
- F. As appropriate to their scale, nature and location, development proposals should demonstrate that they have addressed the following matters:**

Trees and woodland:

- i. there should be no unacceptable loss of, or damage to, existing trees or woodlands during or as a result of development. If notable trees must be removed, they should be replaced with trees of a similar potential size and native species elsewhere on the site, unless this is clearly not possible.**
- ii. where trees and/or shrubs are replaced with new plantings, native or locally appropriate varieties attractive to insects, birds and other wildlife must be used.**

- iii. all priority habitats and mature trees must have a minimum buffer of complimentary habitat of 10m, and more if required (for instance ancient woodland or veteran trees require a minimum buffer of 15m).
- iv. appropriate management measures will be required to be implemented to protect newly planted and existing trees, woodlands and/ or hedgerows.
- v. where arboricultural work is required to a veteran/mature/notable tree (as defined by the Woodland Trust), the tree should be safeguarded and maintained in a way which responds positively to the condition of the trees and its location within the overall development.
- vi. include additional native woodland planting with a specific focus in areas with public access.

Hedgerows

- i. natural boundaries (i.e. hedgerows in preference to fencing) are supported.
- ii. avoid the loss of, or the deterioration in the quality of, hedgerows. Where access points to new development involves the loss of a section of hedgerow, the access should include trees at either end of the retained hedgerow to aid wildlife to cross overhead from crown to crown.

Wildlife-friendly features:

- i. provide suitable wildlife-friendly features (such as hedgehog holes in new residential fencing and bird and bat nesting boxes).

G. Wherever practicable development proposals should seek to incorporate open space that:

- is in usable parcels of land and not fragmented;
- is safe, easily accessible, and not severed by any physical barrier;
- is accessible to the public;
- creates a safe environment considering lighting and layout; and
- is complemented by high quality landscaping.

Conformity reference: GNP Objective: 1; Tandridge District Core Strategy (2008): CSP 17, CSP21; Part 2 Detailed Policies 2014: DP19; NPPF (Dec 2024): 136, 187 to 190, 192 to 194

Justification

Green and blue infrastructure

- 6.8 National policy states that planning groups should take a positive approach to conserving and better connecting green and blue spaces and wildlife corridors and promoting biodiversity.
- 6.9 Formally designated natural assets in the neighbourhood area are shown in *Table 3* and *Figures 9, 10 and 11*.

Table 3: Environmental designations in Godstone parish

Designated sites	Local examples
National Landscape	The northern part of the parish lies within the Surrey Hills National Landscape. The remainder of the parish forms the setting of the Surrey Hills, does not have a geographical border. In most cases, the setting comprises land outside the National Landscape which is visible from the National Landscape and from which the National Landscape can be seen.
Priority Habitat	The parish includes priority habitats such as deciduous woodland and ancient woodland scattered across the parish.
Sites of Nature Conservation Interest (SNCI)	There are six of these in the Parish. In addition, there are number of potential SNCIs.
Area of Great Landscape Value (AGLV)	The northern part of the parish is contained largely within the AGLV, with the exception largely of Godstone village itself.
Common Land	There are areas of Common land in around Godstone village.
Sites of Special Scientific Interest (SSSI)	Woldingham and Oxted Downs, Godstone Ponds, Blindley Heath
Local Nature Reserve	Blindley Heath LNR
Local Wildlife Site	There are number of Local Wildlife Sites in the parish. These are recorded and mapped by the Surrey Wildlife Trust. Local Wildlife Sites are subject to change and applicants should consult the Surrey Wildlife Trust for the most recent mapping.
Tree Preservation Order (TPO)	There are numerous TPOs in the Parish (for more information contact TDC).
Local Green Spaces	As per Policy G8.



Key to Figure 9-11

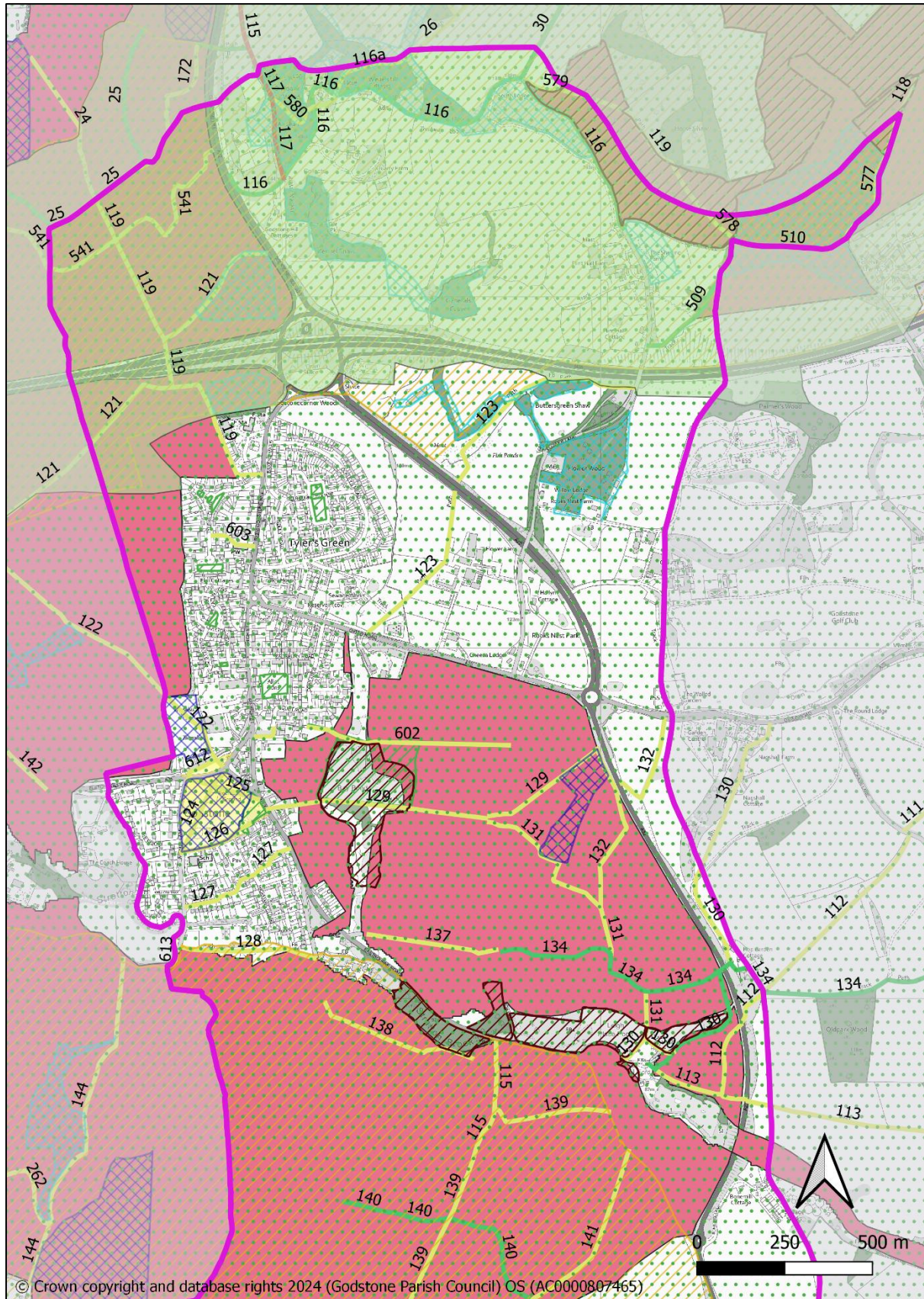


Figure 9: Green Infrastructure (north)

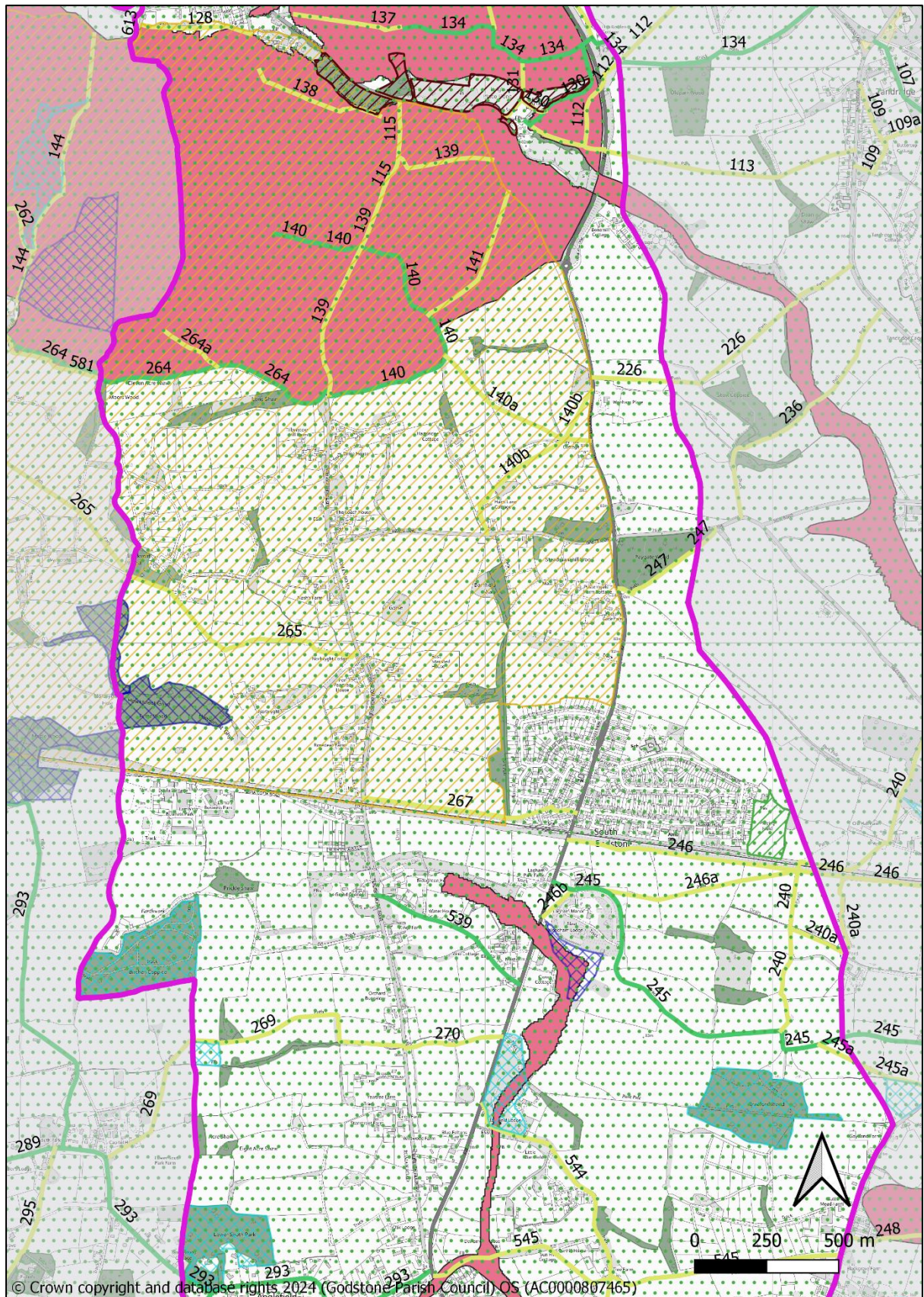


Figure 10: Green Infrastructure (mid)

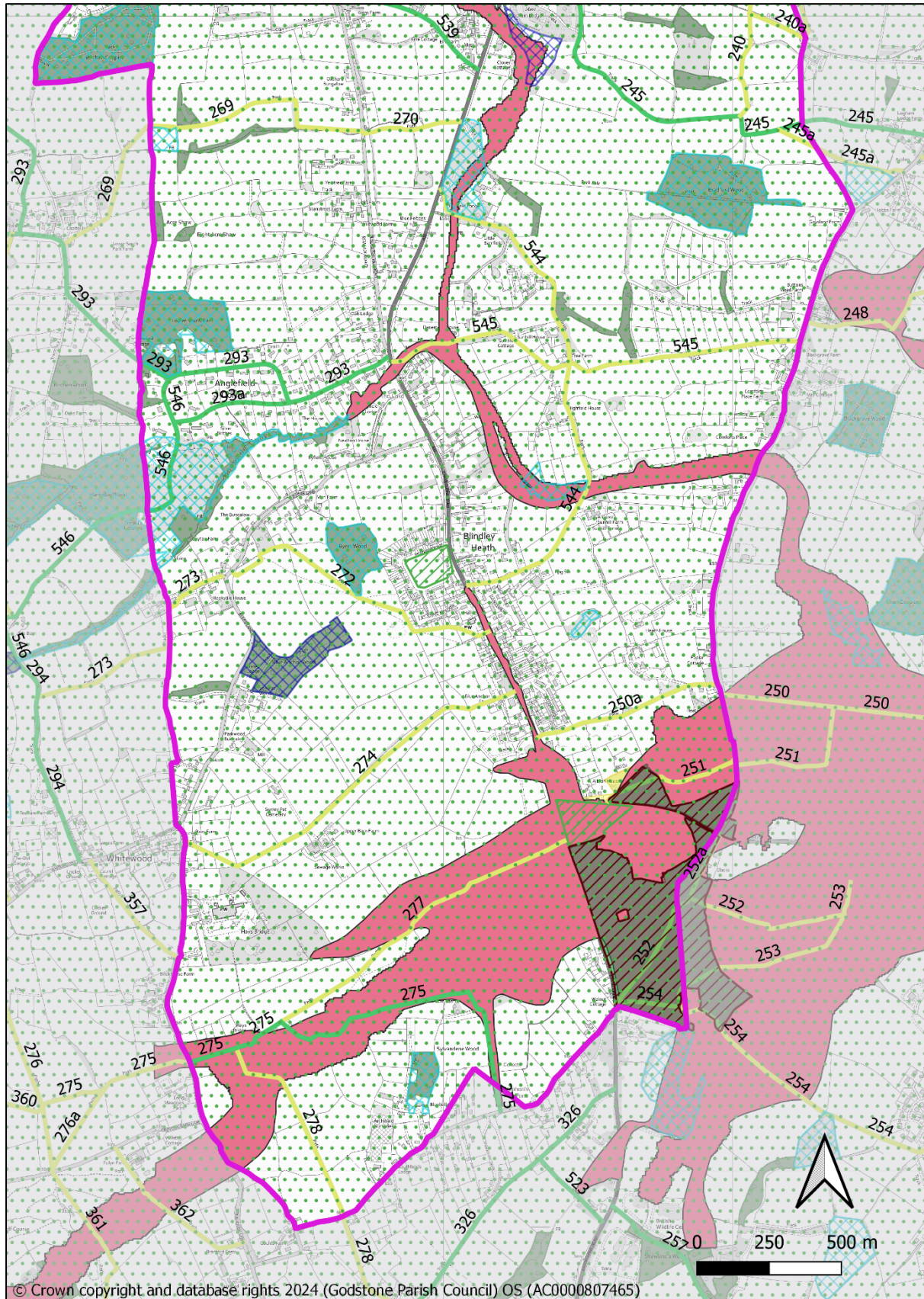


Figure 11: Figure 10: Green Infrastructure (south)

- 6.10 There are also a range of features which, whilst not designated, form habitats and vital corridors for many animals and birds, especially those migrating and these need to be protected through the planning process. In the parish these include:
- 6.11 Trees and woodland: The parish is home to a significant number of trees and areas of woodland – including veteran trees and some ancient woodland. As well as natural habitats, as noted in the NPPF at paragraph 136, trees play a vital part in dealing with the effects of climate change and managing pollution. They provide shade, reduce flood risk, enable carbon capture, improve air quality and contribute to the purification of water. They also contribute to local character
- 6.12 Natural England advises that development which would result in the loss of, or damage to, ancient woodland and ancient or notable trees will not be permitted except in wholly exceptional circumstances, as set out in paragraph 193c of the NPPF. They advise that it is preferable to link up fragmented areas of woodland, which might be divided by development, with green bridges or tunnels. Also, to buffer ancient woodland and notable/veteran trees by leaving an appropriate zone of semi-natural habitat between the development and the woodland, providing wildlife corridors, and balancing new developments and residential areas with green infrastructure and allowing space for trees.
- 6.13 Planning permission should be refused for any development resulting in the loss or deterioration of irreplaceable habitats such as veteran trees and trees of a high conservation value, unless the need for and benefits of the development in that location clearly outweigh the loss. In this instance, substantial compensation as quantified by the Defra biodiversity metric will be considered.
- 6.14 Hedgerows: Not only do these provide habitats for a range of fauna, but they also link up habitat patches and have a conservation value in their own right. Hedgerows should be retained and extended wherever possible. The use of hedgerows to define the village streetscene should be integral to development.
- 6.15 Ponds (including in private gardens): These provide a valuable habitat for species identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP). Sightings locally include great crested newts and emerald dragonflies. The great ponds in the Parish provide connectivity as part of the wider freshwater ‘patchwork’.
- 6.16 The public rights of way network: the parish is crossed by several footpaths, which themselves provide important wildlife corridors. Rural roads in the parish too are often bordered by trees and hedgerows, forming natural wildlife corridors. There are some abandoned rural lanes, which not only provide habitats and corridors but also contribute to local character.
- 6.17 Collectively, these designated and non-designated environmental features provide critical spaces as wildlife refuges and routes for wildlife, such as bats, to prevent species becoming isolated. Where it can be achieved sustainably, they can also be important spaces and routes for the local community to access for recreational purposes, contributing to people’s physical well being and mental health.
- 6.18 Development proposals are expected to retain, protect, and enhance wildlife habitats where possible and, where appropriate, include a landscape and ecological management plan,

including a list of native trees and shrubs to be planted. They should be guided by the Building with Nature Standards to ensure that high-quality green infrastructure is integral to placemaking, putting nature at the heart of development in a way that is good for people and for wildlife.

Biodiversity net gain

- 6.19 Key elements of the Environment Act 2021 are now in place. As such Policy G7 does not repeat the national requirements for biodiversity net gain. Its approach is to identify a complementary policy approach which advises about the ways in which biodiversity net gain can be delivered, and the identification of Biodiversity Opportunity Areas.
- 6.20 The Environment Act 2021 includes provision for a mandatory requirement for new major developments to provide a minimum 10% biodiversity net gain. It is noted that the Surrey Nature Partnership (SNP) is promoting the adoption of a 20% biodiversity net gain requirement across the county, and the Parish Council, through Policy G7, supports this where feasible. To assist this, the SNP has undertaken a strategic level viability assessment for 15% and 20% requirements. The assessment has found that a shift from 10% to 15% and 20% biodiversity net gain will not materially affect viability in the majority of instances when delivered onsite or offsite. Further detail can be found in its report, [Recommendation for adoption of 20% minimum biodiversity net gain across Surrey's planning sector: a Surrey Nature Partnership Position Statement](#).
- 6.21 All development is encouraged to deliver biodiversity net gain on site; however, this is not always possible. Where off site delivery is pursued, opportunities to enhance other parts of the parish should be explored in the first instance. Currently there are a number of Biodiversity Opportunity Areas in the parish (*Figures 9 to 11*). The Parish Council will work with TDC and the SNP to explore additional spaces. This work will contribute to the Nature Recovery Network being identified at a more strategic level.
- 6.22 It is expected that land used for off-site biodiversity net gain delivery will be secured for the length of the net gain agreement, either via Section 106 agreements, or a conservation covenant.

Flora and fauna-friendly development

- 6.23 Provision for wildlife needs on-site includes, for example, bird and bat nesting-boxes, hedgehog holes in fencing, ponds (a distinctive feature locally) and wildlife friendly communal green spaces.

Policy G8: Local Green Space

Purpose

6.24 This policy designates 11 sites as Local Green Space to acknowledge their value to the community and to protect them from inappropriate development.

POLICY G8: LOCAL GREEN SPACE

The following 11 green spaces (shown on *Figures 12 and 13*) are designated as Local Green Spaces:

Godstone Village

- 1. Horse Pond**
- 2. Salisbury Road Allotments**
- 3. Tylers Close Green Spaces (cluster)**
- 4. Selbourne Square Green Space**
- 5. Playground at Clayton Mead**
- 6. Catlin Gardens green space**
- 7. Bay Pond**
- 8. Green Lane**

South Godstone

- 9. Lagham Road playing field**

Blindley Heath

- 10. Featherstone open space**
- 11. Blindley Heath Cricket Club grounds**

Conformity reference: GNP Objective: 1; Tandridge District Core Strategy (2008): CSP 13, CSP 17, CSP 21; Part 2 Detailed Policies 2014: DP19; NPPF (Dec 2024): 106 to 108, 153 to 160

Justification

6.25 Under the NPPF, neighbourhood plans can designate Local Green Spaces which are of particular importance to them. This will afford protection from development other than in very special circumstances. The NPPF states that the Local Green Space designation should only be used where the green space is:

- in reasonably close proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- local in character and is not an extensive tract of land.

- 6.26 To inform this policy, a long-list of green spaces in Godstone Parish was prepared by the Working Group. Each was reviewed to ascertain whether they might be suitable for designation as a Local Green Space.
- 6.27 It should be noted that all of the spaces are located within the Green Belt. Planning Practice Guidance is clear that this does not prevent them from being designated as Local Green Space, where additional justification can be provided, such as being demonstrably special to the community. All of the spaces are particularly special to the community. In addition, it is the case that without an up-to-date local plan, the Parish is threatened by speculative development, including in Green Belt sites. Therefore, it is prudent to designate those spaces that should be protected above all others. In addition, the TDC Open Space Study 2017 found that the Parish had a deficit of open space provision (-2.63 hectares), demonstrating the importance of safeguarding what already exists.
- 6.28 Eleven areas are considered to fulfil the criteria of the NPPF (*Figures 12 and 13*). Detailed maps and descriptions of the spaces, including how they meet the NPPF criteria, are included in Appendix B.

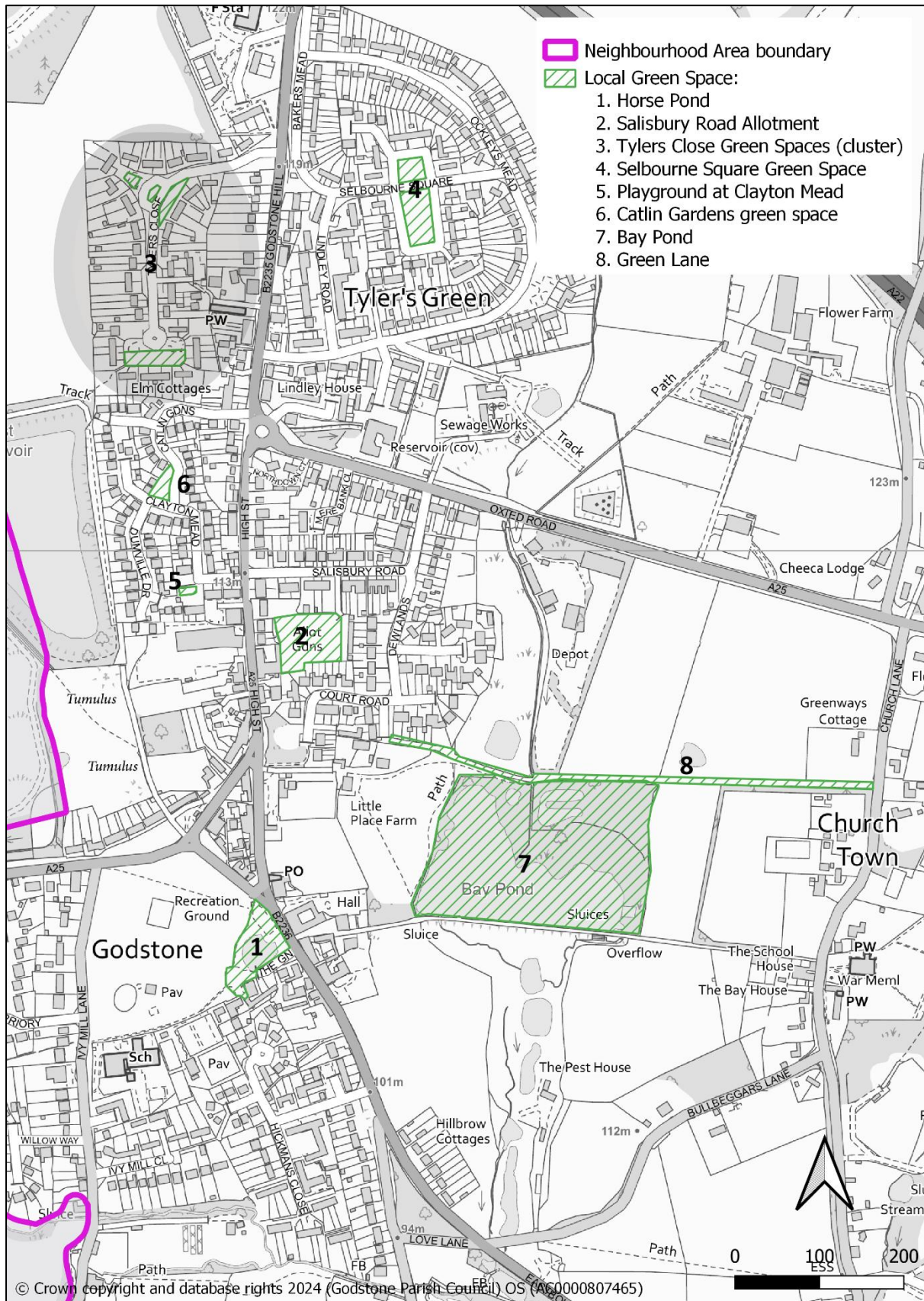


Figure 12: Local Green Spaces (1 to 8)

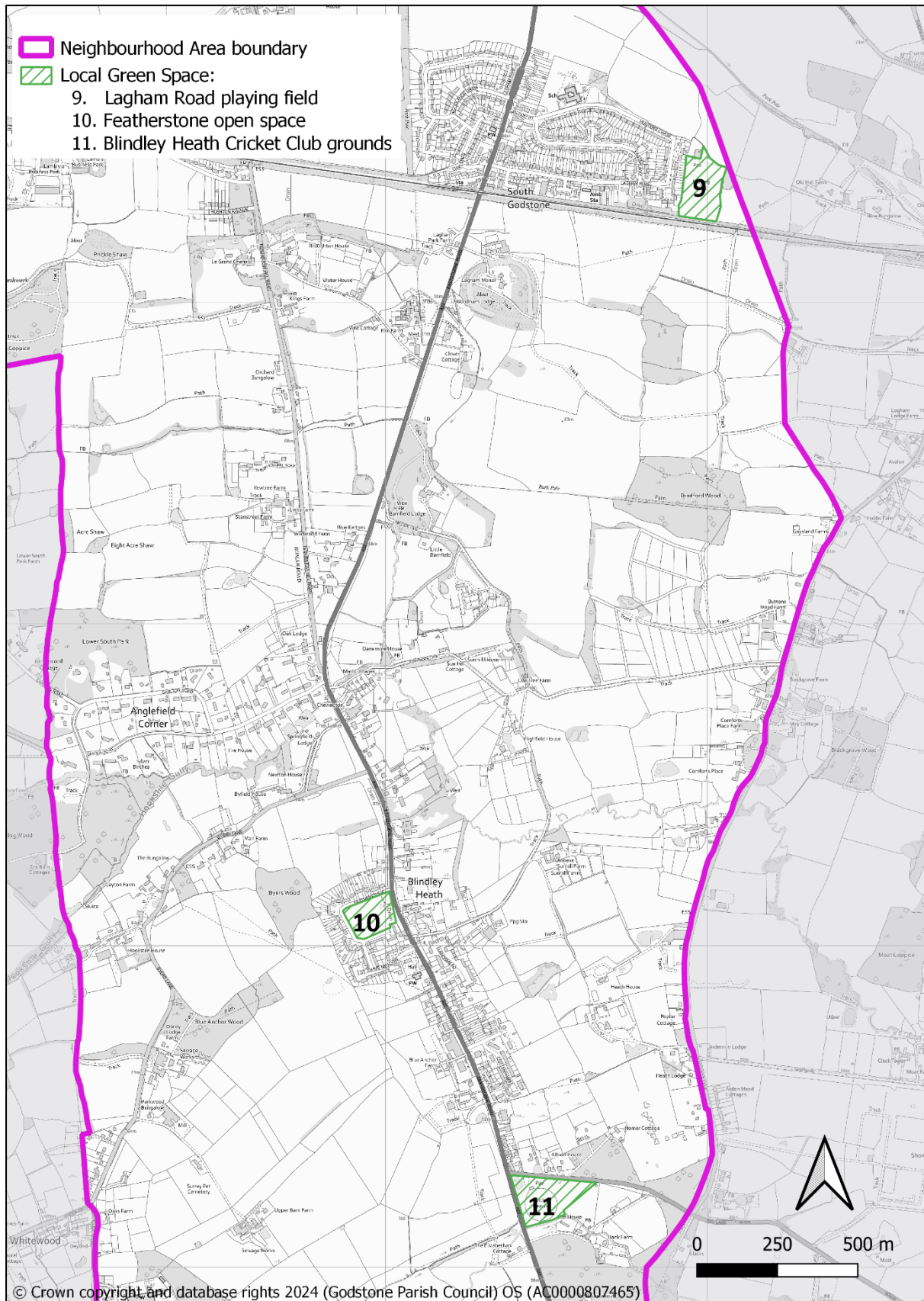


Figure 13: Local Green Spaces (9 to 11)

Policy G9: Protection of locally significant views

Purpose

- 6.29 This policy seeks to safeguard important views in and across the Parish from inappropriate development.

POLICY G9: PROTECTION OF LOCALLY SIGNIFICANT VIEWS

The Plan identifies nine locally significant view corridors, clusters and specific views as shown in Figures 14 to 16, with detailed descriptions contained in Appendix C:

As appropriate to their scale and nature, development proposals within the shaded arcs of the various views as shown on Figure 11 should be designed in a way that demonstrates how it has taken into consideration the importance of the locally significant view or views, in the layout, design or masterplanning of the site(s) and mitigates any adverse impact on those views. On any identified key view, the planning application concerned should be accompanied by a landscape and visual impact assessment that is proportionate to the scale of the development proposed.

Conformity reference: GNP Objective: 1; Tandridge District Core Strategy (2008): CSP 18, CSP 21; Part 2 Detailed Policies 2014: DP19; NPPF (Dec 2024): 131 to 135

Justification

- 6.30 The topography of the parish means that there are some significant long-distance views which contribute to the character of Godstone both for residents and visitors. There are also views of particular heritage assets and other natural features that are considered important contributors to the identity of the settlements and sense of place.
- 6.31 Nine views (*Figures 14 to 16*) were identified during the engagement phase of the Neighbourhood Plan and are considered to hold particular local significance, enabling greater appreciation of heritage assets and the natural environment. Full detail of why each view is considered important, including photographs, is included in Appendix C.
- 6.32 Policy G8 requires that development proposals are designed in a way that safeguards the locally significant view or views concerned. It attempts to provide the flexibility required for the wide range of development proposals which will come forward within the Plan period. In most cases proposals will be of a minor nature and will have little or no effect on the identified views. In circumstances where the proposed development would be likely to have an impact on any identified key view, the planning application concerned should be accompanied by a landscape and visual impact assessment that is proportionate to the scale of the development proposed. Any appropriate mitigation measures should be incorporated within the design of the development proposed and captured in the assessment.

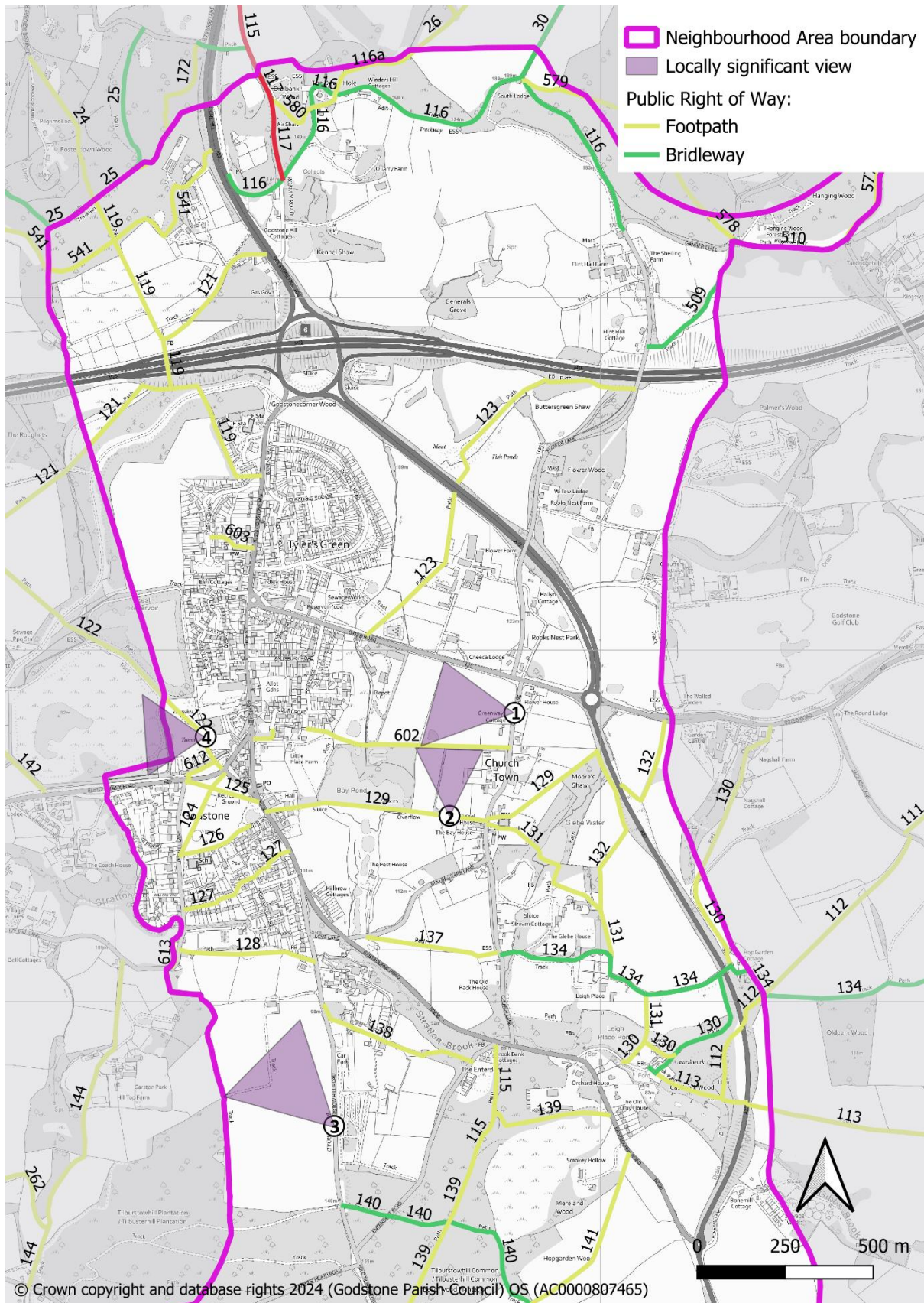


Figure 14: Locally significant views (1 to 4)

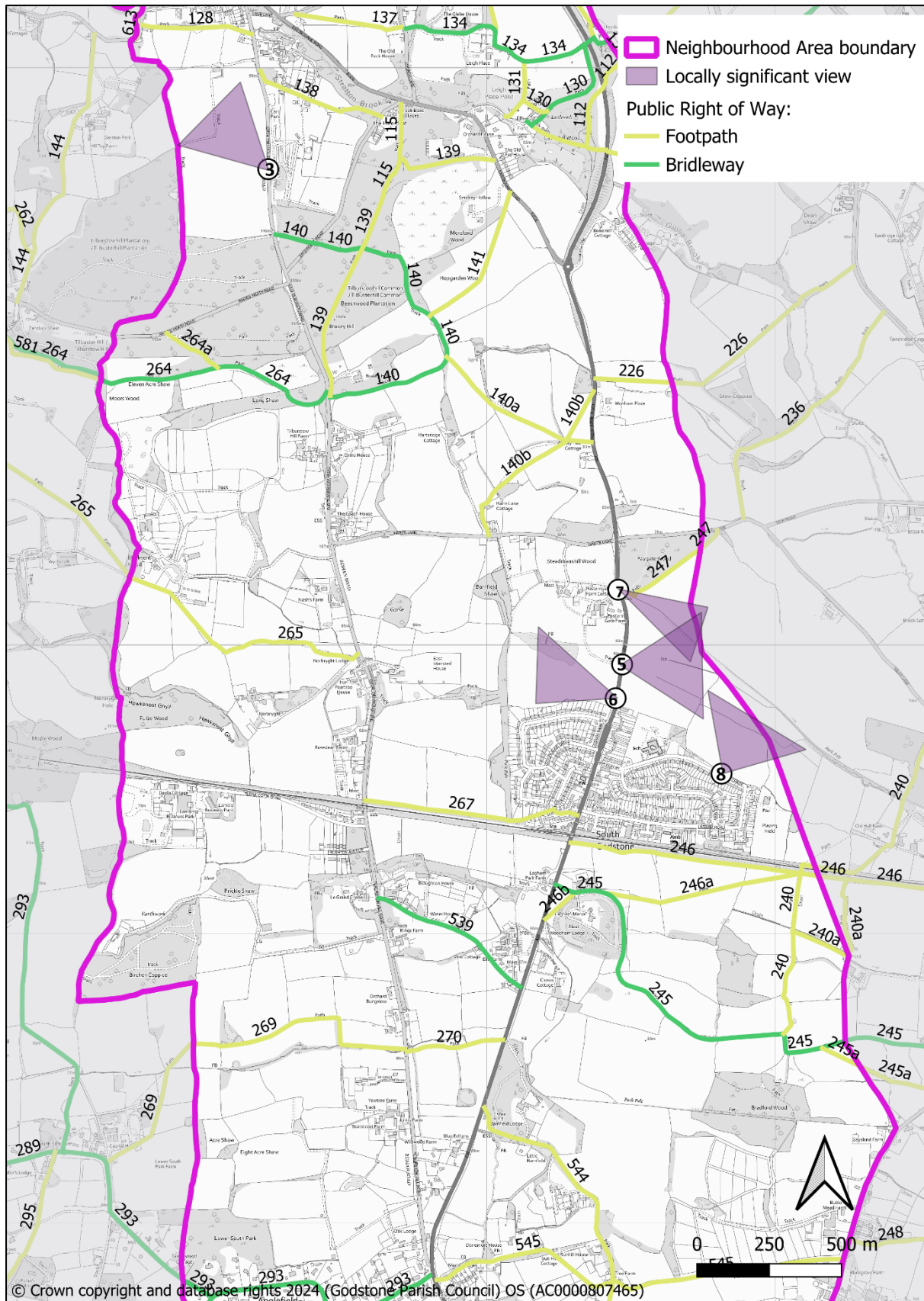


Figure 15: Locally significant views (3 and 5 to 8)

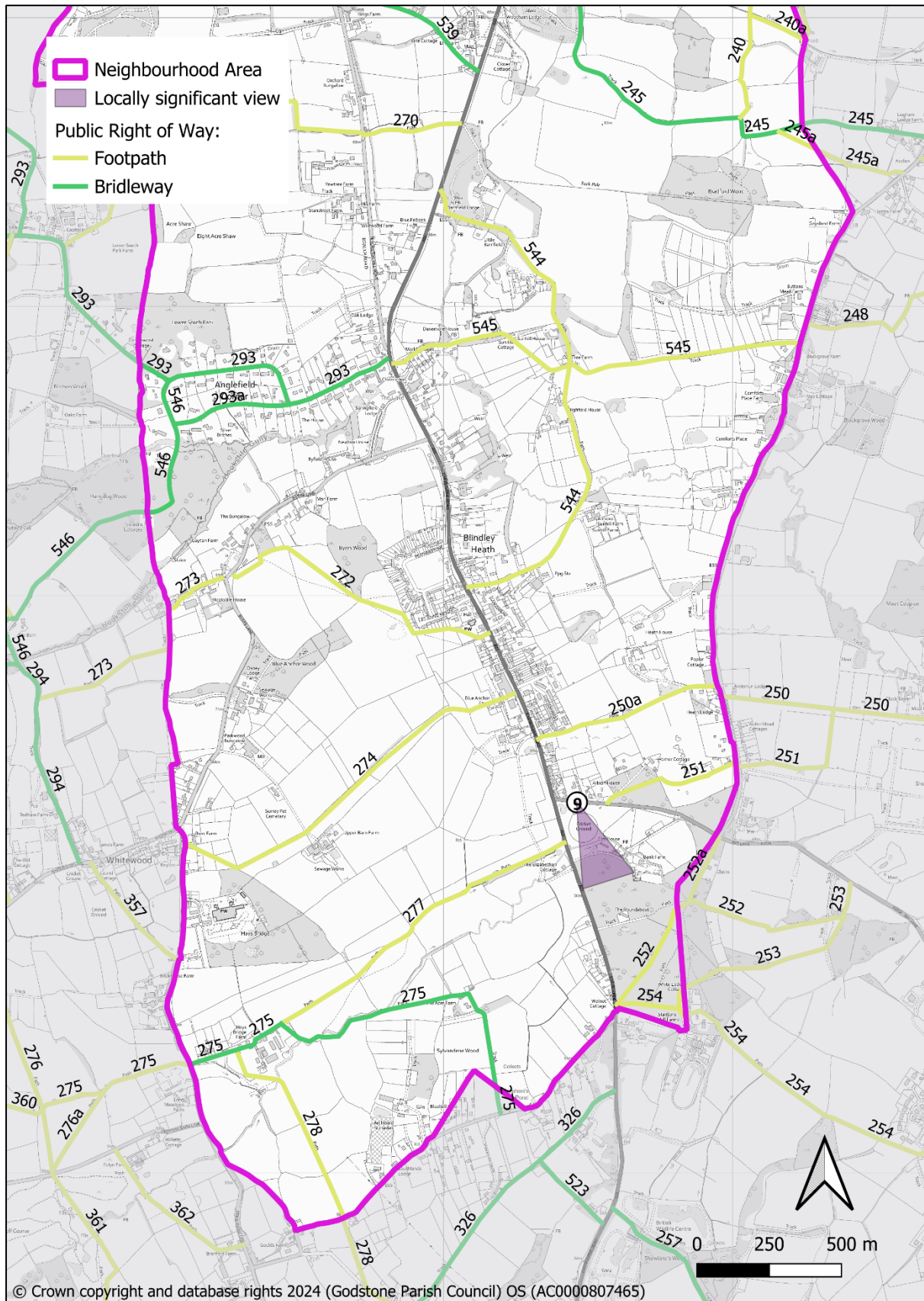


Figure 16: Locally significant views (9)

7 COMMUNITY FACILITIES

Policy G10: Important community facilities

Purpose

- 7.1. The community facilities within the Parish provide an important resource for its residents, both old and young. They enable a range of activities and services to be run, which are important for people's wellbeing and day-to-day needs. Policy G10 seeks to resist the loss of key services and facilities and sets out where additional facilities – or expansions/ upgrade to facilities would be supported.

POLICY G10: IMPORTANT COMMUNITY AND EDUCATION FACILITIES

- A. The sites shown in *Table 4* are identified as important community facilities to be retained, enhanced or developed in accordance with the corresponding description to ensure a range of quality, accessible and safe facilities that meet the diverse needs of the community.**
- B. Major development proposals will be expected to provide new community facilities appropriate to the scale of the development to meet the needs created by the development or to make a financial contribution to the enhancement of existing facilities. Priorities include provision of new allotment/community growing space.**
- C. Development proposals that would result in the loss of community, leisure and recreational facilities will only be supported if the facility is surplus to requirements and there is no longer a proven need for the community uses it provided or the development incorporates an alternative and equivalent facility which is in an accessible location to the community.**

Conformity reference: GNP Objective: 3; Tandridge District Core Strategy (2008): CSP 11; Part 2 Detailed Policies 2014: DP18; NPPF (Dec 2024): 89, 96, 98, 100, 101, 103, 104

Table 4: Important community facilities

Current Provision	Settlement	Commentary
<u>Shops and cafes</u> Various in Godstone	Godstone	There are numerous cafés and shops within the village core.
<u>Village Halls</u> White Hart Barn	Godstone	A village hall serving Godstone village, hosting a range of activities and community groups. Two meeting rooms, including one with capacity for 100 people.
St Nicholas Youth Centre	Godstone	A village hall serving Godstone Village hosting a range of activities and groups and home to the monthly village charity fund raising event, Café Connect
<u>GPs:</u> Pondtail Surgery	Godstone	The main surgery in the heart of the village.
<u>Public Houses:</u> Hare and Hounds Pub Bell Inn	Godstone Godstone	A range of public houses, many serving food within a historic setting.

White Hart	Godstone	
<u>Sports and Recreation:</u> Godstone Sports Association	Godstone	Good facilities incorporating the Bowling, Football, Tennis and Table Tennis Clubs Plans to modernise the kitchen and update the toilets with disabled access. Desire to modernise the community building
Endeavour (Scout Hut)	Godstone	
South Godstone Sports and Community Association Lagham Road Playing Field	South Godstone South Godstone	
<u>Schools / Nurseries:</u> Godstone Primary School and Nursery St Stephen's C of E Primary School	Godstone South Godstone	
<u>Places of Worship:</u> St Nicholas Church St Mary's Chapel Baptist Church St Stephens St John the Evangelist	Godstone Godstone Godstone South Godstone Blindley Heath	
<u>Play space (Child):</u> Clayton Mead Godstone Green	North Godstone Godstone	The TDC Open Space Study 2017 notes that provision is adequate in terms of supply. There is a play area here, but it is not suitable for children aged 0-5. Additional provision for this age group would be welcomed. (Tandridge Open Space Sports and Recreation Facilities Assessment Community and Stakeholder Consultation 2017)
<u>Play space (Youth)</u> None		
<u>Allotments</u> Godstone Allotments	Allotments	The only allotment space in Godstone. The TDC Open Space Study 2017 notes that the Parish is in deficit in terms of allotment space (-0.51 hectares). The evidence suggests that there is the potential for additional community growing spaces – either in existing space or as part of any new development.

Justification

- 7.2. A good range of community, social, recreational and sport facilities is available within the Parish; the majority of these are located at the northern end of the Parish, in and around Godstone village, and are well-connected to the footpath network. There is strong community support for the safeguarding these assets that are important to the community.
- 7.3. An audit of existing provision of community assets and facilities and need was undertaken by the Working Group. This is shown in *Table 4*, along with commentary from the Working Group, drawing on the findings of recent TDC studies.

8 TRANSPORT AND MOVEMENT

Policy G11: Sustainable travel

Purpose

- 8.1 This policy seeks to encourage more sustainable modes of transport by supporting proposals that enable and promote active travel. It also identifies where enhancements to the rights of way network might be made, which could be funded through developer contributions or other project funding.

POLICY G11: SUSTAINABLE TRAVEL

- A. As appropriate to their scale, nature and location, development proposals should ensure safe pedestrian, and where possible cycle, access to link up with the existing footpath and cycleway network, and public transport network, as defined on the Policies Maps.**
- B. The provision of new, or the enhancement of existing, cycle and pedestrian routes that are, where feasible, physically separated from vehicular traffic and from one another will be strongly supported. Proposals should focus on improving safe access within and between the existing settlements in the Parish. Such routes should be of permeable material and ensure that access by disabled users and users of mobility scooters is secured.**
- C. Insofar as planning permission is required, the design and layout of works related to the widening of footways or the provision of traffic-calming measures should enhance the rural, character of the villages and retain and/or provide hedgerows, trees, and soft verges wherever practicable. The materials used in such works should be sympathetic to local character, in accordance with Policy G3.**
- D. Proposals for new bridleways will be supported. Development proposals should retain existing bridleways. Wherever practicable development proposals should provide new or amended bridleway links provided together with safe road crossing points to enable connectivity between the villages and to the wider countryside.**
- E. The provision of dedicated bicycle parking facilities, preferably covered and secure, will be supported.**

Conformity reference: GNP Objective: 6; Tandridge District Core Strategy (2008): CSP 12; Part 2 Detailed Policies 2014: DP5; NPPF (Dec 2024): 96, 109, 110, 111, 115, 116, 117, 135

Justification

- 8.2 In Godstone Parish, the 2021 Census states that 72.1% of households have access to at least two cars and 19% of households having access to three cars. This is in line with the figures for Surrey (73.6% and 13.7%). This is perhaps not surprising for a rural parish such as Godstone and many people rely on their car for a variety of reasons - they may have limited mobility, they may be transporting young children, carrying larger loads, or simply be short of time to reach their destination. Nevertheless, feedback from the community during the Neighbourhood Plan

process identified a high level of concern about the existing amount of traffic in the Parish, which causes congestion, particularly along the key routes: A22, A25, B2235 and B2236 – exacerbated by any hold ups on the M25.

- 8.3 Whilst the Neighbourhood Plan cannot prevent people from using their cars, encouraging walking and cycling, particularly for journeys within the Parish and between the Parish settlements, will be important. It will assist members of the community and also those visiting the Parish, perhaps parking in Godstone and then exploring more widely by foot and cycle. It will help to reduce congestion and air pollution, whilst freeing the roads for those who are less able to give up their cars for the reasons stated. Walking and cycling also contributes positively to health and wellbeing.
- 8.4 This idea of 'walkable neighbourhoods' is promoted by the Town and County Planning Association (*Figure 17*) who consider that areas should be walkable (there and back) within a 20-minute walk time. Whilst this concept lends itself more readily to larger settlements, the principles apply to Godstone and surrounding villages.

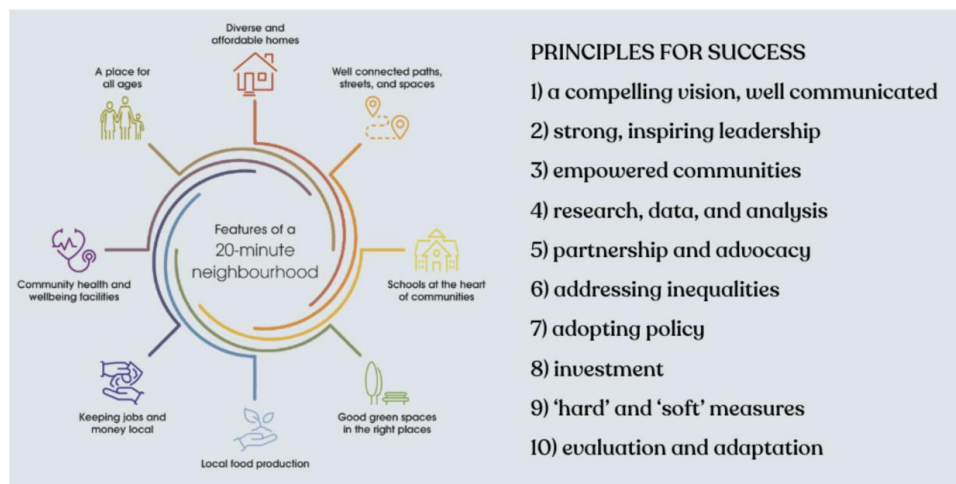


Figure 17: Walkable neighbourhoods concept

- 8.5 The rural history of the area has left the Parish with a rich and varied network of footpaths and bridleways, and these are widely used by residents. They are a great asset to the Parish and their rural character is appreciated by locals and visitors alike. They enable not only access to facilities within the villages but also link to open access land including the Bay Pond and further afield areas such as into the Surrey Hills. All new development should seek to link to the rights of way and movement network (*see Policies Maps*) and, where possible extend and enhance it.
- 8.6 Potential improvement opportunities: The Parish Council is keen to work in partnership with SCC, TDC and future potential developers to improve the active movement network so that travel within and between settlements is improved. This will enable greater access for residents to a greater range of facilities, without the need to use a car.
- 8.7 The GNP engagement process revealed a series of principles that will assist in promoting active travel and which should inform discussions, potentially to form the basis for a more detailed chapter of the planned Tandridge Local Cycling and Walking Infrastructure Plan focusing on Godstone Parish.

- Ensure that all new development is located with access to a pavement, linking to the wider rights of way network. New major development should provide for permeability (by foot/bike) through the development.
- Identifying areas where pavements should be added or widened, to enable safe access. This could include moving access points behind hedgerows, to separate walking routes from the road.
- Provision of a safe walking/cycling route between Godstone and South Godstone, and between Godstone and Blindley Heath.

9 IMPLEMENTATION, MONITORING AND PLAN REVIEW

9.1. Godstone Parish Council is the official qualifying body responsible for the Neighbourhood Plan.

9.2. Once the Plan has been 'made', there will be a series of actions that need to be undertaken to ensure that the policies within the GNP are being interpreted and used in the way intended. It will also be necessary to maintain a watching brief on changes to the planning policy landscape, both at the national and local planning authority levels, which may have an impact on the Plan's policies. Finally, any non-planning-related projects and activities that were identified will need to come forward in partnership with other organisations, separate to the Neighbourhood Plan.

9.3. Specific actions to be undertaken are as follows:

- Pursuing the projects and activities that are not policy-based, but nevertheless contribute to the delivery of the Plan - these are set out in Section 11, divided into priorities towards which developer contributions may be directed and broader, community projects, which have been collated throughout the process, but which sit beyond planning policy. A range of organisations may be involved in delivering these projects and there will be a need for a co-ordinated approach. Many will require funding and therefore it would be helpful to consult with the community to understand the potential costs and achievability of each. Funding may be sourced from developer contributions or tailored funds, such as the Big Lottery Fund.
- Commenting on planning applications or consultations relating to the neighbourhood plan area – the Parish Council has a role in ensuring that the GNP policies are being adequately considered, where relevant, in decisions to determine the outcome of planning applications in the neighbourhood area. Where considered appropriate (for instance for controversial or major applications), a meeting between local councillors, planning committee members and the supporting planning officers at TDC would be a useful step in ensuring that the purpose and application of the policies is fully understood by all parties. This will assist in ensuring that policies are interpreted and applied in the way intended.
- Monitoring the application of the Neighbourhood Plan policies to ensure they have been applied consistently and interpreted correctly in response to planning applications – there is scope to identify indicators to measure the effect that each policy is having and the extent to which this is delivering against the associated objective. As a minimum, the Parish Council would wish to maintain a log of planning applications relating to the neighbourhood area, detailing which Neighbourhood Plan policies have informed the Parish Council response and the outcome of the decision. This will assist in understanding whether the policies have been used in the manner intended or whether changes may be required, for instance in any future review of the Neighbourhood Plan.
- Maintaining a dialogue with TDC regarding the timing and content of the emerging Local Plan – it will be important to consider the policies in any emerging document and how these may impact the GNP policies. The adoption of a new Local Plan may trigger a light-touch review of the GNP.

- Maintaining a dialogue with the promoters/developers of any proposed major development in Godstone Parish.
- Maintaining a watching brief on the national policy landscape – changes at the national level may impact on the policies contained in the Local Plan and also the Neighbourhood Plan. It is therefore important to keep abreast of this, as this could also provide a trigger to undertake a light-touch review of the Neighbourhood Plan.
- Maintaining a dialogue with neighbouring authorities on cross-boundary projects.
- Maintaining a dialogue with the local community on the plan implementation – ensuring that all records of how the plan has been used should be made public. It is also recommended that a regular update – for instance at the Annual Parish Meeting – is provided, to feed back to the community on progress about both the effectiveness of the policies and the pursing of the projects.
- Considering gaps in the Neighbourhood Plan – local issues, concerns or opportunities may arise during the lifespan of the Plan that trigger the need for the inclusion of a new policy. Such issues can be most effectively understood by maintaining open dialogue with the community and other partners.

9.4. Whilst it is not a legislative requirement to review a Neighbourhood Plan, it is good practice to do so periodically. This may be because of any of the points noted above. A light-touch review will enable the Parish Council to keep the Neighbourhood Plan up to date in general terms, and to ensure that it remains in general conformity with the wider development plan. Any review should be undertaken in partnership with and ensuring the engagement of the wider community. It is anticipated that a Review of the GNP will be undertaken within six months of the adoption of the TDC Local Plan.

9.5. The Parish Council will consider how best to progress these actions.

10 INFRASTRUCTURE IMPROVEMENTS AND PROVISION

10.1 The Parish Council is keen to influence the way in which developer contributions are spent in the neighbourhood area to the full extent of their powers under national legislation and planning guidance.

10.2 There are different types of contributions arising from section 106 agreements, section 278 agreements and the Community Infrastructure Levy (CIL):

- A section 106 agreement (based on that section of The 1990 Town & Country Planning Act) or planning obligation is a private agreement made between local authorities and developers and can be attached to a planning permission to make acceptable development which would otherwise be unacceptable in planning terms.
- A section 278 agreement refers to a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the local authority to make alterations or improvements to a public highway as part of a planning application.
- The Community Infrastructure Levy (CIL) is a non-negotiable charge on development based on a fixed rate per square metre of net additional development on a site and levied by the TDC. Different charge rates would apply for different types of uses and in different areas. The levy is intended to fund the provision, improvement, replacement or maintenance of infrastructure required to support development in an area as set out in its local plan. With a 'made' (adopted) Neighbourhood Plan, the local community would benefit from an uplift in the level of CIL received, from 15% (capped at £100 per existing property) to an uncapped 25% of CIL receipts from the neighbourhood area.

11 NON-POLICY ACTIONS

11.1 There are a series of projects and activities that have been raised through the engagement process that compliment the delivery of the Neighbourhood Plan but are not planning policies in themselves. They may form the basis of infrastructure priorities against which developer contributions, including Community Infrastructure Levy, could be spent:

- Managing the burial ground
- Tree care across the parish
- Care of common areas, grass cutting etc - Godstone Green Tilburstow Hill Common, Blindley Heath Common
- Care of car parks at Godstone and Blindley Heath
- Playground - Maintenance and inspections and upkeep, replacement and updating of equipment, i.e. new basketball hoop.
- New Path to the playground
- SSSI - Working with SWT to manage the SSSI
- Allotments - plans for the installation of water

12 POLICIES MAPS

Key to Policy Maps:

-  Neighbourhood Area boundary
 -  Defined village in the Green Belt (Policy G1)
 -  Surrey Hills National Landscape
 -  Green Belt
 -  Site of Special Scientific Interest
 -  Site of Importance Nature Conservation Interest
 -  Potential Site of Importance Nature Conservation Interest
 -  Area of Great Landscape Value
 -  Local Nature Reserve
- Public Right of Way:
-  Footpath
 -  Bridleway
 -  Biodiversity opportunity area
 -  Ancient Woodland
 -  Common Land
 -  Scheduled Monument (Policy G5)
 -  Archaeological Area (Policy G5)
 -  Conservation Area (Policy G5)
 -  Listed building (2024) (Policy G5)
 -  Biodiversity opportunity area (Policy G7)
 -  Local Green Space (Policy G8)
 -  Locally significant view (Policy G9)
- Public right of way:
-  Footpath
 -  Bridleway

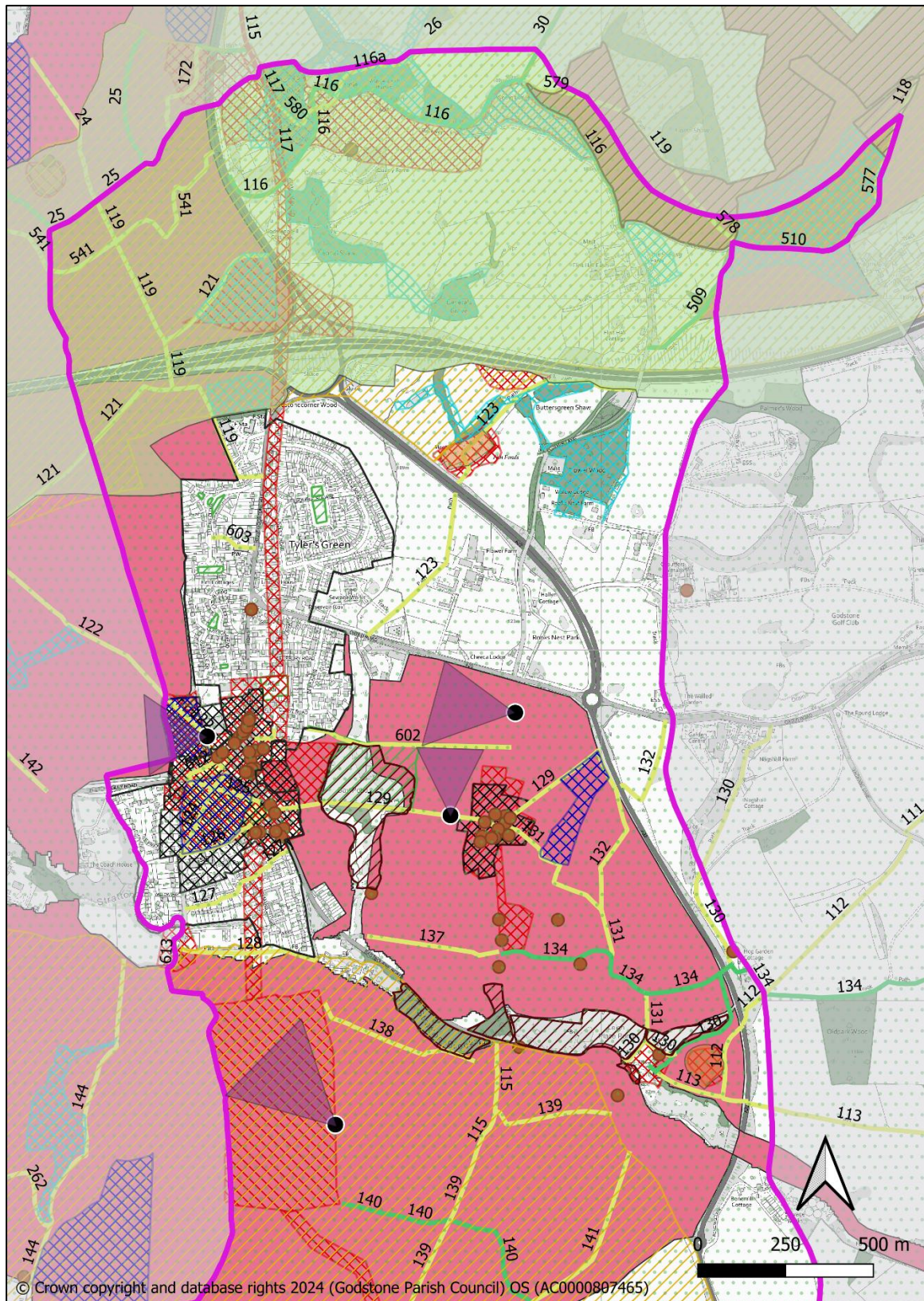


Figure 18: Policies Map (north)

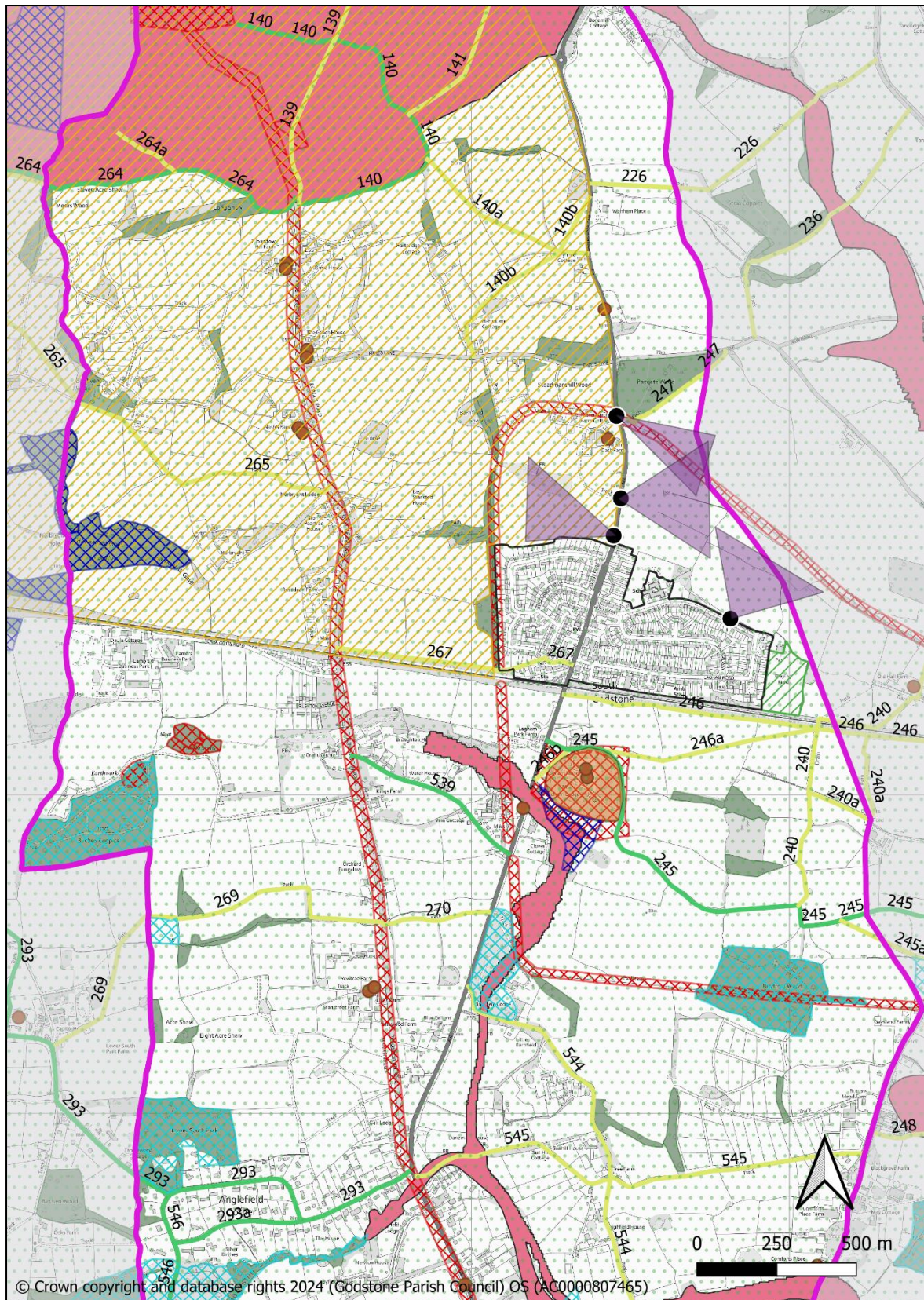


Figure 19: Policies Map (mid)

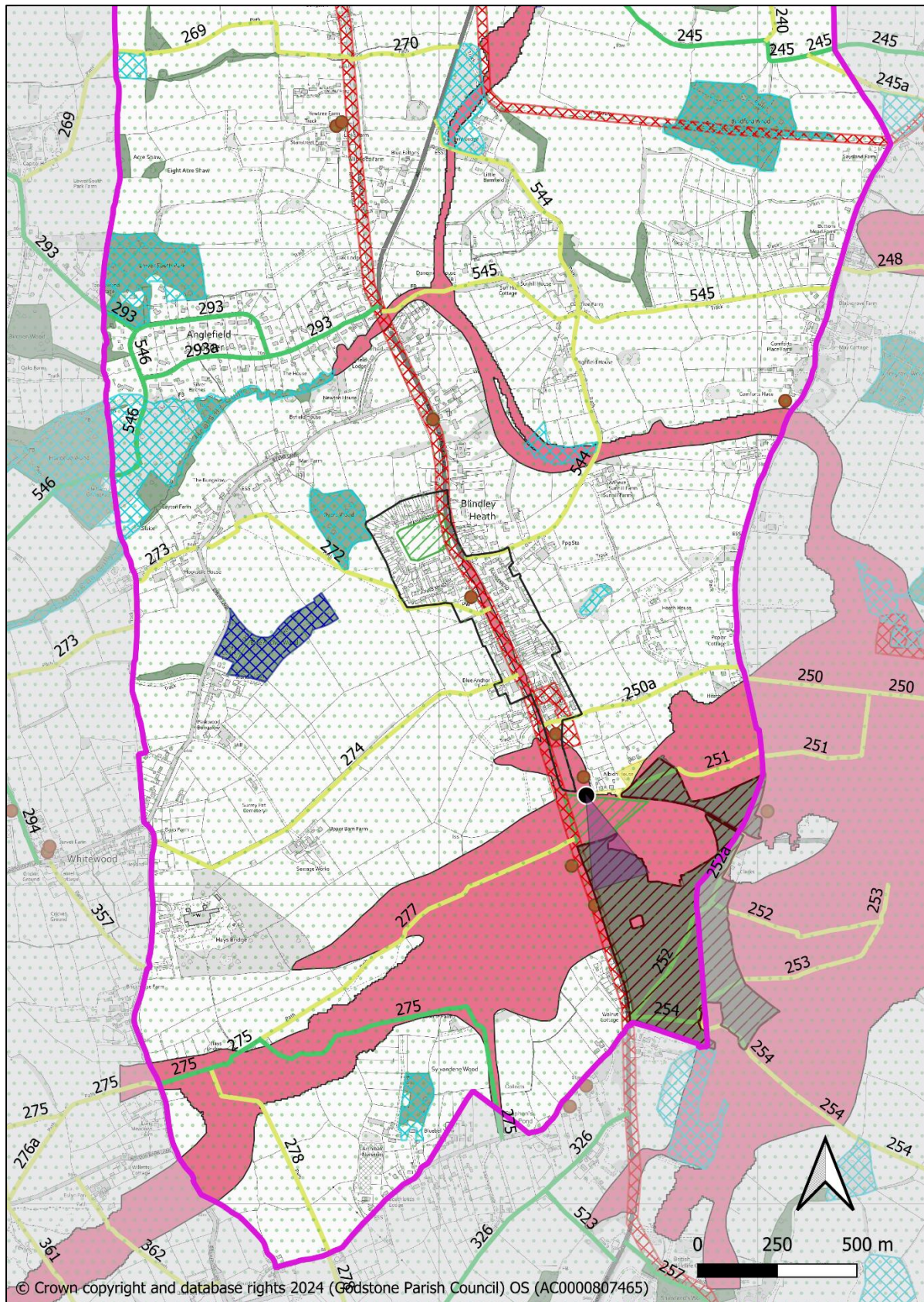


Figure 20: Policies map (south)

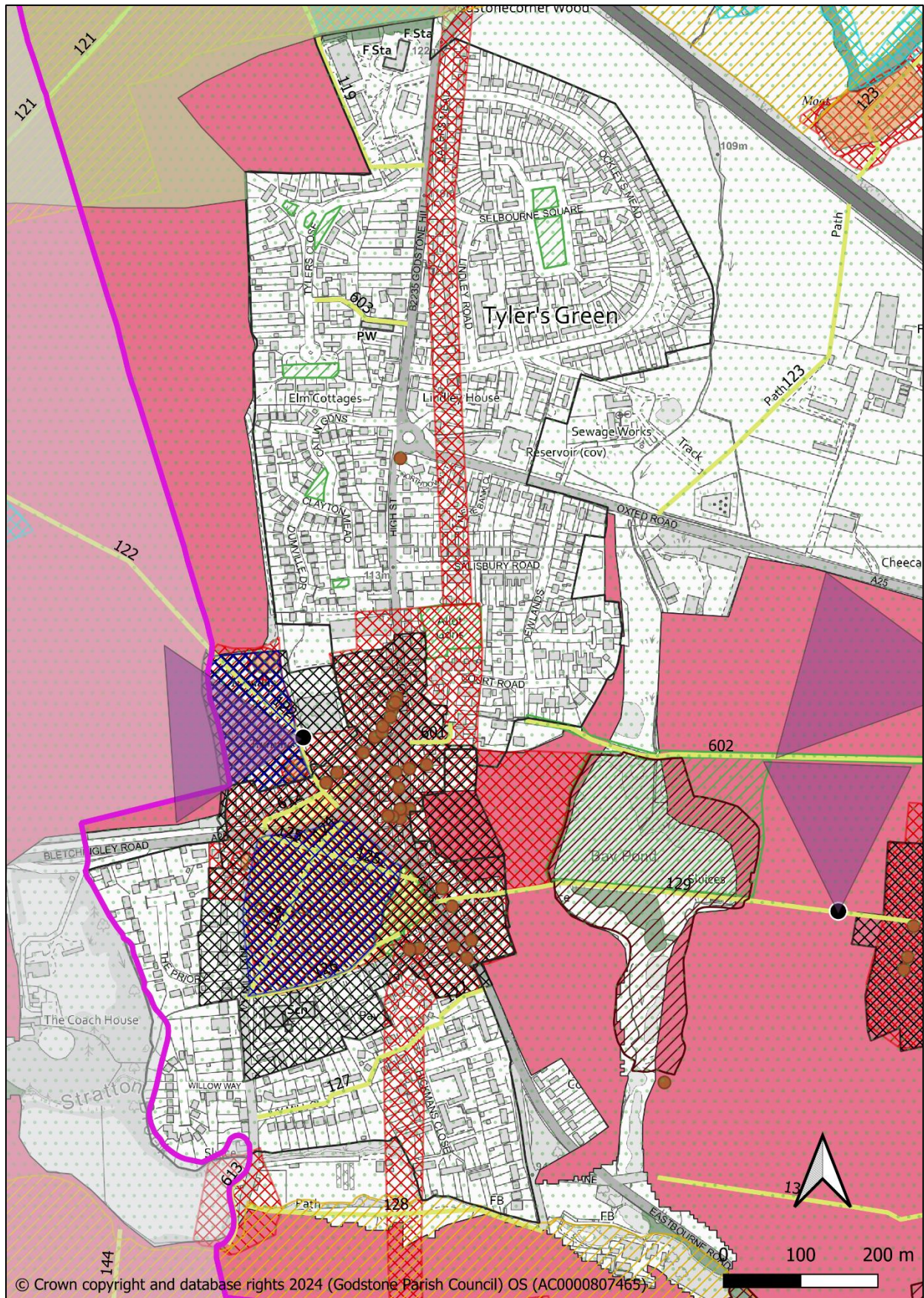


Figure 21: Policies map (Godstone village)

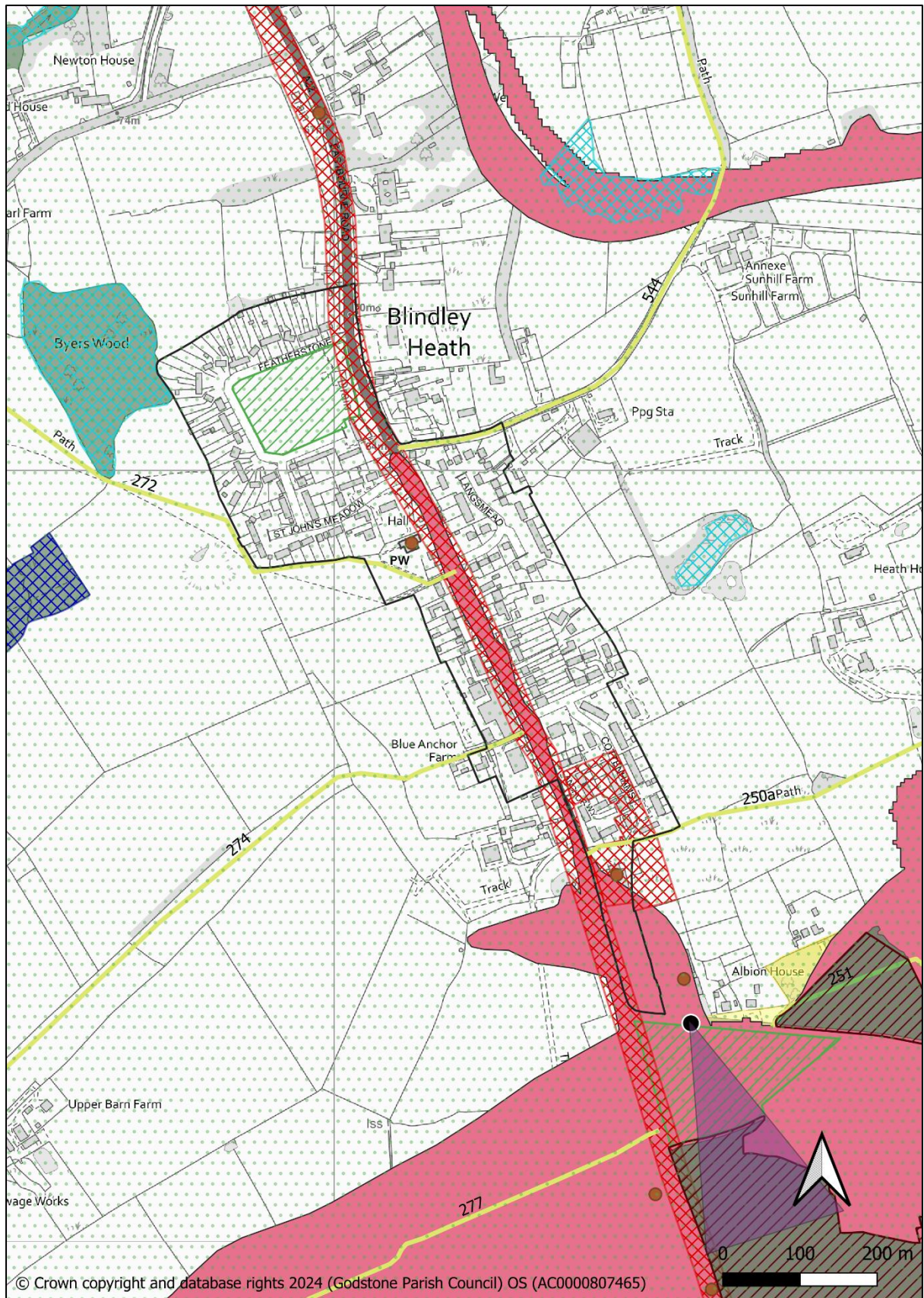


Figure 23: Policies Map (Blindley Heath)

13 GLOSSARY

- **Active travel:** Active travel means walking or cycling as a means of transport in order to get to a particular destination such as work, the shops or to visit friends. It does not cover walking and cycling done purely for pleasure, for health reasons, or simply walking the dog. Active travel can be for complete journeys or parts of a journey.
- **Affordable housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. A full description is provided in the NPPF.
- **Ancient or veteran tree/tree of arboricultural value:** A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.
- **Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Area of Great Landscape Value (AGLV):** An area designated by the County Council as being of high visual quality worthy of conservation.
- **Brownfield land:** (also called Previously developed land) Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
- **Change of Use:** A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary to change a "use class".
- **Common Land:** Land that usually is subject to the right to roam but which has additional restrictions applied.
- **Community Infrastructure Levy (CIL):** a fixed, non-negotiable contribution that must be made by new development. It is chargeable on each net additional square metre of development built.
- **Community-scale energy scheme:** a way of getting renewable energy projects built at scale within a local area. The local community invest as shareholders in the project and then benefit from the income generated.
- **Conservation area:** an area of notable environmental or historical interest or importance which is protected by law against undesirable changes.
- **Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation
- **Disability:** There is no single definition for 'disability'. Under the Equality Act 2010, a person is defined as disabled if they have a physical or mental impairment that has a 'substantial' and 'long-term' negative effect on their ability to do normal daily activities.

- **Green infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
- **Grey belt:** For the purposes of plan-making and decision-making, 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.
Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- **Local Green Space:** Space designated due to it being demonstrably special, as per the NPPF criteria.
- **Local housing need:** The number of homes identified as being needed through the application of the standard method set out in national planning guidance.
- **Local Nature Reserve:** Places with wildlife or geological features that are of special interest locally.
- **Local Plan** - Local Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for safeguarding the environment, adapting to climate change and securing good design for the area they cover. They are a critical tool in guiding decisions about individual development proposals, as Local Plans (together with any Neighbourhood Development Plans that have been made) are the starting-point for considering whether applications can be approved. It is important for all areas to put an up to date Local Plan in place to positively guide development decisions.
- **Local Wildlife Site:** Sites with 'substantive nature conservation value'. They are defined areas, identified and selected for their nature conservation value, based on important, distinctive and threatened habitats and species with a national, region.
- **National Planning Policy Framework (NPPF):** the national planning policy document which sets out the Government's planning policies for England and how these are expected to be applied.
- **National Landscape:** An area designated as an exceptional landscape whose distinctive character and natural beauty are precious enough to be safeguarded in the national interest.
- **Nature Recovery Network:** An expanding, increasingly connected, network of wildlife-rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.
- **Non-strategic policies:** Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.
- **Older people:** People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable

general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

- **Permitted development:** Permitted development rights are an automatic grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Most houses have permitted development rights, but flats and maisonettes do not, so planning permission is required. A further example is the conversion of many offices, for instance to flats, without the need for planning permission.
- **Previously developed land/ brownfield land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.
- **Priority Habitat:** Habitats which have been deemed to be of principal importance for the purpose of conserving biodiversity, being listed in the UK Biodiversity Action Plan, and with maintenance and restoration of these habitats being promoted through agri-environment schemes.
- **Section 106 agreement:** A mechanism under Section 106 of the Town and Country Planning Act 1990 which makes a development proposal acceptable in planning terms that would not otherwise be acceptable.
- **Settlement Boundaries:** These identify the areas of primarily built form, rather than countryside.
- **Sites of Nature Conservation Interest (SNCI):** A designation for sites of substantive local nature conservation and geological value.
- **Sites of Special Scientific Interest (SSSI):** Describes an area that's of particular interest to science due to the rare species of fauna or flora it contains - or even important geological or physiological features that may lie in its boundaries.
- **Supplementary Planning Documents (SPD):** Supplementary Planning Documents may cover a range of issues, both topic and site specific, which may expand policy or provide further detail to policies contained in a Development Plan Document, where they can help applicants make successful applications or aid infrastructure delivery.
- **Surrey County Council:** The county-wide authority has responsibility for strategic matters including waste and minerals planning, public rights of way/roads, education, and libraries.
- **Tree Preservation Order (TPO):** An order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the: cutting down, topping, lopping, uprooting, wilful damage, wilful destruction, of trees without the local planning authority's written consent. If consent is given, it can be subject to conditions which have to be followed. In the Secretary of State's view, cutting roots is also a prohibited activity and requires the authority's consent.
- **Use Classes Order:** The Town and Country Planning (Use Classes) Order 1987 (As amended in 1995, 2005, 2013 and 2020) puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.
- **Windfall development:** A site not specifically allocated for development plan, but unexpectedly becomes available for development during the lifetime of a plan.

14 LIST OF EVIDENCE DOCUMENTS

Document/ Evidence	Author	Year
Ancient tree guide 4: What are ancient, veteran and other trees of special interest?	Woodland Trust	2008
Buildings of Character 2013 list	Tandridge District Council	2013
The Aggregates Recycling Joint Development Plan Document for the Minerals and Waste Plans 2013	Surrey County Council	2013
Biodiversity metric	Defra	2021
Building for a Healthy Life 2020	Design for Homes	2020
Building with Nature	Building with Nature Partnership	ongoing
Census	Office for National Statistics	2011
Climate Change Act 2008	HM Government	2008
Dementia and town planning: Creating better environments for people living with dementia	Royal Town Planning Institute	2020
Environment Act 2021	HM Government	2021
Godstone Housing Needs Assessment	AECOM	2023
Guidance Note GN01: The Reduction of Obtrusive Light	Institute of Lighting Professionals	2021
Guidance Note 08/18 Bats and artificial lighting in the UK	Institute of Lighting Professionals	2018
Healthy Streets	Healthy Streets	ongoing
Heritage at Risk Register	Historic England	ongoing
Historic Environment Record	Historic England in partnership with ALGAO and IHBC	ongoing
Housing our Ageing Population Panel for Innovation (HAPPI)	Housing LIN	2012
Housing Standards Review	HM Government	2012 (and amended)
Levelling-up and Regeneration Bill: reforms to national planning policy (Consultation)	Department for Levelling Up, Housing & Communities	Published December 2022
Localism Act 2011	HM Government	2011
National Design Guide	Department for Levelling Up, Housing & Communities and Ministry for Housing, Communities and Local Government	2021
National Heritage List for England (NHLE)	Historic England	ongoing
National Model Design Code	Department for Levelling Up,	2021

Document/ Evidence	Author	Year
	Housing & Communities and Ministry for Housing, Communities and Local Government	
National Planning Policy Framework (amended July 2021)	HM Government	Amended 2021
Neighbourhood Development Planning Regulations 2012 (as amended)	HM Government	2012
Godstone Local Housing Needs Assessment	AECOM	2023
Part 2 Detailed Policies 2014 (dated July 2014)	Tandridge District Council	2014
Planning and Compulsory Purchase Act 2004	HM Government	2004
Recommendation for adoption of 20% minimum biodiversity net gain across Surrey's planning sector: a Surrey Nature Partnership Position Statement	Surrey Nature Partnership	2020
Secured by Design	UK Police Service	various
Surrey Design Guide	Surrey County Council	2002
Surrey Hills Boundary Variation Project Consultation Analysis Report	Surrey Hills Board	2024
Surrey Hills Environmental Design Guidance	Surrey Hills Board	2022
Surrey Landscape Character Assessment for Tandridge District	Tandridge District Council	2012
Surrey Hills Management Plan 2020-2025	Surrey Hills Board	2020
The Surrey Minerals Plan (2011)	Surrey County Council	2011
The Surrey Waste Local Plan 2019-2033	Surrey County Council	2019-2033
Tandridge District Core Strategy (dated 2008)	Tandridge District Council	2008
Tandridge Open Space, Sport and Recreation Facilities Assessment: Open Space Study	Tandridge District Council	2017
Tandridge Parking Standards SPD	Tandridge District Council	2012
Ten Dark Sky Policies for the Government	All Party Parliamentary group for Dark Skies	2021
Town and Country Planning Act 1990	HM Government	1990
Urban Air Quality	Woodland Trust	2012
Use Classes	Planning Portal	2021

APPENDIX A – DESIGN GUIDANCE AND CODES FOR GODSTONE PARISH

The Design Guidance and Codes for Godstone Parish is included as a separate document, given its size. However, it forms an integral part of the Neighbourhood Plan, underpinning a series of the GNP policies.


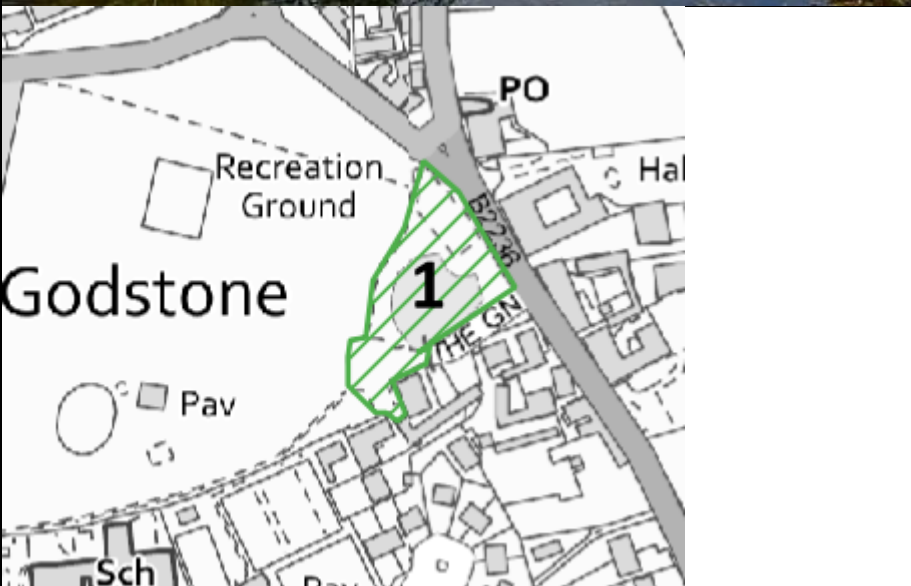
The Godstone Design Guidance and Codes can be found on the Godstone Parish Council website:

<https://www.godstone-pc.gov.uk/index.php/neighbourhood-plan>



APPENDIX B - LOCAL GREEN SPACES


The list of Local Green Spaces (LGS) has been developed and tested following the Locality guidance "[Making local green space designations in your neighbourhood plan](#)". Spaces were identified through the local engagement and considered against the NPPF criteria. While the parish is washed over by Green Belt, the community consider it important to retain these particular valued spaces in perpetuity from inappropriate development.

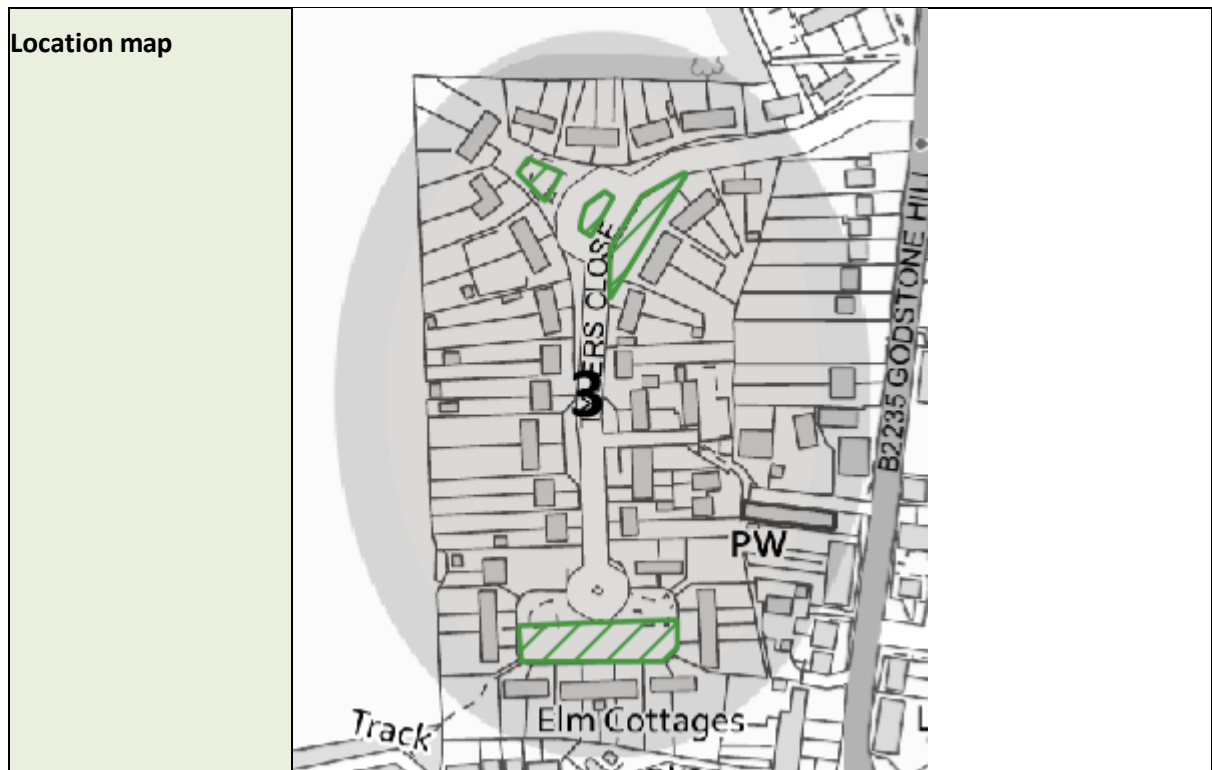
Address and location	LGS1: Horse Pond, Godstone Green, Godstone
Ownership details	Godstone Parish Council
Description and purpose / current use	Horse Pond is a haven for wildlife and is currently home to two swans, several families of ducks and, occasionally Egyptian Geese in addition to a healthy number of fish.
Any designations	Green Belt, Common Land, Conservation Area
Site allocations in Local Plan	None
Planning permissions?	None
Access & proximity including how close to the community it serves	Horse Pond is located on Godstone Green and is at the very heart of the village. There are a number of seats around the pond where people sit to watch the wildlife
Demonstrably Special?	Recreation: Used by residents who enjoy watching the wildlife on the pond Beauty: Horse Pond is considered by many to be one of the most beautiful spots in Godstone Historic: Horses were watered in the pond when Henry VIII passed through the village and on his way to or from Hever Castle.
Local in character?	Yes

Photo	
Location map	


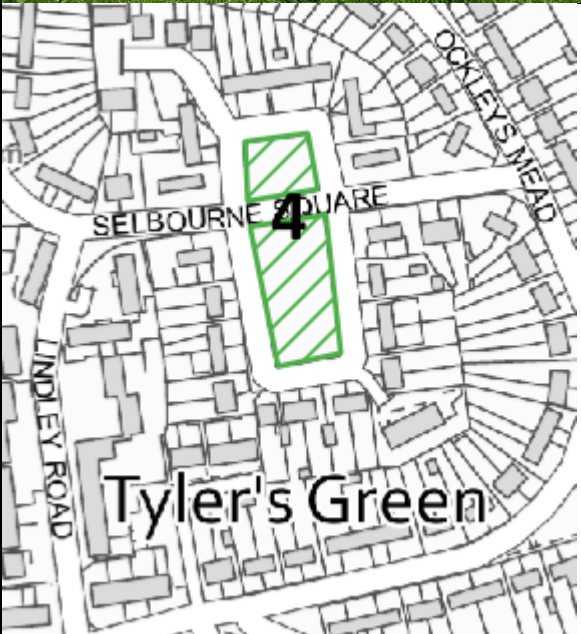
Address and location	LGS2. Salisbury Road Allotments Salisbury Road Godstone
Ownership details	Godstone Parish Council
Description and purpose / current use	Allotments rented by local people for growing fruit and vegetables
Any designations	Green Belt, Area of Archaeological Importance

Site allocations in Local Plan	None
Planning permissions?	None
Access & proximity including how close to the community it serves	The allotments are directly behind the houses in Salisbury Road which is in the heart of Godstone.
Demonstrably Special?	Recreation: Local gardeners who enjoy gardening use the allotments and grow fruit and vegetables for their consumption Historic: The allotments were donated to Godstone Parish Council by a local business over 70 years ago
Local in character?	Yes
Photo	
Location map	

Address and location	LGS3. Tylers Close Green Spaces (cluster) Tylers Close Godstone
Ownership details	Tandridge District Council
Description and purpose / current use	Green spaces used by local residents for children to play and for community gatherings
Any designations	Green Belt
Site allocations in Local Plan	None
Planning permissions?	None
Access & proximity including how close to the community it serves	The green spaces are within Tylers Close, amid residential development.
Demonstrably Special?	Recreation: The space is well-used by children and for community gatherings
Local in character?	Yes
Photo	




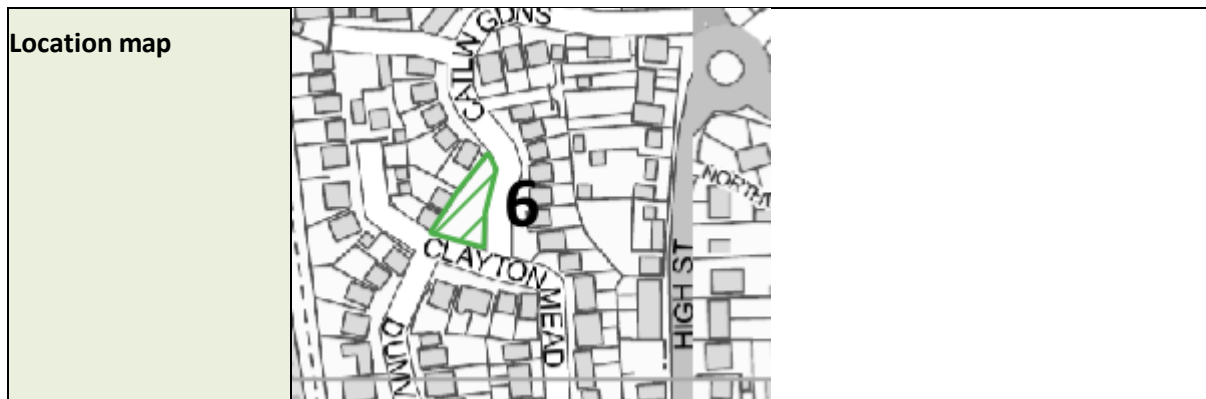
Address and location	LGS4. Selbourne Square Green Space Selbourne Square Godstone
Ownership details	Tandridge District Council
Description and purpose / current use	Green spaces used by local residents for children to play and for community gatherings
Any designations	Green Belt
Site allocations in Local Plan	None
Planning permissions?	None
Access & proximity including how close to the community it serves	The green spaces are within Selbourne Square
Demonstrably Special?	Recreation: Used by children and for community gatherings and considered a valuable amenity by local residents
Local in character?	Yes

Photo	
Location map	

Address and location	LGS5. Playground in Clayton Mead Clayton Mead Godstone
Ownership details	Tandridge District Council
Description and purpose / current use	Playground used by local residents for children to play and is in very regular use.
Any designations	Green Belt


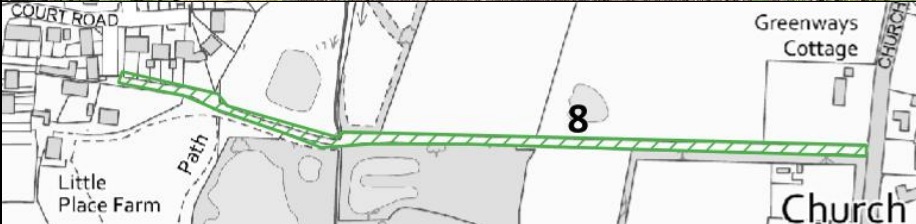
Site allocations in Local Plan	None
Planning permissions?	None
Access & proximity including how close to the community it serves	The playground is located in Clayton Mead, Godstone
Demonstrably Special?	Recreation: Used by children to play
Local in character?	Yes
Photo	
Location map	
Address and location	LGS5. Catlin Gardens Green Space Catlin Gardens Godstone
Ownership details	TDC


Description and purpose / current use	A green space that is a local amenity to residents
Any designations	Green Belt
Site allocations in Local Plan	None
Planning permissions?	None
Access & proximity including how close to the community it serves	The green space in Catlin Gardens is in the middle of the Linden Fields estate
Demonstrably Special?	Beauty: A valued local amenity for residents that performs an important role in enhancing the residential areas within which it is located.
Local in character?	Yes
Photo	



Address and location	LGS7. Bay Pond and surrounds Godstone
Ownership details	Surrey Wildlife Trust
Description and purpose / current use	A valued local amenity that is part of the community and home to a wide range of wildlife
Any designations	Green Belt, partially within SSSI
Site allocations in Local Plan	None
Planning permissions?	None
Access & proximity including how close to the community it serves	Bay Pond is located directly behind the White Hart Barn, Godstone
Demonstrably Special?	<p>Beauty: A valued local amenity for residents</p> <p>Wildlife: There is a wide range of wildlife on Bay Pond ranging from birds and fish in the pond, to wildlife that lives in the area around the pond</p> <p>Recreation: Bay Pond is one of the most popular places in Godstone for people to visit</p>
Local in character?	Yes


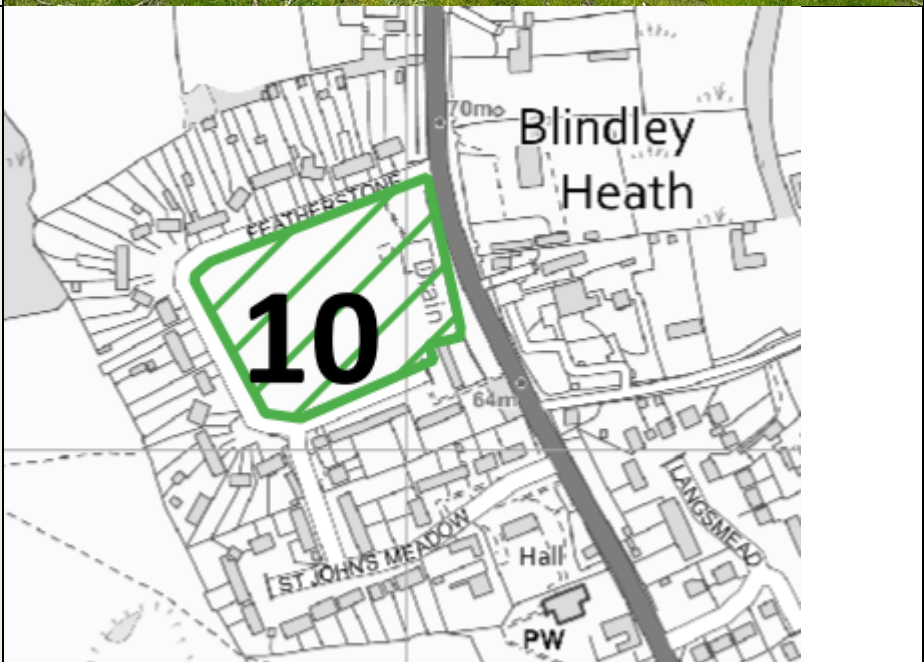
<p>Photo</p>	
<p>Location map</p>	
<p>Address and location</p>	<p>LGS8. Green Lane/ space Godstone</p>
<p>Ownership details</p>	<p>Privately owned (Flower Farm)</p>
<p>Description and purpose / current use</p>	<p>Green Lane is a footpath and green space linking Riders Way to Church Lane in Godstone. It is heavily used by walkers and, especially, dog walkers throughout the year.</p>

Any designations	Green Belt
Site allocations in Local Plan	None
Planning permissions?	None
Access & proximity including how close to the community it serves	Green Lane links Riders Way to Church Lane and is located between the feeder pond and Bay Pond.
Demonstrably Special?	Recreation: Used by residents who enjoy seeing the wildlife that lives in the area. Used by walkers and dog walkers extensively Wildlife: A large variety of wildlife lives in Green Lane ranging from rabbits and hares, to birds of prey and many other species of wildlife
Local in character?	Yes
Photo	
Location map	


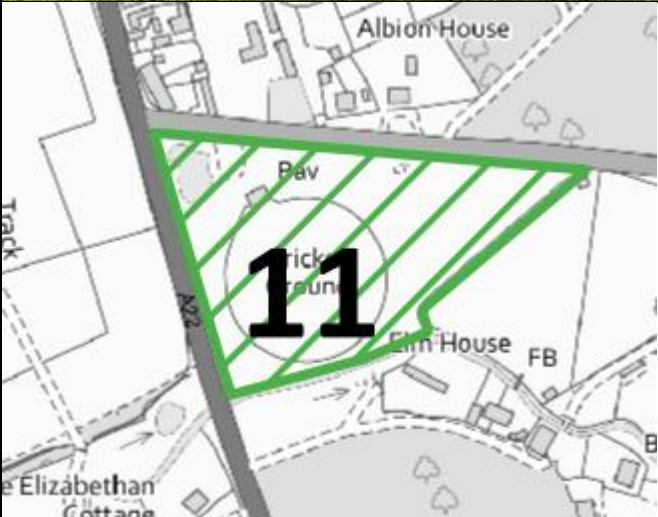
Address and location	LGS9. Lagham Road Playing Field Lagham Road South Godstone
Ownership details	Tandridge District Council
Description and purpose / current use	A green space that is a local amenity to residents. Used for various sports activities supported by the South Godstone Sports & Community Association. Also used for various events held in South Godstone throughout the year.
Any designations	Green Belt
Site allocations in Local Plan	None
Planning permissions?	None
Access & proximity including how close to the community it serves	The Lagham Road Playing Field is located in Lagham Road, South Godstone which is close to the residential areas to the east of the A22
Demonstrably Special?	Recreation: Used by the local community for sports activities and local events for the village
Local in character?	Yes
Photo	






Address and location	LGS10. Featherstone Open Space Featherstone Blindley Heath
Ownership details	Tandridge District Council
Description and purpose / current use	A green space that is a local amenity to residents. Used for various activities and with a small children's playground in one corner.
Any designations	Green Belt
Site allocations in Local Plan	None
Planning permissions?	None
Access & proximity including how close to the community it serves	The open space is in the centre of Featherstone a road that borders three sides of the open space (the remaining side is bordered by a hedge separating it from the A22).
Demonstrably Special?	Recreation: Used by the local community for various activities and local events for the village
Local in character?	Yes

Photo	
Location map	



Address and location	LGS11. Blindley Heath Cricket Club Grounds Ray Lane Blindley Heath
Ownership details	Godstone Parish Council
Description and purpose / current use	The cricket club in Blindley Heath is very active throughout the summer and is over 100 years old. It is very important to the community and well supported.
Any designations	Green Belt

Site allocations in Local Plan	None
Planning permissions?	None
Access & proximity including how close to the community it serves	The cricket club grounds are located in Ray Lane, Blindley Heath and are located on the edge of the designated SSSI and adjacent to the village pond.
Demonstrably Special?	Recreation: The cricket club was founded over 100 years ago and is used extensively throughout the summer
Local in character?	Yes
Photo	
Location map	

APPENDIX C – LOCALLY SIGNIFICANT VIEWS

Ref:	Name of View	Description	Photo
1	Church Lane	The view from Church Lane back towards the village	
2	Bay Pond Path	One of many views across countryside from Bay Pond Path in Godstone	
3	Tilburstow Hill	The view looking down from Tilburstow Hill into the village of Godstone	

4	Hilly Fields	The historic Hilly Fields behind Greenview in Godstone	
5	Park Pale	The view from the A22 to the east across Posterngate Farm towards Park Pale	
6	Posterngate Farm	The view from the A22 to the west across Posterngate Farm	

7	Pilot's Memorial	The memorial to Flight Sergeant Stanley Fenemore who was a Battle of Britain pilot and was shot down on this site	
8	Hunters Chase	The view across farmland where sheep are grazed adjacent to Hunters Way in South Godstone	
9	Blindley Heath Common	The view from the corner of Ray Lane in Blindley Heath towards the SSSI	