

# **Dormansland Neighbourhood Plan To 2044**

## **Submission Plan**

Prepared by Dormansland Parish Council under the Neighbourhood Planning (General) Regulations 2012 (as amended).

**January 2026**

**Dormansland Neighbourhood Plan To 2044  
Regulation 15 Submission Plan  
December 2025**

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## **Glossary**

### AMENITY

A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

### BIODIVERSITY

Biodiversity is the term used to describe the whole variety of life on Earth. It includes not only all species of plants and animals, but also the complex ecosystems they live within. It ranges from species and habitats which are considered commonplace to those considered critically endangered.

### COMMUNITY INFRASTRUCTURE LEVY (CIL)

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area

### DESIGNATED HERITAGE ASSETS

Parts of the historic environment which have been designated because of their historic, archaeological, architectural or artistic interest.

### DEVELOPMENT

Development is defined under the 1990 Town and Country Planning Act as 'the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land'.

### DEVELOPMENT PLAN DOCUMENT

This is currently the Tandridge District Core Strategy 2008, Tandridge Local Plan Part 2: Detailed Policies 2014-2029 and the Surrey Waste and Minerals Plans. Once 'Made' (adopted) the Dormansland Neighbourhood plan will become part of the development plan for the Parish area.

### EVIDENCE BASE

The information and data gathered by local authorities to inform and support the policy approaches to be set out in Development Plan Documents, including physical, economic, and social characteristics of an area. This Neighbourhood Plan has its own

evidence base which is published alongside the plan ([Link](#)).

#### GREEN BELT

A designation for land around certain cities and large built-up areas, which aims to keep the land permanently open or largely undeveloped. The purpose of the green belt is to check the unrestricted sprawl of large, built-up areas, prevent neighbouring towns from merging, safeguard the countryside from encroachment, preserve the setting and special character of historic towns and assist urban regeneration by encouraging the recycling of derelict and other urban land.

#### HABITATS REGULATIONS ASSESSMENT

A Habitats Regulations Assessment (HRA) tests the impact of a proposal on nature conservation sites of European importance and is a requirement for land use plans and projects. This Neighbourhood Plan does not need to prepare an HRA, because the designated Neighbourhood Area does not include, or is in close proximity to, any sites of this nature.

#### LANDSCAPE CHARACTER

The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.

#### LISTED BUILDING

A building of special architectural or historic interest. Listed buildings are graded I, II\* or II. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage). Historic England is responsible for designating buildings for listing in England.

#### LOCAL GREEN SPACES

Local Green Space designation is for use in Local Plans or Neighbourhood Plans. These plans can identify on a map ('designate') green areas for special protection against development providing they meet certain tests set out in national policy. (See paragraphs 106 -108 of the NPPF ([Link](#)).

#### LOCAL PLAN

A plan setting out development policies for the local planning authority area. For Dormansland Parish the Tandridge Local Plan and Core Strategy documents contain strategic planning policies for the area.

#### NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Issued by central government setting out its planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

#### NEIGHBOURHOOD PLAN

A plan prepared by a Parish Council under the provisions of the Localism Act 2011 and of the Neighbourhood Planning (General) Regulations 2012 (as amended).

#### NON-DESIGNATED HERITAGE ASSETS

Buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest but which do not meet the criteria for designated heritage assets (as defined in Annex 2 of the NPPF).

#### DORMANSLAND PARISH COUNCIL (DPC)

The Qualifying Body producing this Neighbourhood Plan.

#### PRE-SUBMISSION PLAN

A first draft of the Neighbourhood Plan, prepared for the first formal consultation in July-September 2025 guided by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

#### QUALIFYING BODY

A parish council (or in a non-parished area a designated neighbourhood forum) proposing a Neighbourhood Plan.

#### SPECIAL PROTECTION AREA (SPA)

A habitat site that is protected by the Conservation of Habitats and Species Regulations 2017.

#### STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)

A system of incorporating environmental considerations into policies, plans and programmes. This Neighbourhood Plan does not have the potential for significant environmental effects and therefore no strategic environmental assessment is necessary. A document, called a Basic Conditions Statement, include din the evidence base of the Neighbourhood Plan sets out how the Neighbourhood Plan contributes to achieving sustainable development.

#### STEERING GROUP

A group made up of Dormansland Parish Councillors and other residents set

up to investigate the issues covered by the proposed Neighbourhood Plan and advise the Parish Council accordingly.

#### SUBMISSION PLAN

This document is the Submission Plan, a final draft of the Neighbourhood Plan, prepared for submission guided by Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

#### SUITABLE ALTERNATIVE NATURAL GREENSPACE (SANG)

A designated green area created to reduce the impact of new residential development on protected habitat sites. The green area is designed to be an attractive and accessible recreational space to divert visitors from ecologically sensitive areas.

#### SURREY COUNTY COUNCIL

The waste and minerals authority for this area.

#### TANDRIDGE DISTRICT COUNCIL

The local planning authority for this area.

## **Foreword**

Dear Dormansland Community.

The Dormansland Neighbourhood Plan (DNP) has been a long time coming and is well over due. The reasons for the delay are numerous but we hope we have finally achieved our goal.

The Steering Group hope that they have reflected in the DNP the priorities expressed through our community engagement with you.

This is your DNP.

We cannot prejudge how society will respond to changes over the next 15/20 years, but what we can do is put in place policies and bring forward projects which help the Parish adapt as changes take place, enabling the development needed to support a strong and viable community whilst protecting and safe guarding what you consider to be most important about the place in which we live and work.

The Steering Group would like to acknowledge the drive and forward thinking of the late Parish Council Clerk Lynn Blake and her efforts to get the DNP started in the first place. We will be forever grateful.

## List of Land Use Policies

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# 1. Introduction and Background

- 1.1. The plan is being prepared in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended). Dormansland Parish Council (DPC) is preparing a Neighbourhood Plan for the area designated by the local planning authority Tandridge District Council (TDC), under the provisions of the Localism Act 2011 and of the Neighbourhood Planning (General) Regulations 2012. The area was designated on 28 May 2014 and is shown in Figure 1, in the map as submitted to Tandridge Council, below.

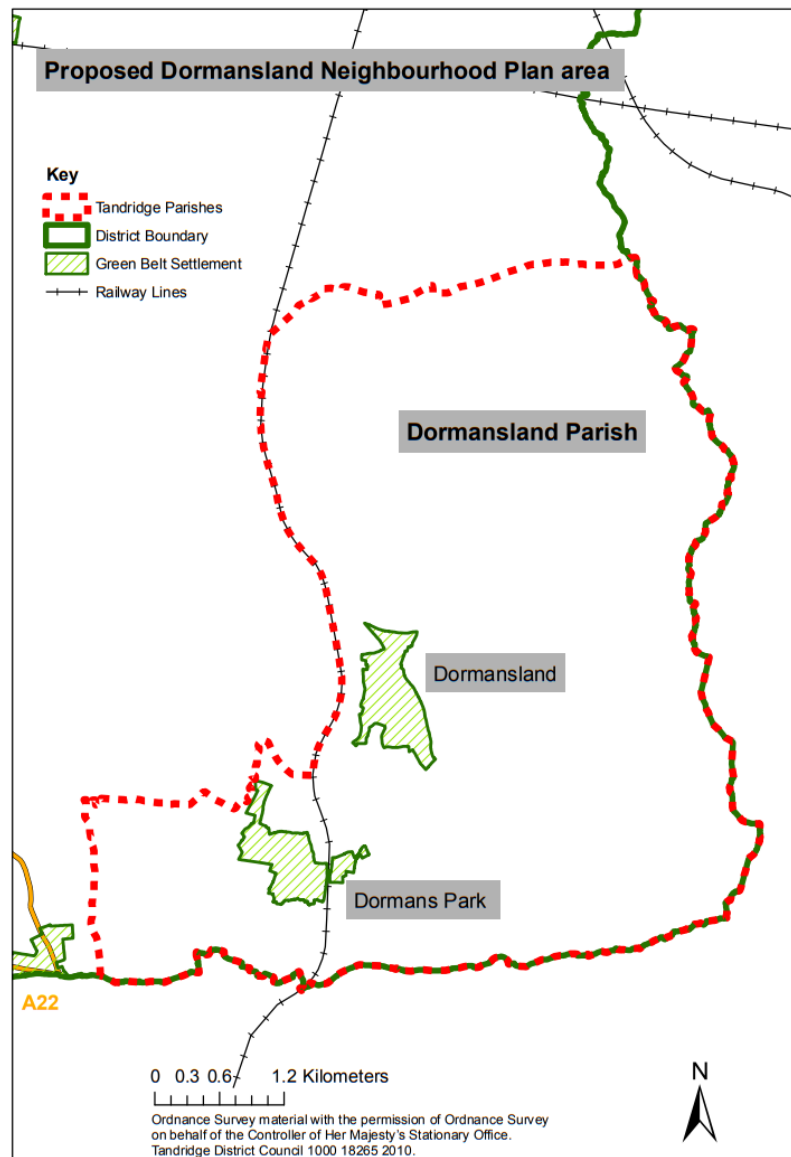


Figure 1: Dormansland Parish Neighbourhood Area

- 1.2. The purpose of the Dormansland Neighbourhood Plan (DNP) will be to complement the planning policies of Tandridge District Council.

Together, the policies will be used to determine planning applications in the neighbourhood area.

- 1.3. Neighbourhood Plans provide local communities with the chance to shape the future development of their areas. Once the referendum has taken place and assuming it is successful, Tandridge District Council will 'make' the plan, the neighbourhood plan then becomes a statutory part of the development plan for the area and will carry significant weight in how planning applications are decided. It is often referred to as a neighbourhood development plan.
- 1.4. Neighbourhood Plans can therefore only contain land use planning policies that can be used for this purpose. This often means that there are more important issues of interest to the local community that cannot be addressed in a Neighbourhood Plan if they are not directly relating to planning. Reference to the issues raised by the community through engagement and consultation can be listed as aspirations for the community to take forward through alternative routes, for example by the Parish Council.
- 1.5. Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood Plans must meet some 'basic conditions'. These are:
  - having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
  - the making of the neighbourhood development plan contributes to the achievement of sustainable development,
  - the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
  - the making of the neighbourhood development plan does not breach, and is otherwise compatible with, retained EU obligations, and
  - prescribed conditions are met relating to the Conservation of Habitats and Species Regulations 2010 (as amended).
- 1.6. In addition, DPC must be able to show that it has properly consulted local people and other relevant organisations during the process of making its Neighbourhood Plan and has followed the 2012 Neighbourhood Planning Regulations.

### **The Regulation 14 Pre-Submission Plan**

This Pre-Submission Plan consultation exercise took place between 19 July – 26 September 2025. The Parish Council has reviewed the comments made

and prepared this final version of the Plan, known as the 'Submission' or 'Regulation 15' Plan and submitted this, alongside other required documents, to Tandridge District Council. The Plan will undergo further consultation followed by an independent examination and then referendum.

### **Strategic Environmental Assessment & Habitats Regulations Assessment**

- 1.7. Tandridge District Council has issued a screening opinion on the requirement for a Strategic Environmental Assessment (SEA) in accordance with the Environmental Assessment of Plans & Programmes Regulations 2004 (as amended). The formal screening opinion considers that the plan does not require an SEA.
  
- 1.8. The screening opinion also confirms whether a Habitats Regulations Assessment (HRA) is required in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended). The formal screening opinion considers that the plan does not need to be supported by an HRA.

## 2. Vision and Objectives

### 2.1. Vision

The vision for Dormansland Parish in 2044 will have been successfully delivered and as a result:

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

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

*Any new homes are purpose designed to meet local needs including older people who wish to downsize and young families. They provide a balance of dwelling types and ownership structures to serve the community over the long term. These new homes do not detract from the character and setting of the Parish.*

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

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

*The Parish continues to support local employment and has facilitated new employment opportunities within the Parish for local people and to support local services.*

*It enjoys a positive relationship with the High Weald Partnership and the AONB (National Landscapes) is more accessible to the community for recreation and leisure. The Parish and Partnership have worked together to protect their shared setting and have defined a role for the Parish as a gateway to the AONB (National Landscapes)”.*

- 2.2. To achieve this vision a number of key objectives have been identified as follows:
- 1) Protect the character, qualities and identity of the landscape to manage the impacts of any future growth and maintain the spatial and qualitative relationships between the areas.
  - 2) Enhance the village centre by protecting existing community services and amenities and supporting the provision of a wider range of services and amenities to meet Parish needs and reinforce the identity and purpose of the village centre.
  - 3) Plan for improvement, expansion or redevelopment of other amenities including the Memorial Hall and school as part of a long-term plan for improving Parish amenities.
  - 4) Secure the future of the existing employment uses within the Parish and plan for their growth to serve Parish needs.
  - 5) To protect and enhance green infrastructure assets by ensuring development enhances ecological connectivity, protects sensitive habitats and strengthens its role as a continuous, resilient wildlife network.
  - 6) Plan for increased public access to, and enjoyment of local green spaces, the High Weald AONB (National Landscapes) and the wider parish setting whilst recognising that some areas of significant biodiversity should only have limited public access.
  - 7) Integrate the existing network of rural lanes, bridleways and footpaths, to improve and extend safe pedestrian and cycling routes.
  - 8) Identify local green spaces, safeguard and improve their biodiversity and integrate them with the pedestrian and cycle network.
  - 9) Identify local buildings of heritage value.
  - 10) Protect the character of Dormans Park.

### 3. Land Use Planning Policies

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

#### **Policy DNP1: A Spatial Plan for the Parish**

***Inappropriate development will not be supported within the Metropolitan Green Belt and the High Weald National Landscape (AONB). The focus for new development in the Parish of Dormansland will be on reusing brownfield land and on realising other suitable development opportunities within the defined village envelope for Dormansland, as shown on the Policies Map. Development outside the defined village envelope boundary for Dormansland village will only be supported if it accords with all relevant national and development plan policies including those relating to the Green Belt and the High Weald National Landscape.***

- 3.3 The policy establishes the essential spatial principles for development across the designated Neighbourhood Area. In doing so, it provides a policy bridge between the vision and objectives of the Neighbourhood Plan and all its other policies.
- 3.4 Critical to the success of the village will be maintaining its identity as a rural village within the Green Belt. There remain many opportunities within the village to reuse brownfield land (previously developed land) that will likely become available in the plan period, and potentially the utilisation of Green Belt land. Focusing development here will contribute to retaining Dormansland village's status as a sustainable location and reinforce the objectives of protecting Green Belt land and conserving and enhancing the High Weald National Landscape.
- 3.5 Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. NPPF §154 - §156 sets out the exceptions to this. Inappropriate development in the National Landscape will be considered as per the provisions of §189 of the NPPF where the scale and extent of

development should be limited within National Landscapes, and sensitively located and designed within the setting of the National Landscape to avoid or minimise adverse impacts on the National Landscape. The policy therefore requires that proper attention is given to prioritising and realising opportunities as they arise within the village of Dormansland rather than utilise Green Belt land elsewhere within the Parish. Not only is this approach more efficient in using scarce land resource, but it will avoid creating unsustainable patterns of growth, poorly located from established infrastructure and therefore car dependant.

### **Policy DNP2: Supporting Good Design**

***Development proposals should contribute to the objective of achieving well-designed places reflecting local character and design preferences. To achieve this, proposals must demonstrate how their scheme positively responds to the relevant design strategy and accords with the relevant codes set out in the Dormansland Design Code, as relevant to their location, scale and nature.***

- 3.6 The policy responds to the Government's encouragement that neighbourhood plans should set out local design guidance by refining the series of Local Plan design policies to provide design codes that covers all of the parish contributing to neighbourhood plan objectives 1); 2); 5); 7); 9) and 10).
- 3.3 §134 of the NPPF clarifies that design codes can be prepared as part of a plan, which is what this neighbourhood plan has chosen to do in order for its content to carry the full weight of the development plan. The Code is an integral part of the policy but is extensive in distinguishing the different character areas in the parish and is therefore published separately. To be clear therefore, as the Code has been prepared and consulted on as part of the Plan, its content carries the full weight of the development plan in decision making and is not subordinate or supplementary guidance carrying lesser weight. The Code is also available online as visual and interactive material. It contains a Guide to clarify its coverage and user instruction. The Code coverage is also presented in table 1 below and can also be downloaded in excel format.

Design Code Application Dormansland

Code	Area						Type of Development					
	West Street/The		The Village		The		Extensions	Conversions	Redevelopments	Plot subdivision	New buildings in village	New buildings in adjacent village
Plough Road	Platt	The Estates	Centre	Dormans Park	Countryside							
<b>Movement</b>												
AM 1-3.1 Street Types	Yes							Yes	Yes	Yes	Yes	
BM 1-3.1 Street Types		Yes						Yes	Yes	Yes	Yes	
CM 1-3.1 Street Types			Yes					Yes	Yes	Yes	Yes	
DM 1-3.1 Street Types				Yes				Yes	Yes	Yes	Yes	
DM 3.1 Parking			Yes						Yes	Yes	Yes	
EM 1-3.1 Street Types					Yes			Yes	Yes	Yes	Yes	
FM 1-3.1 Street Types						Yes		Yes	Yes	Yes	Yes	
<b>Nature</b>												
PWN 1.1 Plant Species	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	
<b>Built Form</b>												
AB 1.1 Types and Forms	Yes							Yes	Yes	Yes	Yes	
AB 2.1 Building Lines	Yes							Yes	Yes	Yes		
AB.2.2 Building Height	Yes						Yes	Yes	Yes	Yes	Yes	
BB 1.1 Types and Forms		Yes						Yes	Yes	Yes	Yes	
BB 2.1 Building Lines		Yes						Yes	Yes	Yes		
BB.2.2 Building Height		Yes					Yes	Yes	Yes	Yes	Yes	
BB 2.3 Building Lines		Yes					Yes	Yes	Yes	Yes	Yes	
CB 1.1 Types and Forms			Yes					Yes	Yes	Yes	Yes	
CB 2.1 Building Lines			Yes					Yes	Yes	Yes		
CB.2.2 Building Height			Yes				Yes	Yes	Yes	Yes	Yes	
DB 1.1 Types and Forms				Yes				Yes	Yes	Yes	Yes	
DB 2.1 Building Lines				Yes				Yes	Yes	Yes		
DB.2.2 Building Height				Yes			Yes	Yes	Yes	Yes	Yes	
EB 1.1 Types and Forms					Yes			Yes	Yes			
EB 2.1 Building Lines					Yes			Yes	Yes			
EB.2.2 Building Height					Yes		Yes	Yes	Yes			
FB 2.1 Building Height						Yes	Yes	Yes	Yes	Yes	Yes	
<b>Identity</b>												
AI 1.1 Local Character	Yes										Yes	
AI 2.1 Design of buildings	Yes							Yes	Yes	Yes	Yes	
AI 2.2 Design of buildings	Yes							Yes	Yes	Yes	Yes	
BI 1.1 Local Character		Yes									Yes	
BI 2.1 Design of buildings		Yes						Yes	Yes	Yes	Yes	
BI 2.2 Design of buildings		Yes					Yes	Yes	Yes	Yes	Yes	
CI 1.1 Local Character			Yes								Yes	
CI 2.1 Design of buildings			Yes					Yes	Yes	Yes	Yes	
CI 2.2 Design of buildings			Yes				Yes	Yes	Yes	Yes	Yes	
DI 2.1 Design of buildings				Yes				Yes	Yes	Yes	Yes	
DI 2.2 Design of buildings				Yes			Yes	Yes	Yes	Yes	Yes	
EI 1.1 Local Character					Yes				Yes	Yes	Yes	
EI 2.1 Design of buildings					Yes		Yes	Yes	Yes	Yes	Yes	

- 3.4 The Design Code consists of analysis exploring the local character and context which applicants should acknowledge and use to guide their exploration of the local character of the area. It also includes a design vision analysis that informs the level of design control that is needed for a particular area which is reflected in a series of design strategies for each of the character areas. Applicants will therefore be expected to have acknowledged, understood and positively responded to the relevant design strategy in demonstrating the design choices within their schemes.

Finally, the Codes seeks to achieve the design goals for each character area and the wider parish. The character area codes relate to design choices on movement, built form and identity. The wider parish codes relate to design choices on nature, identity, resources and lifespan. The codes use the words must, should and could indicating where there remains flexibility for specific circumstances. Applicants will need to demonstrate compliance with the codes as relevant to the location, nature and scale of their proposals. Where a proposal does not seek to follow the requirements of the Code then the application will be obliged to justify why an exception should be made.

### **Policy DNP3: Education Provision**

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

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

***Proposals for the change of use of existing educational buildings and land will only be supported where alternative educational provision is made within the parish, taking account of its green belt status.***

- 3.5 This policy acknowledges the important part Dormansland Primary School plays in village life and as a critical local community facility contributing to neighbourhood plan objectives 3) and 7). The education facilities in the community survey were ranked second in those described as good or excellent, with any concern around the school's capacity to accept local children if the village grew too

quickly. Current Published Admissions Number 210 Pupils. Current Pupil numbers 202 (2023/24) <sup>1</sup>

- 3.6 The NPPF places 'great importance' on ensuring that sufficient choice of school places is available to meet the needs of existing and new communities and expects local authorities to make a positive and collaborative approach to meeting this requirement.
- 3.7 Despite the primary school being fairly close to capacity Surrey CC 'School Organisation Plan' (2023-2033)<sup>2</sup> confirms there are no current plans to expand education provision in the parish, due to a steady decline in Surrey and Tandridge birth rates, falling about 7% between 2012 and 2020 (page 35) . The plan states that there is sufficient latent or vacant capacity should there be a change in demand for school places. Surrey wide, 98.2% of parents were able to get the first choice of reception school places for their children in 2022.
- 3.8 This position may change however as without any current up to date local plan, to identify development sites, there could be unexpected developments, which could lead to additional pressures on primary school provision in both Dormansland and Lingfield. The Parish Council is committed to work jointly with Lingfield PC to review the implications of any such planning decisions for housing to need the identified need of the district, and assess the pressures on educational capacity that may result.
- 3.9 The Policy is therefore intended as a statement of the value the community places on primary education in the village and their expressed desire to maintain education provision over the lifetime of the plan in line with the Vision. A preliminary assessment of alternative sites to meet educational needs was undertaken but all options were located within the Green Belt and would be required to demonstrate 'very special circumstances' in support of development, should an allocation be proposed in the future.

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<sup>1</sup> <https://www.get-information-schools.service.gov.uk/Establishments/Establishment/Details/124986>

<sup>2</sup> [https://www.surreycc.gov.uk/\\_\\_data/assets/pdf\\_file/0011/256754/School-Organisation-Plan.pdf](https://www.surreycc.gov.uk/__data/assets/pdf_file/0011/256754/School-Organisation-Plan.pdf)

## **Policy DNP4: Promoting the Natural Environment**

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

- a. They protect and enhance green and blue infrastructure assets containing measures to maintain and improve their functionality in the design of their layouts and landscaping schemes, including delivering a net gain to biodiversity;**
- b. They protect and where possible enhance footpaths and public rights of way for the purposes of improving the enjoyment, connectivity and safety of active travel;**
- c. They contain measures that will help to mitigate the impacts of, and adapt to, climate change including but not limited to green roofs, rainwater harvesting, permeable surfacing, and passive design measures;**
- d. Where proposals require off-site compensation to mitigate for biodiversity loss, it should follow a sequential approach to its delivery. The gain should be delivered within or adjoining existing green or blue infrastructure assets, where the land is suited in principle for delivering the necessary gain. If this is not practicable, the gain should be delivered on other land elsewhere within the neighbourhood area where possible before delivering the necessary gain elsewhere.**

- 3.10 This policy sets out some key principles to which proposals affecting the natural environment of the parish must have regard contributing to neighbourhood plan objectives 1); 5); 6); and 7). Further detailed information is available in the DNP Environment and Countryside Report.

### **Green and blue infrastructure assets**

- 3.11 Green and blue infrastructure assets have multiple roles including carbon sinking, flood alleviation and biodiversity net gain. Green and blue infrastructure assets in Dormansland include Ancient Woodlands, Priority Habitats and National Landscapes as well as the Green Corridor from Policy DNP5. The first key principle requires that development should consider how their proposals may improve it, or at the very least do not undermine its integrity of connecting spaces and habitats. This may mean that development layouts are designed to contribute to the network's effectiveness.
- 3.12 Land alongside watercourses is particularly valuable for wildlife and it is essential it is protected. Development that encroaches on watercourses has a potentially severe impact on their ecological value. Such development should therefore avoid the impact of disturbance both from increased access and from artificial lighting, which disrupts the natural diurnal rhythms of a range of wildlife using and inhabiting river corridor habitat.

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

### **Footpaths and public rights of way**

- 3.14 Dormansland Parish has a good network of footpaths and bridleways, with opportunities for circular routes within easy reach of both Dormansland Village and Dormans Park which are of particular value and amenity to local residents. Development that would have an adverse impact on views from such routes, or which would suburbanise their surroundings, will therefore normally be resisted.
- 3.15 The second key principle supports proposals which seek to protect or enhance these routes, e.g. traffic mitigation measures or public realm improvements which would improve the enjoyment of them, creating new route or links to existing routes which would improve connectivity, and by maintaining their safety and functionality by carrying out or contributing to repairs or resurfacing.

### **Climate change mitigation and adaption**

- 3.16 The third key principle supports climate change mitigation and adaptation measures and finally, the last principle seeks to establish a sequential approach to the delivery of any off-site biodiversity net gain. The Environment Act 2021 now requires many schemes to deliver a minimum of 10% biodiversity net gain. The delivery of this net gain follows a hierarchical approach, and therefore only in the event that the net gain cannot be delivered on site, the principle requires a sequential approach to net gain delivery.

#### **Policy DNP5: Dormansland 'Green Corridor'**

***The Neighbourhood Plan designates the 'green corridor', as shown on the Policies Map. Any development within the corridor which is consistent with Green Belt policy is required to have full regard to the ecological value of land that lies within the corridor and development proposals are required to demonstrate how this value may be enhanced. Proposals that will undermine the ecological integrity of the corridor will be resisted.***

- 3.3 This area forms a continuous green corridor between Dormansland village and the Dormans Station to Lingfield railway line and is crossed by a Right of Way from the Mill Lane bridleway to Dormans Station and

a further Right of Way connecting West Street to Mill Lane. The corridor is also intersected by a substantial area of Ancient Woodland (LINK to map). A full description of the green infrastructure assets within the corridor is available in Appendix 5 of the Environment and Countryside Report. The emerging Surrey Local Nature Recovery Strategy, planned to be adopted in 2026, is also intended to identify locations to improve nature and provide other environmental benefits. The draft version published in 2025 recognises parts of this area for being of particular importance for biodiversity as well as an area that could become of particular importance for biodiversity.

- 3.4 The policy designates this area as a 'green corridor' recognising the existing and potential ecological value of this area. To be clear, the policy does not seek to prevent proposals which may be suitable to a Green Belt location such as this, but requires that all development proposals within the 'green corridor' must demonstrate how they will contribute to its enhancement. At the very least developments should ensure that their schemes do not compromise the corridor's ecological integrity or its role as a vital link for wildlife and as a green infrastructure asset.
- 3.5 This may mean that layouts, access points, landscape schemes and amenity spaces are designed to contribute to the value of the corridor as a green infrastructure asset of Dormansland while not undermining other planning policy objectives. Where proposals enhance the corridor or the assets that lie within that extend the benefits of the corridor, such proposals will be supported provided they are appropriate in all other respects. The policy contributes to neighbourhood plan objectives 1); 6) and 7).

### **Policy DNP6: Local Green Spaces**

***The Neighbourhood Plan designates the following locations as Local Green Spaces, as shown on the Policies Map and the full assessment can be found in the Local Green Spaces Report:***

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

***Proposals for development on the land will only be supported where very special circumstances can be demonstrated.***

- 3.6 This policy proposes six important green spaces in the parish are protected from development by their designation as Local Green Spaces in accordance with §106 to 108 of the NPPF contributing to neighbourhood plan objective 8). It has the effect of managing development proposals in line with the NPPF provisions.
- 3.7 In each case, the green spaces play an integral part in the enjoyment of the village and are therefore special to the local community. A full description of each site, and the justification for its designation, is provided in the Dormansland Green Spaces Report.

Following the rejuvenation of the Memorial Hall in 2022, policy DNP7 is now obsolete. The Hall is adequately protected by policy DNP8. Enquiries as to the ongoing plans for the hall should be addressed to the Trustees. The numbering of policies hereinafter remain the same as in the pre-submission plan for consistency.

### **Policy DNP8: Community Facilities**

***The Neighbourhood Plan defines the following properties as community facilities and proposes they be submitted to Tandridge Council as candidates for Assets of Community Value<sup>3</sup>:***

- i. The Old House at Home, The Plough and the Royal Oak Public Houses***
- ii. St John's Church, the Centenary Rooms and the Parish Room (Green Hut),***
- iii. The Baptist Church***
- iv. The Dormansland War Memorial Community Hall***
- v. Dormans Station***
- vi. The Village Stores and Post Office (formerly known as Potter's Stores)***
- vii. The Colin Anderson Playing Fields***
- viii. The Recreation Ground (including the tennis courts)***
- ix. Dormansland Cricket Grounds and pavilion***
- x. Grounds of Greathead Manor (Historic Parks and Gardens)***
- xi. Public amenity space at Newhache***
- xii. Public amenity space at New Farthingdale***
- xiii. Public amenity space in the triangle Plough Road Dormans Road High Street***
- xiv. Public amenity space in front of Clayford***
- xv. Station Fields adjacent public footpath to station (Local Green Space Report)***

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

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<sup>3</sup> The Assets of Community Value (England) Regulations 2012

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

- 3.8 This policy identifies community facilities that will be protected from unnecessary loss or harm contributing to neighbourhood plan objectives 1); 3); 4); and 5).
- 3.9 The Neighbourhood Plan Group have been collecting evidence on community facilities within Dormansland that are valued by the community and offer a valuable resource to support community life.
- 3.10 The purpose of this policy is therefore to secure these assets in the long term for the benefit of the parish and to apply a test of viability, which otherwise would not exist, to give added protection to them.

### **Policy DNP9: Local Heritage Assets**

**The Neighbourhood Plan identifies the following buildings that have local heritage significance by way of their local historical and/or architectural value to the local community and proposes they are submitted to both Tandridge Council and the Heritage Office at Surrey County Council to be included in the “local List” of non-designated heritage assets<sup>4</sup>.**

- 1. The Grange, Felcourt Road**
- 2. Grange Lodge, Felcourt Road**
- 3. Yew Lodge, Felcourt Road**
- 4. Pleasance Cottage, Swissland Hill,**
- 5. The Clock House and Chestnut Cottage, Swissland Hill,**
- 6. Dorinwell, Furzefield Chase,**
- 7. Ho Chee Cottages, Plough Road,**
- 8. Starborough Cottages, Dormans Station Road**
- 9. Dormans Station, Dormans Station Road**
- 10. Hop Vines, The Platt,**
- 11. St John’s Parish Room (The Green Hut), The Platt,**
- 12. Bridge House, The Approach, Dormans Park**
- 13. Hill House, Baldwins Hill & garden (formerly Baldwyns), Lingfield Road<sup>5</sup>**
- 14. Box Cottage, The Platt**
- 15. Claridge House, Dormans Road,**
- 16. Nairn/Bedford Lodge, Clinton Hill,**
- 17. Peltham Knoll, Moor Lane**

<sup>4</sup> Planning Practice Guidance online resource Historic Environment Paragraph: 040 Reference ID: 18a-040-20190723

<sup>5</sup> Note: The importance and uniqueness of the architecture of the building is such that Historic England are trying to obtain access to assess it as potential candidate for Listing.

### **18. Barrow Green Farm, Haxted Road**

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

- 3.11 This policy identifies eighteen buildings and structures in the Parish that have local heritage importance contributing to neighbourhood plan objective 9). In that regard, the policy is intended to inform decision makers of the presence of a non-designated heritage asset when judging the effects of a development proposal in line with §203 in the NPPF. Tandridge District Council has its own Local Heritage List project. It is expected that the assets identified in this policy will be added to the Tandridge Local List in due course, noting this may not be until the next iteration of the Local List.
- 3.12 A full schedule of the buildings to which this policy applies is contained in Buildings of Character Report in the evidence base. The Appraisal contains a brief description of each building and its local importance.

### **Policy DNP10: Ashdown Forest SPA Mitigation**

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

- 3.13 This policy is included in the DNP to signal to the local electorate that the neighbourhood plan supports the efforts of local planning authorities and Natural England in securing effective mitigation for the Ashdown Forest SPA contributing to neighbourhood plan objectives 5) and 6).
- 3.14 The policy will apply to all relevant residential development within the Ashdown Forest 7km buffer zone and provides sufficient flexibility should the 'zone of influence' need to be amended in light of future evidence

### **Monitoring & Review Policies**

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

## 4 Implementation

- 4.1. The DNP will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in the parish, and through steering public and private investment into a series of infrastructure proposals contained in the plan.
- 4.2. A review of the DNP will be undertaken after about five years following being "made" or when a new Tandridge local plan is brought forward.

### Development Management

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

### Assets of Community Value

- 4.5. The Parish Council will apply to have the assets listed in DNP8 registered as Assets of Community Value.

### Infrastructure Projects

- 4.6. Dormansland Parish Council proposes the following projects be considered for investment of future community infrastructure levy funding allocated by the local planning authority and to the Parish Council.
  - Potential funding for improvements to Memorial Hall
  - Potential funding for a new playground
  - Enlargement of the school to incorporate an inclusive nursery unit
  - Allotments
  - Pavement along Dormans Station Road
  - Sensitive lighting or surface treatment on path village to station
  - Improved parking provision and controls in the village
  - Infrastructure that encourages cycle and walking
  - Community shop and/or cafe<sup>5</sup>
- 4.7. This series of local infrastructure projects will be prioritized for investment from Section 106 agreements and, if implemented in the future, Tandridge District

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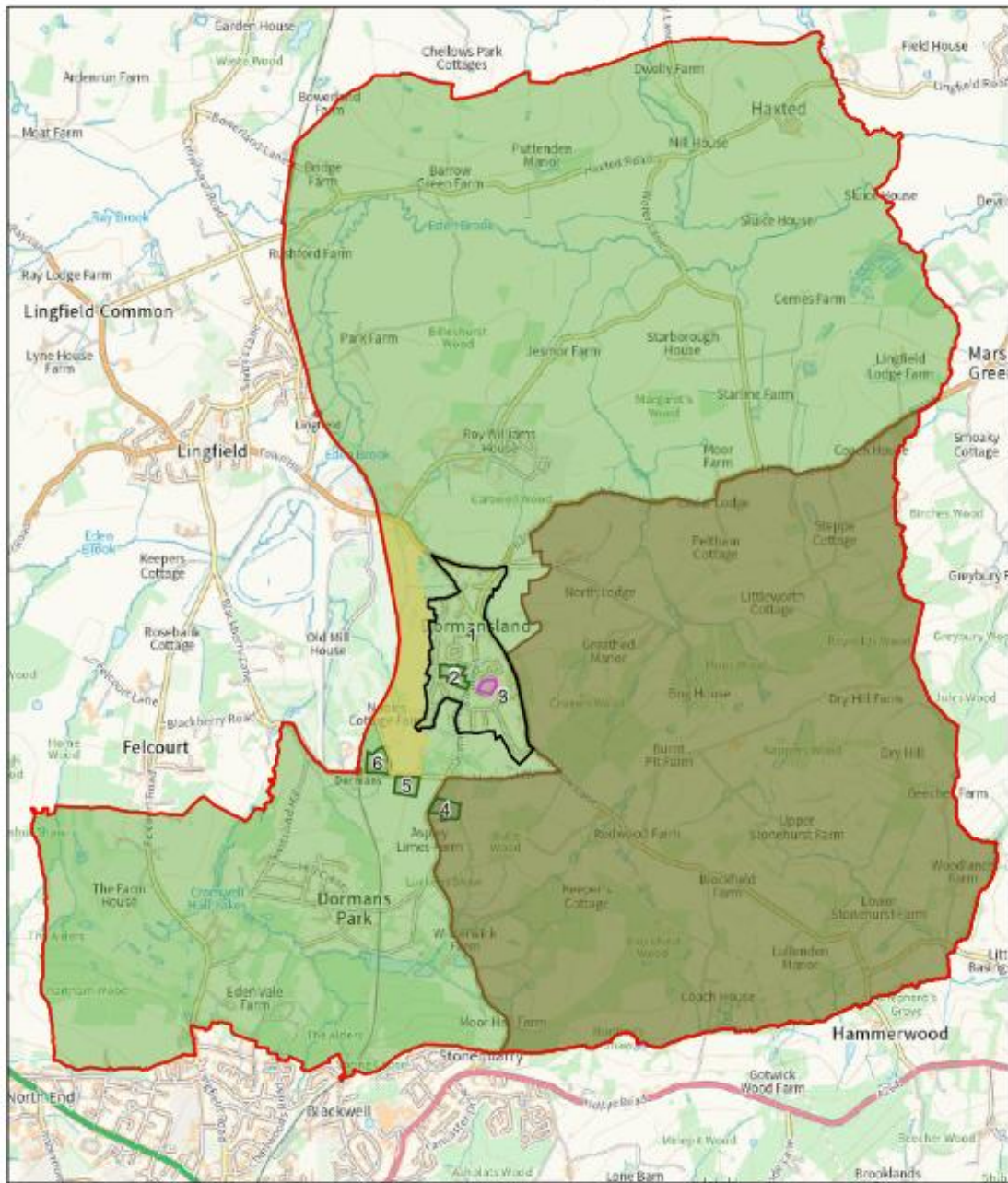
<sup>5</sup> From Questionnaire Survey Report

Community Infrastructure Levy (CIL). A minimum of 25% of the levy collected from development in the Parish will be passed to the Parish Council for investment in the Parish. This provides the local community with an indication of the priorities for investing the fund to improve local infrastructure as a result of any new development in the parish.

- 4.8. In addition, other policies of the Neighbourhood Plan require some planning obligations to be entered into as part of planning consents to finance and deliver specific infrastructure projects relating to the development scheme in order to make the scheme satisfactory in line with the National Planning Policy Framework (NPPF).
- 4.9. The Parish Council is also committed to work with Lingfield Parish Council to develop a shared approach to green infrastructure and biodiversity, and to protect and enhance the wider setting of both parishes; and work with Lingfield Racecourse and Young Epilepsy to integrate neighbourhood plan objectives with their longer-term plans.

# Policies Map

## Dormansland Policy Map



12/17/2025

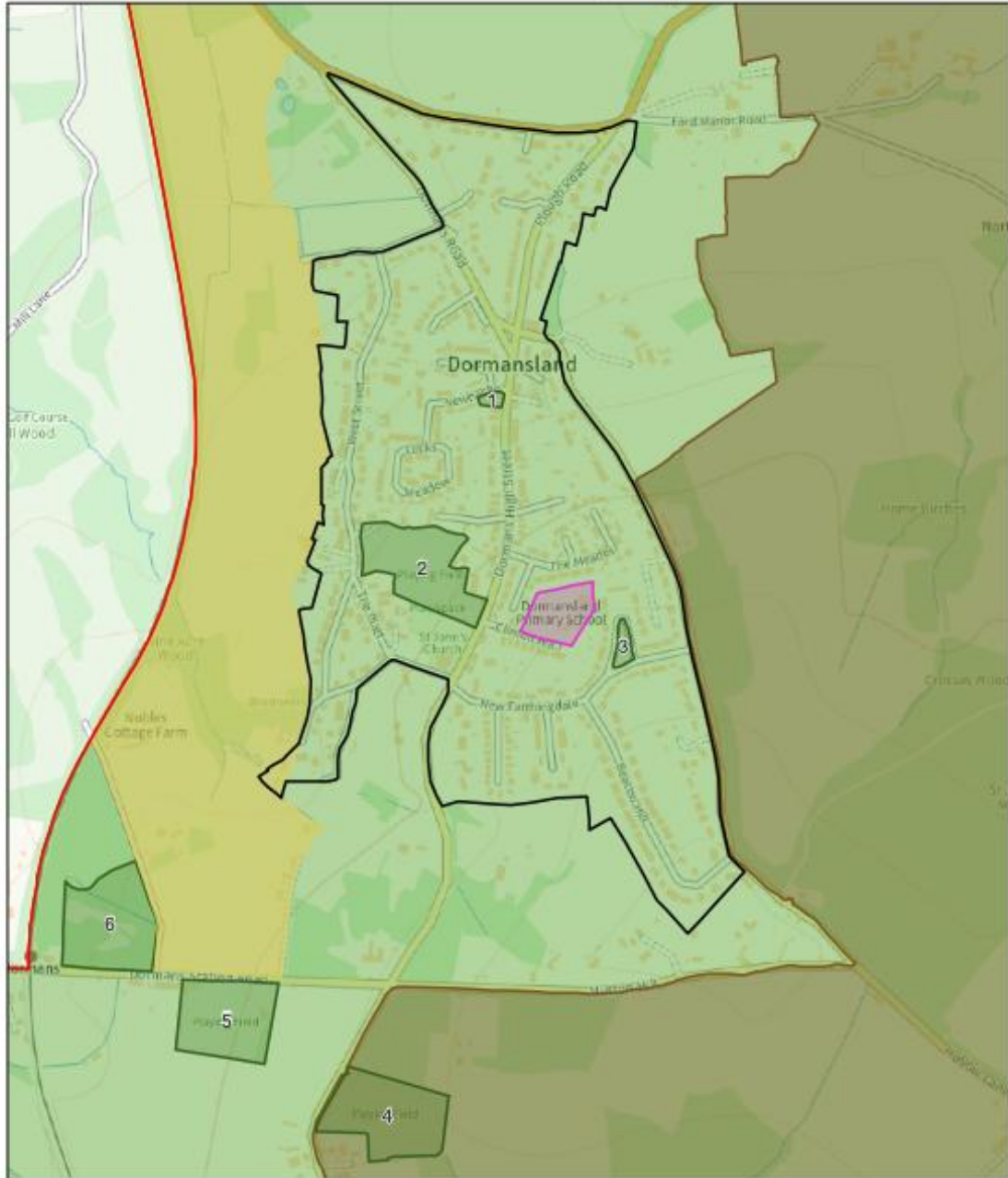
- Dormansland Parish Boundary
- DNP1 Defined Village Envelope
- DNP3 Education Provision
- DNP5 Green Corridor
- DNP6 Local Green Spaces
- High Weald National Landscape
- Dormansland Green Belt



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# Policies Map Village Inset

## Dormansland Policy Map



12/17/2025

- |   |   |
|---|---|
|  Dormansland Parish Boundary   |  DNP6 Local Green Spaces       |
|  DNP1 Defined Village Envelope |  High Weald National Landscape |
|  DNP3 Education Provision      |  Dormansland Green Belt        |
|  DNP5 Green Corridor           |   |



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