

Dormansland NP Reg 14 Consultation Responses (Statutory) Assessment

Source	Comment	Response	ONH/PC Action
WEALDEN DISTRICT COUNCIL COMMENTS			
GENERAL COMMENTS			
Wealden District Council (WDC)	“In our view, it would be considered beneficial to add to the existing introductory section to the neighbourhood plan in order to set the context for the parish and what makes it special, for example in terms of explaining the geography, history, parish statistics etc. It would also be helpful to outline the issues within the parish that the plan is hoping to resolve. It could also briefly explain what public consultation and engagement has been carried out so far and what the feedback has been.”	<p>Further background about the parish can be added to submission plan if the PC sees necessary. A lot of this is covered in the vision and objectives section of the plan. The plan is intentionally kept concise in the interest of simplicity. The NP evidence base also includes context and background.</p> <p>In terms of consultation, this will be covered in the consultation statement which will be available to view at the submission stage.</p>	N/A
Wealden District Council (WDC)	“A section setting out what neighbourhood plans are and what they can and cannot do would also be beneficial for residents who may not be familiar with them. The introduction starts to do this but could go further. A brief explanation of existing planning policy (both nationally and locally) and how the neighbourhood plan will sit alongside this would also be useful to explain to a wider audience how the Neighbourhood Plan would operate.”	The plan explains what the role of the NP is and where it will sit alongside other development plans for the area in section 1.3.	N/A
Wealden District Council (WDC)	“It is noted that there is an interactive policy map, but the neighbourhood plan would benefit from mapping alongside the policies and the potential section on context outlined above. For example, the vision states that the village is within the green belt, but there is no explanation as what the green belt is (or recent	<p>A glossary to be added to explain terms and acronyms.</p> <p>A Green Belt and National Landscape layer to be added to mapping.</p>	ONH

	National Planning Policy Framework (NPPF) changes regarding the green belt), nor is it mapped. This might be because the green belt covers the whole area, but this should be explained within the mapping. It is also noted that the High Weald National Landscape is contained within the Parish of Dormansland and this is also not explained within the mapping provided.”		
Wealden District Council (WDC)	“It should be clear how and why the objectives have been formed, and, in our view, this is not clear at this stage. The policies should stem from the objectives, so it is important that there is a clear narrative. If a context section is added as we suggest this would help to explain the evidence for the objectives and how they relate back to the issues you are seeking to address through the neighbourhood plan.”	Each policy to include reference to objective it is seeking to address.	ONH
Wealden District Council (WDC)	“In addition, some of the objectives for this neighbourhood plan do not relate to land use issues and are perhaps better categorised as community aspirations. For example, one of the objectives states ‘Work with Lingfield Racecourse and Young Epilepsy to integrate these objectives with their longer-term plans’. Rather than an objective, this is something the parish council could work on alongside the neighbourhood plan. Working with Lingfield Parish Council to develop a shared approach to green infrastructure and biodiversity is also perhaps something better suited to a community aspiration. You could consider adding a list of community aspirations/projects at the end of the plan. Some of our neighbourhood planning groups in Wealden District have found this a useful tool in planning and organising future work.”	Move both objectives quoted to Section 6 list but also re-word green infrastructure objective to reflect what green infrastructure policies seeking to achieve.	ONH
Wealden District	“Within the supporting text, there should be reference to the purpose of the policy and the evidence that the policy relies upon (i.e. an explanation of why the policy is justified). Also, there	This is for the Basic Conditions Statement to cover which will be published at the submission stage.	ONH

Council (WDC)	should be an explanation of how the policy complies with the NPPF and the relevant Local Plan policies. It would also be beneficial to explain which neighbourhood plan objective it is helping to meet.”	Reference to objectives following policy.	
Wealden District Council (WDC)	“In addition, it is sometimes difficult to differentiate between the policy and the supporting text within the Neighbourhood Plan, so perhaps the policy could be in a different coloured box?”	The policy wording is clearly defined in italic and bold text; the supporting text is labelled with paragraph numbers. Policies will be placed into a coloured box.	ONH
WDC DNP1 COMMENTS			
Wealden District Council (WDC)	“The wording for this policy could be more concise. For example, it refers to inappropriate development but does not explain what would be considered ‘inappropriate’ in this context. Some of the policy wording such as ‘focussing development here’ or up to ‘High Weald National Landscape’ would be better located within the supporting text as it explains the purpose of the policy.”	Amend to define inappropriate development in this context in supporting text – move 3 rd sentence of policy to the supporting text.	ONH
WDC DNP4 COMMENTS			
Wealden District Council (WDC)	“Part d of Policy DNP4 (Promoting the Natural Environment) does not comply with the legislation and specifically the Statutory Biodiversity Metric, which specifies that Local Planning Authorities (LPAs) and National Character Areas and do not consider the parish level. ‘Where possible’ could be added to allow more flexibility and the policy could state ‘the gain should be delivered on other land elsewhere within the neighbourhood area, where possible’. Alternatively, as a sequential approach is something already set out in the national guidance, is part d required?”	The existing legislation referred to here does not focus on a local level – therefore part d is necessary within the policy. Add in ‘where possible’ as instructed.	ONH
WDC DNP10 COMMENTS			

Wealden District Council (WDC)	<p>“It is suggested that the reference to a 15km zone of influence in the supporting text is removed as it is not consistent with the Strategic Access Management and Monitoring Strategy (SAMMS) Partnership Statement of Common Ground (SoCG) on recreational impact on the Ashdown Forest that was signed by all six LPAs (including Tandridge District Council) and Natural England, which confirms only a 7km zone of influence. At the time of writing, there is no evidence that has been published which justifies a deviation from the agreed approach of 7km zone of influence, which is supported by Natural England through that SoCG. Natural England has recently provided evidence in support of the 7km zone¹ and the effectiveness of mitigation strategies such as Suitable Alternative Natural Greenspace (SANG) and SAMMS measures and best practice for such measures.</p> <p>To cover any change to this area in the future, the text should be amended slightly to state the following: ‘and provides sufficient flexibility should the ‘zone of influence’ need to be extended in the light of future evidence’. Further clarity is needed over when this policy applies - i.e. the policy states ‘all residential proposals’, but the supporting text states ‘the policy will apply to all residential development within the Ashdown Forest 7km buffer zone’.”</p>	Suggested policy wording will be adopted. Adding ‘All relevant residential proposals’ to policy wording.	ONH
TANDRIDGE DISTRICT COUNCIL COMMENTS			
GENERAL COMMENTS			
Tandridge District Council (TDC)	<p>“The mapping needs to be clearer. Tandridge District Council may be able to work with you on this. In particular it would be good to see a map that gives the context for the Parish – that shows the relationship with local towns, roads, rail, Green Belt and National Landscapes for example.”</p>	Noted, as above – Green Belt and National Landscape to be added to mapping.	ONH

Tandridge District Council (TDC)	“The plan may benefit from a few paragraphs explaining its location. Perhaps consider what you would tell someone from outside the area about the parish.”	As above. Not necessary.	N/A
Tandridge District Council (TDC)	“Green Spaces need attention. The mapping is not consistent on this and needs to be. The examiner will seek to check all the criteria are met so do ensure as much evidence as possible is included. Convince the examiner that these Local Green Spaces should be allocated. Were landowners contacted? This may be an area for future discussion. While good work has been done more may help here. https://neighbourhoodplanning.org/toolkits-and-guidance/making-local-green-space-designations-neighbourhood-plan .”	Maps for all LGS include measurements in hectares (ONH). Landowners contacted formally as part of Reg 14 and early on the project which will be reflected in the report (PC).	ONH/PC
Tandridge District Council (TDC)	“There is still a need for the plan to better reflect the policy basis provided by the adopted Local Plan and national planning policy. A map of planning designations in the surrounding area would add clarity in the first instance. While the relationship with the wider context has been improved it still seems that little use has been made of the Local Plan in particular. Some national designations seem to have featured little in developing the plan. Any planning application will be considered against the whole Development Plan so do consider how these documents will work together. The plan could be much improved by working out what the development plan already says on each issue. This may be something the examiner does as he or she considers the plan. A list of policies in the Tandridge Local Plan is included in this document to assist the Parish Council in this. (Please note that this is a working document and should be checked against the online plan and that the Local Plan is ideally read as a whole to	It was a conscious decision to avoid repetition of the content from the Local Plan, however there may be value in incorporating some of these designations in the policy mapping as above. PSGA licence number requested from PC by ONH 7/11/25.	ONH

	<p>give context – but these tables may help as a starting point). It may also be useful to look at the Local Plan mapping online. Seeing how these sites relate to the planning context better would be useful. Green belt is given little attention in particular. Look at the references provided if you want recent references on this.”</p>		
Tandridge District Council (TDC)	<p>“The District Council is currently considering its Local List in a district wide study. To ensure consistency certain criteria were used to decide which buildings should be designated. This is currently being done and the District Council can update you further, probably in a few weeks. Sites may need to go forward to our next round of consideration as the current study is so near completion.”</p>	Noted. Recent appeal decision property to be added.	ONH
Tandridge District Council (TDC)	<p>“Neighbourhood plans need to acknowledge and reflect the local plan policies to which they relate. They should supplement these policies.”</p>	This will be covered in the Basic Conditions Statement.	N/A
Tandridge District Council (TDC)	<p>“Some policies seem to try to resist development with insufficiently convincing evidence. This is likely to be an issue the examiner will consider. Also consider the need for general conformity. This extract from the Planning Guidance explains this well.”</p>	ONH to review policies and suggest appropriate recommendations. This will also be covered in the Basic Conditions Statement.	ONH
Tandridge District Council (TDC)	<p>“The Neighbourhood Plan will need to meet the following tests known as the Basic Conditions. The list of conditions within your plan provided omits some of these. Either ensure the list includes all conditions or add a line that suggest that the list includes the elements you list. (Perhaps change ‘These are’ to These include’.)</p>	Section 1.5. of the plan to be amended to include all of the Basic Conditions.	ONH

	<p>See https://www.legislation.gov.uk/ukpga/1990/8/schedule/4B.</p> <p>(a)having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,</p> <p>(b)having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,</p> <p>(c)having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,</p> <p>(d)the making of the order contributes to the achievement of sustainable development,</p> <p>(e)the making of the order 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),</p> <p>(f)the making of the order does not breach, and is otherwise compatible with, [F2retained EU obligations], and</p> <p>(g)prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.”</p>		
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Tandridge District Council (TDC)	“At present no Basic Conditions Statement has been submitted as required at regulation 16 by the Neighbourhood Planning (General) Regulations 2012. If you find this difficult then Inspector’s reports on recent plans may be useful.”	The Basic Conditions Statement will be submitted along with the rest of the documents for Regulation 16.	N/A
Tandridge District Council (TDC)	“This [Consultation Statement] is also needed at Regulation 16. You would be advised to start work on this soon to avoid losing details of early consultation events, meetings etc.”	As above.	N/A
Tandridge District Council (TDC)	“There are still clarity issues with some of the mapping. Anyone using the plan needs to be clear where any particular policy applies at a detailed level. Likewise, there is a lack of plans that clearly show the locations of designations and factors that influence the development of Dormansland.”	The mapping will be appropriately amended to satisfy the points raised by both WDC and TDC.	ONH
Tandridge District Council (TDC)	“Good maps could easily convey some of the issues that are evident in the plan area and vicinity. More context is needed – where are the roads, where are the listed buildings, the Special Protection Area etc. Where is the Green Belt etc. There is scope to achieve a greater sense of the nature of the parish from mapping.”	The mapping will be appropriately amended to satisfy the points raised by both WDC and TDC.	ONH
Tandridge District Council (TDC)	“The Local Green Spaces maps are not consistent.”	The mapping will be appropriately amended to satisfy the points raised by both WDC and TDC.	ONH
TDC Comments: §3			
Tandridge District	(RE §3.1) “The wording of this paragraph needs to reflect the fact that national and local plan policies will apply for all matters but	Amend to make clear.	ONH

Council (TDC)	that you have supplemented not replaced these in the Dormansland Neighbourhood Plan.”		
TDC COMMENTS: DNP1			
Tandridge District Council (TDC)	“This policy would benefit from better reflecting Green Belt policy. The last sentence needs to reflect that it’s not just Green Belt and National Landscape/AONB policies that apply.”	Wording to be amended: ...Accords with all relevant national and development policies... including those relating to...	ONH
TDC COMMENTS: DNP2			
Tandridge District Council (TDC)	(RE §3.7) “At paragraph 3.7 the Design Code is considered to be part of the Neighbourhood Plan. Any examiner may need to consider if the consultation has ensured this is clear and if this should be part of the plan. Either within or out of the plan it will be a useful document moving forward.”	As in §134 of the NPPF Design Codes can be prepared as part of a plan – which the PC has chosen to do in order for appropriate weight to be applied, as opposed to being a material consideration. Make clear in supporting text.	ONH
Tandridge District Council (TDC)	(RE §3.8) “Typographical errors.”	Penultimate line, ‘obliged’. To be corrected.	ONH
TDC COMMENTS: DNP4			
Tandridge District Council (TDC)	(RE §3.15) “Font size changes”	To be corrected.	ONH
TDC COMMENTS: DNP5			
Tandridge District Council (TDC)	“This policy seeks to ensure that the ecology of development sites in the Green Belt is not undermined by development in a ‘Green Corridor’. This ‘Green Corridor is not allocated as a Local Green Space.	A sentence will be added to supporting text – the policy is not seeking to resist proposals which may now be acceptable e.g. development in the Grey Belt in 3.22.	ONH

	While this is a great aim this policy could be seen as resisting development and thus undermining policies that now support development on Grey Belt.”		
TDC COMMENTS: DNP6			
Tandridge District Council (TDC)	“Six sites are allocated as Green Spaces. Mapping for these within the plan needs improving. Ensure text/mapping are consistent on Green Spaces.”	The mapping will be appropriately amended to satisfy the points raised by both WDC and TDC.	ONH
TDC COMMENTS: DNP7			
Tandridge District Council (TDC)	“It’s great to see the ideas you have discussed in the policy for a new village hall. It may be worth considering facilities that could be shared with the school, outdoor facilities – space for village barbeques etc and access being via a suitable path etc. Think of the events that don’t work at the recreation ground/playground. (Also have a think where a village hall might be located and see if there are any issues you can tackle upfront? Perhaps this has been done). The policy should be able to accommodate any proposals for a new/additional village hall. Would you only want to support this if it’s a replacement. If something else came forward – bought in by the village or a developer could the policy allow that to be supported?”	PC have confirmed that they are happy for the plan to make provision for possible long term future changes, not just for redevelopment of the existing site. Policy wording will be amended accordingly.	PC
TDC COMMENTS: DNP9			
Tandridge District Council (TDC)	“Buildings are proposed as Local Heritage Assets. Tandridge District Council is just finalising its Local List – a project which has been ongoing for several years. It would be worth considering the Tandridge Local List when available. Details of the project are available here Local heritage list project . This webpage will be updated when our new list is finalised.	PC are happy to accept that LHAs may not directly mirror those finalised by TDC at this time. Add to supporting text.	ONH

	It may be that these buildings will need to be considered in the next iteration of the Local List.”		
TDC COMMENTS: DNP10			
Tandridge District Council (TDC)	“Typo in the last sentence. This policy just refers to other policies so is somewhat superfluous. Use full names not acronyms for clarity.”	Typo to be amended This point is for the PC to deliberate the importance of the policy. This may be superfluous, but if it represents an issue or topic that the PC deems to be important to the local community, it is important to bear in mind for referendum purposes. Policy to remain. Glossary will address acronyms used throughout the plan.	ONH
TDC COMMENTS: §4			
Tandridge District Council (TDC)	(RE §4.6) “This section considers infrastructure funding and the allocation of the parish Council’s share of CIL monies. I do wonder if this would have more impact as a policy – see what other Neighbourhood Plans have done here.”	Potential to be a policy, for the PC to decide. To remain in Section 6. Add ‘potential funding for playground’, amend potential funding for ‘replacement’ village hall to ‘improvements’ to village hall.	ONH
Tandridge District Council (TDC)	(RE §4.6) “Consider adding cycle storage at the station which is sought in the supporting evidence. (SWOT ANALYSIS). Is there any other way the path to the station could be improved?”	Cycle storage already proposed as part of proposed development. Include infrastructure that encourages cycle and walking as part of Section 6 list.	ONH
Tandridge District Council (TDC)	(RE §4.6) “Do consider if fluorescent lighting is the most appropriate along paths. Usually low level, downward facing lights have less impact on the night sky and insect life.”	Delete ‘fluorescent’.	ONH
Tandridge District	(RE §4.6) “Consider adding footpaths/cycleways and not just being focused on car parking.”	As above.	N/A

Council (TDC)			
TDC COMMENTS: ADDITIONAL POLICIES?			
Tandridge District Council (TDC)	“Given the stupendous views from the village I do wonder if a policy protecting views would be useful.”	Addressed in the DC for Dormansland (built up area).	N/A
Tandridge District Council (TDC)	“Flooding” (referring to adding a policy on flooding...)	Refer to section 3.1 of the NP.	N/A
TDC COMMENTS: POLICIES MAP			
Tandridge District Council (TDC)	“The shapes on the map are too small to allow accurate interpretation of boundaries. Better mapping will be required here. There are 6 green spaces in the policy yet only 4 on the map.”	The mapping will be appropriately amended to satisfy the points raised by both WDC and TDC.	ONH
TDC COMMENTS: DORMANS PARK			
Tandridge District Council (TDC)	“Dormans Park seems a bit unrepresented in this document. Are there any CIL items sought in this area?”	DC does cover Dormans Park. As a private estate with an annual charge and no response has been received from the association.	N/A
TDC COMMENTS: DESIGN CODE			
Tandridge District Council (TDC)	“This Design Code was finalised in Feb 2025. It provides a very useful set of things to be considered for new development. While it is useful it is quite time consuming to navigate online a summary of the provisions produced would make it easier for developers to incorporate its ideas in designs. The policies are quite onerous and while helpful do go beyond the scope of a neighbourhood plan. My preference would be for this document to be stand alone design guidance. This is not because it is poor	The PC are keen to have the Design Code sit alongside the NP. The Design Code is simply too extensive to sit within the plan itself. See para 3.7 in the NP. Refer to the guide and Design Code coverage PDF which includes clear instructions. Revisit to see if this can be improved or made clearer.	ONH

	but as requirements within it may not work in every situation. The document should be seen as advisory not mandatory. Ensuring all the criteria are met may reduce the ability of sites to in a way that helps meet housing needs. Creative solutions on individual sites may result in better development. If any of the objectives are considered deal breakers they should be in the body of the Neighbourhood Plan itself.”		
TDC COMMENTS: GREEN SPACES REPORT			
Tandridge District Council (TDC)	“Compatibility with Green Belt policies is required in the national Planning policy framework (Para 108). This paragraph has not been included in this document which just lists the provisions in the paragraph before this – Para 107. This should be considered within this document.”	Add paragraph to GSR.	PC
Tandridge District Council (TDC)	“The mapping is too poor for this part of the plan. Ensure sites are consistent between documents. Remove sites no longer being taken forward. There is a need for more clarity here.”	Mapping to be amended (ONH) – include GIS mapping of LGSs in line with the planned improved policy mapping (PC).	ONH/PC
Tandridge District Council (TDC)	“In parts this report is unconvincing. Assessment would benefit from visits so this is an issue the examiner is likely to consider. Have landowners been contacted? What could you add here. What do you want an examiner to be aware you have done. Can you evidence support from consultations? (Perhaps in the Consultation document?).”	Point to PPG “Proportionality” – report goes further than some NPs, evidence needs to be proportionate, PC considers report accurate and sufficient meeting the LGS tests. Landowners information to be included.	PC