

Dormansland Neighbourhood Plan 2044

Consultation Statement to accompany the
 Submission Version Dormansland Neighbourhood Plan
 March 2026

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

Contents

			Page
1	Introduction		1
2	Summary of engagement and consultation activities, issues and outcomes	Stage I: Preparing the Pre-Submission Version Neighbourhood Plan	3
		Stage II: Consulting on the Pre-Submission Version Neighbourhood Plan	12
		Stage III: Finalising the Submission Neighbourhood Plan	16
3	Conclusion		19
	Appendix A Separate documents	1. Spreadsheet DNP Reg 14 Consultation Comments (All) March 2026 2.DNP Regulation 14 Consultation Responses Assessment November 2025 (ONH) 3.Dormansland NP Reg 14 Consultation Responses (Non-Statutory) – Assessment (WG)	
	Appendix B Separate Documents	1.First Scoping Survey 2. Reg 14 Consultation Leaflet 3.Comment sheet for responses	

1. Introduction

1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Dormansland Parish Neighbourhood Development Plan 2014 to 2044. The legal basis of this Statement is provided by Section 15 (2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

- Contain details of the persons and bodies that were consulted about the proposed Neighbourhood Development Plan;
- Explain how they were consulted;
- Summarise the main issues and concerns raised by the persons consulted; and
- Describe how those issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.

Neighbourhood Plan Area Designation

1.2 Dormansland Parish Council ('the Parish Council') has prepared a Neighbourhood Development Plan to be called the Dormansland Neighbourhood Plan ('DNP') for the area designated by the local planning authority, Tandridge District Council (TDC), on the 28th of May 2014 (see Figure 1 A below).

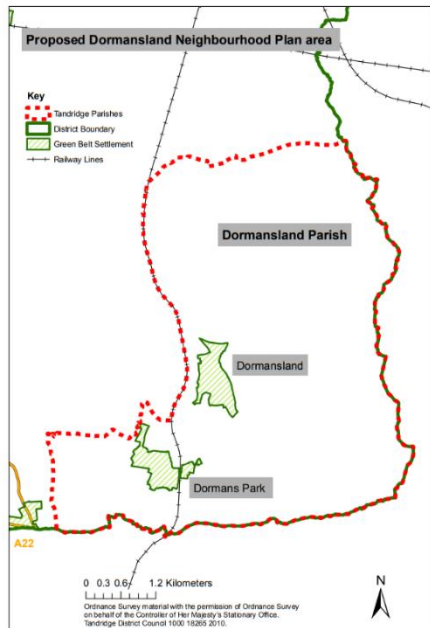


Figure 1 - Designated Area

1.3 Since the designation in 2014, the development of the DNP can be divided into three distinct activities:

- Extensive community engagement and identification of issues and opportunities and the steering group, and then the parish council, working with planning consultants to formulate a vision, the draft policies and the final documents for the Regulation 14 public consultation (Stage I)
- The public consultation of the Regulation 14 pre-submission plan (Stage II)
- Refining and amending the plan considering the consultation responses to submit to TDC for the Regulation 16 stage, along with this document and the Basic Conditions Statement (Stage III)

2. Summary of engagement and consultation activities, issues and outcomes

Stage I: Preparing the Pre-Submission Version Neighbourhood Plan

2.1 By way of explanation for time that has passed since the designation as a Neighbourhood Plan Area in 2014, it should be noted that as well as the hiatus in public meetings and in person events caused by the Covid lockdown, there was also extended uncertainty around the Tandridge Local Plan 2033, originally started in 2013, examined in public in 2019 and ultimately withdrawn in 2024. The absence of an up to date Local Plan and changes in National Policy precipitated the decision to try to finish the DNP by updating the documents to be compliant with the current National and Local policies and to reflect any changes in the local context

2.2 The following table shows the key engagement events

Key Dates	Community Engagement	Key Outcomes
24 April 2013	DPC Annual Assembly Neighbourhood Planning	Guest Speaker from Action in Rural Sussex to provide information on Parish Plans and Neighbourhood Plans All those present (Members of the public and the council) expressed support for the Parish Council to undertake a Neighbourhood Plan
30 April 2014	First informal meeting of Steering Group	Outline of objectives prospective steering group members invited
28 May 2014	Dormansland Parish Area Designated as LNP	Regulation 5 ¹ Published on TDC Website following consultation
June/July 2014	Logo competition	Dormansland Primary School children invited to design a logo for DNP using the village scarecrow competition
21 June 2014	Dormansland Primary School Fayre	Stall with info
4 July 2014	Facebook Group started	Dormansland Neighbourhood Plan Information ²
9 July 2014	Inaugural Steering Group Meeting	Steering Group members approved Constitution adopted
12 July 2014	Dormansland Carnival	Stall with info
June/July 2014	Community Scoping Survey	Delivered to every household in parish, to establish key issues and aspirations
31 August 2014	Dormansland Horse and Dog Show	Handing out fliers & stall
18 October 2014	Open Day Dormansland War Memorial Hall	Engagement to share results of Community Survey and collect feedback
9 April 2015	Housing Needs Assessment	Action in Rural Sussex completes standardised housing needs survey (postal)
18 April 2015	Topic groups	Call for volunteers to form topic groups to work on the evidence base for the DNP
March 2015	Call For Sites	Directed towards landowners in parish, to assess if there were sites that would come direct to DNP rather than to the TDC Call for Sites for their HELAA.
11 July 2015	Dormansland Carnival	Stall with info
19 August 2015	Visioning Workshop	rCOH (ONeillHomer/ONH) & Steering group
11 November 2015	Open meeting for local businesses	Engagement with business and landowners to identify scope for DNP to support these
27 February 2016	Open Day Dormansland War Memorial Hall	"Sites" open day

¹ The Neighbourhood Planning (General) Regulations 2012

² <https://www.facebook.com/profile.php?id=100064867659732>

Autumn 2022	Resident's Survey	Delivered to every household in the parish area as a simple questionnaire sheet with an online equivalent
4 October 2023	Parish Council resolved to complete the DNP	Working Group established to complete the DNP with consultants ONeillHomer who were also commissioned to produce a Design Code for the parish

2.3 The Parish Council initially established parish-wide support to undertake the preparation of a neighbourhood plan at the 2013 Annual Parish Assembly, where the community organisation, Action in Rural Sussex³ was invited to present the advantages and disadvantages of “village plans” as opposed to neighbourhood plans as defined in the 2012 legislation. The Parish Council initially felt that all that was needed was a Village Plan but during the meeting, the collective view was that the merits of a Neighbourhood Plan outweighed the idea of the Village Plan, and at a subsequent Parish Council meeting, it was agreed to start one. A steering group was set up and using the Locality Neighbourhood Planning Roadmap⁴ as a template, the DNP was progressed. The Parish Council engaged professional support from Action in Rural Sussex and planning consultants rCOH/O’NeillHomer/ONH⁵, with the latter undertaking a “visioning exercise” with the steering group, to assist in pulling out the broad planning challenges facing the parish. A community “Scoping Survey⁶” was delivered to every property in the parish in June 2014, with closed and open-ended questions to help identify the existing strengths and weaknesses of living in the area and draw out views about housing and planning issues that concerned them.

2.4 In a large rural parish with a relatively small population, which has widely scattered farms and business units, a range of engagement strategies were used to connect residents and businesses to the DNP. Banners and posters were put up around the village and leaflets left in the churches, the village shop and pubs. A Facebook page was set up and paid advertising of DNP events, etc were targeted to the geographic area across Dormansland Parish enabling the posts to go to everyone on Facebook in the area. A series of articles were put into the local newsletters which are delivered to all the houses across the parish area (The Village Voice and The Community News), to highlight the range of engagement opportunities, the first scoping survey and housing needs assessment as well as publicising

³ <https://www.ruralsussex.org.uk/what-we-do/community-neighbourhood-plans/>

⁴ <https://neighbourhoodplanning.org/toolkits-and-guidance/create-neighbourhood-plan-step-by-step-roadmap-guide/>

⁵ <https://www.oneillhomer.co.uk/>

⁶ Copy in appendices

the public events the DNP would be at or the dedicated “open days” where the DNP provided interactive meetings.



The DNP Stall at Dormansland Carnival 12 July 2014

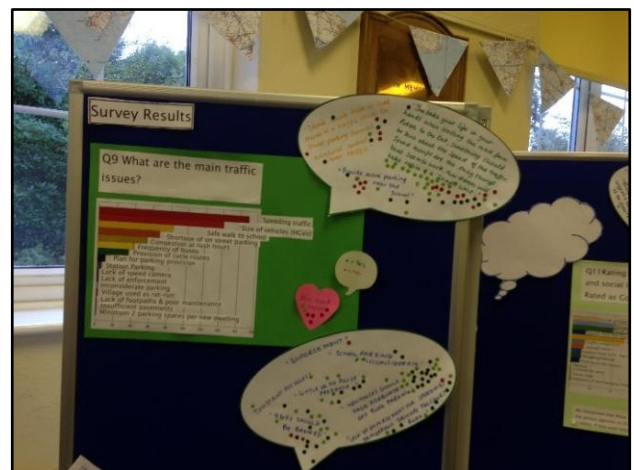
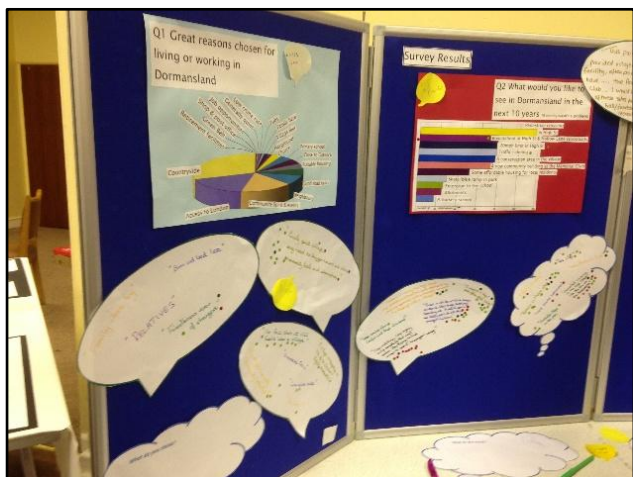


DNP Primary School competition - winners – images used for Facebook profile (The Dormansland Carnival has an annual scarecrow competition in the village, hence the scarecrow theme)

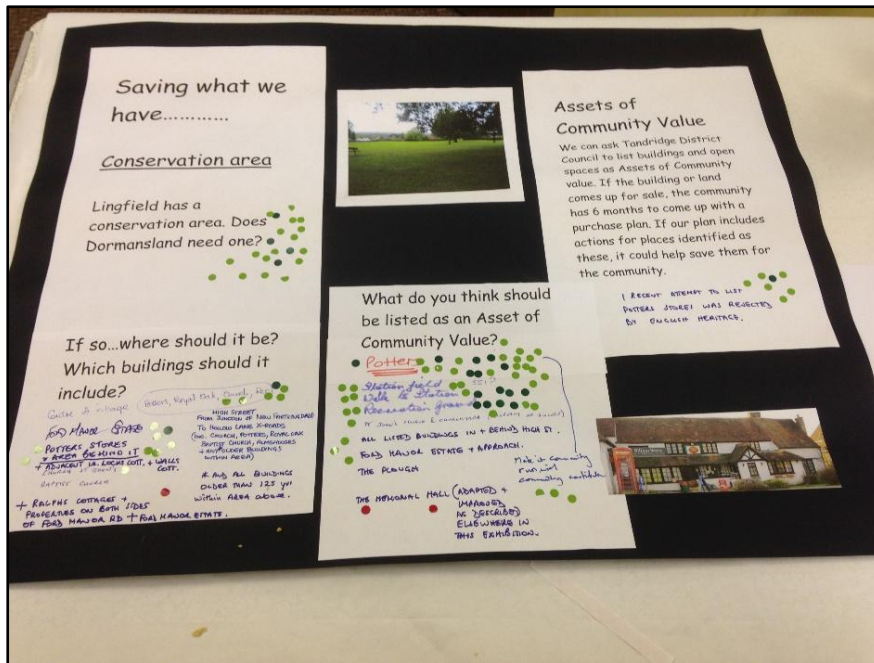
2.5 Two “open days” were held as part of the planned community engagement early in the DNP process. The first in October 2014 was to share the results from the scoping survey. 63 responses were submitted to the online version of the survey, and 115 responses were returned on the completed paper survey sheets. This can be considered a statistically acceptable response rate for the 1,260 households in the parish area at 14.12%. more than 65 residents attended the first open day in October 2014, many adding comments to the displayed data and prompt sheets.



Open Day Leaflet for the 18th of October delivered around the parish



Open Day 18 October 2014 - sharing scoping survey results and collecting feedback in "speech bubbles" and with sticky labels




18 October Open Day – example of a prompt sheet – attendees were asked to put green mini stickers on points or comments they liked and red where they disliked or disagreed with the statements, and encouraged to add their own views, which were then captured.

2.6 A housing needs assessment was undertaken by Action in Rural Sussex, posted to every household in the parish in April 2015. This generated 180 responses which identified a “need” for about 9 affordable homes in the parish and about 6 market units of market housing. Despite a very strong local aversion to all large-scale development, a reasonable amount of support was recorded for new affordable housing where people with local connections would get priority (69% in favour of this).

2.7 In the early stages of undertaking the evidence work for the DNP, the Tandridge Local Plan (2013 -2033) was going through its early stages, including updating their previous Strategic Housing Land Availability Assessment as the 2015 Housing and Economic Land Availability Assessment (HELAA). A pragmatic consideration of looking at potential sites for Dormansland was undertaken, which included the sites submitted to the council for the HELAA, in case the emerging local plan might allocate sites around the village and that the community would then have the option to choose where the housing could go. The Steering Group undertook its own “call for sites” in the parish area, including green belt and non-residential sites in March 2015. The intention was to undertake a simple standardised screening of the sites and present the findings at the next public engagement.

Dormansland
Neighbourhood
Plan



Call for Sites

As part of the requirement for writing a Neighbourhood Plan, we would appreciate any information about possible sites in the parish which could be used to provide for the needs or wishes of the community.

If you have a site which you think could be used for development, not just housing but also for community use (eg allotments, recreation facilities, etc.) please give [redacted] the details by email to dormanslandnp@outlook.com

Include a brief description and location of the site and your contact details. There is a time extension to Monday 30 March 2015 for submissions.

The Neighbourhood Plan does not guarantee development of your site at this stage. You will be invited to an open meeting to present your site's merits and potential for the village. Knowledge of which sites may be available will help shape the outcome of the Plan,

which is led by Dormansland
and is for Dormansland.

You can also contact the Parish Clerk, [redacted] on 01342 [redacted]

More information on the Neighbourhood Plan page at dormansland.org.uk

Call for Sites poster – circulated widely in March 2015, pinned to notice boards and telegraph poles, and advertised within the local publications delivered to every house in the parish.

2.8 The second “open day”, in February 2016 provided the opportunity for the community to consider potential sites for development. The sites considered and screened by the Steering Group included the ones in the Tandridge 2015/16 HELAA and the sites submitted to the DNP from its call for sites. Although the allocation of sites was subsequently not carried forward to the Regulation 14 Consultation Draft Plan, it is included here as an example of community engagement following the Locality Roadmap principles. It also provided the evidence which was used to show the community support for the proposals to identify Assets of Community Value, nominations for the Local List of Heritage Assets (Buildings of Character) and for Local Green Spaces, which have all been included in the DNP final version.

2.9 Additional volunteers were drafted in to form Topic Working Groups with the Steering Group members, who then undertook SWOT (Strengths Weaknesses Opportunities and Threats) analyses of their respective topic areas. The Topic Working Groups also collated the evidence for the DNP into reports, drawing together information from a wide range of sources as suggested in the Locality “Roadmap”⁷. These reports, along with the report from the Visioning Exercise, the Housing Needs Assessment and contemporary Tandridge planning documents, were sent to the planning consultants O'NeillHomer (at the time rCOH) who put together the first draft

⁷ https://neighbourhoodplanning.org/wp-content/uploads/NP_Roadmap_online_full.pdf

of the DNP. This first draft was submitted to the Parish Council in 2018, requesting approval for a Regulation 14 public consultation. The Parish Council declined to approve the draft DNP to go out to public consultation (Minutes Parish Council meeting 5 September 2018). The Parish Council stated it would not consider it further, until the following three substantive items were removed, amongst other changes:

- Provision of a car park and housing development south of Dormans station.
- All plans for the Memorial Hall.
- Allocation of the two council owned garage sites for affordable housing

2. 10 During the period from 2018 to 2023, the DNP was suspended by the Parish Council because the Steering Group believed there was community support and factual evidence of need for the three items and by unilaterally removing them, that the Parish Council was working against the community wishes, and was therefore at odds with the concept of a Neighbourhood Plan being the embodiment of the majority wishes of the community.

2.11 However, over time, the planning context for the Parish shifted with the Tandridge Local Plan being withdrawn on 18 April 2024, and with the successive changes to the NPPF, the Parish Council had begun to consider it would be valuable to have a completed plan in place, especially if the heritage and character of the area could be enhanced and protected with a fully evidenced Design Code. This latter document could be adopted by Tandridge as a Supplementary Planning Document and provide a comprehensive set of policies which would help preserve the valued characteristics of the area, whilst not stifling development. The Parish Council established a Working Group to facilitate amendments to make it compliant with changes in national planning policies and undertake a Regulation 14 public consultation. The key changes were:

- To remove any recommendation to allocate sites as in 2022 no sites in Dormansland would be allocated by Tandridge, and to do so would be in conflict with the then emerging Local Plan (before its subsequent withdrawal).
- To remove the Dormansland War Memorial Hall policy, as its future was secured with new trustees.
- To remove the allocation of the council owned garage sites, one of which had already been put forward by the council for council housing (Planning application TA/2022/1638)

On 4th October 2023, the Parish Council resolved to restart the DNP and agreed to use the same consultants, O'NeillHomer to help complete it to

the Regulation 14 Draft Plan and instructed them to draw up a Design Code for the Parish area.

2.12 The Parish Council undertook a residents' survey in the autumn of 2022 which identified some of the community concerns brought up in the initial engagements by the DNP such as:

- the need for traffic calming and parking,
- to maintain the appearance and character of the village,
- to have adequate access to the infrastructure and highlighting concerns about the risk to bus services.

Whilst the remit was not as extensive as the Scoping Survey for the DNP done in 2014, it was delivered to every house in the parish area and it provided evidence to the Parish Council that the community continued to want to see positive changes in the area, and this supported the Parish Council in deciding to the restart of the DNP process.

DORMANSLAND PARISH COUNCIL VILLAGE CONSULTATION 2022

AGE POSTCODE ROAD

If you would like the survey results please provide an email address:

What appeals to you the most about living in Dormansland?

What concerns you most about Dormansland that you feel the Parish Council may be able to help with? Please number in order of importance 1 most important 10 least important

Speeding	<input type="text"/>
Anti-social behaviour	<input type="text"/>
Fly tipping/ litter	<input type="text"/>
Environmental noise	<input type="text"/>
Crime	<input type="text"/>
The Condition of foot paths and bridleways	<input type="text"/>
The Condition of roads and pavements	<input type="text"/>
How the village looks including green spaces, wild flowers, trees	<input type="text"/>
Car parking - which area?	<input type="text"/>
Car parking at the station	<input type="text"/>

What other issues are important to you?

Are there any additional facilities you would like to see in the village?

Would you like additional facilities for Under 10 year olds? YES NO

Details if YES:

Would you like additional facilities for 10 to 16 year olds? Such as a basketball hoop. YES NO

Details if YES:

What other matters would you like the Parish Council to focus on?

Is there one thing you would change in Dormansland to make it a better place to live? YES NO

Details if YES:

Would you be interested in being involved with speed watch to help reduce speeds and make the village safer? YES NO

Contact details if YES:

Would you be interested in being involved in Neighbourhood Watch to help reduce crime in Dormansland? YES NO

Contact details if YES:

Do you give permission for us to contact you in regard to the interest shown? YES NO

Contact details if YES:

Thank you!

The Residents survey – delivered in the Autumn of 2022

2.13 The overarching theme identified in the first community engagement in 2014 was the desire to retain the village feel of the settlement by protecting its character and that of the countryside around it.

Key aspirations were to

- Prevent the loss of the village shop and its historic building
- Provide access to a doctor's surgery in the village

- Restrict sprawl and limit infilling so it didn't dominate the character
- Improve road and pedestrian safety
- Improve parking especially near the station
- Encourage new shops/cafe

The responses showed moderate support for

- new homes where these were starter and/or affordable homes, especially for people with local connections
- new or improved community building
- small local business opportunities
- identification of a historic centre for the village
- protection of open spaces, including "Station Fields".

2.14 It is pertinent to note here, that there was a notable community desire to see the retention of the old village stores building and the Dormansland War Memorial Hall during the period of drawing up the first version of the DNP.



The Village Stores and Post Office

For the Village Stores, considerable local interest was generated to protect it from redevelopment resulted following two planning applications to demolish it and replace with flats and a single commercial unit. The planning application TA/2012/1642 was withdrawn once it was indicated it was likely to be refused, and TA/2014/1210 was refused for a range of reasons including the unacceptable loss of a locally listed non designated heritage asset (TDC Buildings of Character 2013). To provide protection of this asset, it was included in the nomination list for Assets of Community Value in the DNP.



Dormansland War Memorial Community Hall

The other facility which was the subject of community interest was the Dormansland War Memorial Hall, which in 2015/16 was beginning to show signs of serious decline and there was uncertainty about its future, hence it was originally given a dedicated Policy DNP7, in the first version of the DNP in 2018. Following the election of new trustees in October 2021, its future was secured and the dedicated Policy was later withdrawn from the Submission version. Details about the removal of this policy are included later.

2.15 The first version of the DNP as presented to the Parish Council in 2018 was used as the starting point for the pre submission document; this was also sent to the Strategic Planning officers at Tandridge Council on the 8th of December 2023 for information and initial advice; a response was provided, dated 9 July 2024. Using the comments from Tandridge Council's response and in discussion with the consultants, O'NeillHomer, the final draft was edited and was submitted to the Parish Council meeting on 2nd of April 2025 where it was agreed that the pre submission draft could go out to public consultation, along with the draft Design Code.

Stage II: Consulting on the Pre-Submission Version Neighbourhood Plan

2.16 From the decision to restart the DNP by the Parish Council in October 2023, regular progress reports were included in the local publications which were delivered to every home and business in the parish area; the Village Voice⁸ and Lingfield and Area Community News⁹. Both these publications have the advantage that as paper copies to everyone's homes, they ensure local news is delivered to people who do not rely on social media or online information. The dates of the Regulation 14 public consultation and

⁸

https://lingfieldparishchurch.org/908/?fbclid=IwY2xjawQJTI1leHRuA2FIbQIxMABicmlkETF2Wk9GVIBUd0pMSjNxoWp4c3J0YwZhcHBfaWQQMjlyMDM5MTc4ODIwMDg5MgABHubdx5rbCmEWiUboxDW-hGraUuk-qPDKzVp-9H0gjYvknNgyfvyDEW_8jq5x_aem_0AUJKMki7oV957E4SOPO_A

⁹ <https://communitynewlingfield.co.uk/>

a public open day were included in the July/August edition of the Village Voice that was delivered in June 2025. All the consultation documents were hosted on a DNP specific website and linked from the Parish Council website. Paper copies were provided at the nearest public library in Lingfield.

The annual Dormansland Carnival was held on the 12th of July 2025, and the DNP had a “stall” throughout the day. Paper copies of the draft plan and Design Code were available to look at along with other neighbourhood planning literature and the background evidence documents for the DNP. The objective of engaging at this event was to encourage everyone with connections to the parish area to take part in the public consultation. Copies of the leaflet that were being delivered by post later in the week were also available.



The Village Voice article delivered in early July 2025

2.17 The notification of the Regulation 14 consultation was supplied to every address, residential and commercial, within the parish area of Dormansland using Royal Mail to deliver 1,504 leaflets in addressed envelopes in July 2025. The leaflet and associated publicity encouraged everyone to engage in the consultation process by looking at the online version of the DNP and Design Code. ONH created a website for the DNP and associated Design Code¹⁰, it provided copies of the key documents and included a “proforma” response sheet. This was also put on the Parish Council website, which had links to the DNP and Design Code. Everyone was encouraged to submit comments by email although a postal address was provided if this was preferred.

¹⁰ <https://dormanslandplan.co.uk/>

If you live, work or visit the area, you are welcome to comment on the Plan and Code.

This public consultation is a requirement of Regulation 14, Neighbourhood Plans Legislation

Dormansland Neighbourhood Plan

www.dormanslandplan.co.uk

Dormansland Design Code

<https://arcg.is/1LjX50>

Public Consultation

Friday 18 July (1pm) to Friday 26 September (5pm) 2025

Email your comments to parishclerk@dormansland.org.uk

Put **DNP** in the subject line

Or post to PO Box 335, Lingfield RH7 6BP

Please include your name and address in your comment submission, so that we can validate your contribution

Your personal information will be kept safe until the Plan is made and then it will be destroyed



Dormansland Parish Council & oneillhomer



Dormansland Neighbourhood Plan

Have your say!

Public Consultation

18 July to 26 September 2025

Public Meeting Saturday 1pm 19 July 2025

Dormansland War Memorial Community Hall

Paper copies in Lingfield Library

Dormansland Parish Council want your views on the Neighbourhood Plan which sets out the vision and policies that will guide future development throughout the Parish area.

The aim of the Neighbourhood Plan is to protect the character of our village and countryside. Please take this opportunity to look at and comment on the Plan and the Design Code that forms an integral part of the Plan

Your feedback is very important to help the Parish Council make sure this Plan and Code is right for you and right for the parish.

The consultation will open on the 18th July at 1pm and can be found on this website;

www.dormanslandplan.co.uk

Dormansland War Memorial Community Hall – Open Day

Saturday 19 July 2025 1 too 6pm

Come and look at the Plan and Design Code in person with opportunities to ask questions

Refreshments provided

The **Dormansland Neighbourhood Plan** sets out some key policies

A Spatial Plan for the Parish – supporting the protections of the green belt

Supporting Good Design - as set out in the Design Code

Education Provision – Supporting the school should it need to grow

Promoting the Natural Environment – enhancing the requirement for environmental gains

‘Green Corridor’ – provide opportunities for ecological connectivity between the railway line and the village

Local Green Spaces – protecting valued local open space

The Village Hall – supporting the “refreshed” Dormansland War Memorial Community Hall

Community Facilities – supporting Assets of Community value

Local Heritage Assets – creating additions to the locally listed heritage assets

Ashdown Forest SPA Mitigation – ensuring any development does not harm this protected area

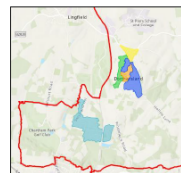
The Design Code

- Identifies 6 distinct character areas: 4 in the village, Dormans Park and the surrounding Countryside
- Provides a vision and design principles for each area

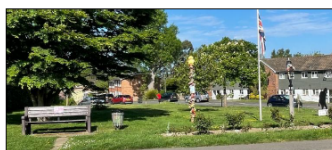
Ensuring any new development blends in easily and maintains the intrinsic character of each area

The Character Areas from the Design Code

Both the Plan and the Code are based on extensive studies of the Parish Area and reflect the views of residents through public engagements



The Plan identifies key open spaces to protect as Local Green Spaces like Newhache Green



Leaflet for public consultation and public meeting

2.18 Tandridge District Council published information about the consultation and the public meeting on its website and within its newsletters delivered electronically to all subscribers. Facebook posts were made sharing the links and leaflet. The Regional BBC news picked up the story and included a link to the consultation portal.



Facebook Posts providing details of the consultation and the BBC News Report¹¹ (22 July 2025)

2.19 The public meeting was held in the Dormansland War Memorial Community Hall in the centre of Dormansland village and it provided opportunities for the residents to view online and paper versions of the DNP and Design Code. Members of the Parish Council and Working Group were available to answer questions. Thirty-one members of the public signed into the event.

2.20 The consultation leaflet was emailed to the Statutory Consultees as required by the Neighbourhood Planning Regulations. They were invited to engage in the consultation process. The list of Statutory Consultees and the email addresses to which the consultation invites were sent and any responses that were received are recorded in Spreadsheet in Appendix A¹².

¹¹

https://www.bbc.co.uk/news/articles/c4gdn4p0m4po?fbclid=IwY2xjawPvJplleHRuA2FbQlXMQBzcnRjBmFwcF9pZBAyMjIwMzIxNzgzMjAwODkyAAEe8QM444XRt_0O01f6-uU5DxxsUQLs8hoN3BdDHxlvfwAdwkiy7ewdWVtQ8RM_aem_QLqRuB4ZM8EA1wo0wX1wzw

¹² Spreadsheet of all Statutory Consultees and responses see appendix A

2.21 There were twenty-two responses to the public consultation sent via email; five responses were specifically from three separate landowners/agents with interests in sites or buildings formally objecting to their sites from being designated as Local Green Spaces/Buildings of Character/Nominations for Assets of Community Value. These responses are recorded on the spreadsheet along with all of the rest of the responses from the public consultation.

Stage III: Finalising the Submission Neighbourhood Plan

2.22 Several meetings were held with the Working Party and the consultants, ONH, to interrogate the responses received from the public consultation and agree amendments as required. A full set of the Statutory Consultee Responses and the responses from members of the community are included within the spreadsheet "DNP Reg 14 Consultation Comments (All) February 2026". The responses from the Statutory Consultees which required more detailed consideration are contained within the "DNP Regulation 14 Consultation Responses Assessment November 2025 (ONH)" Comments from The Wealden and Tandridge District Councils relating to mapping, typos, clarification of context, etc, have been incorporated into the Submission document as appropriate and the changes noted within this assessment document.

2.23 The Parish Council and the Working Group confirm that they wish the Design Code to be submitted to Tandridge to adopt as a Supplementary Planning Document to work alongside the DNP.

2.24 The feedback from the public responses can be broadly summarised in a selection of comments extracted from the Spreadsheet as below:

It is Particularly vital [to provide a natural environment] due to the biodiversity potential in this unique Green Belt and AONB Parish

A Green Corridor between the village and the railway line is a perfect position to not only maintain local amenity and views but also as part of a wider wildlife corridor.

I am pleased to unreservedly offer my support of the plan.

Thanks and congratulations to all involved with the production of the plan.

Well done to all involved in the DNP. I've read the plan and confirm my full support.

Having attended the consultation meeting on the 19th July and viewed the documentation available. [We] fully support all aspects and categories of the Dormansland Plan.

Having moved from South London to the village in 2020 it is important to us that it remains as such and so feel that it is imperative that the plan is implemented so again and to confirm both myself and my husband are fully supportive of the plan.

Agree with the vision and objectives, particularly relating to preserving the rural nature of the parish whilst improving access to the countryside

Would like to see all the green spaces that are mentioned protected and the largest area of the open fields and woods on the walk to the station declared as green space as this is part of the green corridor and gives a real feeling of having arrived in the countryside after a train journey from London. Would like to see more hedges planted within the village as we seem to be losing these as people put up fences and create parking in front gardens.

We have read through the document and have no strong comments or opinions positively or negatively. It all seems pretty sensible and agreeable.

We had a quick look at the Design Guide which is too detailed to go into in depth but seems well put together and will hopefully prevent a repeat of the out of character developments that have taken place in the village.

I am very pleased that the policy wants to protect the village character and stop any development that will not fit the village.

The school and doctors surgery are full to capacity so there is no scope for much development.

Parking is already an issue and the High Street is difficult to navigate with so much on road parking.

It is very comprehensive, addressing current and futures needs of the village.

2.25 There were four substantive comments relating to the Policy DNP7 for the Dormansland War Memorial Hall, three of which were lodged as “objections”. The policy was originally included to ensure the provision of a community hall for the village at a time when the future of the Memorial Hall on its current site was uncertain. In 2019 there was a planning application submitted by the then Trustees, for its demolition and

replacement with a development of 9 dwellings without any commitment to provide an alternative community building (TA/2019/566). Although this application was refused, mainly on the grounds of complete loss of a community facility, there were subsequent engagements with the former trustees with property developers to redevelop the site including with a reduced community provision. New trustees were elected in 2021, funding for refurbishment was obtained, and renovations were started by volunteers, and the Hall returned to active community use. In evaluating the comments on this policy, the DNP Working Group felt there was no longer a need for a separate policy for the Memorial Hall site. There is sufficient protection for the future of the community facility by including it in the list of recommendations for consideration as an Asset of Community Value (DNP8). The Memorial Hall policy DNP7 has been removed completely as it was agreed it was no longer required.

2.26 Three separate responses were submitted by the owners/agent for the site known as Station Fields. This site was originally submitted to the DNP in the Call for Sites in March 2015 and was screened for suitability on planning grounds. It was identified as having considerable local value, especially for the variety of wildlife that could be observed from the public rights of way. In the public engagement on sites held on the 27th of February 2016, the documents stating why it had not been allocated for development were on public display, including its value to the community as open space, albeit privately owned. When work on the DNP was restarted in 2023, all potential development sites were removed from the plan; Station Fields remained in the candidate list for Local Green Spaces. These three responses in the Reg 14 consultation repeated the desire to see this site be considered for housing development and objected to its inclusion as a Local Green Space. At the time of writing this Statement, the site continues to be eligible for consideration and meets the NPPF criteria for designation (2024, Para 107) and although the whole of the site is in private ownership, it is bisected by a well-used public right of way which links the village to Dormans Station mostly used by both commuters and school children, has a highway to the south and a bridleway on its eastern edge. More details about the justification of continuing to allocate it as a Local Green Space can be found in the Local Green Spaces Report.

2.27 Two other negative responses to the consultation related to the objections to the inclusion of the Village Stores as a candidate for nomination as an Asset of Community Value and Hill House as a candidate for the Buildings of Character, the latter to be submitted to Tandridge for inclusion on the Local List of non-designated heritage assets. The former is the last remaining retail unit in the village, selling everyday and convenience goods as well as providing Post Office services; it is within

walking distance of many residents who do not own a car. Hill House is an unusual dwelling constructed in 1961 with a parabolic concrete roof; it is the last remaining home designed by the Festival of Britain architect, Bronek Katz. It has been allowed to decay in the last decade but is lodged with Historic England as requiring assessment for Listing because of its unique design and architectural interest. Including it on the Buildings of Character/Local List ensures it is not given permission for demolition before it is properly assessed by heritage experts. The DNP working group decided that it should still be submitted to Tandridge to consider inclusion in their emerging Local List of Non-Designated Heritage Assets.



Hill House 1961 RIBA Photo¹³

3 Conclusion

3.1 The Submission version of the DNP is presented as a refined and improved document. Although it has taken time to complete, there has been a consistent approach by the Parish Council to ensure continuity, by having the same consultants engaged at the start of the process (ONH) to assist in preparing the Regulation 14 Pre Submission Plan and the Design Code. They were able to pick up from where they left off in 2018 and provide the technical expertise to bring the Plan to this next stage.

3.2 Community feedback about Policy DNP7 for the War Memorial Hall has confirmed the policy was no longer necessary and it has been removed. The clear evidence of the successful operations of the Hall, now renamed as the Dormansland War Memorial Community Hall, highlights its value to the residents who are now using it on a regular basis.

3.3 Edits for clarity, improved mapping and the inclusion of a glossary add to the document's accessibility.

3.4 The consultation responses were limited in number; both from the

¹³ <https://www.ribaj.com/culture/baldwyns-east-grinstead-1961/>

Statutory Consultees and the residents. However, because the progress of the DNP as it has been developed since its inception, has been very well documented on social media and in the local newsletters delivered to every home and business in the parish area, the Parish Council is confident they have a fair reflection of the views of the people who live and work in the area and that the DNP has their support.

3.5 This report fulfils the requirements for the Consultation Statement, set out in Regulation 15(2) of the Neighbourhood Development Planning (General) Regulations 2012 (as amended).

3.6 Gratitude is extended to everybody who has contributed to the Plan's development, either as an original member of the Steering Group, the Working group or as someone who has taken the time to contribute their views and opinions. This has been invaluable in helping to shape the scope and content of the DNP. The valuable contribution of ONH in assembling the DNP to be compliant with the changing planning parameters since 2014 is also acknowledged.