

Tandridge Local Plan consultation

Please write in now!

Tandridge Council's new Local Plan claims 9,400 more houses are needed. The Council has identified sites for more than 1,500 around Smallfield and Burstow, mostly on Green Belt land

How will the Plan affect you?

The Local Plan sets the policy for future housing development in Tandridge District for the next 20 years. Once it is agreed, all planning applications will be decided in line with it, so it's important to make your views known now.

Although at this time there are no designated sites for major development in Horne listed on the local plan there are a significant amount of sites in the surrounding villages, notably, Smallfield, Lingfield and Felbridge.

The Plan claims that 470 houses are needed every year, almost 4 times the current requirement. The increase has been assessed by a leading specialist consultant looking at population, demographics, migration and household size trends over the next 20 years.

This scale of building would put intolerable and unsustainable pressure on infrastructure such as schools, health services, roads, rail services and parking which are already struggling to cope with the existing demand.

What can you do?

If you want to meet our local needs, protect the local environment, protect local infrastructure from being swamped by overdevelopment and achieve a reasonable and proportionate outcome for Tandridge....

Please take part in this crucial consultation and send comments to Tandridge Council. Either:

1. Email comments to: localplan@tandridge.gov.uk OR
2. Send a letter marked "Local Plan consultation" to: Planning Policy, Tandridge District Council, Council Offices, 8 Station Road East, Oxted, Surrey, RH8 0BT OR
3. Use the Council's consultation "portal" on this link: <http://consult.tandridge.gov.uk/portal> Click on "Local Plan – Issues and Approaches." You will have to register first to be able to take part this way and it is more time-consuming.

The documents can be read on these two links: <http://bit.ly/1YtPs7R> and <http://bit.ly/1Ysp0vg>

The Sites: If you type the first link into your internet browser and click on “HELAA APPENDIX 3” you can see the sites near you that the Council has identified as “deliverable and developable”

The Green Belt Assessments: On the first link, click on “GREEN BELT ASSESSMENT APPENDIX D” to see how the Council has assessed the Green Belt near you. It has split the Tandridge Green Belt into 47 parcels and assessed each one against the first 4 of the 5 purposes of the Green Belt contained in paragraph 80 of The National Planning Policy Framework which are:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

It would be helpful if you can include in your comments any errors that you find and also highlight how the Green Belt parcel near you meets all or any of the 5 purposes.

Infrastructure: On the first link, there are 4 documents titled infrastructure. Some of their contents are worrying. For example, regarding GP services, the Council states it has written to all 10 surgeries in the District but has received no replies – it has therefore concluded that “*there is no indication of any specific requirements at present.*” It seems wholly unjustified to come to such a conclusion based on no response.

The Options: The second link goes to the “Issues and Approaches” document with some questions the Council is asking. Pages 32 and 33 show 7 proposed options, called “delivery strategies.”

You don’t have to choose any of the options if you think they are all inappropriate. Options 3 – 6 propose massive amounts of building and require the Green Belt boundaries to be changed.

While we believe none of the options seem reasonable or appropriate, option 2A appears the least worst choice but it does not provide anything like the required amount of housing, and therefore it is far more likely that Approach 3 is closer to the option that will be seriously considered.

Option 1 proposes no more new building but has already been ruled out by the Council and we therefore do not know why it has been included as an option.

If you don’t have internet access, the only way to read the documents is at a library or at Burstow Parish Council’s offices in the Centenary Hall and so we have tried to summarise the key points here to help enable you to send in your views.

Please take part in the consultation. The more residents who make clear their concerns, the more the Council has to listen