

IMPORTANT !

Tandridge Local Plan consultation Please write in now!

Tandridge Council's new Local Plan claims 9,400 more houses are needed for massive inward migration from London.

The Council has identified sites for more than 1,100 houses around Lingfield, mostly on Green Belt land and including the Talbot Road Recreation Ground.

How will the Plan affect you?

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

The Plan claims that 470 houses are needed every year, almost 4 times the current requirement. It would mean a likely rise of a third in the District's population and approximately one new house for every four existing.

The increase is not for genuine local need, but for a massive and sustained increase in inward migration from London that would require building on large swathes of our local Green Belt.

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.

The Oxted & Limpsfield Residents ("OLRG") website has more information: www.oxtedlimpsfieldresidents.co.uk

If you want to make detailed comments, the key parts of the Plan are highlighted overleaf, all of which are relevant to the Lingfield area.

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

What can you do?

If you want to meet local need rather than London's need, protect the local environment, protect local infrastructure from being swamped by over-development 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.

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

Oxted & Limpsfield Residents Group has more than 2,100 members. To join, email: oxted.residents@btinternet.com or write to PO Box 233, Oxted Post Office, Station Road West, Oxted, RH8 9EH.

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.*

OLRG have found the Council's assessments to have numerous errors and inconsistencies.

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 as well as proposing building on open spaces and recreation grounds.

OLRG believes none of the options seem reasonable or appropriate but that option 2A appears the least worst choice as it provides for local need and a proportionate amount of inward migration and also

seems the most compatible with national policy for protecting the Green Belt. However, 2A does propose building on open spaces and recreation grounds.

Option 1 proposes no more new building but has already been ruled out by the Council and therefore it is not known 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 the Oxted Council Offices and so we have tried to summarise the key points here to help enable you to send in your views.

There is more information at: www.oxtedlimpsfieldresidents.co.uk including a BBC Surrey interview with Councillor David Weightman, who, together with the Council leader, Gordon Keymer, is responsible for the Local Plan.

