

STATEMENT OF CONSULTATION LOCAL PLAN: SITES CONSULTATION (REGULATION 18)

July 2017

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1 INTRODUCTION

- 1.1 Planning shapes the places where people live, work and visit, so it is right that all interested parties should be able to take an active part in the process. Consultation at key stages in the plan-making process is a crucial part of preparing a Local Plan, and a statutory requirement.
- 1.2 At the Planning Policy Committee of September 12 2013, Members agreed to commence the preparation of a Local Plan. Once adopted, the Local Plan will replace the Council's current adopted Core Strategy (2008).
- 1.3 The role of the Local Plan is to set out the Council's vision for the plan period, up to 2033. It helps to shape the future of the district by setting out policies which guide the development of homes and businesses, protect our important green spaces, landscapes and historic character, whilst also seeking to provide for the needs of all communities across Tandridge.
- 1.4 A crucial stage in the creation of the Local Plan is the opportunity for residents and other people with an interest in the district to have their say on the Plan through consultation. This enables the Council to consider the views of the community, stakeholders and all interested parties, in the preparation of a Local Plan while balancing it with evidence.
- 1.5 The Council undertook the first stage of formal consultation between December 2015 and February 2016, in the form of an Issues and Approaches document. The content of The Local Plan: Issues and Approaches document presented a number of matters for comment, including issues facing the district, the objectives of the plan and a vision. The document focused on a number of potential approaches which could be taken to achieve the delivery of jobs and homes for the plan period up to 2033 and a number of policy options to assist in guiding any development that takes place.
- 1.6 At the Planning Policy Committee meeting on 31 October 2016, the Council approved the second stage of formal consultation - Local Plan: Sites Consultation. This consultation accorded with Regulation 18 of the Town and Country Planning (Local Planning (England) Regulations 2012 and the Localism Act 2011. Consultation on the document was carried out in compliance with the Council's [Statement of Community Involvement](#) (2015).
- 1.7 The content of The Local Plan: Sites Consultation document was set out in two parts:
 - Part 1 – Individual Sites
 - Part 2 – New and extended settlement options
- 1.8 For clarity, it was considered necessary to assess and consider an individual site differently from a location which is being looked at for its suitability to accommodate a new or extended settlement, and the requirements in each case are quite different:
 - Part 1 - Individual sites range in size and location and have been assessed through a variety of evidence bases in their own right. Individual sites are usually considered on a case by case basis in terms of their impact on a local area and the need to provide new, or support existing infrastructure. It is possible to estimate the yield and composition of an individual site early on in the site assessment process. Individual

sites are the conventional way of delivering development and will be the main source of providing for homes and employment in any Local Plan process and can usually be more easily accommodated in an area without having a sudden and significant impact upon the aesthetic qualities of a settlement.

- Part 2 - In the case of a new or extended settlement, these are less common in plan making and are designed specifically to be self sustaining, and/or to make an existing settlement more sustainable. New or extended settlements are of a size and scale that require on-site provision of strategic infrastructure such schools, healthcare and major transport improvements which are integral to the success of overall scheme. New or extended settlements can more readily deliver infrastructure improvements, alongside the delivery of homes and employment space as part of a comprehensive development. However, understandably, development such as this will unavoidably alter the visual appearance of an area. New and extended settlements have long-since been supported by government as a way to deliver sustainable development and contribute to the supply of homes and is a valid option to consider in the plan making process. The concept of a new or extended settlement for Tandridge was initially considered through Approach 6 of the earlier Issues and Approaches document, and the Sites Consultation builds on that.

- 1.9 The Local Plan: Sites Consultation was the second consultation stage for the Local Plan and sought the views of a wide range of parties including statutory consultees (e.g. government departments, parish councils and other local councils , development professionals and the public.
- 1.10 Consultation on the Local Plan: Sites Consultation document took place for 8 weeks between **4 November 2016** and **30 December 2016**.
- 1.11 This Statement of Consultation has been prepared to accord with Regulation 22, 1(c) of the Town and Country Planning Local Planning (England) Regulations 2012, and forms part of the evidence base for the Local Plan.
- 1.12 This statement sets out how the Council has undertaken the consultation on the Local Plan: Sites Consultation document. In particular it details how and when we consulted and who we consulted with. It also provides a summary of the comments received through the consultation, the Council's response to them and as a result, the subsequent actions to be taken in the plan-making process going forward.

2 CONSULTATION REQUIREMENTS

Planning legislation and policies

Legislation

- 2.1 The statutory requirements for consultation and engagement are set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation on the Local Plan: Sites Consultation accorded with, and was carried out under, Regulation 18 and is the first stage of formal consultation.
- 2.2 Regulation 18 ('preparation of a local plan') states:
- “(1) A local planning authority must*
- (a) notify each of the bodies or persons specified in paragraph (2) of the subject of a local plan which the local planning authority propose to prepare, and*
 - (b) invite each of them to make representations to the local planning authority about what a local plan with that subject ought to contain.*
- (2) The bodies or persons referred to in paragraph (1) are—*
- (a) such of the specific consultation bodies as the local planning authority consider may have an interest in the subject of the proposed local plan;*
 - (b) such of the general consultation bodies as the local planning authority consider appropriate; and*
 - (c) such residents or other persons carrying on business in the local planning authority’s area from which the local planning authority consider it appropriate to invite representations.*
- (3) In preparing the local plan, the local planning authority must take into account any representation made to them in response to invitations under paragraph (1).”*
- 2.3 Further information about the bodies and persons to be notified is set out in the Council’s adopted [Statement of Community Involvement \(2015\)](#).

Statement of Community Involvement

- 2.4 To help ensure legislation about consultation is embedded into the plan-making process, Local Planning Authorities are required¹ to produce a [Statement of Community Involvement](#) (SCI). The Council adopted its most recent SCI in June 2015 and it must be complied with when carrying out relevant consultation in plan-making.
- 2.5 The SCI serves as the Council’s Charter on planning-related consultation, focusing on those steps that will be taken when carrying out consultation. It also identifies

¹ Section 18 (Part 1) of the Planning and Compulsory Purchase Act 2004

measures which could be taken, over and above the baseline statutory requirements, to increase the level of involvement, awareness and subsequently, the number of responses received.

- 2.6 The consultation on the Local Plan: Sites Consultation complied with both the SCI and relevant legislation (Regulation 18 of the Town and Country Planning Regulations, 2012). Details of this are set out in Section 3.

National Planning Policy

- 2.8 The [National Planning Policy Framework](#) (NPPF) (March 2012) highlights the importance of engagement with our communities in plan-making and states:

“Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged, so that Local Plans, as far as possible, reflect a collective vision and a set of agreed priorities for the sustainable development of the area, including those contained in any neighbourhood plans that have been made.”
(Paragraph 155)

- 2.9 Further, Paragraph 182 of the National Planning Policy Framework is clear, that to be found ‘sound’ at Examination in Public, Local Plans must be:

- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities.
- **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

- 2.10 Consultation on the Local Plan at all relevant stages of the plan-making process contributes to the achievement of these key principles. Once finalised, the Local Plan will be submitted to the Planning Inspectorate, who will examine the plan on behalf of the Secretary of State. At the examination in public, a Planning Inspector scrutinises the Local Plan and considers whether or not it meets the tests of soundness. This Statement of Consultation will form part of the wider evidence base for the Local Plan.

Other requirements

Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA)

- 2.11 The successful attainment of a sound Local Plan is also dependent on compliance with additional legislation, including Section 19 of the Planning and Compulsory Purchase Act 2004 the Act, which requires a local planning authority to carry out a Sustainability Appraisal of each of the proposals in a Local Plan during its preparation. The Sustainability Appraisal process is an iterative one and must be carried out

throughout the plan-making process to reflect, inform and guide each stage and then published for consultation.

- 2.12 The Sustainability Appraisal seeks to assess the environmental, social and economic effects of the implementation of the policies contained in the plan or the effects of not having these policies. Sustainability is at the heart of the national planning agenda and it is only by demonstrating a balanced consideration of all aspects of sustainability, that soundness can be achieved. As such, consultation on the Sustainability Appraisal is vital and accords with section 39 of the Act which requires that Local Planning Authorities prepare a Local Plan “with the objective of contributing to the achievement of sustainable development”.
- 2.13 Sustainability appraisals incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 which implement the requirements of the European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment. This is carried out alongside the sustainability appraisal process through the Strategic Environmental Assessment process, as necessary.
- 2.14 A Sustainability Appraisal and Strategic Environmental Appraisal were prepared and consulted on as part of the wider Regulation 18 consultation process and comments on this document will feed into the next iteration of the Local Plan.

Habitat Regulations Assessment (HRA)

- 2.15 Article 6 of the EC Habitats Directive (1992), as transposed into British law by the Conservation of Habitats & Species Regulations 2010, requires the Council to prepare a Habitat Regulations Assessment. This assessment considers the likely significant effects of the Local Plan on the nature conservation interests of European protected areas in and around the district and seeks to establish whether or not there will be any adverse effects on the ecological integrity of these European sites as a result of proposals in the plan.
- 2.16 While not in the district, the Ashdown Forest Special Protection Area (SPA) and the Mole Gap to Reigate Escarpment are relevant and require consideration and the potential impacts of policies and subsequent effects must be evaluated.
- 2.17 The HRA is an essential part of Local Plan preparation and was prepared and consulted on as part of the Regulation 18 consultation.

European Legislation and the European Union

- 2.18 On 23 June 2016, following a referendum, the United Kingdom voted to leave the European Union (EU).
- 2.19 This decision raises questions about the potential impact on domestic legislation as aspects of EU law are embedded in the English planning and environmental protection regimes. However, until the terms of ‘exit’ are agreed and the United Kingdom formally leaves the EU, there is no change to the current legal landscape.
- 2.20 The government has commenced a review of all legislation to determine what EU laws have already been transposed into British law, which laws it wishes to adopt into British Law and which laws the Government no longer wish to retain. This is one of the largest reviews of British law and policy ever undertaken and is not envisaged to be completed quickly.

Equalities Impact Assessment

2.21 The Local Authority has a legal duty to eliminate discrimination and promote equality through service delivery. The policies of the Local Plan can act as a delivery mechanism for other strategies, including those for housing standards and economic initiatives. In accordance with the Equality Act 2010, an Equalities Impact Assessment was prepared and consulted on as part of the Regulation 18 consultation.

Duty to Cooperate DtC

2.22 In addition to the above, the Council is also bound by Section 110 of the Localism Act 2011 and Section 33A of the Planning and Compulsory Purchase Act 2004, which requires all local planning authorities, county councils and prescribed bodies to engage actively and constructively on an ongoing basis on strategic cross boundary matters, including the preparation of local plans and other plan documents. This is known as the Duty to Cooperate.

2.23 The DtC is about the process of cooperating, rather than a requirement to agree on strategic issues. A [factual account](#) of how the Council has complied with the duty was prepared as part of the wider Regulation 18 consultation. Further detail relating to the Council's Duty to Cooperate is set out in Section 4.

3 CONSULTATION UNDERTAKEN

Consultation period

- 3.1 The Council carried out consultation on the Local Plan: Sites Consultation document for 8 weeks, between 4 November 2016 and 30 December 2016. This consultation was carried out in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 3.2 As the consultation began before the Christmas and New Year holiday of 2016, a period of 8 weeks was selected to allow for any holidays which may have prevented the community and professional bodies from responding. The official deadline for receiving comments was 23.59 on 30 December. However, due to the large number of responses received over the course of the last day, a short delay in receiving them by the closing time did occur. To mitigate against the loss of any valid responses the Council assessed the time patterns of when emails were received and accepted all emails received up to 00:20 on 31 December.

Who did we consult with?

- 3.3 In accordance with the Council's Statement of Community Involvement (2015) and legislative requirements, including the Duty to Cooperate, all statutory consultees (specific consultation bodies) were made aware of the consultation by email, or hard copy letter where no email address was available. The following organisations were contacted at the start of the consultation.

The Coal Authority
The Environment Agency
The Historic Buildings and Monuments Commission for England (Historic England)
The Marine Management Organisation
Natural England
Network Rail Infrastructure Limited
Adjoining Local Planning Authorities (including necessary County Councils and adjoining Parish Councils)
Relevant Telecommunications Companies
Clinical Commissioning Groups formerly the Primary Care Trust
Relevant utility companies (including gas, electricity and water)
The Homes and Communities Agency
Highways England formerly the Highways Agency

- 3.4 The Council is also required to consult with general bodies which include those listed below, along with any parties who have shown an interest in the preparation of the Local Plan and the general public. The following bodies were contacted:

Voluntary bodies some or all of whose activities benefit any part of the local planning authority's area

Bodies which represent the interests of different racial, ethnic or national groups in the local planning authority's area

Bodies which represent the interests of different religious groups in the local planning authority's area

Bodies which represent the interests of disabled persons in the local planning authority's area

Bodies which represent the interests of persons carrying on business in the local planning authority's area, such as voluntary organisations and those that live and do business in the area.

Consultation database

- 3.5 This was the second time the Council had consulted on the emerging Local Plan, as such those who had previously registered an interest in the preparation of the Council's current Local Development Plan; including the Issues and Approaches document, the adopted Core Strategy, Detailed Policies document and Community Infrastructure Levy, were notified of the consultation. These interested parties amounted to approximately 3700 individual addresses and were notified directly by email or hard copy letter.
- 3.6 Whilst there were a number that received direct notification, any and all interested parties were able to respond to the consultation.
- 3.7 Each party who has responded to the Local Plan: Sites Consultation has now been added to the Council's consultation database and unless they have explicitly requested to the contrary, will be notified at each stage of consultation as the plan is prepared.
- 3.8 Additional steps have also been taken to increase the Local Plan database through:
- The Magazine sent to all residents of the district
 - Use of media releases, and
 - The Council's website and news direct service.
- 3.9 At the time of writing this statement, 5,267 interested parties are listed on the Council's database and this number continues to grow.

Hard to reach groups and young people

- 3.10 The Council recognises some sections of the community may not hear about the opportunities to express their views via standard channels. A number of steps were taken to reach these harder to reach groups and young people. This included asking schools, GP surgeries and leisure centres to display printed materials and to provide text to a variety of parties including the Tandridge Voluntary Service and parish councils to assist them in preparing newsletters to help spread news of the consultation.

- 3.11 In addition, the Council identified key bodies which have direct contact with those who may not access information conventionally due to lifestyle choices, such as the travelling community, or because of physical impairments or literacy levels. In these cases, information was sent to specialist organisations, community representatives or bodies to encourage or enable involvement.
- 3.12 The Council's website and all documents relating to the Local Plan: Sites Consultation were formatted and tailored to make them accessible on the web to those with vision or hearing impairments. The website uses 'Readspeaker' which reads web text and documents aloud.

How could comments be submitted?

- 3.13 Comments to the Local Plan: Sites Consultation could be submitted in three ways:

- Email to: localplan@tandridge.gov.uk
- Post to: Planning Policy, Tandridge District Council, Council Offices, 8 Station Road East, Oxted, Surrey RH8 0BT.
- Web: using [Objective](#), the online consultation portal.

- 3.14 The Council must be able to demonstrate comments received are legitimate and can be related back to an interested party. As such, the Council cannot accept anonymous or verbal comments and every effort is made to explain this to individuals, where necessary.

- 3.15 The Council accepts the plan-making process can be technical and sometimes difficult to understand. To help interested parties with the consultation process and encourage them to submit their comments, the Local Plan: Sites Consultation document was clearly set out in two parts in an effort to help people understand what the Council was asking for views on. The layout of both individual sites, as well as new and extended settlement options were not intended to be restrictive and the Council has accepted comments on all elements of the document, the process, the consultation itself and the evidence base. Detailed commentary explained what information was included for each site/option as well as clarification on the meaning of the various categories and colour coding. The correspondence to all interested parties contained the following questions to probe the most appropriate responses for the Sites Consultation:

- The sites - do you agree with the Council's conclusions and if not, why not?
- The locations for a new and extended settlement - do you agree with the Council's conclusions and if not, why not?
- Other areas - are there any other areas in the district we should consider for its suitability as a location for a new or extended settlement?

- 3.16 It is acknowledged that as the plan is at a high level stage the amount of detail and the absence of one specific strategy, made it difficult for some respondents to engage as

they would have wished. It is considered that as the local plan is refined it will become easier to engage with.

How did we consult?

Media and promotion activities

3.17 In addition to direct mail shots and to ensure the consultation was suitably and actively publicised, the Council took a number of steps to highlight the consultation and encourage people to have their say.

Social media

3.18 Streetlife.com is actively used amongst the communities of the district for the sharing of relevant information. During the consultation it was often used by the public to debate elements of the Local Plan: Sites Consultation and the document content. Where appropriate, the Council would share information on the Local Plan including information about how to get involved, key dates and respond to discussion threads as a way to dispel myths, clarify facts and to refer people to where further information could be obtained. The Council also used its twitter account throughout the consultation to raise awareness and invite comments.

Printed and press media

3.19 Using local media contacts, facilities and outlets, the Council advertised the consultation and used press releases and statements to provide additional and appropriate information. These steps were taken both before the consultation began and throughout:

Media statement	Statement issued on the website - From 14 October onwards.
Media releases	<p>Timetable and Sites info – 14 October 2016</p> <p>Detail about Sites Consultation - 24 October 2016</p> <p>Confirmation of Committee Decision – 1 November 2016</p> <p>News item posted on website, twitter, Streetlife and Facebook to promote FAQs – 10 November 2016</p> <p>Over four weeks left to comment posted on website, twitter, Streetlife and Facebook - 25 November 2016</p> <p>Still two weeks left to comment posted on website, twitter, Streetlife and Facebook - 16 December 2016</p> <p>Thank you to those who took part posted on website, twitter,</p>

	Streetlife and Facebook – 5 January 2017 All dates published as events on the website and Streetlife
Press Notice	County Border News – 9 November 2016 Surrey Mirror – 10 November 2016
Press briefing	Invite for a briefing to be held on 21 October 2016
Press adverts	Caterham Independent - November and December County Border News - 2 November 2016 and 30 November 2016 CR2, CR6 TN16 magazine adverts - 30 November 2016

Online

3.20 To make information more accessible, the Council created a special weblink www.tandridge.gov.uk/localplan and also advertised the consultation on the front page of the Council's website.

3.21 A Quick Response (QR) code linking to the relevant pages for The Local Plan: Sites Consultation document was published on printed materials to increase visitor traffic to the website and make the information more easily accessible from mobile devices.

Printed materials and visual advertisement

3.22 A variety of printed materials and advertisements were prepared to accompany the consultation to raise awareness amongst residents and interested parties. This information began circulation in late autumn and before the consultation started to raise early awareness.

Tandridge Magazine	Winter 2016 – Page 6 - Consulting on sites in the Local Plan Delivered to every home in the district
Tandridge Tenants Talking	Item included in November 2016 issue of a magazine for tenants
Reception screen display at council offices	Advert displayed from 4 November 2016
Guide for councillors	Issued 14 October 2016 to all councillors to help them brief residents and answer any questions
Pop up stands	On display in council offices reception from 21 October 2016
Posters/leaflets	Distributed for display at: schools, GPs surgeries, community centres, Tandridge Trust/leisure centre, schools, libraries, parish council noticeboards, sheltered schemes, day centres and Lingfield and Dormansland community centres A5 leaflets delivered – 24 October 2016 Posters distributed – 31 October 2016
Railway Station Poster	Upper Warlingham, Woldingham and Oxted – 2 weeks

	from 21 November 2016 Upper Warlingham and Oxted – 2 weeks from 5 December 2016
Wrap around	County Border News – 30 November 2016
Email Signatures	From 4 November 2016
Web Banner	From 4 November 2016
Business Newsletter	November and December 2016

Officer availability

3.23 Council Officers were available on a daily basis, on the phone and in person, to meet with any interested parties at the Council Offices to discuss the consultation and answer any questions.

Other Information

3.24 It must be noted that one of the sites included in the Local Plan: Sites Consultation (Boulthurst Way OXT 052), is also being looked at by Tandridge DC as the landowner and has attracted much community interest. At the same time that the Sites Consultation was taking place for the Local Plan, the Council's assets team were also seeking comments on the site and its potential redevelopment. The Local Plan process, which looks at future policies, is a separate process to the wider planning applications process which addresses current planning matters and it is appreciated that this distinction is not always clear. As such, for precautionary reasons and due to the overlapping periods, all comments received to either consultation were considered by the Planning Policy Team as part of the plan-making process and considered to be a relevant comment to Boulthurst Way as a potential allocation.

4 HOW WE ADDRESSED THE DUTY TO COOPERATE

- 4.1 The government requires constructive and active engagement with relevant bodies, as part of an ongoing process, to maximise effective working on the preparation of local development plans, particularly in relation to strategic matters. This is known as the Duty to Cooperate (DtC – also referred to as ‘the duty’).
- 4.2 The duty is set out in Section 110 of the Localism Act 2011 and inserted Section 33A into Part 2 of the Planning and Compulsory Purchase Act 2004. It relates to the planning of sustainable development and is applicable to all local planning authorities and other public bodies.
- 4.3 Strategic matters are, by definition, larger than local issues and extend beyond administrative boundaries of a local council. The duty is considered to be the mechanism by which strategic issues are investigated and taken into account at the local level and through the preparation of Local Plans.
- 4.4 Demonstrating the duty has been met throughout the preparation of a Local Plan, is one of the first tests of soundness an Inspector will look at before conducting the more substantive examination of a submitted Local Plan. It is not legitimate or realistic to expect agreement will be reached on all strategic matters, but it is expected that attempts will be made to help overcome strategic issues where possible and to use the duty as an opportunity to work across boundaries in the delivery of housing, employment and infrastructure.
- 4.5 The Council adopted a [Duty to Cooperate scoping statement](#) in December 2014. The Scoping Statement was intended to be updated as plan preparation takes place, to reflect progress and actions which arise through cooperation. An [update](#) was prepared in 2015 to accompany the Local Plan: Issues and Approaches Consultation, and a further [update](#) in 2016 to accompany the Local Plan: Sites Consultation, which set out how the Council has sought to meet the duty so far.
- 4.6 While the [update](#) sets out all the steps the Council took in meeting its obligations under the duty, the following points summarise the main topics which were a focus for engagement with key parties during the preparation of the Regulation 18 document:

Gatwick Expansion	London Plan
Housing	Health Service Provision
Traveller accommodation	Education
Employment	Highways and Road Networks
Retail and Leisure	Settlement Survey

Infrastructure	Strategic Landscape designations – Surrey Hills and High Weald Areas of Outstanding Natural Beauty and Ashdown Forest Special Protection Area
Water and Flooding	Local Plan preparation
Waste	Green spaces and Burial Space
Telecoms	Heritage

5 SUMMARY OF RESPONSES

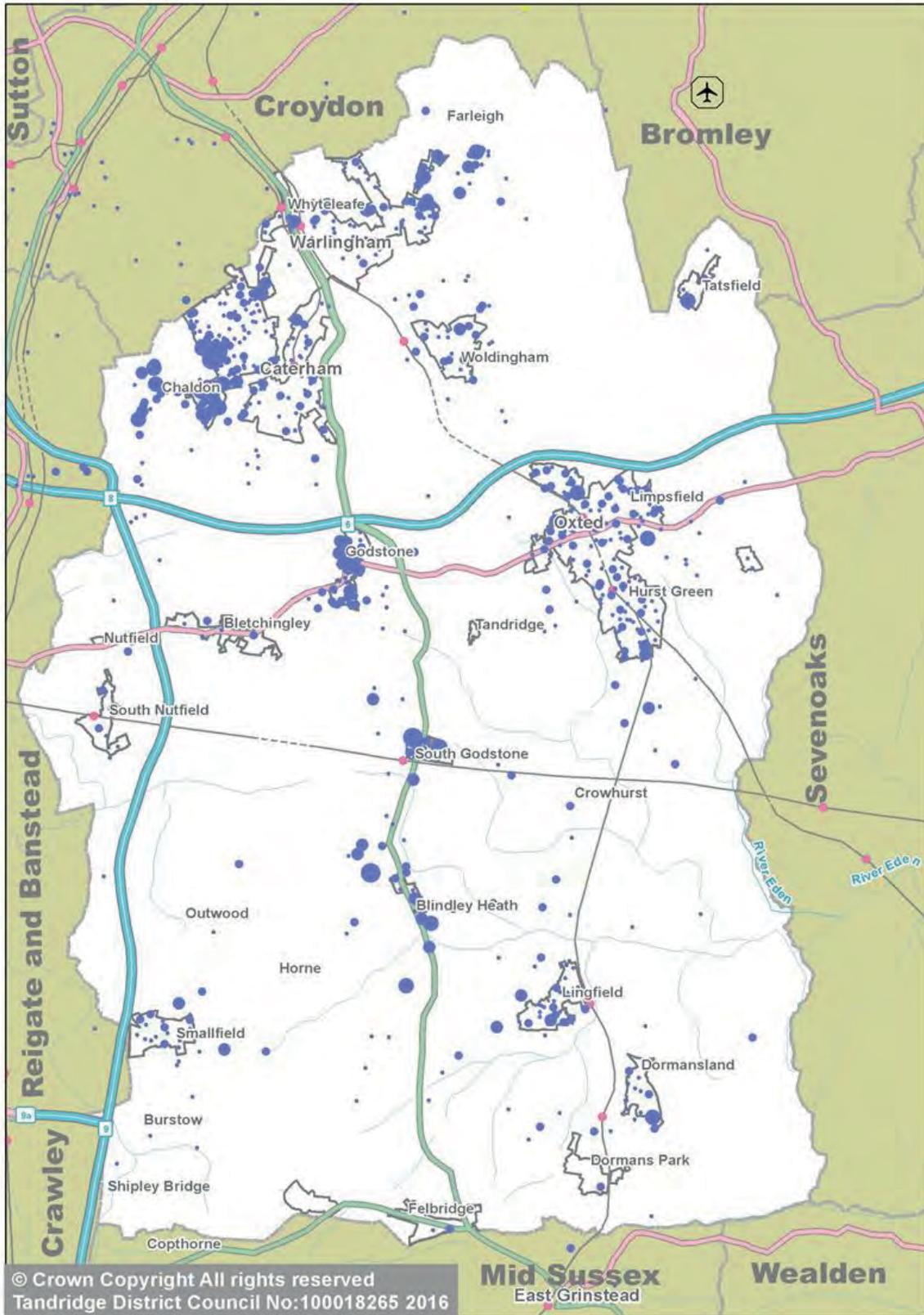
The responses

Responses received and their origin

- 5.1 Over the course of the Local Plan: Sites Consultation, **4,706 comments** were received, from **1,762 individuals and interested parties**. These figures reflect the fact that respondents predominantly submitted multiple comments.
- 5.2 Responses received were generally from individuals, but three petitions were also submitted; one of which included 666 signatures from Warlingham Residents Group, one associated with site OXT046 included 46 names with 37 signatures, and the final one associated with site DOR007 included 70 names with 65 signatures.
- 5.3 Of the responses received, around 11.4% (536) were submitted by organisations including development professionals, other local authorities and other statutory consultees. The rest were submitted by members of the general public and residents of the district.
- 5.4 The majority of comments were received from individuals and interested parties located within the district. The map² below depicts the origin of responses geographically and shows that responses were received from across the district with concentrations of responses coming from the built up areas of Oxted, Caterham, Warlingham and Whyteleafe. This is not unexpected given that this is where most people live.
- 5.5 The map also shows a concentration of responses received from around Chaldon, South Godstone, Godstone and Blindley Heath. This logically corresponds with the fact that the Local Plan: Sites Consultation presented site options in these areas that were particularly controversial. These included two broad locations for new and extended settlement options (Blindley Heath and South Godstone).
- 5.6 Responses were also received from outside the district. These responses included those from professional bodies, developers, statutory consultees, other councils and those who live in surrounding districts and boroughs with an interest in Tandridge's Local Plan.

² The map reflects the postcode information which was provided to the Council as part of the response. It does not account for those responses which were submitted without a postcode or where an email only contact was provided.

Map 1: Origin of responses



Method of Submission

5.7 Responses were received via a variety of mediums:

Format	Number of responses	Percentage of overall responses
Email	3,589	76.3%
Hard copy/Letter	545	11.6%
'Objective' - consultation portal	572	12.2%

5.8 Whilst it is clear that the preferred method of submission to consultation was email, the Council's preferred method of comment submission for consultation remains to be via the Objective consultation portal. Detailed instructions of how comments could be submitted via the portal were made available on the Council's website and are attached at Appendix 1.

5.9 The Council recognise the comments made regarding the ability to submit comments using the portal and will look to make improvements so that it can be simplified. The comments indicated that there was a willingness to use the portal and efforts will be made to improve the number of respondents using the Objective system in the first instance. It remains, however, that comments via email and hard copy are equally valid provided the Council can identify the respondent.

The Comments

5.10 The nature of the comments received in response to the Local Plan: Sites Consultation ranged extensively in content from short and general (e.g. we do not support development at Timber Hill Road Recreation Ground ; through to very detailed, professionally prepared documents of over 100 pages, some of which were supported by technical studies and supplementary assessment.

5.11 As with any consultation process, comments are varied in content including those which conflict with one another, for example, where both support and objection is shown to the same site/location.

5.12 Comments also vary in terms of whether they are subjective or objective with some referring to private interests of just one individual (e.g. development will affect the value of my home), and others commenting on the overall impact of development of sites/locations and how the wider community might benefit or, be affected (e.g. this will improve the provision of infrastructure for the community . It will never be possible to accommodate all comments in a way which satisfies everyone's viewpoint.

5.13 The planning process must serve the wider public interest and the Council must ensure a balanced approach is taken in the consideration of responses. Actions taken

as a result of consultation must accord with relevant national policy and legislation and be in support of sustainable development.

- 5.14 Plan-making is an evidence led process guided by technical studies, research and consultation with interested parties. A sound Local Plan will be refined throughout the process and must use information and comments based on material planning considerations. The Council has considered all comments and responded with this in mind in a proportionate manner.

Inadmissible and non-valid comments

- 5.15 The Council is committed to the protection of private identity and whilst a respondents name and associated reference will be published, no other data will be released for public viewing. As such, in some cases it was necessary to redact obscure sections of a comment to protect personal details before they could be published to the consultation portal and made publically accessible. Examples of where this was necessary, was when a respondent had provided their address within the main body of a comment, or where their address could be easily deduced from what the comment contained. The original content of the comment remains with the council for the purposes of analysis.
- 5.16 Redaction was also necessary to obscure comments which were deemed to be unacceptable and in accordance with the Council's Statement of Community Involvement (2015) any comments which were received and considered to be offensive, and/or in breach of the Equalities Act 2010, were disregarded and not accepted.
- 5.17 The Council can report that comments which made derogatory remarks about certain groups and individuals were received as part of this consultation. Comments deemed to be derogatory were reviewed by the Council's legal team, to gain a legal view on some of those which were in question and to ensure redaction was justified. In all cases, it was possible to redact the specific portion of the comment that was unacceptable and publish the remainder of the comment.
- 5.18 Of all the comments received within the formal consultation period, only thirteen comments approximately 0.27% of all comments submitted were not considered to be valid in their entirety and have not been published. The reasoning for considering all of these representations as inadmissible was due to no content or were submitted anonymously. The non-publication of these comments is in accordance with the Statement of Community Involvement (2015).

How have comments been analysed and responded to?

- 5.19 Due to the number and content of comments received, the most effective way of analysing, considering and responding has been to identify the main points being raised, and summarise them on a site by site, location by location basis. A pro-forma has been compiled for each site and/or new or extended settlement option identifying the ID numbers of those who have responded to that site/option. Each pro-forma has summarised the key issues/comments towards the site/option, as well as a detailed Council response and forthcoming action where necessary.

- 5.20 Comments received frequently objected/supported and related to the same points, often duplicating other responses verbatim and/or overlapping. As such using a summary and response approach for each site/option ensures that the Council consider the planning related issues that are being raised in such a way as to be beneficial in guiding the preparation of the plan in a consistent manner. This approach is considered proportionate and justified.
- 5.21 In terms of the Council's responses, these have been written to clarify matters, answer questions, direct respondents to relevant information and identify where valid points have led to further actions for the plan-making process.
- 5.22 The Council's response and need to take subsequent actions is determined in recognition of and proportionate to the stage of the Local Plan preparation. The Council is at the beginning (Regulation 18) of this process. As such it may not be possible to take immediate action but defer actions to later stages in the plan-making process, as is appropriate. It is not always possible to respond to specific matters until additional evidence becomes available as is the nature of the iterative process of plan-making and crucial to the refinement of the plan.
- 5.23 A good example where this applies is to comments relating to infrastructure. Infrastructure provision can rarely be dealt with until a preferred strategy for the Local Plan is determined and an understanding of where infrastructure will be needed, is known. Therefore, the Council has reiterated a commitment for necessary engagement, modelling and assessment of infrastructure, to take place at the appropriate stage which will inform the plan to be submitted for examination.

How can you find your comment and the Council's response?

Online consultation portal

- 5.24 All valid comments (see para 5.15 – 5.18), have been published online, via the Council's [consultation portal](#), Objective. These can be publically viewed by name and the date they were submitted to the Council.
- 5.25 Please note the Council's responses to the comments are not viewable using the consultation portal, and can only be viewed in this Statement Appendix 4.

By name

- 5.26 Respondents wishing to view their own comments, or those of particular parties; and the Council's response to them, should view the Consultee Responses Register at Appendix 3.
- 5.27 The responses register has been organised in alphabetical order by surname, or organisation; corresponding 'Comment ID's' are set out next to each respondent. These unique comment ID's are generated by the consultation portal and relate to each separate comment. They may appear in several locations across the appendix to ensure comments made are captured in the relevant contexts and against relevant questions, themes and topics. Multiple comment ID's may also be associated with a comment summary to reflect that other respondents have made the same point. The Council's response and any identified actions are also set out.

5.28 It is recommended that, due to its size, the appendix is viewed electronically, where possible, and that the 'search' or 'find' functions are used to locate a specific Comment ID number, quickly.

By site /new or extended settlement option

5.29 For those wishing to concentrate on the content of comment made, whether that is relating to a specific site or new and extended settlement option; responses can be navigated in this way. Appendix 4 initially sets out individual sites alphabetically, regardless of category.

5.30 Part 2 of the consultation is set out in a similar manor for the two new and extended settlement options:

- Blindley Heath
- South Godstone

5.31 Due to the array of comments received that were not always specific to individual sites and the two new or extended settlement options, a separate 'additional comments' pro-forma was compiled to cover every response. This pro-forma includes comments on:

- individual settlements;
- evidence base studies and technical assessments such as Landscape Capacity and Green Belt;
- the Objectively Assessed Housing Need figure;
- the consultation process;
- infrastructure, both existing deficit and future need; and
- sites that did not form part of the consultation, including sites ruled out from consideration through the HELAA process and newly submitted sites.

5.32 Some themes traverse all sites, settlements and new and extended settlement options, and may be covered in multiple locations. For example, there are comments relating to infrastructure throughout, and it is appropriate to consider them in each of these locations and in the context in which they are being made.

5.33 Respondents will be familiar with the sites / new and extended settlement options they have responded to, however, where comments were received without any affiliation to a specific site / option, the Council have input the comment where it is most relevant in the 'additional comments' pro-forma.

5.34 Any comments that were submitted directly via the consultation portal, or affiliated against a site / option by the respondent, the Council have not changed this as it is assumed that the respondent chose that site for a reason. This does not prejudice the answer in any way or the response it received.

Comment Summary

5.35 The detailed analysis and considerations can be found within the Appendix 4, which details all the site pro-formas, as well as all additional comments received. The number of comments received against each site has been included for information; however, the qualitative nature of consultation does not make it possible to provide precise figures for those in support or opposition of a particular site. In addition to site specific comments a number of more general comments were received. The key headlines in terms of points raised are outlined below:

Summary of main comments
<ul style="list-style-type: none">• The site at Boulthurst Way, Hurst Green OXT052³, and the prospect of a settlement expansion at South Godstone, attracted the highest number of comments, shortly followed by site OXT 006, Land adjacent to Oxted and Laverock School, Oxted and OXT 007, Land adjacent to The Graveyard and St Mary's Church, Oxted⁴.
<ul style="list-style-type: none">• Concerns regarding insufficient infrastructure continued to be the predominant theme, both in terms of specific sites and as a general issue for the district. Respondents requested more information about how infrastructure would be factored in and often objected to sites and locations in the absence of this information.
<ul style="list-style-type: none">• One of the main concerns regarding infrastructure was associated with highways / traffic. Respondents were particularly concerned with, access to sites, congestion, parking, road safety and lack of public transport.
<ul style="list-style-type: none">• Concerns that the Council's assessment of Objectively Assessed Housing Need (OAN) had not been reviewed and that comments relating to Green Belt evidence raised at the previous stage of consultation had not been addressed, and that the Green Belt should not be built on.
<ul style="list-style-type: none">• Concern is raised regarding the impact of development on the landscape and wildlife and that the character of settlements would be affected.
<ul style="list-style-type: none">• Opposition was shown to sites which would result in a loss of open space.
<ul style="list-style-type: none">• Flooding continued to be raised as a significant concern across the district, with a need for action identified in certain areas such as

³ See paragraph 3.24 for further context.

⁴ OXT052 – 336 respondents, South Godstone – 188 respondents, OXT006 – 166 respondents, OXT007 – 160 respondents.

Smallfield and Caterham. Respondents felt that development in areas of flooding should not be considered.

- Support for the continued use and intensification of existing employment sites was shown, with support for additional employment opportunities seen positively. Generally any prospect of losing existing **employment** sites to housing development was not seen favourably.
- Support and objection for a **new or extended settlement** was shown:
 - Those in favour identified the opportunities of large scale development in terms of its ability to deliver infrastructure improvements, in mitigating against piecemeal development, as a better way to help in meeting housing needs and as being more sustainable than developing on the edge of settlements.
 - Those in opposition felt that such a development would adversely impact the rural character and nature of the district, be detrimental to the Green Belt and not provide the affordable housing needed whilst increasing the pressure on existing infrastructure in settlements.

The Actions

5.36 On 16 March 2017, Members of the Planning Policy Committee adopted a Preferred Strategy to be followed in the preparation of the Local Plan. The Preferred Strategy outlines in general terms, the areas which will be considered for accommodating development and the approach to be taken in regard to infrastructure, economic development and the natural environment. The Preferred Strategy goes some way to ascertain the next actions of the emerging Local Plan.

5.37 The Preferred Strategy identifies that housing needs are to be met through the:

- Delivery of sustainable development through allocated sites on the edge of Tier 1 and 2 settlements and in locations supported by Neighbourhood Plans, by adjusting the Green Belt boundary where none of the purposes which define Green Belt are served and where exceptional circumstances are considered to exist.
- Allocating of a strategic site capable of delivering development based on garden village principles, including a primary school and which facilitates the delivery of a secondary school provision, primary health care facilities, highways improvements and employment space commensurate with the scale of housing.

5.38 In light of this strategy and based on the comments received, the Council has identified a number of actions which will now be undertaken. These actions will be implemented at the appropriate stages of the Local Plan preparation.

5.39 The actions set out below summarises the key actions which have stemmed from the analysis of the comments and that the Council must action in the plan-making process:

- The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.
- Consultation is scheduled in Summer/Autumn 2017 on potential areas for a Garden Village, as part of the Council's agreed Local Plan Preferred Strategy.
- The Council is committed to seeking to meet the needs of all members of the community, and will carefully consider the findings of the Traveller Accommodation Assessment to identify the need for Traveller accommodation in the District.
- The Council is updating the Economic Needs Assessment and the findings will inform the final plan.

5.40 In carrying out the analysis of the comments, it was often necessary to set out certain steps that the Council will take by default of the plan making process in order to clarify where further work is being undertaken. However, it should be noted that this is not exhaustive and subject to change. Examples of these types of actions include:

- Preparation of additional evidence;
- Continued engagement with parish councils and neighboring authorities;
- Promotion and consideration of Neighbourhood Plans;
- Assessment and modelling of infrastructure provision in liaison with infrastructure providers; and
- Due consideration of current flooding issues and potential worsening of flood risk.

Future Consultation

5.41 Some comments were received suggesting that information presented was potentially confusing and some respondents experienced challenges responding online. The Council will continue to consider its processes and engagement methods, to ensure consultations are run efficiently and effectively, maximising opportunities for those who wish to get involved, in accordance with the Statement of Community Involvement.

5.42 The adopted Statement of Community Involvement (2015) provides the guiding structure for how the Council will consult at key stages of the plan-making process. In addition, it is important to identify ways in which consultation can improve from stage to stage. Having learnt from both the Issues and Approaches Consultation and the Sites Consultation, the Council has taken the following steps and the results collected which will now inform how consultation is carried out in future:

- Considered the feedback on the consultation process received through formal responses (Appendix 4);
- Continue to liaise with Parish Councils to discuss what went well and what could be done better;

- Acted upon comments made by Members at a number of meetings including Local Plan Steering Group and Planning Policy Committees; and
- Held a number of internal discussions with both the communications and planning departments to consider how consultation can be improved going forward.

6.0 NEXT STEPS

The Local Plan

- 6.1 This statement has set out how the Council has complied with legislative requirements and the adopted Statement of Community Involvement (2015).
- 6.2 The Council notes the number of comments that have been received and will continue to prepare the Local Plan with these in mind.
- 6.3 Further consultation will take place on the Local Plan and anyone who has not yet registered to be notified of a consultation can do so [online](#) through the consultation portal, or by emailing localplan@tandridge.gov.uk
- 6.4 It is envisaged that, in accordance with the Council's Interim Local Development Scheme (LDS), approved on 27 June 2017, the next consultation scheduled to take place is the Local Plan: Garden Villages, where interested parties will once again be invited to get involved and have their say. In line with the Interim LDS, this further Regulation 18 consultation will take place over Summer / Autumn 2017.

APPENDICES

Appendix 1 Notification and promotional information

CONSULTATION LETTER – GENERAL STATUTORY CONSULTEE BODIES



Council Offices, 8 Station Road East,

Oxted, Surrey RH8 0BT

customerservices@tandridge.gov.uk

Tel: 01883 722000, Dx: 39359 OXTED

Report, apply or pay for it online
www.tandridge.gov.uk

ADDRESS

Phone: Planning Policy on 01883 722000

E-mail: localplan@tandridge.gov.uk

Consultation Portal Username (if applicable): xxx

03 November 2016

Dear Sir or Madam,

RE: Our Local Plan – Sites Consultation (Regulation 18)

Have your say during the 8 week consultation between **4 November 2016 and 30 December 2016**.

What are we consulting on?

Tandridge District Council is in the process of preparing a Local Plan which, once adopted, will set out the vision for the district and guide key planning decisions up to 2033. The Local Plan will set out where development will go and balance the provision of jobs and homes, with the need to preserve the open character of the district and the Green Belt.

The Council is still in the early stages of the plan making process and have prepared a Sites Consultation document for public consultation. The Local Plan: Sites Consultation is being carried out under Regulation 18 of the Town and Country Planning (Local Plan) Regulations 2012.

This Sites Consultation document gives you the opportunity to comment on individual sites submitted to the Council for consideration in the plan making process and sets out which sites:

- Could be realistically developed
- Cannot be recommended for development
- Need more investigation before a decision can be made either way

The document also identifies locations which could be suitable for a new or extended settlement and asks whether this is a strategy we should pursue. This document makes no decisions about if and where land could be allocated for development, or makes decisions that alter the boundary of the Green Belt.

Where can I view the documents?

The Local Plan: Sites Consultation and associated technical studies can be viewed on the Council's website www.tandridge.gov.uk/localplan. In addition, hard copies of the documents can be viewed at: the Council offices (8 Station Road East, Oxted, Surrey, RH8 0BT) and in each of the libraries in the District (Oxted, Warlingham, Lingfield, Caterham-on-the-Hill and Caterham Valley).

We will also be hosting a series of drop-in sessions where the documents will be available to view and where you can speak to council officers and ask questions. You do not need to register for these sessions:

Where	When	Address
South Godstone	Tuesday 15 November 2pm – 7.30pm	South Godstone Sports and Community Association, Lagham Road, South Godstone, RH9 8HE
Blindley Heath	Wednesday 16 November 2pm - 7:30pm	St John's Church Hall, Eastbourne Road, Blindley Heath, RH7 6JR
Lingfield	Thursday 17 November 2pm - 7:30pm	Lingfield & Dormansland Community Centre, High Street, Lingfield, RH7 6AB
Oxted	Monday 21 November 2pm - 7:30pm	Lyndsay Narcisi Room, Council Offices, 8 Station Road East, Oxted, RH8 0BT
Caterham	Tuesday 22 November 2pm - 7:30pm	Soper Hall – Conference Hall, Harestone Valley Road, Caterham CR3 6YN
Smallfield	Wednesday 23 November 2pm - 7:30pm	Centenary Hall (Outwood Room), Wheelers Lane, Smallfield, RH6 9PT
Warlingham	Tuesday 29 November 2pm - 7:30pm	Warlingham Church Hall, 339 Limpsfield Road, CR6 9HA
Bletchingley	Wednesday 30 November 2pm - 7:30pm	Bletchingley Community Centre, 78 78A High Street, RH1 4PA

How to comment

You can submit any comments you have on the Sites Consultation document, or on any of the other technical documents published with it. We are particularly interested to hear your views on three specific aspects:

- **The sites** - do you agree with the Council's conclusions and if not why not?
- **The locations for a new and extended settlement** - do you agree with the Council's conclusions and if not why not?
- **Other areas** - are there any other areas in the district we should consider for its suitability as a location for a new or extended settlement?

You can send us your comments using the online consultation portal, Objective: http://consult.tandridge.gov.uk/portal/planning_policy/sites_consultation/sitescon, which allows you to access the Sites Consultation document and directly comment on the sites which are of interest to you. If you have previously submitted a comment to the Local Plan process, you may have been assigned a username for the consultation portal. If so, this is set out at the top of this letter. Alternatively you can submit your comments by:

- **E-mail to** localplan@tandridge.gov.uk
- **By post to** Planning Policy, Tandridge District Council, Council Offices, 8 Station Road East, Oxted, Surrey, RH8 0BT

Please note that the Council is unable to accept anonymous comments and for a comment to be formally accepted, a name and contact address (preferably e-mail) must be provided.

If you have any further queries, please contact the Planning Policy team on 01883 722000.

Yours Sincerely

Piers Mason
Chief Planning Officer



Dear Sir or Madam

RE: Our Local Plan – Sites Consultation Regulation 18

Have your say during the 8 week consultation between 4 November 2016 and 30 December 2016.

Please click here to access the consultation document and make your comments:

http://tandridge-consult.objective.co.uk/portal/planning_policy/sites_consultation/sitescon

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Tandridge District Council is in the process of preparing a Local Plan which, once adopted, will set out the vision for the district and guide key planning decisions up to 2033. The Local Plan will set out where development will go and balance the provision of jobs and homes, with the need to preserve the open character of the district and the Green Belt.

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each of the [libraries](#) in the District (Oxted, Warlingham, Lingfield, Caterham-on-the-Hill and Caterham Valley .

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How to comment

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- The sites - do you agree with the Council's conclusions and if not why not?
- The locations for a new and extended settlement - do you agree with the Council's conclusions and if not why not?
- Other areas - are there any other areas in the district we should consider for its suitability as a location for a new or extended settlement?

You can send us your comments using the online consultation portal, Objective <http://consult.tandridge.gov.uk/portal/> , which allows you to access the Sites Consultation document and directly comment on the sites which are of interest to you.

As a reminder, your username for the Consultation Portal is:

XXX

If you have forgotten your password, please use the link below to obtain a new one:

[Forgotten Password](#)

Alternatively you can submit your comments by:

- E-mail to localplan@tandridge.gov.uk
- By post to Planning Policy, Tandridge District Council, Council Offices, 8 Station Road East, Oxted, Surrey, RH8 0BT

Please note that the Council is unable to accept anonymous comments and for a comment to be formally accepted, a name and contact address (preferably e-mail) must be provided.

If you have any further queries, please contact the Planning Policy team on 01883 722000.

Yours Sincerely

Piers Mason
Chief Planning Officer

PRESS NOTICE

A public notice was published in the County Border News on 9 November 2016 and the Surrey Mirror on 10th November 2016.

TANDRIDGE DISTRICT COUNCIL

Local Plan: Sites Consultation – Regulation 18

Tandridge District Council is consulting on the Local Plan: Sites Consultation document for 8 weeks between **4 November 2016 and 30 December 2016**. This consultation accords with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Local Plan will guide key planning decisions for the district up to 2033. It will set out where development will go and balance the provision of jobs and homes, with the need to preserve the open character of the district and the high quality rural nature.

The Sites Consultation document will be accompanied by a Sustainability Appraisal in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004. A Habitat Regulations Assessment has also been prepared for consultation as required by the Conservation of Habitats and Species Regulations 2010. All associated documents are available online (www.tandridge.gov.uk/localplan) and paper copies are available to view at the Council Offices and in each of the libraries in the district and Horley library.

Comments can be submitted:

- Online at http://consult.tandridge.gov.uk/portal/planning_policy/sites_consultation/sitescon
- Email to localplan@tandridge.gov.uk

Alternatively you can write to us - please send your comments to: **Planning Policy, Tandridge District Council, Council Offices, 8 Station Road East, Oxted RH8 0BT.**

All comments must be received by **30 December 2016**. All comments received will be public information.

ANY RESPONSES RECEIVED LATER THAN 30 DECEMBER 2016 MAY NOT BE TAKEN INTO ACCOUNT.

More information can be found on the Council's website – at www.tandridge.gov.uk/localplan

If you have any queries, please contact the **Planning Policy Team** on **01883 722000** or email localplan@tandridge.gov.uk

Date: 9th November 2016



14 October 2016 GV.0210
(1/2)

Local Plan second consultation and key dates

The next stage of the Local Plan is about to get underway, with a second consultation which gives you an opportunity to comment on sites being considered as part of the plan.

The Sites Consultation will last for eight weeks, starting on Friday 4 November and finishing on Friday 30 December. Each site has been through a landscape, ecology and other assessments to look at whether it could be developed or not.

As a result sites have been identified which:

- Could be realistically developed.
- Cannot be recommended for development
- Need more investigation before a decision can be made either way.

The Sites Consultation will include evidence which can be used to protect the Green Belt in the long term. It will:

- Not allocate any land for development.
- Not change the boundary of the Green Belt.

Timetable for the Local Plan

The timetable for the preparation of the Local Plan is given below:

- Agenda and documents published for Planning Policy Committee: 24 October 2016.
- Planning Policy Committee to agree next stage of consultation: 31 October 2016.
- Sites Consultation (Regulation 18): 4 November to 30 December 2016 more details will be released in the next few weeks .
- Consultation on the Local Plan Preferred Strategy (Regulation 19): Autumn/Winter 2017.
- Submission of Local Plan to the Planning Inspectorate (Regulation 22): Spring 2018.

- Public Examination by the Planning Inspectorate (Regulation 24 : Summer/Autumn 2018.
- Adoption of a Local Plan (Regulation 26): Spring 2019.

“More follows”

(2/2

To be kept up to date with the Local Plan preparations and consultation people can:

- Register on the consultation portal <http://consult.tandridge.gov.uk/portal>.
- Send their e-mail address to localplan@tandridge.gov.uk.
- Call 01883 722000 or write to Planning Policy, Council Offices, 8 Station Road East, Oxted RH8 0BT.

Councillor Peter Bond, Chairman of the Planning Policy Committee, said: “We know residents are concerned about the Green Belt. So is Tandridge District Council. People are also concerned about how much more development can take place without better and new infrastructure. No decisions have been made about the number of homes that can be built. What we’ve had to do is forecast how many people might be living here in 20 years and understand how many houses would be needed for them. This is not the same as the number of houses that will be built.

“Allegations that we just want to concrete over the Green Belt are just not true. It is the last thing we would choose to do. We want to protect the Green Belt. We are concentrating our energies on providing the evidence we need to convince the Inspector the amount of housing which can be built is unlikely to meet the population needs, because it has to be appropriate for the district and supported by evidence. We have to be realistic about providing homes for future generations and ensuring the economic vitality of the district. We desperately need more affordable housing and better infrastructure. As part of this plan, by working with infrastructure providers, we will aim to resolve, as far as is possible, the issues around school places, access to doctors, affordable housing and congestion.”

“Ends”

For more information contact Giuseppina Valenza or Charlotte Bradshaw by e-mail communications@tandridge.gov.uk or call 01883 732704/2742.

Party spokesmen: Councillor Martin Fisher Con 01883 712263, Councillor Chris Botten Lib Dem 07917 862130, Councillor Martin Allen Ind) 01959 577201.

Notes to editors:

1. The Local Plan is how we manage the future development of our district. It will set out where homes, jobs, community facilities, shops and infrastructures can be delivered and identify the areas that need to be protected.
2. Tandridge District is 94% Green Belt.
3. The Local Plan: Issues and Approaches Regulation 18 consultation took place from 18 December 2015 to 26 February 2016. Over 5,200 comments were received from more than 3,100 individuals.

23 October 2016 GV.0410
(1/3)

Local Plan second consultation papers released for committee

All the documents for the next stage of the Local Plan are now publically available. These will form the basis for a second stage of consultation once agreed by the Planning Policy Committee on 31 October.

This second consultation will give residents an opportunity to comment on sites being assessed as part of the plan. The Sites Consultation will last for eight weeks, starting on Friday 4 November and finishing on Friday 30 December.

Each site has been through a landscape, ecology and other assessments to look at whether it could be developed or not.

As a result sites have been identified which:

- Could be realistically developed.
- Cannot be recommended for development
- Need more investigation before a decision can be made either way.

The Sites Consultation will include evidence which can be used to protect the Green Belt in the long term. It will:

- Not allocate any land for development.
- Not change the boundary of the Green Belt.

Drop in sessions

As part of the consultation drop in sessions will be held where planning staff will be available to talk about the consultation.

“More follows”

Tuesday 15 November	South Godstone Sports and Community Association, Lagham Road, South Godstone RH9 8HN	2pm- 7.30pm
Wednesday 16 November	St John's Church Hall, Eastbourne Road, Blindley Heath RH7 6JR	2pm - 7.30pm
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Tuesday 29 November	Warlingham Church Hall, 339 Limpsfield Road, Warlingham CR6 9HA	2pm - 7.30pm
Wednesday 30 November	Bletchingley Community Centre, 78 78A High Street RH 4PA	2pm - 7.30pm

The Sites Consultation documents can be viewed on our website www.tandridge.gov.uk/localplan. Anyone can make comments by:

- Registering online and making your comments using the consultation portal <http://consult.tandridge.gov.uk/portal/>.
- By e-mail to localplan@tandridge.gov.uk.
- By post to Planning Policy, Council Offices, 8 Station Road East, Oxted RH8 0BT

Piers Mason, Chief Planning Officer, said: "We are releasing a lot of documents, which relate to the Sites Consultation and the preparation of the Local Plan. We have taken all the sites that were part of the first stage consultation and assessed them against a range of evidence to decide on their suitability for development or not.

"Drawing up a local plan is a long and complex process set out by the government. We are working hard to provide the evidence we need to convince the Inspector the amount of housing which can be built is realistic, but unlikely to meet the population needs.

"More follows"

“We want you to feel you have been able to shape and influence the place you live, work or visit, so please take this opportunity to tell us what you think. The findings of this consultation will be taken into account when the next consultation is carried out in the autumn/winter of 2017.”

“Ends”

For more information contact Giuseppina Valenza or Charlotte Bradshaw by e-mail communications@tandridge.gov.uk or call 01883 732704/2742.

Party spokesmen: Councillor Martin Fisher Con 01883 712263, Councillor Chris Botten Lib Dem 07917 862130, Councillor Martin Allen Ind) 01959 577201.

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 - Agenda and documents published for Planning Policy Committee: 24 October 2016.
 - Planning Policy Committee to agree next stage of consultation: 31 October 2016.
 - Sites Consultation (Regulation 18): 4 November to 30 December 2016 (more details will be released in the next few weeks .
 - Consultation on the Local Plan Preferred Strategy Regulation 19): Autumn/Winter 2017.
 - Submission of Local Plan to the Planning Inspectorate (Regulation 22): Spring 2018.
 - Public Examination by the Planning Inspectorate (Regulation 24): Summer/Autumn 2018.
 - Adoption of a Local Plan (Regulation 26): Spring 2019.

1 November 2016 GV.0311
(1/3)

Committee agrees next Local Plan consultation

Last night's Planning Policy Committee agreed the Local Plan: Sites Consultation, which will give residents an opportunity to comment on sites being assessed as part of the creation of a new Local Plan. The Sites Consultation will last for eight weeks, starting on Friday 4 November and finishing on Friday 30 December.

Each site has been through a landscape, ecology and other assessments to look at whether it could be developed or not.

As a result sites have been identified which:

- Could be realistically developed.
- Cannot be recommended for development
- Need more investigation before a decision can be made either way.

The Sites Consultation will include evidence which can be used to protect the Green Belt in the long term. It will:

- Not allocate any land for development.
- Not change the boundary of the Green Belt.

Drop in sessions

As part of the consultation drop in sessions are being held where planning staff will be available to talk about the consultation.

Tuesday 15 November	South Godstone Sports and Community Association, Lagham Road, South Godstone RH9 8HN	2pm- 7.30pm
Wednesday 16 November	St John's Church Hall, Eastbourne Road, Blindley Heath RH7 6JR	2pm - 7.30pm

"More follows"

Thursday 17 November	Lingfield & Dormansland Community Centre, High Street, Lingfield RH7 6AB	2pm - 7.30pm
Monday 21 November	Council Offices, Station Road East, Oxted RH8 0BT	2pm - 7.30pm
Tuesday 22 November	Soper Hall, Harestone Valley Road, Caterham CR3 6HY	2pm- 7.30pm
Wednesday 23 November	Centenary Hall (Outwood Room), Wheelers Lane, Smallfield RH6 9PT	2pm - 7.30pm
Tuesday 29 November	Warlingham Church Hall, 339 Limpsfield Road, Warlingham CR6 9HA	2pm - 7.30pm
Wednesday 30 November	Bletchingley Community Centre, 78 78A High Street RH 4PA	2pm - 7.30pm

The Sites Consultation documents can be viewed on www.tandridge.gov.uk/localplan. Anyone can make comments by:

- Registering online and making your comments using the consultation portal <http://consult.tandridge.gov.uk/portal/>.
- By e-mail to localplan@tandridge.gov.uk.
- By post to Planning Policy, Council Offices, 8 Station Road East, Oxted RH8 0BT

Piers Mason, Chief Planning Officer, said: “This is another step in a long and complex process, set out by the government, to draw up a Local Plan which will shape the development of the area until 2033. We know residents are concerned about sites submitted to the plan and this important consultation will enable them to give us their views on individual sites. My team is very aware of the concerns about infrastructure and as the process progresses and there becomes more certainty about particular sites, detailed infrastructure planning can be undertaken. Sites can still be ruled out if infrastructure cannot be provided. Please take this opportunity to tell us what you think about the sites in the consultation. We want you to help shape and influence the place you live, work or visit.”

“Ends”

For more information contact Giuseppina Valenza or Charlotte Bradshaw by e-mail communications@tandridge.gov.uk or call 01883 732704/2742.

Party spokesmen: Councillor Martin Fisher (Con) 01883 712263, Councillor Chris Botten (Lib Dem) 07917 862130, Councillor Martin Allen (Ind) 01959 577201.

Notes to editors:

8. The Local Plan is how we manage the future development of our district. It will set out where homes, jobs, community facilities, shops and infrastructures can be delivered and identify the areas that need to be protected.
9. Tandridge District is 94% Green Belt.
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 - Adoption of a Local Plan (Regulation 26): Spring 2019.

25 November 2016 (GV.0911)
(1/2)

Still time to comment on the Local Plan: Sites Consultation

There are still over four weeks left for residents to comment on the Local Plan: Sites Consultation, which gives residents an opportunity to comment on sites being assessed as part of the creation of a new Local Plan. The eight week Sites Consultation started on Friday 4 November and will end on Friday 30 December.

Each site has been through a landscape, ecology and other assessments to look at whether it could be developed or not.

As a result sites have been identified which:

- Could be realistically developed.
- Cannot be recommended for development
- Need more investigation before a decision can be made either way.

The Sites Consultation will include evidence which can be used to protect the Green Belt in the long term. It will:

- Not allocate any land for development.
- Not change the boundary of the Green Belt.

Drop in sessions

There are still two drop in sessions left where planning staff will be available to talk about the consultation. These sessions are open to residents from across the district. They are not area specific.

Tuesday 29 November	Warlingham Church Hall, 339 Limpsfield Road, Warlingham CR6 9HA	2pm - 7.30pm
Wednesday 30 November	Bletchingley Community Centre, 78 78A High Street RH 4PA	2pm - 7.30pm

“More follows”

The Sites Consultation documents can be viewed on www.tandridge.gov.uk/localplan.

Anyone can make comments by:

- Registering online and making your comments using the consultation portal <http://consult.tandridge.gov.uk/portal/>.
- By e-mail to localplan@tandridge.gov.uk.
- By post to Planning Policy, Council Offices, 8 Station Road East, Oxted RH8 0BT

Councillor Peter Bond, Chairman of the Planning Policy Committee, said: “Thank you to everyone who has come along to one of the drop in sessions - we have talked to over a thousand people at these. We have also received a large number of comments. There are still over four week’s left for people to have their say about the sites included in this consultation. Please take this opportunity to tell us what you think and help shape and influence the place you live, work or visit.”

“Ends”

For more information contact Giuseppina Valenza or Charlotte Bradshaw by e-mail communications@tandridge.gov.uk or call 01883 732704/2742.

Party spokesmen: Councillor Martin Fisher (Con) 01883 712263, Councillor Chris Botten (Lib Dem) 07917 862130, Councillor Martin Allen (Ind) 01959 577201.

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16 December 2016 (GV.0712)
(1/2)

Still two weeks left to comment on the Local Plan: Sites Consultation

There are still two weeks left for residents to comment on the Local Plan: Sites Consultation, which gives residents an opportunity to comment on sites being assessed as part of the creation of a new Local Plan. The eight week Sites Consultation started on Friday 4 November and will end on Friday 30 December.

Each site has been through a landscape, ecology and other assessments to look at whether it could be developed or not.

As a result sites have been identified which:

- Could be realistically developed.
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- Need more investigation before a decision can be made either way.

The Sites Consultation will include evidence which can be used to protect the Green Belt in the long term. It will:

- Not allocate any land for development.
- Not change the boundary of the Green Belt.

The Sites Consultation documents can be viewed on www.tandridge.gov.uk/localplan. Anyone can make comments by:

- Registering online and making your comments using the consultation portal <http://consult.tandridge.gov.uk/portal/>.
- By e-mail to localplan@tandridge.gov.uk.
- By post to Planning Policy, Council Offices, 8 Station Road East, Oxted RH8 0BT

“More follows”

Councillor Peter Bond, Chairman of the Planning Policy Committee, said: “For the last six weeks there has been a lot of discussion about the Local Plan Sites Consultation. We have talked to over a thousand people at our drop in sessions and we know there have been parish council and other meetings.

“The Local Plan is how we manage the future development of our district. It will set out where homes, jobs, community facilities, shops and infrastructures can be delivered and identify the areas that need to be protected. There are still two week’s left to have your say about the sites included in this consultation. Please make sure you take this opportunity to tell us what you think and help shape and influence the place you live, work or visit.”

“Ends”

For more information contact Giuseppina Valenza or Charlotte Bradshaw by e-mail communications@tandridge.gov.uk or call 01883 732704/2742.

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5 January 2017 GV.0101

(1/2)

Council thanks residents for taking part in the Local Plan Sites Consultation

The Local Plan: Sites Consultation which gave residents an opportunity to comment on sites being assessed as part of the creation of a new Local Plan has now closed. The Council would like to thank all the residents that took part either by attending one of the eight drop in sessions held across the District or by submitting comments.

All the comments received are being processed and added to the consultation portal. The comments will be analysed and taken into account as the Council prepares the next version of the Local Plan. The analysed representations will be set out in a statement of consultation, which will be taken to a future Planning Policy Committee and available for the public to view.

The next step is the preparation of a draft Local Plan containing all the policies and proposals to shape the development of the District for the next 20 years. This draft Local Plan will be the subject of public consultation before it is submitted to an independent examiner.

To be kept up to date and make sure they can get involved residents can:

- Register on the consultation portal <http://consult.tandridge.gov.uk/portal> to receive e-mail updates. Anyone who has already registered will automatically receive updates.
- Send their e-mail address to localplan@tandridge.gov.uk if they don't want to register on the portal, so it can be added to the updates list.
- Send their postal address to Planning Policy, Council Offices, 8 Station Road East, Oxted RH8 0BT or call 01883 722000 if they don't have an e-mail address.

Councillor Peter Bond, Chairman of the Planning Policy Committee, said: "Thank you to everyone who took part in the Local Plan Sites Consultation which ran for eight weeks. All your comments are now being reviewed and will be taken into account for the preparation of

the next stage of the Local Plan. The final Local Plan will set out where homes, jobs, community facilities, shops and infrastructures can be delivered and identify the areas that need to be protected. We want to ensure we create an environment where people want to live, work or visit.”

“Ends”

For more information contact Giuseppina Valenza or Charlotte Bradshaw by e-mail communications@tandridge.gov.uk or call 01883 732704/2742.

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**Have your say on the future
development of the district**
**Our Local Plan
Sites Consultation**
**Friday 4 November to
Friday 30 December**

Drop in sessions
Attend a drop in session where you can talk to planning staff about the consultation.

Tuesday 15 November	South Godstone Sports and Community Association, Lagham Road, South Godstone, RH9 8HN	2pm- 7.30pm
Wednesday 16 November	St John's Church Hall, Eastbourne Road, Blindley Heath, RH7 6JR	2pm- 7.30pm
Thursday 17 November	Lingfield & Dormansland Community Centre, High Street, Lingfield RH7 6AB	2pm- 7.30pm
Monday 21 November	Council Offices, 8 Station Road East, Oxted, RH8 0BT	2pm- 7.30pm
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Wednesday 30 November	Bletchingley Community Centre, 78 & 78A High Street, RH1 4PA	2pm- 7.30pm

Visit www.tandridge.gov.uk/localplan 

Supporting an environment where people want to live, work and visit

Our Local Plan Sites Consultation

Friday 4 November to
Friday 30 December

Have your say on the future
development of the district

We want your views about our consultation. It includes sites we think could be developed, those that can't and those where we need to do more work before we decide.



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Consulting on sites in the Local Plan

We are currently preparing a new Local Plan for the Tandridge District, which will enable us to have more control over the future development of our district.

It will set out where new homes are built, but it will also enable us to deliver the new infrastructure our district needs, such as roads, schools and health care facilities.

Following the public consultation which ran from 18 December 2015 to 26 February 2016, 3,100 respondents gave us feedback which we have carefully analysed.

In response we have added an additional Sites Consultation to the timetable, which will last for eight weeks starting on Friday 4 November and finishing on Friday 30 December.

The Sites Consultation will help us understand more about the land put forward for potential development. Each site has now been through a landscape, ecology and other assessments to look at whether it can be developed or not.

As a result we have identified which sites:

- Could be realistically developed.
- Cannot be recommended for development.
- Need more investigation (before a decision can be made either way).

Now is your chance to have your say on where new houses could be built and where

new infrastructure is needed to help us create a balanced strategy together. This consultation includes further details about the potential of a new village or large extension to an existing settlement and asks whether this is a strategy the Council should consider further.

Anyone can make comments on the Sites Consultation by:

- Registering on the consultation portal <http://consult.tandridge.gov.uk/portal>.
- If you don't want to register, send your e-mail address to localplan@tandridge.gov.uk.
- If you don't have an e-mail address, you can write to Planning Policy, Council Offices, 8 Station Road East, Girded RH8 0BT or call 01863 722000.

Tandridge District is 94% Green Belt and this consultation does not put the existing Green Belt at more risk, or change our commitment toward protecting it.

The results of the Sites Consultation will inform the next draft of the local plan and a final consultation will be carried out in autumn 2017.

Our Local Plan Sites Consultation

**Friday 4 November to
Friday 30 December**

**Have your say on the future
development of the district**

**We want your views
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**Supporting an environment where
people want to live, work and visit**

Have your say about the Local Plan Sites Consultation

Friday 4 November to 30 December

You can view the Sites Consultation document on our website www.tandridge.gov.uk/localplan. Anyone can make comments by:

- Registering online and making your comments using the consultation portal <http://consult.tandridge.gov.uk/portal>.
- By e-mail to: localplan@tandridge.gov.uk.
- By post to: **Planning Policy, Tandridge District Council, Council Offices, 8 Station Road East, Oxted, Surrey RH8 0BT.**

Drop in sessions

Attend a drop in session where you can talk to planning staff about the consultation.

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Have your say on the future development of the district

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Visit www.tandridge.gov.uk/localplan



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The infrastructure of Tandrige - roads, schools, and doctors' surgeries - is already under strain and more people will make it worse. What will the Local Plan do to address this?

Infrastructure will be taken into account in the proposed submission version of the Local Plan, which we will consult on in late 2017. At this stage infrastructure providers cannot tell us what might be needed because it is not possible to tell them at this stage where development will be located and how much of it could be in an individual area.

If the required infrastructure cannot be provided to support a proposed site, the site would not be seen as capable of delivery and is unlikely to be included in the Local Plan.

What is the Sustainability Appraisal and what do the coloured tables mean at the end of each site page?

A sustainability appraisal is an essential part of the Local Planning process. It is carried out to assess how the Local Plan will contribute to the achievement of sustainable development. It considers those environmental, social and economic impacts that are likely to be significant considerations for sustainability.

In April 2015, the local planning authorities in East Surrey set out joint key objectives for sustainability, which are used for appraising sites in all Local Planning work.

These are 13 objectives against which we have assessed sites. These include the ability to create improved health and wellbeing, to support economic growth and to reduce greenhouse gas emissions.

Within the Sites Consultation, at the end of each site page, there is a table which summarises the sustainability appraisal information for each site. More information can be found in the document Sustainability Appraisal October 2016.

Why do we need more houses?

The population of the UK, and especially the South East, is growing. People are also living longer. The population of Tandrige is projected by the government to grow by around 15,000 over the next 20 years.

In 2014, of a population of about 85,000, 17,000 (20%) of Tandrige residents were aged over 65. In 2024, of a projected population of about 100,000, 26,000 (26%) of Tandrige residents will be aged over 65.

This reduces the availability of housing in the housing market area and increases the need for people to support the ageing population (for example, doctors and carers).

Will a new settlement be built?

The wider consultation gave forward an option to build a completely new settlement. This is explored in more detail in this consultation, including an examination of several possible locations.

This consultation asks if this is a strategy the Council should consider further and what people think of the possible locations. The Council also wants to hear if there are other locations it should consider.

What is the timetable for the Local Plan?

The timetable for the preparation of the Local Plan is:

- Sites Consultation (Regulation 18): 4 November to 30 December 2016
- Consultation on the Local Plan Preferred Strategy (Regulation 19): Autumn/ Winter 2017
- Submission of Local Plan to the Planning Inspectorate (Regulation 22): Spring 2018
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- Adoption of a Local Plan (Regulation 26): Spring 2019.

How can I keep up to date and have my say?

- You can:
- Register online and make comments using the consultation portal <http://consult.tandridge.gov.uk/portal>.
 - E-mail localplan@tandridge.gov.uk.
 - Write to Planning Policy, Tandridge District Council, Council Offices, 6 Station Road East, Oxted, Surrey RH8 0BT.

Please ensure your full name and a contact address, preferably an e-mail address, is identifiable when submitting your comments. This enables us to formalise/validate it as a representation to the Local Plan Sites Consultation.



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No. 9075 www.tandridge.gov.uk Wednesday 30th November 2016 Est. 1976

The Local Plan

What is it and what does the Sites Consultation do?

Get the facts about the Local Plan

**Our Local Plan
Sites Consultation**

Friday 4
November
to
Friday 30
December

Have your say on
the future
development of
the district



Supporting an
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Email Footer

Have your say about the Local Plan: Sites Consultation

Friday 4 November to 30 December

www.tandridge.gov.uk/localplan

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How do I use Objective?

A step by step guide to registering your details and commenting on a document

Benefits of using Objective:

- You can save a draft until you are ready to submit
- You can take your time and do it in stages and at your convenience
- You can be sure that your comments will be matched with the question being asked.
- Your details will be held in the system for use on other consultations
- You can ensure that your contact details are up to date
- Your contact details will ensure that the Council contact you as the plan/document progresses and that you are notified of consultation stages
- Online processing saves unnecessary printing and paper usage.

Step 1- Go to the following webpage:

<http://consult.tandridge.gov.uk/portal/>

- Please Note: To comment on a document you will need to be registered on the system. The next steps will take you through how to do this. If you are already registered, please skip to **Step 10** to see how to make comments.

Step 2: How to register

Click on Login/Register



The screenshot shows the Tandridge District Council Consultation Portal. At the top, there is a green header with the Tandridge District Council logo and the text 'Consultation Portal'. Below the header, there is a search bar and a 'Login / Register' button. An arrow points to this button with the text 'Click on Login/Register'. Below the header, there is a 'Welcome to Tandridge's Consultation Portal' message. To the left, there is a 'Site Tour' button. Below the welcome message, there is a 'Show Consultations for:' dropdown menu and a table of consultations.

Consultation	Start	End	Status
1. Local Plan: Review and Approvals	18/12/15 09:00	20/02/16 11:59	Open
2. Neighbourhood Development Plan	23/08/15 09:00	20/09/15 09:00	Closed
3. TIA	12/01/14 09:00	12/01/14 09:00	Closed
4. Tandridge Local Plan part 2 - Detailed Options	10/07/14 11:00	10/07/14 11:00	Open only
5. Tandridge District Council Message	18/12/15 09:00	18/12/15 11:00	Open only

Step 3: Click on Register

(or Log in if you already have an account, skip to Step 10)



Step 4: Registration



Please select either 'Register as Consultee' or 'Register as Agent' as appropriate. You should use the 'Agent' option if you are representing another party in a professional capacity. It is likely that most people will be classified as a consultee and therefore this guide will follow the process for registering as a consultee.

Step 5: Complete your profile details

The screenshot shows the 'Consultee Registration' form on the Tandridge District Council Consultation Portal. The form is titled 'Name & Email' and contains the following fields: Title (dropdown), Given Name (text), Family Name (text), Email Address (text), Username (text), Password (password), and Confirm Password (password). A 'Check' button is located to the right of the Username field. Below the form, there is a checkbox for 'I agree to all of the Terms and Conditions of registration' and a 'No' radio button. Arrows point to the Email Address, Username, and Check buttons.

Complete all the fields with the information that will create the profile for your log in details, ensuring you email address is correct. Also, when selecting a user name, click 'check' to ensure it is valid for use.

Step 6: Activate your account

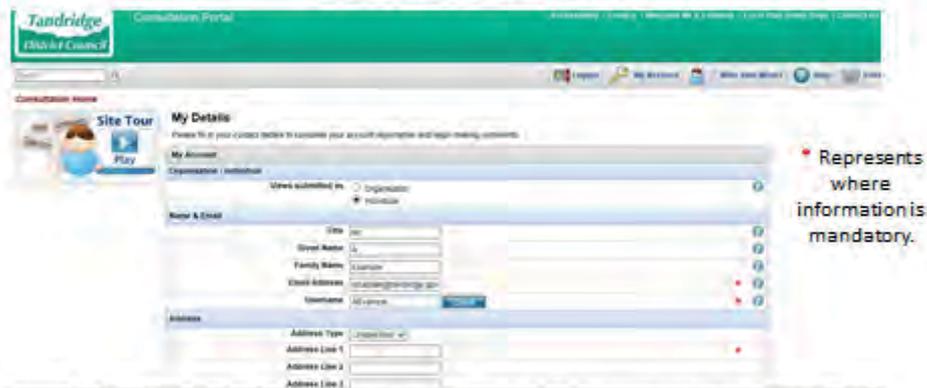


On completion of Stage 5 – you will be sent an automated email. Please click the link to activate your Objective account.

Step 7: Log in to make comments



Step 8: Complete your account and contact details



On first logging into the portal, you will be required to complete your details more fully. This information will be used to contact you in future on planning policy matters only and the information is not shared publically.

Step 8 Continued: Complete your account and contact details

Please select method of contact as 'Email' for the future.



The screenshot shows a registration form with the following sections:

- Post Code:** B19 2BJ
- Language, Time Zone:** Country (United Kingdom), Language (English), Time Zone (Europe/Amsterdam)
- Other Contact Details:** Phone Number, Mobile Phone Number, Fax Number, Method of Contact (Email)
- Contact Preferences:**
 - Receive email notifications about new consultation events? (Yes selected)
 - Send Me Emails Using (HTML format selected)
 - Send Me An Email (Daily selected)
 - Other options: Weekly, When the consultation event closes, Immediately as my comments' status changes, Do not send emails regarding my comments.
- Also Register Me With:** Partners (There are no other organisations available to "also register with")

Step 9: Your registration is now complete.



You can now use these account details to access the portal at any time to make comments on any document that is undergoing consultation.

You should also access your details as necessary to keep them up to date to ensure that we contact you accordingly during future consultation exercises.

If you forget your username or password, you can click forgotten username or password and the system will send you a reminder or a new password.

Step 10: Select the Local Plan: Sites Consultation document

The screenshot shows the Tandridge District Council Consultation Portal. At the top, there is a navigation bar with the council logo and links for Accessibility, Privacy, Website M.A. Escrow, Local Plan Home Page, and Contact Us. Below this is a search bar and user options like Logout, My Account, Who Said What?, Help, and Print. The main content area is titled 'Consultation Home' and includes a 'Site Tour' button. A welcome message states: 'Welcome to Tandridge's Consultation Portal. Listed within this welcome page are all of the consultation events. These can be filtered by selecting an option from the "Show Consultations for:" box below. Consultations can take the form of documents, questionnaires/surveys or forums on a given topic. You can search the entire Consultation Portal using the "Search" box above. You can also search for Comments, Consultees and Agents by clicking on "Who Said What?" above. In some instances, you will be asked to register or log in before being able to participate in a consultation event. To register please click on the "Register" link within the "Login" section.'

Below the welcome message is a 'Show Consultations for:' dropdown menu set to 'All Topics'. There are 'List View' and 'Date View' tabs. A table lists several consultations:

Consultation	Start	End	Status
Local Plan - Issues and Approaches	18/12/15 00:01	26/02/16 11:59	future
Wokingham Neighbourhood Plan	21/08/15 08:00	02/10/15 00:00	closed
FEA	12/05/15 08:50	12/05/15 09:00	closed
Tandridge Local Plan part 2 - Detailed Policies	30/07/14 11:22	10/09/14 11:22	read only
Tandridge District Core Strategy	16/12/09 09:00	16/12/09 12:01	read only

At the bottom of the table, it says 'Number of items to display: 20' and 'Page 1 of 1'. An arrow points from the 'Local Plan - Issues and Approaches' row to the text below.

Click on the Local Plan: Sites Consultation document from within the list above.

Step 11: Accessing the document content to make your comments

The screenshot shows the 'Local Plan: Sites Consultation' page. The breadcrumb trail is 'Consultation Home > Planning Policy > Sites Consultation > Local Plan: Sites Consultation'. The page title is 'Local Plan: Sites Consultation'. The main text reads: 'The Local Plan: Sites Consultation is being carried out under Regulation 18 of the Town and Country Planning (Local Plan) Regulations 2012 between 4 November 2015 and 30 December 2016. This Sites Consultation document gives you the opportunity to comment on individual sites submitted to the Council for consideration in the plan making process and sets out which sites:

- Could be realistically developed
- Cannot be recommended for development
- Need more investigation before a decision can be made either way

The document also identifies locations which could be suitable for a new or extended settlement and asks whether this is a strategy we should pursue. This document makes no decisions about if and where land could be allocated for development, or makes decisions that alter the boundary of the Green Belt. A full PDF printable version of the consultation document can be downloaded here. You can submit any comments you have on the Sites Consultation document, or on any of the other technical documents published with it. Thank you for taking the time to get involved and we look forward to receiving your comments.

Annotations on the page include:

- A red box around the text 'Download a full PDF here' with an arrow pointing to the link 'A full PDF printable version of the consultation document can be downloaded here.'
- A red box around the text 'Click here to read and comment on the document' with an arrow pointing to the button 'Read and comment on document'.

On the right side of the page, there is a graphic titled 'Our Local Plan' showing a stylized map of the area with various icons representing different aspects of the plan. Below the graphic is the text 'Tandridge District Council Sites Consultation'.

At the bottom of the page, there is an 'Event Information' section with the following details:

- Access:** Login required
- Status:** future (From 04/11/15 00:01 to 30/12/15 23:59)
- Privacy:** If you take part: your name may be displayed, your answers may be displayed, your town/city will not be shown
- Description:** Formal consultation (Regulation 18) on the sites and locations considered in the plan making process.
- Organisation:** Tandridge District Council
- Contact Name:** Planning Policy
- Contact Email:** localplan@tandridge.gov.uk

Step 12: Navigating the document

You will initially be taken to the front page of the document which you are viewing.



You can navigate through the document by either clicking 'Next/Previous Page' arrows on the right of the screen, or by using the contents menu on the left of the screen.

Step 13: Local Plan consultation questions

The Sites Consultation document can seem quite technical, so in order to help people make comments we have provided some key questions. The questions vary based on whether you are commenting on an individual site, a new or extended settlement, or whether have any other comments to make.

When responding, please submit comments related to individual sites or concept areas at their specific point in the document by using the [Add Comments](#) button at the top of the page for each site.

Below sets out where in the portal the questions can be found:

Part 1 – Individual Sites

- ✓ Sites not in the Green Belt - **Section 5**
- ✓ Green Belt sites in an area that doesn't meet the purposes of the Green Belt- **Section 6**
- ✓ Green Belt sites in an area that meets at least 1 of the purposes for including land in the Green Belt- **Section 7**

Part 2 – New and extended settlements

- ✓ **Section 8**

Any other comments relating to the Local Plan: Sites Consultation, can be made at the end of **Section 8**

Step 14: Making a comment

The Local Plan: Sites Consultation document has been prepared to include set questions to assist you in making your comments. These are set out for each individual site, as well as each concept area in the top right hand corner.

LIN 020 - Land to the south west of Lingfield

Site LIN 020 - Land to the south-west of Lingfield

View Comments (0) Add Comments

The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that effectively serves the purposes of including land within the Green Belt and rules out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations. Although the landscape evidence indicates that the visual sensitivity of the site is substantial, the ecology evidence considers the site suitable for development subject to boundary features being protected. Further evidence is needed before a conclusion on this site can be reached. Should exceptional circumstances be determined and the site is allocated in the Local Plan, development would need to mitigate noise impacts from Gatwick Airport.

LIN 020

If you want to make a comment on that site / concept area, click here:

Step 15: Making a comment on an individual site

Select if you agree, disagree, or have another opinion on the Council's consideration for the site. A text box will appear below and you may type your comments here.

Site LIN 020 - Land to the south-west of Lingfield

View Comments (0) Add Comments

These comments are for this site (Site LIN 020 - Land to the south-west of Lingfield)

Warning: your session may timeout after an hour, to avoid any data loss please use the Save as draft button at the bottom of the page.

Do you agree with the Council's consideration of this site?

Yes No Other

If you disagree, please tell us why?

B *I* U ABC |

Step 15 continued: Making a comment on a concept area

Select if you agree, disagree, or have another opinion on the consideration of this area as a location for a new or extended settlement.

A text box will appear below and you may type your comments here.

You can also make comments on any other areas in the district that the Council should consider as a location for a new or extended settlement.

The screenshot shows a web form titled "Blindley Heath" with a "View Comments (0)" and "Add Comments" link. A warning message states: "Warning: your session may timeout after an hour, to avoid any data loss please use the Save as draft button at the bottom of the page." The main question is "Do you agree that this area should be considered as a location for a new or extended settlement?" with radio buttons for "Yes", "No", and "Other". Below this is a text area with a rich text editor toolbar. A second question is "Are there any other areas in the district, that the Council should consider as a location for a new or extended settlement?" with another text area and toolbar. Three arrows point from the text on the left to the radio buttons, the first text area, and the second question.

Step 15 continued: Making a comment and uploading supporting documentation

When making comments on either individual sites or concept areas, there is an opportunity to upload any supporting documentation you feel is relevant.

Please provide a title and short description of the document.

The screenshot shows a form for uploading supporting documentation. It starts with the text: "If you have any supporting documentation you feel is relevant and that you have not included elsewhere in your response, please upload it here." Below this is an "Upload:" section with a file input field and a "Browse..." button. Underneath are fields for "Title" and "Description:", each with a corresponding text input area.

Step 15 continued: Making any other comment

Here, you can make any additional comments relating to the Sites Consultation.

There is another opportunity to upload any supporting documentation you feel is relevant.

Please provide a title and short description of the document.

Additional Comments View Comments (0) Add Comments

These comments are for this box (Additional Comments)

Warning: your session may timeout after an hour, to avoid any data loss please use the Save as draft button at the bottom of the page.

Do you have any other comments relating to the Sites Consultation?

B *I* U Link | **Bulleted List** | **Numbered List** | **Indent** | **Outdent** | **Undo** | **Redo**

If you have any supporting documentation you feel is relevant and that you have not included elsewhere in your response, please upload it here.

Upload:

Title

Description:

Step 16: Saving your comment for another time

If you are not ready to submit your comment and want to come back to it at a later date, the Objective consultation portal allows you to do this. This can be done by clicking on the 'save as draft' button at the bottom. The response will be waiting for you when you next log in.

✔ There are no more questions. Please click **Submit** to finish and wait for the confirmation message. Once submitted you will no longer be able to modify your answers. Thank you for your time.

💾 If you are logged in, you can save your form if you are not quite finished and would like to come back to it later. You will be able to see all unsubmitted forms in "Your Account" and submit or edit them at any time.

✖ Cancel if you want to disregard the answers/changes you have made since your last save.

Step 16 continued: Saving your comment for another time

You can reclaim your unfinished/unsubmitted comments at a later date by accessing 'My Account' from the welcoming screen which is located at the top right hand side of the screen.

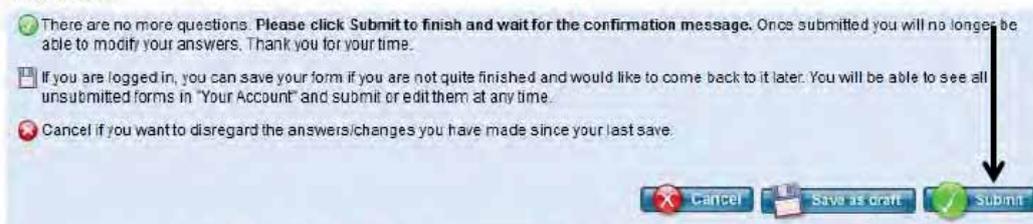


The screenshot shows the Tandridge District Council Consultation Portal. At the top, there is a green header with the council logo and navigation links. Below the header, there is a search bar and a navigation menu. The 'My Account' link is highlighted with a black arrow. Below the navigation menu, there is a dropdown menu for 'All Comments' with options: Draft (0), Submitted (0), Processed (0), and Inadmissible (0). A black arrow points to the 'Draft (0)' option. Below the dropdown menu, there is a 'My Details' link and a 'Close' button.

Then click on 'Draft' which will give you access to all incomplete comments you have previously saved.

Step 17: Submitting your comments

Comments on Objective can be submitted individually – you do not have to wait until you have finished all of your comments before submitting one. As such, when you are happy with your response to the question, please click submit:



The screenshot shows a confirmation screen with three instructions:

- There are no more questions. Please click **Submit** to finish and wait for the confirmation message. Once submitted you will no longer be able to modify your answers. Thank you for your time.
- If you are logged in, you can save your form if you are not quite finished and would like to come back to it later. You will be able to see all unsubmitted forms in "Your Account" and submit or edit them at any time.
- Cancel if you want to disregard the answers/changes you have made since your last save.

At the bottom, there are three buttons: 'Cancel', 'Save as draft', and 'Submit'. A black arrow points to the 'Submit' button.

You should wait for electronic confirmation which will appear on screen to confirm your submission. You do not need to press this button more than once.

Please note, once you have submitted a response, you cannot amend it any further. Any comments which have not been submitted, will not be counted as a response or be received by the Council.

Consultation Closure

The Local Plan: Sites Consultation (Regulation 18)
consultation takes place:

4th November 2016 to 30th December 2016.

The Objective system **will not allow the inputting or submission of any comments beyond 23:59 on 30th December 2016.** Please ensure you have submitted all the comments you wish us to consider by this time.

Thank you, in advance, for taking the time to have your say.

Appendix 2 – Parish Council Briefings (7th November 2016)

PARISH COUNCIL BRIEFING EMAIL

Dear Parish Clerk,

Local Plan: Sites Consultation - Parish Council Briefing – Monday 7th November 2016 at the Council Offices (Council Chamber).

Tandridge District Council is continuing to prepare a Local Plan that will help to shape the our district up to 2033 and, subject to the agreement of the Planning Policy Committee on the 31 October 2016, will be commencing a further round of consultation between 4 November 2016 and 30 December 2016.

The Local Plan: Sites Consultation provides another opportunity for you and other interested parties, to comment on the plan as it is prepared. This consultation will focus on the individual sites which are being considered through the plan making process, and also the locations which have been considered in terms of their suitability to accommodate a new or extended settlement and asks whether this is a strategy we should pursue.

This consultation sets out which individual sites:

- Could be realistically developed
- Cannot be recommended for development
- Need more investigation before a decision can be made either way

To ensure you as the Parish Council are able to respond to the consultation and get involved, we would like to invite one member of the parish council to a briefing session so that we may run through the document and process with you. The briefing session will include:

- Information on how to use the document and explain its structure;
- Opportunity to ask questions regarding the document and evidence base;
- Enable you to feel equipped to answer questions from residents as well as preparing your own response to the consultation.

We will be holding two sessions at the Council offices on Monday 7th November, with one day-time session at 2.30pm and an evening session at 6pm. Both sessions will last approximately two hours.

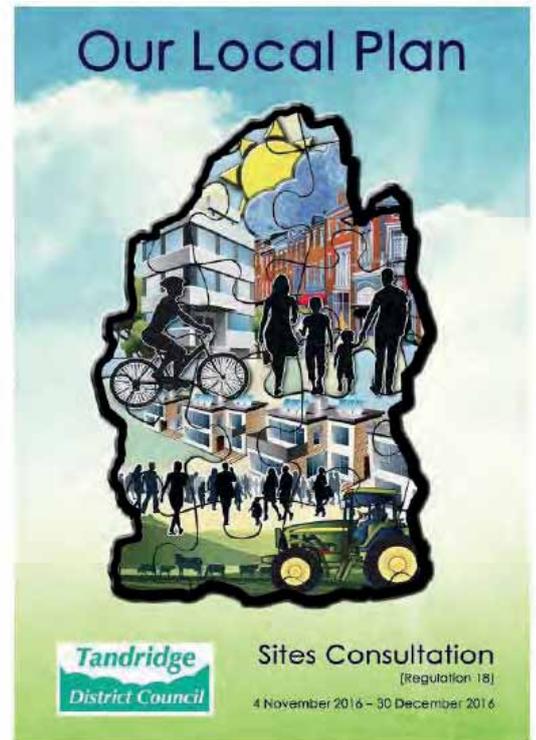
Please get in touch by return email to localplan@tandridge.gov.uk, or by calling the Planning Policy Team on 01883 722000, to reserve your place and let us know who will be attending on behalf of the parish council, by 2nd November 2016. At this point in time, we are only able to allocate one space per parish council, if you would like more than one space allocated please let us know and we can add them to a waiting list.

Best wishes

Planning Policy Team

Sites Consultation

Parish Council Briefing
Monday 7th November



Process to date

- Issues and Approaches
 - December 2015- February 2016
- Inputting and analysis of responses
- Creation of Statement of Consultation
- A series of evidence base documents have now been produced and updated where relevant

Local Plan: Sites Consultation

- Provides the opportunity to comment on sites being assessed as part of the plan
- It has assessed sites based on their status in the Green Belt, as well as landscape and ecology evidence.
- Does not grant planning permission or change Green Belt boundaries
- Consultation 4 November – 30 December

What is included in the document?

- Part 1- Individual Sites
- Part 2- New and extended settlement options

Part 1:What does the document say about the Individual Sites?

In Part 1, the document sets out which sites we consider:

- **Could be realistically developed**
- **Need more investigation before a decision can be made either way**
- **Cannot be recommended for development**

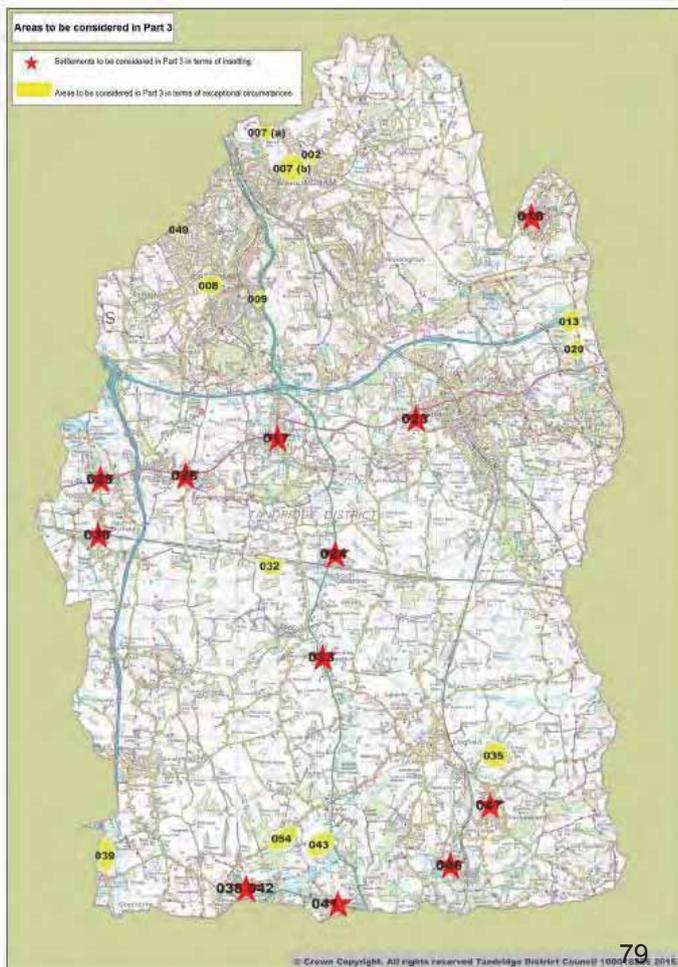
Part 1: Individual Sites

Each sites has:

- A category
- A colour

Part 1: The Categories

Green Belt	Category 1 Sites not in the Green Belt
	Category 2 In the green belt but an area that does not fulfil green belt purposes. Further investigation required. Exceptional circumstances test to apply
	Category 3 In the green belt but an area that does fulfil green belt purposes. Exceptional circumstances test to apply



Conclusions of the Green Belt Assessment (2016)

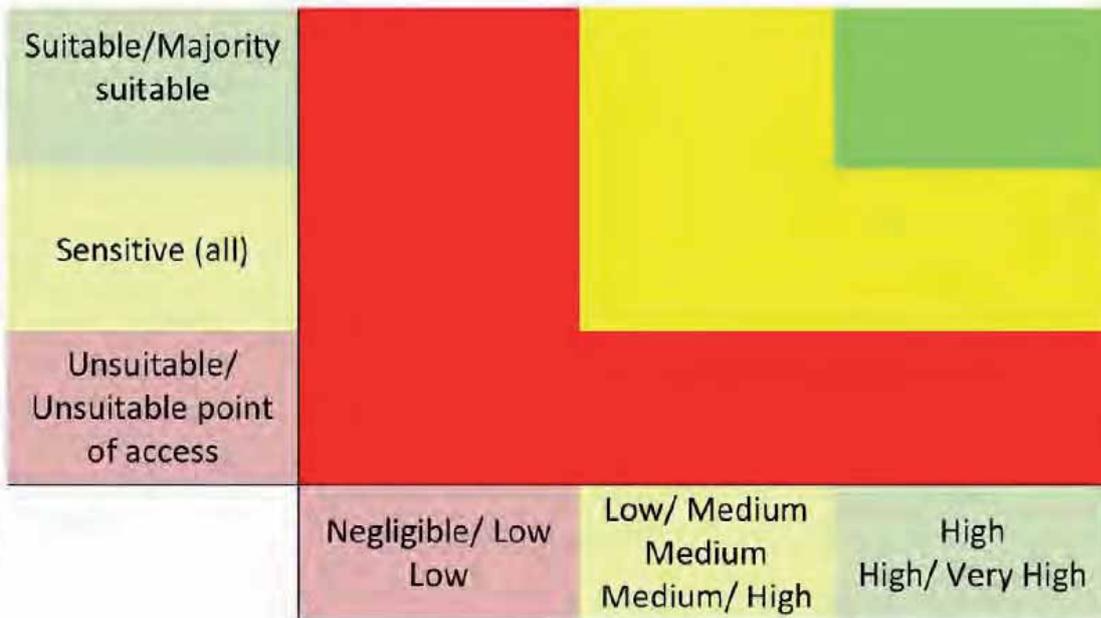
The Colours: Application of other evidence

Landscape	Negligible/ Low	→	Red
	Low	→	
	Low/ Medium	→	Yellow
	Medium	→	
	Medium/ High	→	
	High	→	Green
	High/Very High	→	
	Very High	→	

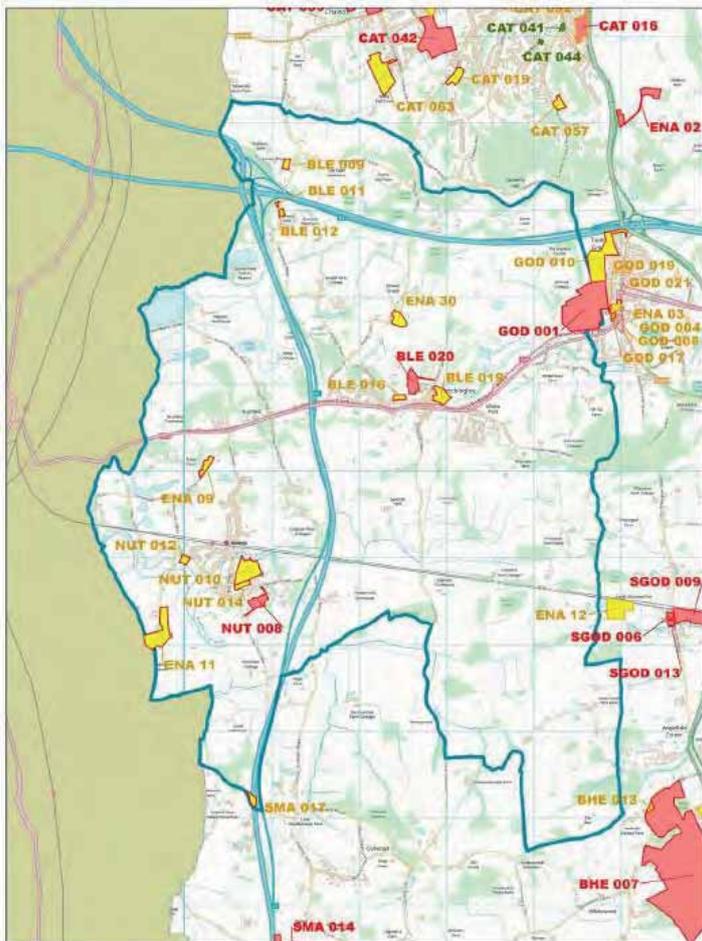
The Colours: Application of other evidence

Ecology	Unsuitable	→	Red
	Unsuitable point of access	→	
	Sensitive- minority suitable	→	Yellow
	Sensitive- design and mitigation needed		
	Sensitive		
	Suitable	→	Green
	Majority Suitable	→	

Ecological suitability for development



Capacity to accommodate development in the wider landscape



The coloured edging of each site relates to the part of the document in which it falls.

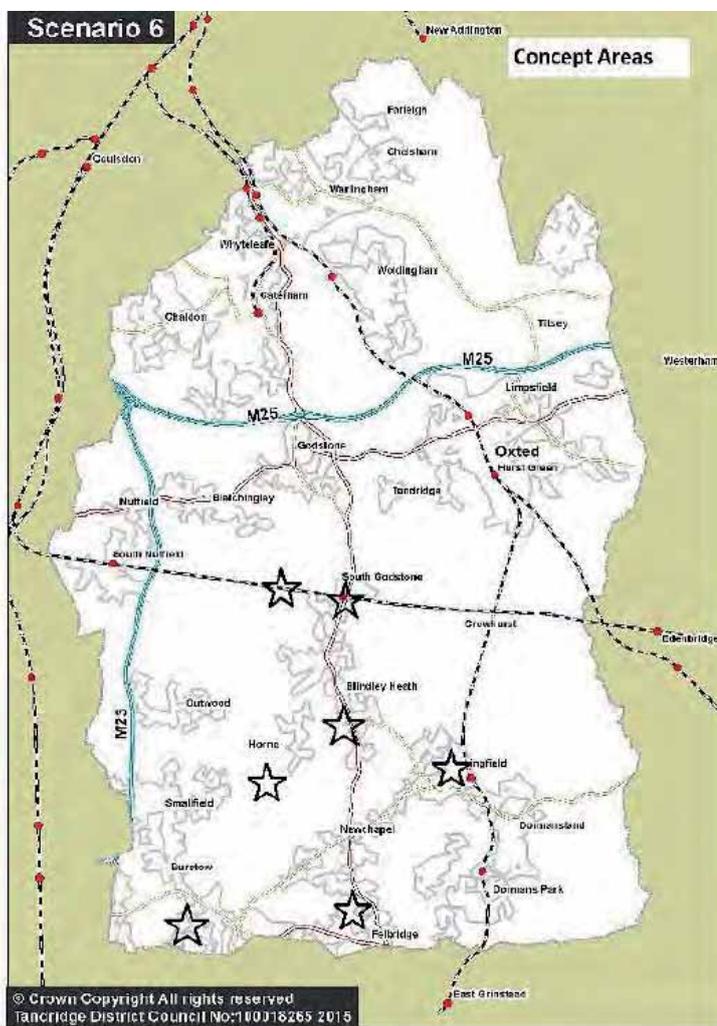
- Category 1: Sites not within the Green Belt
- Category 2: Sites in the Green Belt, within an Area of Further Investigation
- Category 3: Sites in the Green Belt, not within an Area of Further Investigation (an area which meets at least one of the Green Belt purposes)

The coloured infill of each site relates to the capacity of landscape and ecology for development.

- High landscape and ecological capacity
- Medium landscape and/or ecological capacity
- Low landscape and/or ecological capacity

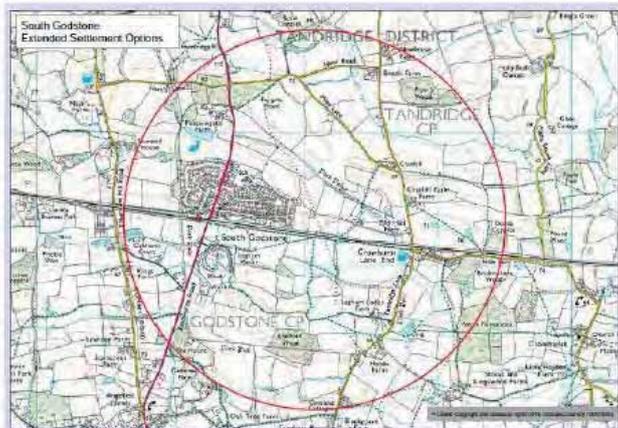
Ward:
Bletchingley and Nutfield

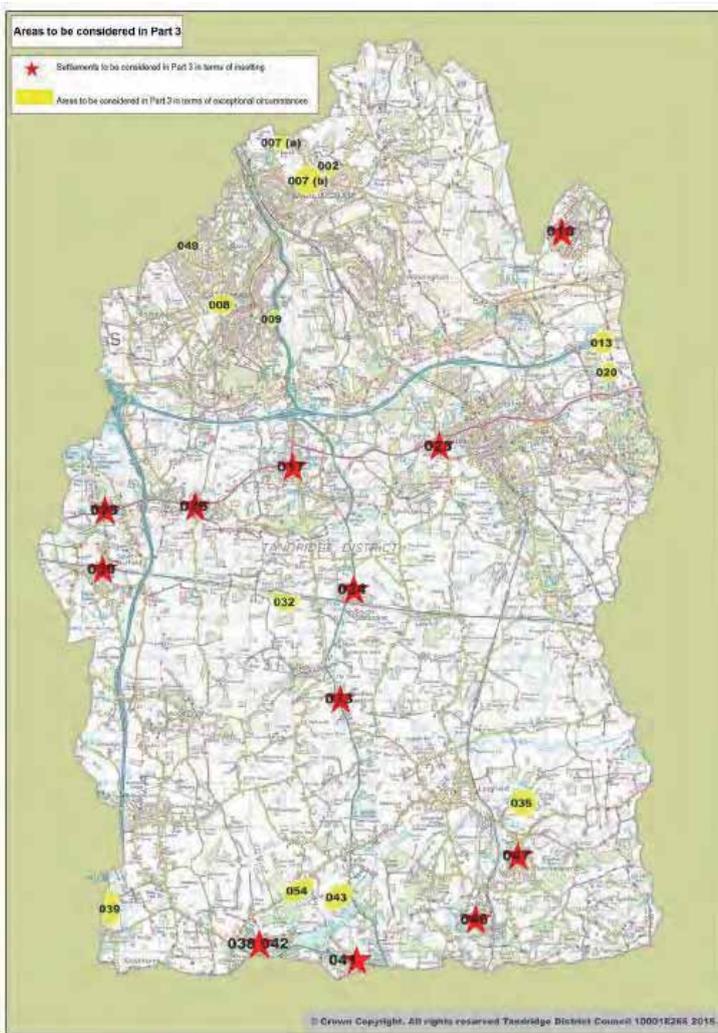
© Crown Copyright. All rights reserved. Townships District Council 1999/2003/2011.



Part 2: New and extended settlements

Part 2: New and Extended Settlement





Conclusions of the Green Belt Assessment (2016)

Essential Evidence before we can finalise the Local Plan

- Exceptional circumstances tests
- Infrastructure modelling
- More landscape and ecology work
- Review of the HELAA
- Viability
- Sustainability Appraisal

What are we seeking views on?

1. **The sites** - Do you agree with the Council's consideration of a site and if not why not?
2. **The locations for a new and extended settlement** - Do you agree that the areas set out should be considered as a location for a new or extended settlement and if not why not?
3. **Other areas** - Are there any other areas in the district that the Council should consider for its suitability as a location for a new or extended settlement?

Responding to the Sites Consultation

Only written responses can be submitted as representations. This can be done via:

Email:

localplan@tandridge.gov.uk

Letter:

Planning Policy, Tandridge District Council, Council Offices, 8 Station Road East, Oxted, Surrey, RH8 0BT

Objective:

http://consult.tandridge.gov.uk/portal/planning_policy/sites_consultation/sitescon

Have your say about the Local Plan: Sites Consultation

Friday 4 November to 30 December

www.tandridge.gov.uk/localplan

Supporting an environment where people want to live, work and visit

Next steps

- Input and analyse responses to the Sites Consultation
- Look at comments from both rounds of consultation
- Decide on a preferred approach
- Consult on a further iteration of the Plan in 2017.

Appendix 3 Consultee Responses Register

First Name	Surname	Organisation	Comment IDs
Tim	Rutter	Ace Welding	SC4358
Michael	Graham	Altonwood	SC4147 SC4149 SC4163 SC4165 SC4167 SC4170 SC4171 SC4173 SC4174 SC4175 SC4176 SC4178 SC4179 SC4181 SC4183 SC4186 SC4187 SC4189 SC4192 SC4193
Richard	Fairall	Aspect Planning	SC1633 SC1634 SC1635
Louise	Wesson	Aspect Planning	SC4314 SC4331 SC4249
Kerri	Fort	Barton Willmore	SC4194
Debra	George	Barton Willmore	SC3985
Marie	Jasper	Barton Willmore	SC2201 SC2204 SC2207 SC2208
		Berkeley Strategic	SC2050
Kim	Wantling	Bletchingley Parish Council	SC945 SC946 SC947 SC948 SC949 SC950 SC951
Jeannie	Ryan	Burstow Parish Council	SC1026 SC1027 SC1028 SC1029 SC1030 SC1031 SC1032 SC1033 SC1034 SC1035 SC1036 SC1037 SC1038 SC1039 SC1040 SC1041 SC1043 SC1044 SC1045 SC1046 SC1047 SC1048 SC1049 SC1051
Richard	Jones	Carter Jonas LLP	SC3116
		Caterham & Chaldon Residents Group	SC2953 SC2956 SC2959 SC2967 SC2969 SC2973 SC2975 SC2979 SC2981 SC2985 SC2988 SC2989 SC2993 SC2997
Debbie	Fox	Caterham & District Horticultural Society	SC1535 SC3921 SC3923 SC3924
Hilary	Turner	Caterham on the Hill Parish Council	SC3537 SC3541 SC3542 SC3544 SC3545 SC3546 SC3549 SC3550 SC3553 SC3554 SC3555 SC3556 SC3558
Maureen	Gibbins	Caterham Valley Parish Council	SC1196 SC1198 SC1199 SC1200 SC1201 SC1202 SC1203 SC1204 SC1205
Ed	Barrett	Catesby Property	SC2069
Sophie	Stocker	CBRE	SC2437 SC2635 SC3807 SC3823 SC3826
Mairead	Murphy	CGMS (on behalf of Woolbro Homes Ltd)	SC3982
Christine	Lawless	Chaldon Village Council	SC1207 SC1210 SC1219 SC1226 SC1228 SC1229
Bob	Anderson	Chelsham and Farleigh Parish Council	SC3090 SC3094 SC3096 SC3100 SC3102 SC3104 SC3110 SC3114 SC3123 SC3126
Hadyn	Robson	City of London	SC3530 SC3531
George	Dennis	CR3 Forum	SC3582
Geoff	Duck	CR3 Forum	SC3978

Ian	Warren	Crawley Borough Council	SC3501
Robert	Shrimplin	Croudace Homes	SC3849
Emma	Fulham	Crowhurst Parish Council	SC2128
Samantha	Powell	Department for Education	SC3106 SC3108 SC3109 SC3111
David	Bedford	DHA Planning	SC1214 SC3894 SC4063
Cophall Farm Business Park		DMH Stallard	SC1928
Bob	Garton	Domewood Private Residents Association	SC2103
Liz	Lockwood	Dormansland Neighbourhood Plan Steering Group	SC3891 SC3895
Lynn	Blake	Dormansland Parish Council	SC1755 SC1757 SC1758
		East Grinstead Town Council	SC827
			SC3614 SC3615 SC3616 SC3617 SC3618 SC3619 SC3620 SC3621 SC3622 SC3623 SC3624 SC3625 SC3627 SC3628 SC3630 SC3632 SC3634 SC3636 SC3639 SC3641 SC3644 SC3646 SC3648 SC3650 SC3652 SC3654 SC3656 SC3657 SC3660 SC3662 SC3666 SC3668 SC3669 SC3670 SC3670 SC3671 SC3672 SC3673 SC3675 SC3677 SC3679 SC3680 SC3682 SC3683 SC3684 SC3686 SC3689 SC3690 SC3691 SC3695 SC3696 SC3697 SC3699 SC3701 SC3702 SC3703 SC3704 SC3705 SC3706 SC3701 SC3708 SC3710 SC3711 SC3712 SC3714 SC3716 SC3717 SC3718 SC3719 SC3721 SC3722 SC3723 SC3724 SC3725 SC3726 SC3727 SC3728 SC3792 SC3731 SC3732 SC3733 SC3734 SC3736 SC3692
	KSL Planning	Environment Agency	
		Fairfax Acquisitions	SC944 SC1279 SC1285 SC1291
CLH Pipeline System		Fisher German	SC37 SC51 SC1455
Dan	McEwan	Fluid Planning	SC4104
Jeanette	Hawkins	Forestry Commission	SC163
Garry	Hutchinson	Future Planning and Development	SC4024 SC4027 SC4037 SC4039 SC4145 SC4162 SC4724 SC4725 SC4726
Rita	Burns	Gatwick Airport Ltd	SC3218
Amanda	Purdye	Gatwick Safeguarding	SC107
D	Grose	Godstone Parish Council	SC823

Alex	Rabbetts	Godstone Village Association	SC1471 SC1473 SC1474 SC1475 SC1476 SC1477 SC1480 SC1481 SC1482 SC1483 SC1484 SC1485 SC1486 SC1487 SC1488 SC1489 SC1490 SC1491 SC1492 SC1493
Tony	Driscoll	Hayes Hygiene Limited	SC1864
Jane	Wadsworth	Heath Road Allotment Protection Group	SC592
Cherrie	Mendoza	Highways England	SC1522 SC1523 SC1524
		Historic England	SC1140
Alex	Bateman	Hobbs Partnership	SC1243
Mike	Hooper	Hooper Curry Hamilton LLP	SC3845
Joan	Walsh	Horley Town Council	SC1138
Paul	Webster	Iceni Projects	SC1450
Ben	Frodsham	Indigo Planning Ltd	SC4036
Paul	Murray	Keep Redhill Airfield Green	SC4449
Kate	Jackson	KNJ Planning	SC1639
		Landform Estates Ltd	SC1594
Geoff	Dessent	Limpsfield Parish Council	SC2694 SC4052
		Lingfield Neighbouring Plan Steering Group	SC4045 SC4053 SC4054 SC4055 SC4056 SC4057 SC4058
		Lingfield Parish Council	SC1310 SC1511 SC1512 SC1513 SC1515 SC1518 SC1519
Wendy	Maguire	Lingfield Surgery	SC1109
Kelsey	Ashworth	London Borough of Croydon	SC1727 SC1728 SC1729 SC1730 SC1731 SC1732 SC1733 SC1734
WT Lamb Holdings		LRM Planning Ltd	SC1927
Matthew	Utting	Matplan	SC4014
Kevin	McGurran	McGurran Associates	SC2215
Will	Edmonds	Montagu Evans	SC1965 SC1966
Neil	Goldsmith	Nathaniel Lichfield & Partners Ltd	SC4190
Elliot	Stamp	Network Rail	SC3098
	Bonnar Allen	NLP	SC3917 SC3925
Peter	Forbes	Nutfield Conservation Society	SC1967 SC1968 SC1969 SC1970 SC1971 SC1972 SC1973
		Nutfield Parish Council	SC1540 SC1562 SC1563 SC1564 SC1565 SC1566 SC1567
		Outwood Parish Council	SC3563 SC3564

		Oxted and Limpsfield Residents Group	SC4126 SC4127 SC4128 SC4130 SC4131 SC4132 SC4133 SC4134 SC4136 SC4137 SC4138 SC4139 SC4140 SC4141 SC4142 SC4143 SC4151 SC4152 SC4153 SC4154 SC4156 SC4158 SC4159 SC4160 SC4161
Maureen	Gibbins	Oxted Parish Council	SC1146 SC1147 SC1148 SC1149 SC1150 SC1151 SC1152 SC1153 SC1154 SC1155 SC1156 SC1157 SC1158 SC1159 SC1160 SC1161 SC1162 SC1163 SC1164 SC1165 SC1166 SC1167 SC1168 SC1169 SC1170 SC1171 SC1172
Peter	Atkin	Pegasus Group	SC4223
Andy	Meader	Pegasus Group	SC4062 SC4066 SC4067
Steve	Oram	People's Trust for Endangered Species	SC2230
Craig	Hatton	Persimmon Homes	SC2068
Philip	Stone	Philip Stone FRICS	SC4064
Mrs and Mrs	Danzigger and Lanssetter	Powells Chartered Surveyors	SC1647
Jess	Ferguson	Reigate and Banstead Borough Council	SC1931
		Rydon Homes (Sigma Planning Services)	SC4125
Wayne	Johnson	Sammons Architectural Ltd	SC1930
Ruth	Bryan	Savills (Thakenham Homes)	SC1929
		Sevenoaks District Council	SC1496 SC1497 SC1498
Kirsten	Williamson	Southern Water	SC3790
Hannah	Cook	Spelthorne BC	SC1197
Owen	Neal	Sport England	SC1500 SC1501 SC1502
		St Modwen Developments Ltd	SC1681
Sarah	Thompson	St William	SC2211
Paul	Carnell	Strutt & Parker LLP	SC1978 SC2051
Kath	Harrison	Surrey County Council	SC1568 SC1571 SC1572 SC1573 SC1574 SC1575 SC1576 SC1577 SC1578 SC1579 SC1580 SC1581 SC1582 SC1583 SC1584 SC1585 SC1586 SC1587 SC1588 SC1589 SC1590 SC1591 SC1592
Clive	Smith	Surrey Hills AONB	SC421 SC422
Mike	Waite	Surrey Wildlife Trust	SC1280 SC1284 SC1286 SC1287
Louise	Meehan	Tandridge Parish Council	SC1772 SC1780
Ana	Hughes	Tatsfield Parish Council	SC1339 SC1340 SC1342

		Taylor Wimpey and Knightwood Trust Farms	SC1858
Steve	Hinsley	Tetlow King Planning	SC4035 SC4109
Sophia	Thorpe	Thakeham Homes	SC1472
		Thames Water	SC732 SC733 SC734 SC735 SC736 SC737 SC738 SC739 SC740 SC741 SC742 SC743 SC744 SC745 SC746 SC747 SC749 SC750 SC751 SC752 SC753 SC754 SC755 SC756 SC757 SC758 SC759 SC760 SC761 SC762 SC763 SC765 SC766 SC767 SC768 SC769 SC770 SC771 SC772 SC773 SC774 SC776 SC777 SC778 SC779 SC780 SC781 SC782 SC783 SC784
Avril	Sleeman	The British Horse Society	SC638 SC643 SC644 SC645 SC646 SC647 SC648 SC649 SC650 SC651 SC652 SC653 SC654 SC655 SC656 SC657 SC658 SC659 SC660 SC661 SC662 SC663 SC664 SC665
Tim	Rodway	The Croydon and District Education Trust	SC617
Tim	North	Tim North & Associates Limited	SC4124 SC4135 SC4180 SC4384
Richard	Carr	Transport for London	SC1137
David	Murray Cox	Turley Associates Limited	SC3482
Nigel	Greenhalgh	Village Developments	SC1850 SC1851 SC1852 SC1853 SC1854 SC1855 SC1856 SC3528 SC3636 SC3739
Gina	Caunt	Warlingham Parish Council	SC1266 SC1267 SC1268 SC1269 SC1270 SC1272 SC1273 SC1274 SC1275 SC1276 SC1250 SC1258 SC1260
		Warlingham Residents Group	SC3980 SC4068 SC4077 SC4080 SC4081 SC4085 SC4086 SC4088 SC4091 SC4092
		West Sussex County Council	SC1932
Simon	Bold	Whyteleafe Village Council	SC1233 SC1240 SC1242 SC1246 SC1247 SC1248
Gina	Miscovich	Woldingham Association	SC2070
Sue	Field	WS Planning and Architecture	SC2237 SC2628 SC4026 SC4129 SC4144
Catherine	Seldon	WS Planning and Architecture	SC4019
		WT Lambs Holding Ltd	SC1174
Susheel	Das	WYG	SC3773 SC3782
David	Abbott		SC3742
David	Abbott		SC3974 SC3976
John and Tracy	Abbott		SC4320

Christopher	Adam		SC2034
Georgina	Adams		SC3414 SC3416
S	Adams		SC4632
Paula	Adby		SC4625
Charles & Judith	Aldrich		SC2584 SC2604 SC2605 SC2606
Catriona	Aleppo		SC4656
Jim	Alexander		SC4559
Emma	Alexander		SC4653
John	Alexandre		SC2039
Azam	Ali		SC3995
Shahida	Ali		SC4700
Anne	Alkins		SC2287 SC2293
Kate	Allen		SC133 SC2804 SC2809 SC2812 SC2814 SC4543
Michael	Allen		SC3140
Christine	Allen		SC3337
J	Allen		SC4613
Mary	Alston		SC3957 SC3963 SC3968 SC3969 SC3970
Amy	Ambridge		SC4584
Ernest	Amoako		SC699
Sue	Anderson		SC126 SC379
Linda	Anderson		SC2024
Colin	Anderson		SC4146 SC4148
Mary	Anderson		SC4576
Lisa	Andrews		SC1017 SC1018 SC1020 SC1021 SC1023
Alex	Andrews		SC3377 SC3382 SC3387 SC3389 SC3392
Susan	Andrews		SC4676
Pam	Animals		SC4069 SC4070 SC4071 SC4072 SC4073 SC4074 SC4075 SC4076 SC4078 SC4079 SC4082 SC4083 SC4084 SC4087 SC4089 SC4090 SC4093 SC4094 SC4095 SC4096 SC4097 SC4099 SC4100 SC4101
David and Angela	Annenberg		SC248
Laura	Annetts		SC1828
Angela	Apthorp		SC3698
Mr & Mrs W	Archer		SC3345 SC3350 SC3354 SC3357 SC3358 SC3359 SC3361 SC3362 SC3363 SC3364 SC3366 SC3367 SC3368
Reka and Stefano	Arcidiacono		SC3365 SC4574
Gill	Armstrong		SC2255
Clive	Arneil		SC3075
Timothy	Ashby		SC4695
Marie	Ashton		SC142 SC4528
Jackie	Ashton		SC3284 SC3410

S	Astbury		SC4635
V	Atton		SC4698
Dennis	Austin		SC1145
Nick	Austin		SC3997
Linda	Avery		SC567 SC568
Pamela	Axford		SC4303
Barry	Ayres		SC2716
Christine	Ayres		SC2925
Alison	Bacon		SC1953
Daren	Bacon		SC166 SC298 SC301 SC360
R A	Bagge		SC4199 SC4202
Judy	Bailey		SC22
			SC101 SC423 SC424 SC425 SC426 S427 SC428 SC429 SC430 SC431 SC432 SC433 SC434 SC435 SC605 SC606 SC612 SC613 SC614 SC615 SC616 SC618 SC619 SC620 SC621 SC622 SC623 SC625 SC682 SC687 SC688 SC691 SC693 SC694 SC695 SC698 SC700 SC704 SC707 SC711 SC712 SC714 SC715 SC719 SC720 SC829 SC830 SC831 SC832 SC833 SC834 SC835 SC836 SC837 SC838 SC839 SC840 SC841 SC842 SC843 SC844 SC845 SC846 SC847 SC848 SC849 SC850 SC851 SC852 SC853 SC854 SC855 SC856 SC857 SC859 SC860 SC861 SC862 SC863 SC864 SC865 SC866 SC867 SC868 SC869 SC870 SC871 SC872 SC873 SC874 SC875 SC876 SC877 SC878 SC879 SC881 SC882 SC883 SC884 SC885 SC886 SC887 SC888 SC889 SC890 SC891 SC892 SC893 SC895 SC896 SC897 SC898 SC899 SC900 SC902 SC903 SC904 SC905 SC906 SC907 SC908 SC909 SC910 SC911 SC912 SC913 SC914 SC4538
Keith	Bailey		
K	Bailey		SC4664
			SC2765 SC2767 SC2768 SC2770 SC2772 SC2774 SC2775
Aaron	Baker		
Mrs J L	Baker		SC4558
Mr	Baker		SC4612
Angela	Balfour		SC3783 SC3785 SC3786
John	Ball		SC201 SC202 SC3342
Edward	Ballam		SC2785
			SC2654 SC2659 SC2660 SC2661 SC2663 SC2666 SC2670
			SC2939 SC2943 SC2944 SC2945 SC2946 SC2947 SC2949 SC2951 SC2952 SC2954 SC2955 SC2957 SC2958
Caroline	Ballantyne		
C A	Barge		SC4377 SC4381 SC4383
EHG	Barge		SC4365 SC4371 SC4375
Vanessa	Barker		SC1139

F and A	Barker		SC1873 SC1874
John	Barker		SC2155 SC2159 SC2161 SC2162 SC2163 SC 2164 SC 2165 SC2166
Marion	Barker		SC2404 SC2405 SC2406 SC2407 SC2409 SC2410 SC2411 SC2412 SC2413
Mike	Barker		SC3663 SC3681 SC3685 SC3687 SC3688 SC3694
Mrs A	Barnes		SC98
Sarah	Barnes		SC4110
P H & E	Barnett		SC4197 SC4204 SC4205 SC4206 SC4203
Ian	Barney		SC4523
Pat	Barofka		SC531 SC532 SC533 SC534
Patricia	Barr		SC588 SC1070
David	Barratt		SC639 SC641
Daniel	Barraud		SC4364
Robyn	Barrett		SC330 SC2349 SC4534
Tim	Barrett		SC4516
Robyn	Barrett		SC1691 SC1696 SC1697 SC1698 SC1699 SC1703 SC1707 SC1709 SC1710 SC1712 SC1713
M	Barry		SC667
Jez	Bartholomeusz		SC3369 SC3370 SC3371 SC3631 SC3637 SC3643
Caroline	Bartholomeusz		SC3626
Michaela	Bartholomew		SC4605
John	Bartlett		SC72
Paul & Siobhan	Bartlett		SC2366
David & Eileen	Barton		SC4207 SC4209
Nick	Barton Nick		SC1746
Angela	Barwell		SC1322 SC1323 SC1324 SC1325 SC1326
Paul	Bashford		SC814 SC816 SC819
C A	Batchelor		SC1232
Ray	Bates		SC4556
Clare	Bates		SC4699
John	Bavin		SC2254
Jonathan	Beal		SC2938
Peter	Beard		SC395
Paul	Beard		SC3500
D M	Beaumont		SC109
Corrine	Beaumont		SC3972
Richard	Beavis		SC3118 SC3128 SC3131 SC3132
Linda	Beazley		SC2873 SC2875 SC2878 SC2880 SC2886
Anne	Bedford		SC550 SC552
K	Bedwell		SC4654
Mr and Mrs	Beechey		SC4028 SC4029
A M	Bell		SC312
P A	Bell		SC383
Patrice	Bellingham		SC4690

Andrea	Bellot		SC1952
Sylvia	Benaim		SC529 SC530
Anne	Benham		SC985
Stephen	Benham		SC1271
J M	Bennett		SC813
Teagan	Bennett		SC4639
Debbie	Bennett		SC1744
Paul and Virginia	Berdugo		SC2085 SC2086
Edward	Beresford-Knox		SC1796 SC1797 SC1799 SC1800 SC1802 SC1803 SC1804 SC1806 SC1807 SC1808 SC1810 SC1811
Miss	Berke		SC135
Mr and Mrs	Berke		SC136
Rob	Berke		SC388 SC4667
Elizabeth	Berry		SC574 SC575
John	Berry		SC389
Ethan Jon	Berry		SC2723
Sylvia	Berry		SC3561
Judy and John	Berryman		SC1961
Lloyd	Best		SC108
Mark	Beynon		SC2961 SC2964 SC2965
Peter	Bignell		SC2158 SC2168 SC2169
Clive	Biles		SC2415
Mr & Mrs	Billing		SC47
Juliet	Billingham		SC3834
R J	Bird		SC1781 SC1782 SC1783 SC1784 SC3296
Maria	Bird		SC1289 SC1290 SC1292
Anne	Bishop		SC974
Kenneth Michael	Bishop		SC4268
Michelle	Bishop		SC2760
Mr & Mrs R F	Bixley		SC44
Bryan	Black		SC229 SC2256
Julie	Blackburn		SC1064 SC1066 SC1068 SC1069 SC1073 SC1074 SC1076 SC1078 SC1080 SC1081 SC1082 SC1085
Christine	Blackburn-Birch		SC1935
David & Margaret	Blake		SC327 SC328
D.G.	Bliss		SC456 SC457
Beryl	Blizard		SC2
Valerie	Bloom		SC341
Rosemary	Blyth		SC2545
Tanya	Boakes		SC2732 SC2733 SC2734 SC2735 SC2736
Sue	Bodle		SC3971
Simon	Bold		SC3431 SC3432 SC3433 SC3434 SC3435

P and A	Bone		SC4624
Ian	Booth		SC2449 SC2450 SC2451 SC2452 SC2454 SC2455 SC2456 SC2458
Sally	Borer		SC2461 SC2462 SC2463 SC2464
A E	Borkett		SC4569
Marcin	Borowik		SC1906
Willem	Botha		SC748
M J	Bourn		SC4182
Peter	Bourne		SC775
Margaret	Bourne		SC988
Eileen	Bourne		SC418
Malcolm	Bowen		SC66
Jill	Bowen		SC544
Valerie	Bowes		SC669
Paul and Margaret	Bowker		SC1962
Ruth & Philip	Bowyer		SC1227
Donna	Bradford		SC4627
Catherine	Bradley		SC1786 SC1951
Adele	Brand		SC2062 SC2063 SC2064 SC2065
Virginie	Braun		SC320
P	Braysher		SC4451
J	Braysher		SC4492
Michael	Breare		SC2720
Rosalind	Breare		SC3141
Sandra	Breen		SC83 SC4537
T	Breen		SC4692
Peter	Brent		SC4313
Deborah	Brent		SC4250 SC4252 SC4253 SC4254 SC4256 SC4257 SC4259 SC4260 SC4261
Fabian	Brewster		SC282 SC385 SC916
Lynn	Briault		SC2046 SC2047
J A	Bridges		SC38
Mr and Mrs	Bright		SC1946 SC1947 SC1948
Lynn & Chris	Bright		SC2487
David and Deborah	Bright		SC4004 SC4007 SC4009
Sheila and Alan	Brightwell		SC193
Alban Smith	Brindle		SC2213 SC2216 SC2218 SC2219 SC2220 SC2858 SC2861 SC2867 SC2868 SC2869 SC2870 SC2871 SC2872 SC2874 SC2876 SC2877 SC2879 SC2881 SC2882
Sarah	Brindle		SC3373 SC3374 SC3376 SCSS787 SC3379 SC3380 SC3381 SC3383 SC3384 SC3385 SC3386 SC3388 SC3390 SC3391 SC3393 SC3395

Gavin & Sue	Brodie		SC628
Michael	Brookman		SC397
Cliff	Brooks		SC353
Grahame	Brooks		SC2129 SC2130 SC2131 SC2132 SC2133 SC2134 SC2135 SC2136
Roger	Brooks		SC406 SC460 SC463
Jason	Broomer		SC236
Janet	Brown		SC553 SC554 SC555
Patricia	Brown		SC558
Matt	Brown		SC1636 SC1637
D B	Brown		SC4277 SC4278 SC4280 SC4281 SC4282 SC4285
Jillian	Brown		SC636
M	Brown		SC528
Gemma	Brown		SC2157 SC2160
Stuart	Brown		SC2203 SC2206 SC2210
A	Brown		SC2522
Michael	Brown		SC3216 SC3220
Pat	Brown		SC4059 SC4060
Gemma	Brown		SC4585
Holly	Brown		SC4610
Ian	Brown		SC4662
Matthew	Bryant		SC2179 SC2186 SC2188
Mark	Bryne		SC3286 SC3287
Ingrid	Buchanan		SC2367
Kate	Bull		SC4025
Nick	Bullock		SC4669
Paul	Bunch		SC572 SC573
John	Bunting		SC1986
Anne	Bunting		SC2228
Steve	Burch		SC1865 SC1867
Barbara	Burch		SC1867 SC1868
John	Burden		SC57
M F	Burditt		SC4308
Megan	Burgess		SC2006
Dawn and Clive	Burgess		SC3862
Matthew	Burnell		SC537
Peter	Burnett		SC448
Jean	Burns		SC826
Leigh	Burns		SC1898
Brian	Burns		SC3865
Martin	Burr		SC1261 SC1860 SC1861
Eileen	Burrell		SC818
Jeff	Burrell		SC824
Nigel	Bush		SC74 SC75 SC76 SC77 SC78 SC377 SC378 SC396
David	Bushell		SC3145

Margaret	Bushell		SC3178 SC3828
Jonathan	Butcher		SC3487
Catherine	Butcher		SC4647
Vivian	Butler		SC599
Ian and Lori	Butler		SC2752
Nicola	Butler		SC4689
Mark	Byrne		SC3562
Tony	Caccavone		SC1410 SC1411 SC1412 SC1413 SC1414 SC1415 SC3709 SC3713 SC3720
Sue	Caccavone		SC1841 SC1844
Lesley and Diddier	Caillault		SC234 SC1893
Jean-Michael	Caillault		SC2104 SC2105 SC2106 SC2107
James	Cairney		SC3402 SC3404
Susan Stewart & Mario	Calamassi		SC611
John and Angela	Calder and Paris		SC1890 SC1892
David	Callanan		SC2027
Christine and Alex	Callender		SC3091
Maureen	Callow		SC1836
Michelle	Calvert		SC4607
Richard	Cameron		SC542
Valerie	Cameron		SC1061 SC1062
Jane	Cameron		SC1218 SC1220 SC1221 SC1223 SC1224 SC1225
Lavina	Cannings Knight		SC1175
Madeline	Capel		SC593
Elaine	Carmalt		SC21
Chris	Carney		SC48
Sarah	Carpenter		SC689 SC692 SC697 SC702
Jenny	Carson		SC2841
R O	Carter		SC4396 SC4398
Mark and Suzanne	Carter		SC2510 SC2512 SC2513
Derek	Carter		SC2924
Tony and Rosemary	Carter		SC3441 SC3448 SC3450
Bridget	Carter		SC3489
Trish	Carter		SC4703
Mr and Mrs J	Carton		SC4217
Greg	Casbolt		SC151
Sarah	Casbolt		SC858
Bill	Castell		SC2189 SC2191 SC2214
Ian	Caswell		SC4587

Martin	Caxton		SC2466 SC2468 SC2469 SC2470 SC2471 SC2472
Neil	Chambers		SC4219 SC4222 SC4184 SC4227 SC4233 SC4235 SC4236 SC4195 SC4196 SC4239 SC4240 SC4241 SC4242 SC4243 SC4244 SC4201 SC4245 SC4246
Peter	Chandler		SC3078
Carolyn	Chapman		SC4588
Mrs J L	Chapman		SC4661
T	Chapman		SC4694
John	Chapman		SC2383
David & Jacqueline	Chapman		SC2445
Will	Chapman		SC3233 SC3238 SC3242 SC3243
M.J	Chappell		SC365
Laura	Chappell		SC1816
Neil	Chatfield		SC3177
Jessica	Cheeseman		SC3148
Ian	Cheeseman		SC3935 SC3940
Keith	Chesson		SC338
Hayley	Chester		SC4651
Stuart	Chester		SC4691
Kendal	Chew		SC185
Nick	Childs		SC3567 SC3577
Elaine	Childs		SC3581 SC3604 SC3603
George	Chisholm		SC376
David	Chowler		SC4548
Nicky	Chowne		SC14 SC240 SC241 SC242
Keith	Christie		SC2248
Kay	Clark		SC1317
Derek and Jo	Clark		SC2074
Susan	Clark		SC3260 SC3261 SC3262 SC3263 SC3264
Caroline	Clark		SC3300 SC3308 SC3314 SC3324 SC3328 SC3332 SC3334 SC3335 SC3336 SC3338 SC3339 SC3340 SC3343 SC3346 SC3347 SC3348 SC3349 SC3352 SC3356 SC3360
Sandra	Clews		SC227
Roger & Freda	Clifford		SC99 SC100
Steve	Clowes		SC584
Rory	Coates		SC4699
Richard	Cockerill		SC4598
Suzy	Cockerill		SC4628
Gillian	Coggles		SC4208 SC4210 SC4211 SC4212 SC4213 SC4214 SC4215 SC4216
Julie	Cole		SC416 SC417
Patrick	Cole		SC2496 SC2497 SC2498 SC2499 SC2501 SC2502 SC2503 SC2504 SC2505 SC2506

Amy	Cole		SC2531
Kathleen	Cole		SC3250
Karen	Coleman		SC1975
Keith	Coleman		SC2212
Pamela	Collcutt		SC805 SC807
Mr & Mrs C E	Collett		SC329
Mrs Wendy	Collett		SC629
Philippa	Colley		SC995
Danny	Collins		SC1329 SC1332 SC1334 SC1335
Debbie	Collins		SC4650
Daniel	Collins		SC127
Claire	Collins		SC1648
Wendy and Nick	Collister		SC206 SC207 SC208 SC209 SC210 SC211 SC212 SC213
N	Connelly		SC4614
John	Connor		SC1319 SC1321
Pat	Conquest		SC2898 SC289 SC2900 SC2901 SC2902 SC2903 SC2904 SC2905 SC2906 SC2907 SC2908 SC2909 SC2910
P and R	Constance		SC169 SC4518
Mary	Constantinou		SC3201 SC3203 SC3204 SC3205 SC3206 SC3207 SC3208 SC3210 SC3211 SC3212 SC3213 SC3214
Jane	Cook		SC2773
Mike and Trisha	Cook		SC2933 SC2937
Molly	Cook		SC4522
Paul	Coombe		SC2099 SC2111 SC2112 SC2113 SC2114 SC2115 SC2116 SC2117 SC2118 SC2119 SC2120 SC2121 SC2122 SC2123 SC2124 SC2125 SC2126 SC2127
Harris	Coombs		SC4666
Guy	Cooper		SC1743
Mary	Cooper		SC2457
Paul and Suzanne	Cooper		SC2528
Alan and Linda	Cooper		SC3437
Nicola	Cooper		SC3517 SC3519
Clair	Cooper		SC3594
Jennifer	Cooper		SC4672
Charlotte	Cornish		SC139
Roger & Julia	Cornish		SC2567
Roger	Cornish		SC2617
Alex	Corrish		SC4567
John	Corston		SC3191
Christine	Cottingham		SC50 SC131 SC132
Sandra	Cotton		SC1785
Mr and Mrs	Court		SC4608

Neil	Courtman		SC548 SC1988
Katie-Anne	Courtman		SC2084
Melanie	Courtney		SC134
Rachel	Coventry		SC1423
James	Cowan		SC1933
Patricia	Cowan		SC2090
P	Cox		SC170
Deborah	Cox		SC171 SC2492 SC2493
Angus and Lesley	Cox		SC2508
Chris and Caroline	Coxall		SC2844 SC2847
Michael	Crane		SC730
Jamie	Crawford		SC3889
Nicky	Crayford		SC3105
Julian	Cresswell		SC3280 SC3279
Lindsey	Cresswell		SC3830 SC3832
Isabelle	Crevel		SC218 SC219
Christine and Nicholas	Crickmore and Elsdon		SC4044
Dawn	Crisp		SC2518
Jane and Stuart	Crocker and Brett		SC4291 SC4294
Marion	Cross		SC634
Mrs	Crouch		SC633
P K & T	Crouch		SC1787 SC1789 SC1791 SC1794 SC1795 SC1801 SC1805 SC1809 SC1812
Laura	Crow		SC3991 SC3994
Helen	Crowe		SC2374
Mr M and Mrs L	Crowhurst		SC1314 SC1318
Pat	Crowhurst		SC4490
William and Sara	Crum and Culpin		SC2140 SC2141
Carole	Crutchfield		SC3547
Carole	Crutchfield		SC1738 SC1739 SC1740
Gareth and Kerry	Currie and Lee		SC4343
David	Curtis		SC27 SC244 SC245 SC246 SC250 SC251 SC252 SC253 SC254 SC255 SC256 SC257 SC258 SC259 SC260 SC261 SC262 SC263 SC264 SC265 SC266 SC267 SC268 SC269 SC270 SC271 SC272 SC273 SC319 SC4566
Angela	Custance		SC2729
Anup N.	Dalal		SC1195
Ian	Dale		SC2274
Nicholas	Dalton		SC683 SC685 SC686

Mr K	Daly		SC1042
Mrs P	Daly		SC1052
Eamonn	Daly		SC2145
Peter	Damesick		SC817 SC 812
Malcolm	Dand		SC2552 SC2556 SC2557 SC2558
Michael and Pauline	Dandy		SC3301 SC3305
Vicky Terry and Michael	Daniels		SC4645
Hannah	Darrall		SC1108 SC1110
Mindy	Daubeny		SC4683
Norman	Davenport		SC1014
Teresa	Davey		SC1346
Julian	Davies		SC594 SC595
Roger	Davies		SC1790 SC1792
G R	Davies		SC3693
Andy	Davies		SC4648
Natalie	Davies		SC118 SC121 SC124
Andrew	Davies		SC997 SC998 SC999 SC1000 SC1001 SC1002 SC1003 SC1004 SC1005 SC1006 SC1007 SC1008 SC1009 SC1010 SC1011
Philip	Davis		SC340 SC342 SC343 SC344 SC345 SC346 SC347 SC348 SC349 SC350
Brendon	Davis		SC709
Craig	Davis		SC1679 SC1685 SC1686 SC1687
Kay and Philip	Daws and Chapman		SC3418 SC3419 SC3420 SC3421 SC3422 SC3423 SC3425 SC3426 SC3427 SC3428
Hayley	Dawson		SC4485
Nick	Dawson		SC4496
Nathan	Day		SC43
Ron	De La Grange		SC3040 SC3054 SC3059 SC3060 SC3061 SC3062 SC3063 SC3064
Kelly	de Silva		SC326
Mr and Mrs C	Dean		SC4030 SC4031 SC4032
Amy	Deas		SC195 SC196 SC197 SC198 SC199 SC200 SC214
Nicholas	Defries		SC2096 SC2097 SC2098
Georgina	Delasalle		SC723
Christine	Dell		SC1192
Martin	Dell		SC1193
Pauline	Dellaway		SC1912 SC1913
Kathryn	Denham-Maccioni		SC1718
Elspeth	Dennis		SC978 SC2101 SC4098
George	Dennis		SC3777 SC3787 SC3789 SC3791 SC3794 SC3795 SC3796

Valerie	Dennis		SC4640
Patrick	Devlin		SC4541
Caroline & Ray	Dibble		SC2897
Paul	Dixon		SC3215
Adam	Dobson		SC1103 SC1104 SC1105
Kathy	Dobson		SC1241 SC1244 SC1245
Carey and Ian	Dodds		SC4337
Mrs Diane	Dolan		SC980
J	Dolan		SC1077
John	Donelan		SC106
Maria	Donoghue		SC2737
Paul	Douglass		SC1176 SC1177 SC1178 SC1179 SC1180 SC1181 SC1182
John	Doust		SC3801 SC3804 SC3805
Camilla	Downing		SC722 SC725
David	Drew		SC4166
Geoff	Duck		SC1452 SC1454 SC3095 SC3099 SC3103
Carole	Duckworth		SC2806
Olwyn	Duff		SC2780
A S	Duff		SC2816
Christopher	Duffe		SC15
Linda	Duffield		SC2368 SC2372 SC2373
James	Duffy		SC1312 SC1315 SC1316
Judith	Dumbrill		SC811
David	Dumbrill		SC1056
Juliette	Dunlop		SC4551
Lisa	Dunning		SC1425 SC1426 SC1427 SC1428 SC1701 SC1702 SC1706 SC1900
RE	Dunster		SC3515 SC3516 SC3518
AF	Dunster		SC3509 SC3512 SC3514
David	Durrant		SC382
Jill	Dyer		SC2060 SC2061
Anthony	Eaglestone		SC84
Gill	Early		SC2282 SC2284 SC2285 SC2286
Peter	Early		SC3473 SC3474 SC3476 SC3478 SC3481 SC3483
Steve	Early		SC3833 SC3835 SC3836 SC3837 SC3838 SC3839 SC3840 SC3841
Abigail	Earnshaw		SC152
Miss C L	Eastell		SC4573
Michael	Edgerton		SC1665 SC1666 SC1667 SC1668 SC1669 SC1670 SC1671 SC1672 SC1673 SC1674 SC1676 SC1677 SC1678
Antonia	Edgerton		SC2342
Nicole	Edmondson		SC4685
T P	Edwards		SC230

Maragret	Edwards		SC2893
Angus	Eitel		SC1857 SC4065
Tim and Frances	Elliott		SC1521
Marion	Elliott		SC4511
Sophie	Elliott		SC2561
Ros and Paul	Ellis		SC724
Mr and Mrs	Elms		SC4626
David	England		SC2564 SC2565
Stefan	Episkopou		SC2420
Rebecca	Ericsson		SC2593
Pam	Erskine		SC1337
Philip	Erwood		SC2040 SC2041
Tasmin & Phil	Erwood		SC3073
Pauline	Esgate		SC309
Diane	Etherington		SC4315
J& D	Evans		SC1878 SC1879
Simon	Evans		SC2023
J S	Evans		SC2291
Steve and Emma	Evans		SC4340
Cileste	Evans		SC4591
Val	Evans		SC1407 SC1449 SC1451 SC1453
Ann-Marie	Evans		SC1846
Jeff	Everett		SC1766 SC1767
Hannah	Evernden		SC3412
Rebecca	Eyles		SC2231
Martin and Muriel	Fagan and Goovaerts		SC2763
J R M	Fairclough		SC2453
A	Fallon		SC4323 SC4324 SC4325
Marian	Fancourt		SC3193
Mark	Fanthome		SC1429
Christine	Farmer		SC155
Mike	Farmer		SC156
John	Farnaby		SC3900 SC3901 SC3903 SC3910 SC3912 SC3918
R A	Farnes		SC1024
Christopher	Farr		SC1773 SC1778
Andrea	Fawcett Philippart		SC1504
Susan	Feasey		SC1640 SC1643 SC1644 SC1653 SC1656 SC1660 SC1661 SC1664 SC1820
Jennifer	Feasey		SC1641 SC1642 SC1645 SC1646 SC1649 SC1650 SC1654 SC1658 SC1659 SC1662 SC1663
Vera	Feast		SC4670

Alan	Feesey		SC4546
Grant	Fell		SC2519 SC2520
K J	Fell		SC2521 SC2523
Lucy	Felstead		SC4599
Christine	Fender		SC2442
Duncan	Ferguson		SC164
Nick	Fernando		SC828
Jenny	Fernando		SC1467
Janaka	Fernando		SC1719
J	Fields		SC4311
John David	Finch		SC4113 SC4114 SC4115 SC4117 SC4118
Diane	Finlayson		SC2172
Elizabeth	Fisher		SC4220 SC4221
Robert	Fisher		SC4224 SC4225
Gemma	Fitchett		SC4644
Bob	Fitzsimmons		SC1768
Pat	Fleming		SC4284 SC4287
Mr J M	Fletcher		SC4370 SC4373
Barbara	Florence		SC494
Philip H	Flower		SC40
Gwyneth	Fookes		SC60 SC61 SC62 SC63 SC64
Charlotte	Ford		SC3806 SC3808 SC3809 SC3810 SC3811 SC3812 SC3813
Nick	Ford		SC3814 SC3815 SC3816 SC3818 SC3819 SC3820 SC3821
Mr and Mrs	Ford		SC4531 SC4532
Clive and S E	Ford		SC4592
C	Ford		SC4611
Bob	Forrest		SC403 SC404
Richard	Forster		SC1897
Patricia	Forster		SC4631
Ian	Fortune		SC296
Eric	Fosdike		SC925 SC926 SC927 SC928 SC929 SC930 SC931 SC932 SC933 SC934 SC935 SC936 SC937 SC938 SC939 SC940 SC1375 SC1378 SC1379 SC1380 SC1381 SC1382 SC1383 SC2048
Jean	Foster		SC583
Sandra	Fouracre		SC2266
Jon	France		SC2058 SC2059
Nigel	Francis		SC2474
Suzanne	Francis		SC2491
Colin	Francis		SC3986
Madaleine & Raymond	Freeman & O'Halloran		SC1877
David	French		SC1092 SC1093

Chris	French		SC402
Peter and Verity	Friend		SC1880
G	Frost		SC2465
John	Fry		SC4150 SC4155 SC4157
Philip and Denise	Fry		SC4366
Sean	Fuell		SC1433
Maggie	Fuller		SC2408
Keith	Funnell		SC154 SC4657
Alan	Fyfe		SC4333
Paul	Gadd		SC2139
Jenny and Martin	Gaffney and deFreitas		SC3741
Janet	Galbraith		SC291
J	Galbraith		SC4437 SC4439 SC4440 SC4441 SC4442
Peter & Kay	Gallienne		SC678 SC679
Angus	Galloway		SC2175 SC2176 SC2177
Hamish	Galloway		SC2180 SC2185 SC2187
Anna	Galloway		SC2190 SC2193 SC2194
Hugh	Galloway		SC2197 SC2198 SC2200
Shona	Galloway		SC3981 SC3983 SC3984
Peter	Gammie		SC2319 SC2325 SC2330 SC2336 SC2339 SC2341 SC2345 SC2350 SC2351
Mike	Garner		SC562
Paul	Garrard		SC2511 SC2515 SC2517
Sheila	Garratty		SC1847
Carol	Gaskell		SC3740
Tina and Gary	Gates		SC4697
Francesca	Gauntlett		SC3953
E J	Gautrey		SC4482
Gemma	Gayle		SC2005 SC4168
Leon	Gayle		SC2004 SC4120
K C	Gaywood		SC4226 SC4232
Joseph	Gellender-Mills		SC2364
Rick & Lorraine	Gent		SC55
Steve	George		SC2091
S	Gerrard		SC129
Vanessa	Gibbons		SC3511 SC3513
Mrs Helen	Gibbs		SC1191 SC1194
David	Gibson		SC2914 SC2915 SC2916 SC2917
Ian and Elizabeth	Gibson		SC3235 SC3245 SC3251 SC3254
Wendy	Gibson		SC3268 SC3272 SC3273 SC3274 SC3275
Anna	Gibson		SC4477

Jonathan	Gibson		SC4445 SC4446 SC4438
Sharon	Gilbert		SC2217 SC2221 SC2222 SC2223 SC2224 SC2225
Debbie	Gilbert		SC4652
Lucy	Gilding		SC271
Peter	Giles		SC3154 SC3158 SC3160 SC3161
Mick	Gillman		SC4111 SC4116 SC4119 SC4121 SC4122
Jonathan	Gilmore		SC1722
John	Gleadall		SC1771
A E T and D B	Glenny		SC2524
Michael	Gobey		SC2718 SC2721
Chris	Goddard		SC3988
Sadie	Goff		SC3846
Olivia	Gold		SC569
Mr and Mrs	Goldrick		SC1596
Paul	Gollop		SC1976
Mr and Mrs	Gollop		SC3578
David & Alison	Gomez		SC45
Matthew	Gonzalez		SC2054
Vivien	Good		SC808
Joe	Goodman		SC2178 SC2181 SC2182 SC2183 SC2184
A	Goodwin		SC4298
Gail	Goodworth		SC958 SC962 SC965 SC966 SC967
Mr & Mrs	Goodworth		SC924 SC1012 SC1013 SC1015 SC1016 SC1144
Nuwan	Goonetilleke		SC2205
S	Gordon		SC2255
C	Goscomb		SC4341
Anthea	Gower		SC2585
Paul	Grace		SC3265 SC3266 SC3269 SC3270 SC3271 SC3276 SC3277
Lynn	Grafham		SC4618
Alan and Dee	Graham		SC4328
Annabel	Grange		SC1437 SC1438 SC1439 SC1440 SC1441 SC1442 SC1443 SC1444 SC1445 SC1446 SC1447 SC1448 SC1749 SC1750 SC2038
Debbie	Grant		SC1977
Stephen	Grant		SC2267
Richard	Grant		SC3413 SC3415
Gillian	Grant		SC3583 SC3589
Ian	Grant		SC3973
Sheilah	Gray		SC306
A	Gray		SC4582
Christine	Greaves		SC942
Suzanne	Green		SC370
Rachel	Green		SC314
Emma	Green		SC390

Graham	Green		SC2143
Graham	Greenslade		SC117 SC1107
Gillian	Greenway		SC2317 SC2318 SC2320 SC2322 SC2323 SC2324 SC2327 SC2328 SC2331 SC2332 SC2334 SC2335
David	Greenway		SC1595 SC1597 SC1598 SC1599 SC1600 SC1601 SC1602 SC1603 SC1604 SC1606
Elizabeth	Greenwood		SC447
P E	Gregory		SC4686
R R	Gregory		SC4693
Millie	Gresham		SC701 SC703
Felicity	Gresser		SC2316 SC2321 SC2326 SC2329 SC2333 SC2337 SC2338 SC2340 SC2343 SC2344 SC2346 SC2348 SC2352 SC2353 SC2354 SC2356 SC2358 SC2357
Paul	Gresser		SC3310 SC3311 SC3313 SC3315 SC3316 SC3318 SC3319 SC3320 SC3321 SC3323 SC3325 SC3326 SC3327 SC3329 SC3330 SC3331 SC3333
David	Griffiths		SC293
Christina	Griffiths		SC147
Mr and Mrs M S	Griffiths		SC311
Matthew	Griffiths		SC2269 SC2272 SC2273
Amanda	Griffiths		SC2278 SC2283 SC2304 SC2308 SC2309 SC2310
Mr P R and Mrs Edna	Grigg		SC4387 SC4390 SC4392
Kate	Grimes		SC321 SC322
Christine	Grist		SC3089 SC3092 SC3093
Thomas	Grist		SC1508 SC1509
Matthew	Groves		SC1870 SC1871
P	Groves		SC4359
Miss J	Groves		SC4289
Mr & Mrs	Grzasko		SC4279 SC4283
Lesley	Guffogg		SC1818
Richard	Guise		SC2621
Helen	Gumbley		SC220 SC221 SC222 SC224 SC225 SC226
Agnes	Guthrie		SC3898 SC3899
Russell	Guthrie		SC4017 SC4018
Lisa	Guy		SC1829
Robin	Gwynn		SC2295 SC2296 SC2297 SC2298 SC2299 SC2300 SC2301 SC2302 SC2303
A W	Habgood		SC3595 SC4519
Lorna E	Habgood		SC3715 SC4478
Mrs C M	Hadlum		SC2029
Mr & Mrs R N	Haffner		SC4258 SC4262 SC4263 SC4264 SC4265 SC4266 SC4267 SC4269 SC4270 SC4272 SC4275
J E	Haggis		SC4368
John	Hale		SC786

Antonia	Hale		SC972
Alan and Elizabeth	Hall		SC290
Sian	Hallawell		SC1765 SC1824
Jean	Hallewell		SC2854
Clare and Bernie	Halsie		SC2057
Ian	Hamilton		SC943
Michael	Handsford		SC2192
Clive	Hanks		SC1313
Stephen	Hanks		SC1936 SC1937 SC1938 SC1939 SC1940 SC1941 SC1942
Sue	Hannaford		SC3429 SC3436 SC3438 SC3439 SC3440 SC3442 SC3444 SC3445 SC3446 SC3449 SC3451 SC3453 SC3455 SC3457 SC3461 SC3463 SC3465 SC3468 SC3472 SC3475 SC3479 SC3480 SC3482 SC3484
Ann	Harding		SC3497
Rachel	Hardingham		SC2930 SC2932 SC2934 SC2935 SC2936
Paul and Sarah	Hardman		SC4334
Graham	Hardwick		SC2417
Anne	Hardwick		SC2093
Rachel	Harland		SC2819
A	Harmath-See		SC2055 SC2056
Martin	Harper		SC2554
Denise	Harper		SC4660
Ron	Harradine		SC2667 SC2681
Gill	Harradine		SC2740 SC2741
Mrs A	Harriman		SC680 SC681
Mr T	Harriman		SC690 SC696
Aaron	Harrington		SC582
Ron	Harrington		SC977
Kerry	Harris		SC3946 SC4578
Nicola and Ben	Harris		SC4172
Carole	Harris		SC971
Julie	Harris		SC3943
Neville	Harrison		SC53 SC73
Cornald and Katja	Harrison and Wiessner		SC2110
Virginia	Harrop		SC380 SC1954
R A	Hart		SC2377
Yoko	Hart		SC3253 SC3255 SC3256 SC3257 SC3258
Pam	Hart		SC1756
Michael	Harvey		SC3397 SC3398 SC3399 SC3400 SC3403
Susan	Haslam		SC1025
Iain	Hawes		SC597

Gillian	Hawkins		SC1456 SC1638
Lindsay	Hawkins		SC1827 SC4023
G	Haworth		SC598
Hilary	Hay		SC67 SC68 SC69 SC70 SC71
Tim	Hayes		SC3167
Peter and Pauline	Hayes		SC4003
Shaun	Hayley		SC1019
Rosie	Haysom		SC2972
Sue and Richard	Hayward		SC4255 SC4271 SC4273 SC4274
John	Hazelton		SC143 SC4655
Paul & Jacqueline	Healey		SC4391
John	Healy		SC3 SC4 SC5
Gareth and Lisa	Hearn		SC804
Paul	Heath		SC1304
Felicia	Heaton-Armstrong		SC3068
Andrew	Hellard		SC4730, SC4731
Nicky	Hellard		SC1981 SC2022
Alastair	Hellard		SC2361 SC2362 SC2363
Nicola	Hellard		SC1569 SC1570
Stephen	Helm		SC915 SC2382
Brian W	Henderson		SC959 SC960 SC961
Malcom	Henderson		SC130
Jan	Hendry		SC401
M	Henry		SC4621
Diane	Henry		SC1430 SC1431 SC1432
Laura	Hepburn		SC2525 SC2526
Susan	Herbert		SC2553
Richard	Herbert		SC2761 SC2928 SC3079
Nigel and Liz	Herbert		SC4332
Tracy	Herpe		SC894 SC4021
David	Herpe		SC880 SC4050 SC4051
Geoffrey	Hewlett		SC52
Deborah	Heyburn		SC158
Gary	Heyburn		SC160
Jacqueline	Heywood		SC710 SC713
Simon	Hibberd		SC1859
Debbie	Hickson		SC412
J E	Higgins		SC4316 SC4317 SC4318
Kevin Michael	Hill		SC570 SC571
Marcia J	Hill		SC4108
Ian and Laura	Hillier		SC4347
Susan	Hill-Reid		SC4514

John	Hills		SC4443
Janet	Hine		SC2092
Ann	Hinton		SC2365 SC2381
Michelle	Hoad		SC297
Gerard	Hoare		SC3992
M J	Hobbs		SC4444
Janet	Hodgson		SC4448
Karin	Hogan		SC2865
M	Hogan		SC4622
Richard & Helen	Holgate		SC2422 SC2425 SC2428 SC2429 SC2431
Jennifer and Jonathan	Holland		SC1293 SC1296 SC4000
Tamzie	Hollands		SC1457 SC1459
James	Hollands		SC4006 SC4010
Clive	Hollis		SC668
Sandra and David	Holt		SC361
Lawrence Francis	Homewood		SC4393
Lawrence George	Homewood		SC4395
Geraldine	Homewood		SC4404 SC4405 SC4406 SC4407 SC4409 SC4410 SC4412 SC4413 SC4415 SC4416 SC4418 SC4419 SC4420 SC4421 SC4423 SC4425 SC4427 SC4428 SC4429 SC4430 SC4431 SC4432 SC4433 SC4434 SC4435 SC4436
Peter	Hookham		SC4484
J C	Hooper		SC4352
John	Hope		SC1458 SC1460 SC1461 SC1462 SC1463 SC1465 SC1466
Keith	Hopkins		SC20
Fiona	Hoppe		SC2380
Brian and Liz	Hopper and Baker		SC4565
Alan	Hopwood		SC233
Roger	Hopwood		SC1830
Jennifer	Horne		SC4336
Peter	Horrod		SC4015
Donald and Ann	Horscroft		SC1751
Adrian	Horwood		SC157
J & J	Hoskins		SC2613 SC2614
Nathaniel	Hough		SC1282 SC1283
Catherine	Hough		SC2242 SC2244 SC2245 SC2247
Doug	Houghton		SC362

Lawrie	Houghton		SC543
Colin	Houliston		SC992 SC993
Philippa	Housden		SC1849 SC2232
Stephen	Howe		SC3341 SC3344
Louise	Howe		SC4681
Bevan	Hubery		SC1527
Pete	Hughes		SC2566
Barry	Hughes		SC3293 SC3297 SC3302 SC3303 SC3304 SC3306 SC3307
David	Hughes		SC323 SC1416 SC1741
Lynne	Hulme		SC2031 SC2032
Jan	Hume		SC450 SC451
B	Humphrys		SC4345
Sandra	Hunter		SC2357
frederick	Hurcombe		SC2781
Mike	Hurman		SC559
Carol	Hutchins		SC315
Chris	Hutchins		SC165
Douglas	Hutt		SC32 SC33
Carolyn	Iles		SC4589
Keith	Ireland		SC2759
Keith	Ireland		SC2764 SC2769 SC2771
Mick	Ireson		SC3788
Yvonne B	Isle		SC969
JCS	Jackson		SC1872
Helen	Jackson		SC2418
Mrs M E	Jackson		SC3071
D	Jackson		SC3147
Andy	Jackson		SC3219
John and Sharon	Jacobs		SC1974
Christine	Jacobs		SC4561
Jeffrey	James		SC1236 SC1237 SC1238 SC1239
Justine	James		SC1950
Melissa	James		SC2920 SC2921
Andy	Janaway		SC2820
Clive	Jecks		SC1883 SC1887
Beryl	Jecks		SC2253
M A	Jefcoate		SC3738
V	Jeffries		SC3149 SC3150 SC3152 SC3153 SC3155 SC3157 SC3159 SC3163 SC3166 SC3169 SC3170 SC3172 SC3173
Chris	Jeffries		SC2078
Wendy A	Jehan		SC4562
Zoe	Jenkins		SC576

Mark	Jenkins		SC3074
Dax	Jenkinson		SC235
Jacqui	Jepson		SC630
Pete	Jerrom		SC670
Janice	Joannou		SC2823
Pauline	Johns		SC601 SC602 SC603
Janet	Johnson		SC80
Keith	Johnson		SC1920
John	Johnson		SC1350 SC1351 SC1352 SC1353 SC4046
Sarah	Johnson		SC1608 SC1629 SC1631 SC1717
Diane	Jolly		SC283
Peter	Jones		SC600
Teresa	Jones		SC788 SC791 SC796 SC799 SC801
Alan	Jones		SC1130 SC1131 SC1133 SC1134
Jean	Jones		SC1989 SC1990 SC1991 SC1992 SC1993 SC1994
Robert	Jones		SC2394 SC2397
Wendy	Jones		SC2402
Graham & Janet	Jones		SC2575
Lyn	Jones		SC2066
Catherine	Jones		SC3351 SC3353 SC3355
Felbri	Jones		SC3907 SC3908 SC3909 SC3911 SC3913 SC3914 SC3915 SC3916 SC3919
Nesta (Professor)	Jones		SC1764
Kerri & Terry	Jones & Canty		SC249
Samantha	Jordan		SC609
Paul	Jordan		SC627
Gareth	Jordan		SC150
Louise	Jordan		SC137 SC4530
Christine	Jordan		SC173
Gareth	Jordan		SC2527 SC2529 SC2530 SC2532 SC2533 SC2534
Louise	Jordan		SC4517
Matt	Joyce		SC991
Peter	Judd		SC4497
Stephen	Jusypiw		SC1996 SC1997
Sophie	Kearns		SC589 SC590 SC4636
Irene	Keefe		SC3443 SC3447 SC3452 SC3454 SC3456 SC3458 SC3460 SC3462 SC3464 SC3466 SC3467 SC3469 SC3470 SC3471 SC3477
B	Keenan		SC4586
K	Keenan		SC4675
Margaret	Keeson		SC3282 SC3283 SC3405 SC3407
Louise	Keith		SC2270
Samantha	Kellie		SC2473
Douglas	Kelly		SC2258 SC2259 SC2262 SC2263

Kris	Kelly		SC4641
Dee	Kemp		SC3156 SC3171 SC3174 SC3175
Helen and Tim	Kemp and Coskun		SC3800 SC3797
J R	Kent		SC4185 SC4188
Kelly	Kent		SC4677
Carolyn	Kidman		SC1922 SC1923 SC1924 SC1925
Victoria	Kilford		SC2089
Bradley	King		SC175 SC176 SC177 SC178 SC179 SC180 SC181 SC182 SC183 SC184 SC186 SC187
Hannetta	King-Smith		SC3190
Mark	Kitchen		SC1862
David and Armorel	Knight		SC1926
Malcolm	Knight		SC2787 SC2788
Drs. G K and S M	Knowles		SC4361
James	Knowles		SC292
Marilyn	Knowles		SC295
I M	Knowles		SC4480
Merilyne	Knox		SC2996 SC3010 SC3027 SC3031 SC3033
Meryl	Kublik		SC2170
Harue	Kuwayama		SC3180
Donna	Laban		SC4515
Corinna	Labrosse		SC399
Emma	Lally		SC4583
Tracy	Lamb		SC3491
Hilary	Lambert		SC538
Anthony	Lambton		SC3396
Ronald and Jill	Lang		SC1914
Jonathan and Mary	Lang		SC1657
L	Langdon		SC4295
Lindy	Lanning		SC2109 SC2137
Ann	Lardeur		SC2836
Ben	Last		SC3239
Nicola	Last		SC3854
R A	Lavender		SC4102
Glenda	Law		SC46
Christine	Lawless		SC1396 SC1397 SC1398 SC1399 SC1400 SC1401 SC1402 SC1403 SC1404 SC1405 SC1406
Peter B	Lawrence		SC4564
Richard	Lawson		SC3070
Victoria and Richard	Lawson		SC3485

Linda	Le Masurier		SC2238
Heloise	Le Norcy-Trott		SC1536 SC1537 SC1538
Mark	Leach		SC49 SC279
Andrew and Harriet	Leach		SC119
T	Lee		SC996
Len	Lelliott		SC1125
Jon	Lenihan		SC549 SC551
Mary	Lenihan		SC672 SC673
Neil	Leonard		SC1143
Clare	Lett		SC4570
Zac	Leveridge		SC4527
Lorraine	Leveridge		SC4547
Lol, Shirley, Wayne & Deanna	Lewer		SC4362
Joan	Lewis		SC307 SC308
R	Lewis		SC2314 SC2315
Suzanne	Lewis		SC4658
Michael	Lewis		SC28 SC29 SC30
Rachel	Lickiss		SC85 SC86 SC87 SC88 SC89 SC90 SC91 SC92 SC93 SC94 SC95 SC96 SC97
Debbie	Lillywhite		SC1106
Alec	Lincoln		SC1142 SC3534
Christina	Lincoln		SC1769 SC3521
Sally	Lincroft		SC277
David	Lines		SC2347
Susan	Lippmann		SC1503 SC1506 SC2288
Phil	Littleford		SC1915 SC1916 SC1917
PR and SJ	Lloyd		SC3137
L J	Locke		SC4218
Russell & Jennifer	Logan		SC4276
Kathleen	Logue		SC59 SC2467
Timothy	Lomas		SC3770 SC3771 SC3772 SC3774 SC3775 SC3776 SC3778 SC3779 SC3780 SC3781 SC3757 SC3759 SC3760 SC3761 3762 SC3763 SC3764 SC3765 SC3766 SC3767 SC3768 SC3769
Mark	Long		SC806
S	Lookwood		SC2290
Maureen and Ray	Loughlin		SC3372
Emily	Loveland		SC4630
K	Loveland		SC4684
Ann	Lovell		SC4542

Gema	Lovett-Milne		SC1333 SC1336
Liz	Lowe		SC2589 SC2595 SC2597 SC4616
Adriana and Jan	Luba		SC3730 SC3735 SC3737
Kevin	Ludbrook		SC3613 SC3629 SC3633 SC3635 SC3638 SC3640 SC3642 SC3645 SC3647 SC3649 SC3651 SC3653 SC3655 SC3658 SC3659 SC3661 SC3664 SC3667 SC3674 SC3676 SC3678
Barbara	LudBrook		SC192
Stephen	Luff		SC1495
Nicolas	Luker		SC10 SC11 SC12
Matthew and Lucy	Luscombe		SC2446 SC2447 SC2448 SC3417
Nigel	Luson		SC2035
Stephen	Lyall		SC2758
David	Lyle		SC2052
Mary	Lyle		SC2053
Mr & Mrs B P J	Lynch		SC2710
William and Norma	Macmillan		SC785
Peter	Madagan		SC2730 SC2731
Sally	Madagan		SC3493 SC3494 SC3496
John	Madden		SC1071 SC1072 SC1987
Lorraine	Maddison		SC4638
Laura	Magee		SC1345
Helen	Mahy		SC4312
C V	Mallett		SC4580
Duncan	Mallison		SC1434 SC1435
Giles	Maltby		SC3784
Vanessa	Mamer		SC2494
Michelle	Mangan		SC4529
Theresa	Manley		SC1720 SC1721 SC1723SC1726
Norman	Mann		SC384
R	Mansfield		SC2167
Alex	Marchwiak		SC4549
Jean	Marjason		SC637
Vanessa	Marner		SC2196
Carol	Marr		SC357
Rod	Marr		SC358
Roger	Martell		SC3088
Charlie	Martell		SC325
Enid	Marten		SC112
Glenn	Martin		SC1256 SC1257 SC1259
James	Martin		SC1919
Belinda	Martin		SC2042
Kevin	Martin		SC4369

Susanna	Masters		SC1369 SC1370 SC1371 SC1372 SC1373 SC1374
Mr A	Matthews		SC1307 SC1308 SC1309
Bob	Matthews		SC4579
Tony and Nicky	Maude		SC2142
Alison	Maxwell		SC2507
June	Maylam		SC455
Beverly	Mayle		SC1417 SC1418 SC1419
Jim	McBarron		SC4590
Ian	McCarroll		SC2043 SC2044
C W	McCarroll		SC2357 SC3394
Karen	McCarthy		SC3375
Ciaran	McCready		SC1881 SC1980 SC1982
Scott	McDonald		SC825
Ben	McElligott		SC585
Anne and Lyall	McFarlane		SC281
Martin	McGrath		SC1655
Roger	McGregor		SC2369 SC2370 SC2371
Brian	McGuire		SC280
Mrs J	McKeague		SC1277 SC1278
A	McLoughlin		SC4309
M	McLoughlin		SC4679
Sarah	McPherson		SC2940 SC3072
Caryl	Mead		SC2426
John	Mead		SC2568 SC2569 SC2570
Brian	Meadmore		SC2722 SC2724 SC2725 SC2726 SC2727 SC2728
Janice	Measures		SC4033
Paula	Medcalf		SC1510 SC1514 SC1516 SC1517 SC2436 SC2438 SC2440 SC2441 SC2443 SC2439
Jeannette	Mehra		SC34
Naresh	Mehra		SC35
Fiona	Mellington		SC3927
H.	Mellis		SC392 SC581
Toni	Mercer		SC4702
Jean	Metcalfe		SC1798
Scott	Michael		SC1494 SC1499
Sarah	Middleton		SC3522
Mr	Middleton		SC324 SC386
S. A	Mighall		SC4355 SC4356
C.P	Mighall		SC4354 SC4357
David	Miles		SC2033 SC2037
Richard	Miles		SC2817
Peter	Miles		SC4061
Trudy	Miles		SC4123
Suzanne	Milivojevic		SC3822 SC3824 SC3825 SC3827 SC4568
Rosemary	Millen		SC4483

Stephen	Millin		SC4372
James	Millmore		SC1688 SC1689 SC1690 SC1692 SC1693 SC1694 SC1695
Stuart	Milloy		SC2629
Nic	Mills		SC1863
Alison	Mills		SC2500
Liam	Mills		SC3232
Ceri	Mills		SC3252
Lynn	Mills		SC3792 SC3793
Sue	Milne		SC1281 SC1904
Mrs Susan	Mir		SC3179 SC3181 SC3182 SC3183 SC3184 SC3185 SC3187 SC3189 SC3192
Jabir	Mir		SC2073 SC2075 SC2076 SC3224 SC3228
Roger	Mitchell		SC2571 SC2577 SC2580 SC2581 SC2582 SC2583
Peter	Mitchell		SC2830
Sally	Mitchell		SC3890 SC3892
Jacqui	Mobbs		SC2235
Rebecca	Mobbs		SC2241
Lauren	Mobbs		SC4545
S	Moller		SC205 SC420
Colin	Monckton		SC1995
Roger	Moody		SC110
Victoria	Moor		SC4633
Edward	Moore		SC923
Joanna	Moore		SC1823 SC1837 SC1838 SC1839 SC1840
John	Moran		SC2227 SC2229
Cornelius	Moran		SC2233 SC2234
Veronica	Moran		SC3977 SC3979
Liza	Moran		SC1847
David	Morgan		SC2226
Mr and Mrs A.	Morris		SC1875
Lisa	Morris		SC2657 SC2658 SC2662 SC2669 SC2673 SC2679 SC2683 SC2687 SC2689 SC2691 SC2693 SC2696 SC 2700 SC2702 SC2705 SC2706 SC2707 SC2708 SC2711 SC2712 SC2714 SC2715 SC2717 SC2719
Miss Eleanor	Morris		SC2745 SC2750 SC2751
Tucker	Morris		SC2825 SC2826 SC2828 SC 2829 SC2831 SC2832 SC2833 SC2834 SC2835 SC2837 SC2838 SC2839 SC2840 SC2842 SC2845 SC2846 SC2848 SC2849 SC2851 SC2853 SC2855 SC2857 SC2860 SC2863
Alison	Morris		SC3529 SC3532 SC3533
Nick	Morrison		SC4367
Richard and Lucy	Morse		SC4349
Toby	Mortleman		SC313

Karoline	Moser		SC3097 SC3107 SC3112 SC3113
Timothy (Dr)	Moulsley		SC1531 SC1532 SC1533 SC1534
Mary	Mountain		SC1022
Jonathan	Mountain		SC1376 SC1377 SC1384 SC1385 SC1386 SC1387 SC1388 SC1389 SC1390 SC1391 SC1392 SC1393 SC1394 SC1395
Roger	Mountford		SC1408 SC1409
Simon & Michaela	Mousley		SC3188
Charles	Moyle		SC1700 SC1704 SC1708
David	Mullane		SC339
Jo	Mullin		SC4615
Fred	Multer		SC1356 SC1357 SC1358 SC1359 SC1360 SC1361 SC1362 SC1363 SC1364 SC1365 SC1366 SC1367 SC1368
Timothy	Mumby		SC228
Catherine	Mumford		SC803 SC809
Shaun	Mundy		SC1063 SC1065 SC1067 SC1963
Ann	Mundy		SC2713
Kerry	Munroe		SC159 SC4481 SC4487 SC4488 SC4491 SC4493 SC4494 SC4495 SC4498 SC4499
Laurence	Munroe		SC4502 SC4504 SC4505 SC4506 SC4507 SC4508 SC4509 SC4510 SC4512
William	Murch		SC4422 SC4424 SC4426
Matin	Murch		SC4411 SC4414 SC4417
Eileen	Murch		SC4401 SC4402 SC4403
Olivia	Murch		SC4397 SC4399 SC4400
Miles	Murison		SC1347 SC1354 SC1355
C	Murphy		SC4577
Peter	Murray		SC3401
Paul	Murray		SC4198 SC4200
Angela	Muscio		SC684
Christopher	Muscio		SC2818 SC2821
David	Mustchin		SC2427 SC2430
Vanessa	Mustchin		SC2434 SC2433
Lin	Mutler		SC726 SC727 SC728 SC729 SC731
Donald	Mycroft		SC79 SC2251
Michael	Myers		SC1899
Neal	Myers		SC2025
Mark	Myles		SC446
Bruce	Nainby		SC2892
Kathleen	Nash		SC19
William and Wendy	Nash		SC917
Dr. John	Nathan		SC640 SC642

Alison	Neate		SC24 SC25
Karen	Neilson		SC3817
Anne	Nelson		SC1478 SC1479
David	Newberry		SC4663
Linda	Newberry		SC6
Sara	Newman		SC2627
C	Newman		SC2108
John and Karen	Nicholas		SC4321
Dave and Clare	Nicholas		SC4360
Robert	Nicholds		SC2325 SC2540 SC2542 SC2546
Robert	Nicholds		SC2739
Jan and Chris	Nichols		SC4668
F S	Nind		SC2257
John	Nolan		SC4300 SC4301 SC4302
Christine	Norris		SC4047 SC4048 SC4049
Graham	Norton		SC674 SC1436 SC1724 SC1725 SC1825
Carol	Norton		SC1420 SC1632 SC1752 sc1826
Jonathan	Oakes		SC408
Ian	Oakshett		SC2378
Paul	O'Brien		SC3961 SC3962 SC3964 SC3965 SC3966 SC3967
Michaela	O'Brien		SC4500
Richarfd	Ockenden		SC2281 SC2277 SC2271
Elanor	Ockenden		SC2094 SC2095
Peter	O'Connell		SC3288 SC3548 SC3551
David	Ogram		SC666
Annabelle	O'Kane		SC4022
Thomas	O'Kane		SC2742
Mel	O'Kane		SC2755
David	O'Kane		SC2754
Adrian	Oliver		SC26
Chloe	Oliver		SC4107
V	Omahoney		SC16
Jim	Onslow		SC444 SC2379 SC4533
K	Oostuizen		SC4595
Alan	Orbell		SC2488 SC2489
N	Orr		SC2859
Joyce	Osborne		SC381
Simon	Osborne		SC2209
Christine	O'shaughnessy		SC2401
Guy	Osland		SC2421
Andrew	Ostrer		SC237
Sally	Ostrer		SC2744 SC2746 SC2748 SC2749
Carmel	O'Sullivan		SC23
M	O'Sullivan		SC148

Danielle	O'Sullivan		SC149
Suzanne and Stephen	Otto and Thresher		SC2102
Glen	Owen		SC920 SC921 9C922
Mr J E	Owen		SC4228 SC4229
Linda & Trevor	Owlett		SC405
P	Padley		SC4629
Mr H	Pageot		SC364
Alan	Paige		SC462
Neil	Palmer		SC586 SC587
Stan	Palmer		SC975
Nicholas	Palmer		SC2709
S N	Palmer		SC2797 SC2798 SC2802
Laura and Robert	Pank		SC3424 SC3430
Rachel	Pankhurst		SC2376
Darren	Pankhurst		SC2375
Samantha	Paris		SC3942
David	Parish		SC3289 SC3292 SC3267 SC3281
Matthew	Parish		SC3843
Rob	Parish		SC3920
James	Parish		SC3950 SC3954 SC3960
Kim	Parish		SC3987 SC3989 SC3993 SC3996
Helen	Park		SC2608 SC2616
Leanne	Parker		SC4560
Jackie	Parker		SC4678
Elizabeth (Councillor)	Parker		SC1753 SC1754
Lee	Parry		SC1742
Deanne	Parry Jones		SC3893 SC3896 SC3897 SC3898 SC3899 SC3902 SC3904 SC3905 SC3906
Mike	Patch		SC4238 SC4247
Cheryl	Patel		SC1117 SC2639
Neil	Patel		SC2509
Dinesh	Patel		SC2138
Stuart	Paterson		SC4388 SC4389
Michael	Patman		SC41 SC954
Hugh	Paul		SC445
Donald and Leonore	Payne		SC1079 SC1083 SC1084 SC1086 SC1088 SC1089 SC1090 SC1091
Jon	Payne		SC1528
Lawrence	Peacock		SC2619
S	Peacock		SC2626
Mr S	Peacock		SC2631
Mrs J	Peacock		SC2641

Janet	Pearman		SC545 SC546
Christopher	Pearman		SC54
Tony	Pearson		SC464 SC465 SC466 SC467 SC468 SC469 SC470 SC471 SC472 SC473 SC474 SC475 SC476 SC477 SC478 SC479 SC480 SC482 SC483 SC484 SC485 SC486 SC487 SC488 SC489 SC490 SC491 SC492 SC493 SC495 SC496 SC497 SC498 SC499 SC500 SC501 SC502 SC503 SC504 SC505 SC506 SC507 SC508 SC509 SC510 SC511 SC512 SC519 SC515 SC516 SC517 SC518 SC519 SC520 SC521 SC522 SC523 SC524 SC525
Jack	Pease		SC1468 SC1469 SC1470
Gavin	Pedleham		SC4554
Angela	Peed		SC2885
William V	Penford		SC631 SC632
Valerie	Penford		SC4001 SC4002
Charlotte	Penn		SC1094 SC1095 SC1096
Stuart	Penn		SC1097 SC1098 SC1099
Emma	Penn		SC1100 SC1101 SC1102
Sarah	Penn		SC123 SC125 SC363
Sara	Penny		SC3045 SC3047 SC3048 SC3049 SC3050 SC3051 SC3052 SC3056
Sophie	Pepper		SC4637
Mark	Percy		SC577 SC578
James	Perry		SC556 SC557 SC4463
Eileen M	Perryer		SC3406 SC3408 SC3409 SC3411
Julian	Perryman		SC565 SC566
Mr & Mrs	Philibert		SC114
Elaine and Ian	Phillips		SC1295 SC4034
Felicity	Phillips		SC3299
Terry	Philpot		SC3955 SC3956 SC3958 SC3959
P.M	Philpott		SC331
R W	Pickering		SC4286 SC4288
S G	Pickford		SC4450
David	Pickstock		SC3752 SC3743 SC3744 SC3746 SC3749
Linda	Pickstock		SC3754 SC3754 SC3755 SC3757 SC3758
Faye	Pierce		SC223
Hilary and Graham	Pikford and Bonnard		SC4335
Gertraud	Pincombe		SC1617 SC1619 SC1621 SC1622 SC1627
Simon	Pincombe		SC1901 SC1902 SC1903 SC1905 SC1907 SC1908 SC1909 SC1910 SC1911
Primo	Pini		SC419
Mike	Pitt		SC436 SC437 SC438 SC439 SC440 SC441
Richard	Plackett		SC3802

Marion and Geoffrey	Pleydell		SC918
Laura	Plumadore		SC1525 SC1526
Dave	Plumadore		SC1705
Chris and Katharine	Plunkett		SC3539 SC3540
Judith	Pollard		SC2620 SC2622 SC2623 SC2624 SC2625
Dickon & Julia	Poole		SC3246 SC3247 SC3248 SC3249
Barry	Pope		SC1141
Alison	Porteous		SC1955, SC1956, SC1957, SC1958, SC1959, SC1960
Mel	Porter		SC204 SC4563
Colin	Porter		SC3000
			SC2942 SC2950 SC2960 SC2963 SC 2966 SC2968 SC2970 SC2971 SC2974 SC2976 SC2977 SC2978 SC2980 SC2982 SC2983 SC2984 SC2986 SC2987 SC2990 SC2991 SC2992 SC2994 SC2995 SC2999 SC3001 SC3002 SC3003 SC3004 SC3005 SC3006 SC3007 SC3008 SC3009 SC3011 SC3012 SC3013 SC3014 SC3016 SC3019 SC3020 SC3022 SC3023 SC3024 SC3025 SC3026 SC3028 SC3029 SC3030 SC3032 SC3035 SC3036 SC3037 SC3038 SC3039 SC3041 SC3042 SC3043 SC3044
Joanne	Porter		
Richard	Potter		SC4307
Shirley	Powell		SC4472
Jeanette F	Price		SC4379 SC4385
Jane	Price		SC4103
Angela	Price		SC941
Gerald	Prickett		SC1759 SC1760 SC1761 SC1762 SC1763 SC3459
			SC1813 SC1814 SC1815 SC1817 SC1819 SC1821 SC1822 SC1831 SC1842 SC1843 SC3847 SC3850 SC3859
Linda	Prickett		
Karen	Probetts		SC3745 SC3747 SC3748 SC3750 SC3751
Christine	Pudney		SC3931
Nick and Leah	Pullan		SC1964
Roger	Purdom		SC1320 SC3520
			SC3053 SC3055 SC3058 SC3065 SC3066 SC3067 SC3069
Jeremy	Pursehouse		
Richard	Pye		SC145
Ian	Quaife		SC2536 SC2538 SC2539 SC2541 SC2543 SC2544
John L	Quincey		SC2260 SC2264 SC2265 SC2268
Peter & Tracey	Quinn		SC3222
Nicola	Qureshi		SC3176

Alex	Rabbetts		SC1541 SC1542 SC1543 SC1544 SC1545 SC1546 SC1547 SC1548 SC1549 SC1550 SC1551 SC1552 SC1553 SC1554 SC1555 SC1556 SC1557 SC1558 SC1559 SC1560 SC1561
Marylyn	Rabot		SC1183
Howard R. W.	Rady		SC4310
Stephen	Rainbird		SC4501
Hazel	Ralph		SC391 SC1651 SC1652 SC2311 SC2312 SC2313
Brenda	Ralph		SC167
Ken and Brenda	Ralph		SC4704
Liz	Ramsay		SC4363
Mr & Mrs W J	Rankin		SC2602
David	Rasmusen		SC718
Siobhan	Rastelli		SC4550 SC4553
Irene	Ravenscroft		SC591
Ros	Rawling		SC2884 SC2888 SC2891 SC2894 SC2895 SC2896
David	Ray		SC1505 SC1507
Mr Peter	Ray		SC4408
Jonathen	Ray		SC2088
Colleen	Ray		SC2100
John G	Raymer		SC4290 SC4292 SC4293
Debbie	Raymond		SC4479
Miss S A	Read		SC1249 SC1251 SC1252 SC1253
Martin and Sara	Redman		SC2644 SC2645 SC2647 SC2648 SC2649 SC2650 SC2651 SC2652 SC2653 SC2655
Trevor	Reed		SC547
R and E P	Reed		SC4535
Cynthia	Rees		SC4005 SC4008 SC4011 SC4012 SC4013
Bruce	Rees		SC1327 SC1328 SC1330 SC1331
Tom	Rees		SC1341
Mrs P E A	Reeves		SC4350
Mr J	Reeves		SC4348
Rory	Reid		SC1075
Mrs G A	Reid		SC481
Alan	Reid		SC2275 SC2276 SC2279 SC2280
Samantha	Reid		SC3237 SC3236 SC3244
Neil	Reid		SC243
P M	Reilly		SC355 SC356
Susan	Reilly		SC3195 SC3197 SC3196 SC3199 SC3198 SC3200
Bridget	Revell		SC1422 SC1593
Sarah	Reynolds		SC247
Philip	Reynolds		SC316
Mr E.G. & Mrs S.M.	Rhodes		SC299
Nick	Richards		SC2173

Rachel	Richards		SC2236 SC2238 SC2240 SC2243
Eric	Richardson		SC4177
Robert	Riddle		SC2923 SC2926 SC2927
Stephen	Riley		SC3298
Sarah	Risbridger		SC2289
Neil and Anne	Rivers		SC2019 SC2020 SC2021
Les	Rivers		SC2490 SC2514 SC2516
J	Roach		SC4593
Keith	Robbins		SC1111 SC1113 SC1114 SC1115 SC1116 SC1118
Angela	Robbins		SC1119 SC1120 SC1121 SC1122 SC1123 SC1124
Dan	Roberts		SC4503
Sandra	Robertson		SC144
Ruby	Robinson		SC1464
Leslie	Roffey		SC764 SC964
Catherine	Roffey		SC1343
Kay	Rogers		SC1934
Julie	Rogers		SC4016 SC4020
Sarah	Rose		SC102 SC103 SC104
Bryan	Routledge		SC4326 SC4329 SC4330
Neil	Rowe		SC4525
Julie	Rowland		SC2791 SC2799
H	Rowsell		SC1680 SC1682 SC1683 SC1684
Jayne	Rudd		SC1264 SC1265
Thomasine	Rudd		SC2171
Peter	Rudd		SC2294
Melissa	Ruffey		SC4603
H	Rujbally		SC31
W	Rushton		SC4634
Colin and Marilyn	Russell		SC3922 SC3926 SC3928 SC3929 SC3930 SC3932 SC3933 SC3934 SC3936 SC3937 SC3938 SC3939 SC3941
P	Russell		SC4688
Philip	Rusted		SC285 SC286 SC287 SC288 SC289
Clive	Rutherford		SC9
Thomas	Ryan		SC705
John	Sack		SC4351
Wendy	Sales		SC4540
Peter	Samuels		SC2079
Juan	Sanchez		SC2743
David and Patricia	Sanders		SC115
Malcolm	Sanders		SC128
Geoffrey	Sanderson		SC604 SC607 SC608
Kent	Sandiford		SC2360
Tony	Sandover		SC4339

J and P.M	Satchwell Smith		SC4299
Natalie	Saunders		SC4456
Lee	Saunders		SC4466
James	Saunders		SC4526
Martin and Lynn	Savage		SC1235
Robert	Sayer		SC2414 SC2416 SC2419
Catherine	Sayer		SC3291 SC3294 SC3295
Cindy	Sayers		SC1421
Jeremy	Schwartz		SC2174
Jacky	Scobell		SC1834
Mrs M	Scott		SC1188 SC1189 SC1190
Jean	Scott		SC1869
S E	Scourfield		SC1231 SC1234
Alan & Trelawney	Seager		SC2391 SC2387 SC2390 SC2392 SC2393 SC2395
Paul	Seals		SC276
Adrienne	Seaman		SC952
Sarah	Selway		SC2843
Tim	Selwood		SC300 SC1338
Mrs Jacqueline	Selwood		SC2756
Annamaria	Serra		SC1896
J.M & L.R	Setters		SC232
John	Shadrach		SC4544
Sue	Shakespeare		SC366 SC367 SC368 SC369
Peter	Shambrook		SC4646
Danny	Shamtally		SC1294
S R	Shannon		SC168
Isabelle Ben and Jack	Sharpe		SC4687
Sarah	Shaw		SC2067 SC3241
Sarah	Shaw		SC317
David	Shaw		SC318
Mr NM and Mrs PM	Shaw		SC526 SC527
Alistair and Sarah	Shaw		SC1424 SC1616
Bill	Sheehan		SC1530
Chris	Shepherd		SC3186
Elizabeth	Shepherd		SC3565
Julian	Sheppard		SC3015 SC3017 SC3018
Sigrid	Sherell		SC2850 SC2856
Tessa and Vicky	Shergold		SC2862
David	Sherlock		SC2398 SC2399 SC2400
Vivien	Shiplee		SC822

Chris J	Shiplee		SC1745
Paul	Shipway		SC239
Christopher	Shirtcliffe		SC122
Gillian	Shorey		SC278 SC2146
Chris and Sara	Shortman		SC458
Lisa	Siggery		SC2083
Sandra	Silvester		SC2547 SC2548 SC2549 SC2550 SC2551
Sarah	Silvester		SC4555
Ian	Simm		SC787 SC789 SC790 SC792 SC793 SC794 SC795 SC797 SC798 SC800 SC802
Jenni	Simmonds		SC2929
Philip	Simmons		SC1711 SC1714 SC1715 SC2887 SC2889 SC2890
Cloe	Simpkins		SC4619
Mrs B J	Simpson		SC4374
Mr and Mrs	Simpson		SC4251 SC4248
Lee	Simpson		SC2007 SC2008 SC2009 SC2010 SC2011 SC2012 SC2013 SC2014 SC2015 SC2016 SC2017 SC2018
Julie	Simpson		SC3492
Thor	Simpson		SC3566 SC3569 SC3572 SC3575
Robin D.	Sinclair		SC1998 SC1999 SC2000 SC2001 SC2002 SC2003
Dr Kay	Singleton		SC2738
Phil	Singleton		SC2827
Kenneth J	Skilton		SC4344
Kelly A	Skilton		SC4353
Brian J	Skilton		SC4297
Gary and Zoe	Skilton and Adams		SC2444
Mrs A	Skinner		SC449 SC514
Maureen	Skinner		SC2607
Norman and Marion	Skinner		SC2154
Barry	Slade		SC3142
Patricia	Slade		SC3143
Marilyn	Smith		SC354
A M	Smith		SC560 SC561 SC563 SC564
Helen	Smith		SC815
G	Smith		SC820 SC821
Mrs Natalie	Smith		SC1185
Jenny	Smith		SC194
David J	Smith		SC2081 SC2082 SC2087
Mrs Anne	Smith		SC2559
Steve	Smith		SC2931
David	Smith		SC3115 SC3117 SC3119 SC3121 SC3120 SC3122 SC3124

Karen	Smith		SC3217 SC3221 SC3225 SC3226 SC3227 SC3230 SC3231
Denise and Quentin	Smith		SC2077
Diane M	Smith		SC4552
Louise	Smith		SC4643
Emily	Smith		SC4642
Brian	Smith		SC161
Roger	Smith		SC596
A J C	Smither		SC2384 SC4319
Mike and Jill	Smyth		SC1747 SC1748 SC4234
Sarah	Soden		SC1894 SC1895
Philippa	Soodeen		SC2045
Lorna	Sorrell		SC4597
Andrew	Southcombe		SC2656
Alan and Alison	Speed		SC191
Nicola	Speed		SC2156
Karl	Speed		SC3975
David and Vanessa	Spencer		SC4327
Janet	Speyer		SC716 SC717
Jack	Speyer		SC81 SC82
James	Spinks		SC407
Sally	Spurgeon		SC2423
J K	Stafford		SC4600
Claire	Standley		SC4346
Mrs H and Mr A	Stanford		SC452 SC453 SC454
Rachel and John	Starling and Chequers		SC3523 SC3524 SC3525
Elke	Starr		SC4601
Rod	Stead		SC3312 SC3317 SC3322
Lesley	Steeds		SC1297 SC1298 SC1299 SC1300 SC1301 SC1302 SC1303 SC1305 SC1306 SC4727 SC4728 SC4729
Gary	Steel		SC203
Pip and Nigel	Steers		SC706 SC708
Teresa	Stein		SC1348
Miss D	Steptoe		SC4459
Leanne	Sternalski		SC3552 SC3559
Daniella	Sternalski-Gobey		SC2026 SC2028
Graham	Stevens		SC3848 SC3851 SC3852 SC3853 SC3855 SC3856 SC3857 SC3858 SC3860 SC3861 SC3863 SC3864 SC3866 SC3867 SC3868 SC3869 SC3870 SC3871 SC3873 SC3874 SC3875 SC3876 SC3877 SC3879 SC3880 SC3882 SC3883 SC3884 SC3885 SC3887
Bill	Stevenson		SC3568 SC3570 SC3571 SC3573 SC3574 SC3576

David	Stewart		SC333 SC334 SC335 SC336
John	Stewart		SC1211 SC1212 SC1213 SC1215 SC1216 SC1217
D	Stockwell		SC4581
Nina	Stokes		SC2261
Nichola	Stokoe		SC13
Mike	Stone		SC1126
Tony	Stone		SC2822
Michael	Stott		SC1127
Liz	Stott		SC2239
Janie and Jonathan	Stott		SC3498 SC3499
Mrs Beverley	Stroud		SC3144
Marie	Stuart-Menteth		SC2603 SC2610 SC2611 SC2612 SC2615
Andrea	Stutchbury		SC3538
Margaret	Stutchbury		SC3536
Songul	Suer		SC3285 SC3510
Richard	Sullivan		SC116
Derek	Suttle		SC1059 SC1060
Linda	Suttle		SC1128 SC1129
Barbara	Sutton		SC337
Mike	Sutton		SC671
Valerie	Sweeting		SC111
David	Sykes		SC1884 SC1885 SC1886 SC1888 SC1889 SC1891
Lois	Sykes		SC3076 SC3077 SC3080 SC3081 SC3082 SC3083 SC3084 SC3085
Jenny	Symonds		SC275
Alan	Symonds		SC2646
Marcin	Szczyпка		SC461
Paul	Szwarc		SC1943 SC1944 SC1945
Khosrow	Tahmasebi		SC39
Leah	Tait		SC153
James	Tait		SC2389 SC138
Kim	Tamplin		SC4453
Beryl	Tatnell		SC3086 SC3087
Jacky	Taylor		SC36 SC398
John	Taylor		SC4296
Janny	Taylor		SC3404 SC3405 SC3406
Nicola	Taylor		SC4623
Frances	Taylor		SC4665
Jacque	Taylor Wilson		SC2762 SC2766 SC2776 SC2777 SC2778 SC2779 SC2782
Brian and Ginny	Teakle		SC1344
Stephen	Tee		SC1979
Gillian	Thomas		SC1921
Ron	Thomas		SC2864

Roderick (Rt Rev'd)	Thomas		SC1833 SC1835
Fiona	Thompson		SC968
Jeremy	Thompson		SC188 SC189 SC190
Barbara	Thompson		SC2919
Matthew	Thompson		SC2922
Ian	Thomson		SC1770 SC1774 SC1775 SC1776 SC1777 SC1779
Susie	Thum		SC3495
Jane	Thurley		SC2747 SC2753 SC2757
Helen & Steve	Thurlow		SC981 SC984
Linda	Thwaite		SC2252
Janet	Tickner		SC2030
Wendy	Timberlake		SC3888
Peter	Tindell		SC17 SC18
Mrs M	Titchener		SC579 SC580
R D T	Todd		SC1208 SC1209
Julia	Todd		SC4682
John	Tolley		SC4452 SC4454 SC4455 SC4457 SC4458 SC4460 SC4461 SC4462 SC4464 SC4465 SC4467 SC4468 SC4469 SC4470 SC4473 SC4474 SC4475 SC4476
M	Tolputt		SC2355
Andrew	Tomkins		SC2664 SC2665 SC2668 SC2671 SC2672 SC2674 SC2675 SC2676 SC2677 SC2678 SC2680 SC2682 SC2684 SC2685 SC2686 SC2688 SC2690 SC2692 SC2695 SC2697 SC2699 SC2701 SC2703 SC2704
Tracey	Tompkins		SC1832
Phillippa	Toogood		SC955 SC956 SC957
Claire	Toone		SC387
Barbara Ann	Tower		SC302
Barbara	Townsend		SC4571
Genine	Townsend		SC4604
D J	Tozer		SC2195 SC2199
Jonathan	Trott		SC1539
Andrew	Trotter		SC4606
Anne	Tuffill		SC2475 SC2476 SC2477 SC2478 SC2479 SC2480 SC2482 SC2483 SC2484 SC2485 SC2486
Jessica	Turk		SC2481
Diane	Turner		SC238 SC146
Salina	Turner		SC2824
Brian	Turner		SC4038 SC4040 SC4041 SC4042
Sarah	Turner		SC4671
Gill	Underhill		SC2147 SC2148 SC2149 SC2150 SC2151 SC2152 SC2153
Michael	Underhill		SC2249 SC2250
C J	Unwin		SC4574

Lloyed	Urquhart		SC986 SC987 SC989 SC990
Vanessa	Utting		SC2912 SC2913
Dianne & Alex	Vassallo		SC303 SC304 SC305
Kiomars	Vejdani		SC1311
Emma	Verdier		SC2049
Hugh and Sally	Vetch		SC535 SC536
Wendy	Vicars		SC3202 SC3209
Christina and Michael	Vogt		SC1 SC215
Mr R and Mrs F	Voizey		SC4447
Hilary	Waddington		SC4536
Peter	Wade		SC1876
Martin and Lisette	Wade		SC4322
Jane	Wadsworth		SC393
Jane	Wadsworth		SC1605 SC1607 SC1609 SC1610 SC1611 SC1612 SC1613 SC1614 SC1615 SC1618 SC1620 SC1623 SC1624 SC1625 SC1626 SC1628 SC1630
Jennifer	Wagstaff		SC2144
Richard	Walden		SC2630 SC2632 SC2633 SC2634 SC2636 SC2637 SC2638 SC2640 SC2642 SC2643 SC274
Joe	Walker		SC624 SC626
Susan	Walker		SC1112
James and Fiona	Walker		SC415
Esther	Walker		SC2403
Alison	Walker		SC2852
Miss S A	Walker		SC4230 SC4231
Doreen	Waller		SC4386
Julie	Wallis		SC3990
Ian	Wallis		SC610
Peter	Wallyn		SC919
Dominic	Walsh		SC332
Linda	Walsh		SC2292
D	Walsh		SC4594
Nicholas	Walsh		SC1206
Vanessa	Walton		SC3844
Felicity	Ward		SC3829
Caroline	Warner		SC675
John	Warr		SC1262
Harriet	Warr		SC1845
Dave	Wastell		SC113
Keith	Waterman		SC4191
Geoff	Waters		SC120

Sue	Waters		SC3579 SC3580 SC3584 SC3585 SC3586 SC3587 SC3588 SC3590 SC3591 SC3592 SC3593 SC3596 SC3597 SC3598 SC3599 SC3600 SC3601 SC3602 SC3606 SC3608 SC3609 SC3610 SC3611 SC2612
Ian	Wates		SC2783 SC2784 SC2786 SC2789 SC2790 SC2792 SC2793 SC2794 SC2795 SC2796 SC2800 SC2801 SC2803 SC2805 SC2807 SC2808 SC2810 SC2811 SC2813 SC2815
Paul	Watkins		SC394 SC1949
Pauline	Watson		SC1288
Stephen and Sara	Watson		SC2698
Colin	Watson		SC3125 SC3127 SC3129 SC3130
Sandra	Watson		SC4524
Tony	Watson		SC231
Ken	Watson		SC1716
Nuala and Roger	Watts		SC172
Dena Lynn	Watts		SC4520
Pauline	Wells		SC7
Bill and Gwen	Whalley		SC2202
John & Clare	Wheeler		SC352, SC359
Paul	Whenham		SC4701
Mary	Whenman		SC4169
Carine	White		SC373 SC374 SC375
Nicholas	White		SC56 SC58
Moira	White		SC1050 SC1503 SC1504 SC1505 SC1057 SC1058
Alan J	White		SC4376 SC4378 SC4380 SC4382
Trudy	White		SC310 SC4342
I & TM	White		SC1983 SC1984 SC1985 SC2306 SC2307 SC2385 SC2386
Graham	White		SC4237
Christine	White		SC400
Anthony	White		SC2883
Ashley	White		SC2948 SC4680
Colin	White		SC2071 SC2072
Ross	White		SC3605 SC3607
Demelza	White		SC3803
Caroline	Whiteley		SC3872 SC3837 SC3881 SC3886
Mr and Mrs	Whiting		SC982 SC983
John	Whitley		SC4105 SC4106
Peter	Wilcox		SC1254 SC1255
John and Eileen	Wildey		SC4673
Stuart	Wilkie		SC1793 SC1788
Donna	Wilkins		SC4596

Richard	Wilkinson		SC2432
David	Williams		SC140
Donald and Joan	Williams		SC216
Peter	Williams		SC284
Sara	Williams		SC2460
Huw & Marian	Williams		SC2911
Annette	Williams		SC3133 SC3134 SC3135 SC3136 SC3138 SC3139
R J	Williamson		SC973 SC976
Mr and Mrs N.	Williamson		SC1918
Pauline	Williamson		SC1173
Mark and Lisa	Willoughby		SC217 SC371 SC372
Mark	Wilson		SC8 SC2435
June	Wilson		SC970
Suna	Wilson		SC979
Gordon	Wilson		SC65 SC162
S	Wilson		SC1230
Doris	Wilson		SC1882
Ian	Wilson		SC2080
Kay	Wilson		SC2941
Richard	Wilson		SC3101
Helen	Wilson		SC3278
Steve and Wendy	Wilson		SC4338
R	Wilson		SC4696
Mike	Wilton		SC953
Karen	Wimble		SC676 SC677
Ray and Mandy	Winder		SC3700 SC3831
Rose	Windmill		SC442, 443
Alan	Windsor		SC2598 SC2600 SC2601
Helena	Windsor		SC2572 SC2573 SC2576 SC2578 SC2579 SC2586 SC2587 SC2588 SC2590 SC2591 SC2592 SC2594 SC2596 SC2599
G D	Windsor		SC3502 SC3503 SC3504 SC3505 SC3506 SC3507
Robert	Wingate		SC3944 SC3945 SC3947 SC3948 SC3949 SC3951 SC3952
Roy	Winters		SC411 SC459
Peter	Wise		SC4164
Brigit and Graham	Wiseman		SC1520
Frances	Withers		SC141
Ailsa	Wolfaardt		SC1349
Mark	Wood		SC409, SC410
Laura	Wood		SC413 SC414
N	Wood		SC105

N	Woodley		SC4620
Dave	Woodman		SC4486
Laura and Robert	Woodruff		SC3488 SC3490
Paul	Woodruff		SC3526 SC3527
Dick	Woods		SC1132 SC1135
Gillian	Woods		SC1136
Mrs G	Woods		SC4394
Jean	Woods		SC635
Simon	Woodward		SC994
Karen	Woodwark		SC1263
Chris	Worden		SC1529
Suzanne	Wordsworth		SC1675
Jackie	Wren		SC3223 SC3229 SC3234
Marcell	Wright		SC4602
Gill and Trevor	Wringe		SC1184 SC1186 SC1187
J	Wynn-Jones		SC4674
Nicola	Yates		SC3486 SC4513
S J	Yates		SC4572
Andrew	Yeo		SC1222
Nancy	Yeoman		SC4539
Richard	York		SC1735SC1736 SC1737
Benjamin	Young		SC4557
Lisa	Young		SC4609
Dominic	Young		SC4521
Mr and Mrs	Younger		SC3151 SC3162 SC3164 SC3165 SC3168

Appendix 4 Comments received, responses and actions

Local Plan: Sites Consultation Comments

Site Reference	BHE 007
Site Address	Land to the west of Blue Anchor Farm
Current categorisation of the site	Category 3 - Red
Number of comments received	62
Comment IDs	SC78, SC365, SC383, SC468, SC643, SC682, SC804, SC819, SC988, SC1072, SC1411, SC1438, SC1476, SC1544, SC1578, SC1595, SC1823, SC1835, SC1844, SC1867, SC1844, SC1866, SC1890, SC1868, SC1897, SC1986, SC2137, SC2194, SC2200, SC2175, SC2151, SC2228, SC2324, SC2358, SC2511, SC2516, SC2554, SC2598, SC2882, SC2966, SC3190, SC3233, SC3217, SC3292, SC3290, SC3331, SC3395, SC3713, SC3734, SC3853, SC3843, SC3854, SC3960, SC3993, SC3910, SC3984, SC4105, SC4371, SC4381, SC4405, SC4508, SC4494
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • Development at this location would be unsustainable. • This site is unsuitable for development because of infrastructure deficiencies, flooding and transport-related, landscape and environmental impacts. • Development could create a new heart for the very small ribbon development along the A22, but it needs to be carefully planned. • The proposed development would be larger than Lingfield, but would have poor access to public transport (trains). <p>Green Belt</p> <ul style="list-style-type: none"> • The proposed development is inappropriate on Green Belt land (the Green Belt is fit for purpose in this location). It will only lead to further residential and commercial development in this area. • The Green Belt needs to be protected as it cannot be replaced. It should be preserved for future generations. • Development at Blindley Heath would not improve the quality and usefulness of urban fringe Green Belt areas. • Development would not comply with the exceptions listed in NPPF paragraph 89 and should therefore be excluded. <p>Infrastructure</p> <ul style="list-style-type: none"> • Existing local infrastructure (including: telecoms, roads and road junctions, railways, electricity, gas and water supply, wastewater, schools, parking, medical facilities, social care, open space and leisure facilities) does not cope with current usage. New development would put intolerable and unsustainable pressure on it. • Improvements to local infrastructure (schools, medical facilities, retail, community facilities, parking and rail stations) would be required and must be guaranteed before any future development takes place. Concerned about road safety and the suitability of road infrastructure on local roads (e.g. Eastbourne Road, Byers Lane and Ray Lane). • The railway bridge at South Godstone and a bridge south of Blue Anchor Farm would need to be widened/improved to

Local Plan: Sites Consultation Comments

	<p>accommodate the additional traffic.</p> <ul style="list-style-type: none">• The need for new infrastructure could make new development uneconomic or marginal. <p>Highways / transport</p> <ul style="list-style-type: none">• The proposed development does not appear to promote sustainable transport. Development would be inappropriate as it would be reliant on the car as the main mode of transport.• The site has good transport links: it is served by a main road and within reasonable distance of two rail routes; although parking needs to be improved.• Development would increase traffic on the A22, which is already very busy and a barrier to movement for pedestrians and would lead to gridlock on the road network/at key junctions (with Byers Lane or Ray Lane). Major routes (M25, M23) are busy or operating at capacity, and congestion leads to problems on other roads (A22).• Bus services have been reduced and are no longer of practical use.• There is no local railway station to support development and it's unclear whether the nearest train stations and their parking facilities could be upgraded to cope with increased demand.• Further capacity improvements to the East Grinstead line are unlikely to be feasible. Transport links would need to be improved to support the suggested level of new development.• The local roads are not designed to the standard required to deal with significant new development (the lanes are narrow and lacking pavements). There is no potential to widen the roads in Blindley Heath.• Development would lead to significant increases in traffic and disruption to the villages of Horne and Smallfield.• Byers Lane, Brickhouse Lane and Whitewood Lane are dangerous because they are used by HGVs servicing the industrial units in Brickhouse Lane/travelling to and from Crawley and Redhill; additional traffic would exacerbate road safety concerns. More traffic would also decrease road safety for pedestrians and road-users on the A22 and Tandridge Lane. <p>Social</p> <ul style="list-style-type: none">• The proposed development would not create a sense of community, as it would not provide enough community infrastructure to accompany the new housing.• The site has recreational value for local people and visitors and this would be threatened by development.• The crime rate is likely to increase as a result of this development.
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Local Plan: Sites Consultation Comments

	<p>Environmental</p> <ul style="list-style-type: none">• Pollution levels (air and noise) are likely to increase as a result of development.• Housing on Byers Lane already suffers from impacts on amenity (from noise and vibration) due to traffic.• The site adjoins an existing waste site that will continue to be safeguarded by the minerals planning authority. <p>Flooding</p> <ul style="list-style-type: none">• The site is an area of extensive flood plain for the River Eden, so intensive building would be reckless. Development could greatly increase flood risk for Blindley Heath and other areas downstream (e.g. Edenbridge); this would be contrary to National Planning Policy Framework (NPPF) paragraph 103 and would pose a direct threat to the homes and livelihoods of residents.• The proposed land is within Flood Zones 2 and 3 and this severely restricts its development potential. Proposals to develop these areas must be supported by an Exception Test and may require flood plain compensation.• Localised flooding would increase due to the increased discharge of surface water.• The A22 and Byers Lane already suffer from flooding.• The existing drainage network cannot cope, so new development would increase flood risk to residential properties.• The site lies within the recorded flood outlines of the November 1960 and September 1968 flood events from the Ray Brook. <p>Ecology</p> <ul style="list-style-type: none">• Development would threaten two Sites of Special Scientific Interest (SSSI) on Blindley Heath Common that need to be protected: these areas form a unique local habitat that would be severely damaged by recreational disturbance and proximity to a new residential area.• The countryside is very important for local wildlife that relies on the farmland, including protected species (reptiles, amphibians, owls and bats). <p>Landscape / character</p> <ul style="list-style-type: none">• Some of the land being considered for development is beautiful countryside and Ancient woodland.• Development would adversely affect the openness of the countryside.• The rural character should be preserved from development.• The proposed development is not compatible with the size and character of Blindley Heath.• Blindley Heath does not fit the parameters (accessibility to services, public transport and other infrastructure) required for residential development within the Green Belt.
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	<p>Sustainability Appraisal</p> <ul style="list-style-type: none"> • Development must be limited to what the District can sustainably support and these proposals fail that test. <p>Housing</p> <ul style="list-style-type: none"> • Doubt regarding the affordability of housing for single person households. • Council should apply the housing allocation in strict order of the settlement hierarchy (i.e. urban settlements first). <p>Employment / economic</p> <ul style="list-style-type: none"> • There are no local employment opportunities and very little employment in the area. • The site has poor access to employment areas. • Most new residents would need to commute, which puts additional strain on transport infrastructure. • Concern at the loss of working farms due to the proposed development. • There would be no teachers or doctors in the local area to fill the jobs at new schools or medical facilities. • Local shops would be insufficient to meet the demand.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Blindley Heath is identified as a Tier 3 settlement (Rural Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan does not seek to allocate sites in or adjacent to settlements in Tier 3 of the hierarchy.</p> <p>However, the Preferred Strategy does include allocation of a strategic site capable of delivering development based on Garden Village principles, and Blindley Heath is just one of these locations being considered. Therefore, whilst this site is not considered further on an individual basis, as a collective with other sites it could form part of the potential Garden Village.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further</p>

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	<p>inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to landscape, ecology and the environment. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>Consultation is scheduled in Summer/Autumn 2017 on potential areas for a Garden Village, as part of the Council's agreed Local Plan Preferred Strategy.</p> <p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations</p>

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Site Reference	BHE 009
Site Address	Land adjacent to Hartley, Hare Lane, Blindley Heath
Current categorisation of the site	Category 3 - Amber
Number of comments received	48
Comment IDs	SC300, SC332, SC469, SC644, SC687, SC1042, SC1052, SC1142, SC1291, SC1336, SC1338, SC1439, SC1477, SC1478, SC1479, SC1504, SC1509, SC1545, SC1597, SC1769, SC1773, SC1769, SC1865, SC1904, SC1918, SC1958, SC2079, SC2122, SC2327, SC2383, SC2545, SC2756, SC2968, SC3093, SC3221, SC3243, SC3259, SC3521, SC3534, SC3521, SC3996, SC4041, SC4309, SC4285, SC4365, SC4391, SC4377, SC4679
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • History of applications for this site, including for a lower number of pitches, all which have been rejected and therefore the site should not continue to be considered. • General housing development and alterations is rejected in this location and this should be no different for Traveller accommodation. • The scale of development at 19 pitches is unacceptable. • The scale of 19 pitches would increase the number of units in Hare Lane by approximately 45%. • The site is close to an existing site at West Park Road. • The development contributes nothing to affordable homes or social housing. • This site is close to the site at Blue Anchor Farm (BHE 007) and further development would increase pressures in all matters and legal challenges to the inclusion of these sites will be made to resist this. • The Title to the proposed site SY427185 includes a schedule of restrictive covenants. The covenants are with Seeboard and place restrictions on the use of the land. The land cannot be covered in any way that would restrict access to an electric line crossing the land. Also the existing level of the land is not to be changed and no building, structure or trees are to be erected/planted on the land. • Brownfield sites should be used, not Green Belt. • The allocation of this site in this location does not accord with national policy criteria. Although it is appreciated that there is a need for Traveller sites, this location is not appropriate and more evidence is needed for the Council to understand Traveller accommodation needs in the up to date context of the new definition. • It has not been demonstrated that there is a clear and immediate need for this development. <p>Planning Policy</p> <ul style="list-style-type: none"> • Contrary to the Surrey Structure Plan (Policy LO4), the Local Plan (2001) (RE2) and CSP9 and CSP21 of the Core Strategy (2008). • Unable to determine how such a site would contribute to promoting sustainable transport as set out in Section 4 of

Local Plan: Sites Consultation Comments

	<p>the NPPF.</p> <p>Green Belt</p> <ul style="list-style-type: none">• The Green Belt is essential to creating green spaces and retaining the countryside.• Gypsy and Traveller sites are inappropriate development in the Green Belt.• This site would result in an impact on openness, visual amenity and rural character; thus failing to enhance landscape character.• Does not constitute very special circumstances, or exceptional circumstances.• This site would conflict with the findings of the Council's evidence in the Green Belt Assessment which considers Blindley Heath the settlement, to be contrary to the purposes of the Green Belt, but not this site.• This site severely prejudices the wider aims of Green Belt policy.• This site meets the purposes of the Green Belt, yet is still considered to be deliverable and developable and shouldn't be. <p>Infrastructure</p> <ul style="list-style-type: none">• Blindley Heath has insufficient services and there are no local amenities.• Doctor's surgery at Lingfield cannot take any more people and they're already seeing patients from the East Grinstead area.• There are regular power outages which impact beyond Blindley Heath, at Lingfield.• There is no mainstream access to utilities. <p>Highways / transport</p> <ul style="list-style-type: none">• Negative impact on traffic and the roads.• Issues with the access in proximity to an existing breakers yard and existing new development at former Ladyhaye Kennels.• Poor visibility for the access.• Hare Lane is too narrow, with sharp bends and increased traffic would make it unsafe for pedestrians, horse riders and cyclists.• Safety concerns in general on the lane.• The narrowness of the lane is such that cars and lorries are damaged when having to pass one another, including at the S-bend near Goulds Farm.• There are no streetlights or pavements.• Impact on infrastructure including A22 between Blindley Heath, Lingfield and East Grinstead.• Impact on footpaths and bridle-ways.• There is an overt reliance on the private car and the location
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Local Plan: Sites Consultation Comments

	<p>is isolated from other services.</p> <ul style="list-style-type: none">• No public transport serves this location and waiting times on the roads are high with long queues up to Godstone and the M25.• Local parking will increase.• Hare Lane is already used as a shortcut between Smallfield and the A22. <p>Flooding</p> <ul style="list-style-type: none">• In an existing low lying flood area and development would exacerbate this.• No mains drainage and sewage disposal for the site would present an issue and this is considered to be a 'wet spot' with a number of springs.• Flood mitigation would be expensive.• Some of the areas sewage goes to Crowhurst Lane and when flooding occurs, it backs up onto the A22.• Local tributaries to the River Eden may be adversely affected. Current properties rely on a ditch to deal with run-off.• It is unclear what the impact on the River Eden and Edenbridge will be. The land acts as a flood plain.• Flooding on this site would leave the caravans vulnerable. <p>Landscape / character</p> <ul style="list-style-type: none">• The assessment of this site in landscape terms is incorrect and the open nature of the site means public views into and across the site is readily visible. The assessment should be upgraded to 'substantial' impact.• The Council is obliged to maintain the rural character of the area and to conserve the landscape character.• Would destroy the rural character of the area and way of life for current residents would be impacted.• The site is in attractive landscape with Ancient woodland and high quality trees and views of open countryside would be destroyed. Hedgerows have already been removed without permission, but no enforcement action taken. <p>Environmental</p> <ul style="list-style-type: none">• This site would increase the levels of household waste.• The site is on polluted ground.• If the second runway at Gatwick goes ahead it would impact upon the noise and air pollution levels for residents.• Noise and pollution would be a serious problem. <p>Ecology</p> <ul style="list-style-type: none">• Animals and wildlife will be adversely affected.• Close to a potential Site of Nature Conservation Importance (SNCI) and within Ancient woodland and has ancient hedgerows.
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	<ul style="list-style-type: none"> • Removal of the hedgerows would be necessary for access. • There are said to be great crested newts around Stephen's pond. • The biodiversity in the Blindley Heath area is recognised by the Local Nature Reserve (LNR) and a Site of Special Scientific Interest (SSSI). <p>Employment</p> <ul style="list-style-type: none"> • There are no local employment opportunities for the site occupants. <p>Social</p> <ul style="list-style-type: none"> • It is very important that any development only occurs when it is certain that the quality of life together with the needs of both existing and new residents can be supported.
<p>Council's response</p>	<p>National Planning Policy requires the Council to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. Planning Policy for Traveller Sites (PPTS) requires councils to set pitch and plots targets which address the likely permanent and transit site accommodation needs of travellers in the council's area, working collaboratively with neighbouring local planning authorities.</p> <p>As part of the evidence base for the new Local Plan, a Gypsy and Traveller Accommodation Assessment (GTAA) is being prepared in accordance with a joint methodology with a number of other Surrey Authorities to ensure that a consistent approach is being taken to the assessment of gypsy traveller needs. This updated study will replace the 2013 GTAA, which was prepared on the basis of the previous definition of traveller. The GTAA 2017, which will be published in due course, brings together the results of desk-based research, stake-holder interviews and engagement with members of the travelling community to conclude on the accommodation needs of the gypsy, traveller and travelling showpeople population in the District and provide estimates for additional pitch provision (gypsy/traveller) and plot provision (travelling showpeople) for the period to 2033. The work carried out in the preparation of this report, and the conclusions it reaches regarding future need, will be utilised in preparing the Local Plan and allocating sites.</p> <p>With regards to concerns about infrastructure provision, the Council is preparing an Infrastructure Delivery Plan that will be published alongside the Local Plan Regulation 19 consultation. Specific site constraints will be considered at later stages in relation to considerations of suitability and deliverability.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure</p>

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	<p>needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council will be fulfilling its duty to prepare a brownfield register, and publishing this by the end of 2017. The register will include a list of suitable brownfield sites that will be prioritised for development.</p> <p>The Council notes all other comments made, in particular on matters relating to landscape, ecology and the environment. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council is committed to seeking to meet the needs of all members of the community, and will carefully consider the findings of the Traveller Accommodation Assessment to identify the need for Traveller accommodation in the District.</p> <p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

Local Plan: Sites Consultation Comments

Site Reference	BHE 010
Site Address	Land adjacent Blue Anchor Farm, Blindley Heath
Current categorisation of the site	Category 3 - Amber
Number of comments received	28
Comment IDs	SC74, SC471, SC688, SC1285, SC1440, SC1480, SC1546, SC1598, SC1833, SC1892, SC1957, SC2123, SC2152, SC2219, SC2320, SC2515, SC2600, SC2971, SC3225, SC3238, SC3239, SC3672, SC3855, SC4040, SC4119, SC4375, SC4383, SC4406
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • The site includes previously developed land and could be sustainably developed for residential use. • A medium density housing development that is sensitive to the nearby listed building and other structures would be appropriate. • Development of this site would be a catalyst for a major settlement expansion, comprising further commercial and residential uses. • Full consideration should be given to the impact that development would have on the surrounding area and local resources. • On behalf of the landowner, Fairfax Acquisitions (SC1285) confirms that this site and BHE 008 is available, suitable and deliverable for development. <p>Green Belt</p> <ul style="list-style-type: none"> • This site would never meet the “very special circumstances” required to release it from the Green Belt. • The proposal constitutes inappropriate development on Green Belt land. The Green Belt is fit for purpose. • The Green Belt ensures that Blindley Heath remains as a small village. • The site could only comply with National Planning Policy Framework (NPPF) paragraph 89 if it were considered for limited infill. <p>Infrastructure</p> <ul style="list-style-type: none"> • Existing local infrastructure (including; schools, roads and road junctions, railways, electricity supply, wastewater, parking, medical facilities, leisure facilities) does not cope with current usage. This should be rectified before any further development. • Improvements to local infrastructure (roads, schools, medical facilities, retail, community facilities, leisure, parking and railway stations) would be required. <p>Highways / transport</p> <ul style="list-style-type: none"> • Development would be inappropriate as it would be reliant on the car as the main mode of transport. • Development would exacerbate congestion on the A22, creating more of a barrier to movement for pedestrians and

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	<p>road users and decreasing road safety.</p> <ul style="list-style-type: none">• The site is located under the flight path to Gatwick Airport.• The transport infrastructure would not cope with the proposed development.• Major routes (M25, M23) are busy or operating at capacity, and congestion leads to problems on other roads (A22).• Local bus services are limited.• The site does not have very good transport links to Crawley or Gatwick.• The site is served by good/excellent transport infrastructure and is within walking distance of retail, employment, education and leisure facilities.• There is no potential for widening the roads in Blindley Heath.• There is no access to the site from the A22.• There is a footpath traversing the site, another footpath lies to the north east. <p>Social</p> <ul style="list-style-type: none">• The field between the proposed development and St John's Church is widely used by the community; this use would be adversely affected by development, which would block views of the countryside.• There are no entertainment facilities in the area, so new development would lead to increased anti-social behaviour.• Older person's residences could be built to meet the needs of an ageing population (these would also generate less traffic). <p>Environmental</p> <ul style="list-style-type: none">• The site is within 250m of a former landfill site and there may be potential for landfill gas to be generated. <p>Flooding</p> <ul style="list-style-type: none">• The site lies beyond any area identified as being at risk of flooding.• The site is prone to flooding in places due to the clay topsoil.• The site acts as a flood plain, so new development would be unwise. <p>Ecology</p> <ul style="list-style-type: none">• The site does not contain any protected trees, nor is it within or close to any Site of Special Scientific Interest (SSSI) or Sites Nature Conservation Interest (SNCI).• The site is ecologically sensitive. <p>Landscape / character</p> <ul style="list-style-type: none">• As per the Council's Landscape Capacity and Sensitivity Study (2010), the site is unremarkable and heavily influenced by urbanised areas of housing and employment;
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	<p>the site has a high capacity to accommodate development.</p> <ul style="list-style-type: none"> • There are potential landscape enhancement opportunities, including the removal of hardstanding and existing buildings. • The site is open agricultural land. • Significant development would mar the rural feel of the area. • Blindley Heath does not fit the parameters (accessibility to services, public transport and other infrastructure) required for residential development within the Green Belt. <p>Heritage</p> <ul style="list-style-type: none"> • The nearby, Saint John the Evangelist Church, is a Grade II listed building and its setting must be taken into account. <p>Sustainability Appraisal</p> <ul style="list-style-type: none"> • Development at Blindley Heath is inappropriate because the settlement does not have the environment, infrastructure or services to achieve sustainable development. <p>Housing</p> <ul style="list-style-type: none"> • New housing on this site (including some affordable homes) would help to meet identified needs. • The Council should apply the housing allocation in strict order of hierarchy (urban settlements first). <p>Employment / economic</p> <ul style="list-style-type: none"> • Proposed development would create construction jobs and the additional population would generate spending the local area. • There would be no teachers or doctors in the local area to fill the jobs at new schools or medical facilities. <p>Rebuttal from Developer / Planning Agent</p> <ul style="list-style-type: none"> • Site should be removed from the Green Belt and allocated for a suitable level of residential development, to help meet housing needs. • Site does not adequately serve any of the five purposes of the Green Belt; the role of the site in keeping land permanently open is relatively limited; the land does not significantly check unrestricted sprawl of large built-up areas (it tends to 'read' as part of the built-up area); the settlements of Blindley Heath and Smallfield are separated by a considerable distance, so development of this site would not cause the settlements to merge; the site is not perceived as open countryside but is more urban, so development would not result in encroachment; there are no Conservation Areas within or adjoining the site.
Council's response	Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which

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	<p>the Local Plan is being prepared. Blindley Heath is identified as a Tier 3 settlement (Rural Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan does not seek to allocate sites in or adjacent to settlements in Tier 3 of the hierarchy.</p> <p>However, the Preferred Strategy does include allocation of a strategic site capable of delivering development based on Garden Village principles, and Blindley Heath is just one of these locations being considered. Therefore, whilst this site is not considered further on an individual basis, as a collective with other sites it could form part of the potential Garden Village.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to landscape, heritage and ecology. This information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>Consultation is scheduled in Summer/Autumn 2017 on potential areas for a Garden Village, as part of the Council's agreed Local Plan Preferred Strategy.</p> <p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations</p>

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Site Reference	BHE 013
Site Address	Little Haven, Byers Lane, Blindley Heath
Current categorisation of the site	Category 3 - Amber
Number of comments received	23
Comment IDs	SC1424, SC1441, SC1448, SC1481, SC1547, SC1603, SC1959, SC2067, SC2109, SC2124, SC2153, SC2220, SC2291, SC2384, SC2601, SC2970, SC3226, SC3242, SC4042, SC4122, SC4407, SC470, SC691
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • Further consideration should be given to the site's development capacity. • The site does not fit the parameters stated in the Council's policy for residential development: other sites immediately adjoining or within urban areas should be developed in preference. • Development on this site would be a catalyst to further inappropriate settlement expansion. • The addition of small numbers of houses to existing clusters of development should be preferred to larger-scale development in this area. <p>Green Belt</p> <ul style="list-style-type: none"> • Development of this site would be inappropriate (it is not big enough to make an exception). • The Green Belt needs to be protected as it cannot be replaced. • Development of the site could be thought compliant with National planning Policy Framework (NPPF) paragraph 89 as limited infill. • There are no exceptional circumstances to warrant the development of this site. • The Council's own assessment shows that this site meets the purposes of Green Belt land. <p>Infrastructure</p> <ul style="list-style-type: none"> • A public footpath is located on the southern boundary. • There is no mains sewerage on Byers Lane. • Existing local infrastructure (including: roads and road junctions, railways, electricity, wastewater drainage, schools, parking, and medical facilities) does not cope with current usage. • Improvements to local infrastructure would be required. • There are no footways, street lights or mains sewerage to serve this group of houses. <p>Highways / transport</p> <ul style="list-style-type: none"> • It would be dangerous to intensify development in this area from a road safety perspective, because of the road's geometry (a sharp 'S' bend). • Byers Lane does not currently benefit from any public

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	<p>transport. Development would be reliant on the car.</p> <ul style="list-style-type: none">• The creation of a new access at this location would reduce road safety.• Efforts to improve Byers Lane to an appropriate standard for new development would have an urbanising effect on the area, would further erode the Green Belt and could exacerbate flood risk.• Development in this area would increase traffic on the A22, which is already very busy and a barrier to movement for pedestrians and would lead to gridlock on the road network/at key junctions (with Byers Lane or Ray Lane).• Major routes (M25, M23) are busy or operating at capacity, and congestion leads to problems on other roads (A25, A22).• Byers Lane is used by heavy goods/industrial vehicles, which causes damage to the road; further development would put this part of the highway network under too much pressure.• The movement of heavy goods vehicles on Byers Lane should be restricted. <p>Social</p> <ul style="list-style-type: none">• There are no entertainment facilities in the area so new development would lead to increased anti-social behaviour. <p>Environmental</p> <ul style="list-style-type: none">• Housing on Byers Lane already suffers from impacts on amenity (from noise and vibration) due to traffic. <p>Flooding</p> <ul style="list-style-type: none">• The soil is heavy clay and the site suffers from surface water flooding.• The area is prone to flooding and building houses will make this problem worse.• The A22, Byers Lane and land surrounding Little Haven suffer from flooding.• The southern boundary of the site forms part of the flood plain. <p>Ecology</p> <ul style="list-style-type: none">• Agree that this site is unsuitable for development because of ecology concerns. The site is ecologically sensitive.• The local landscape includes Ancient woodland. <p>Landscape / character</p> <ul style="list-style-type: none">• The site has high levels of visual and physical openness with a low capacity to accommodate landscape change.• Little Haven is part of an isolated group of houses, all with a rural setting.• Development would have a detrimental effect on the character of the local landscape.
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<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Blindley Heath is identified as a Tier 3 settlement (Rural Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan does not seek to allocate sites in or adjacent to settlements in Tier 3 of the hierarchy.</p> <p>However, the Preferred Strategy does include allocation of a strategic site capable of delivering development based on Garden Village principles, and Blindley Heath is just one of these locations being considered. Therefore, whilst this site is not considered further on an individual basis, as a collective with other sites it could form part of the potential Garden Village.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to landscape, the environment and ecology. This information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>Consultation is scheduled in Summer/Autumn 2017 on potential areas for a Garden Village, as part of the Council's agreed Local Plan Preferred Strategy.</p> <p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations</p>

Local Plan: Sites Consultation - Comments

Site Reference	BHE 014
Site Address	Featherstone Open Space, Blindley Heath
Current categorisation of the site	Category 2 - Amber
Number of comments received	25
Comment IDs	SC21, SC46, SC605, SC1019, SC1432, SC1437, SC1473, SC1541, SC1587, SC1816, SC1956, SC2125, SC2323, SC2356, SC2517, SC2881, SC3330, SC3393, SC3455, SC3513, SC3856, SC4038, SC4121, SC4187, SC4409
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • The site is valuable open space, well used by families, dog walkers and children for recreational activities. Development of the site would not leave enough room for these activities. • A full open space assessment must be carried out. • The site should be listed as a village green and kept as an open space. • Ownership (the site may not be available for development because its ownership has been gifted to the village). <p>Green Belt</p> <ul style="list-style-type: none"> • The area is Green Belt and should be preserved as open space for the benefit of the village. • Paragraph 74 of the National Planning Policy Framework (NPPF) states that existing open spaces should not be built on and the proposal does not comply with the exceptions listed in paragraph 89 for development in the Green Belt. <p>Infrastructure</p> <ul style="list-style-type: none"> • The Council has recently invested in new play equipment and trees for the open space. • The existing community lacks appropriate infrastructure and infilling the open space would be unsustainable without further infrastructure investment (in education, retail, medical facilities, the foul drainage network and electricity supply). • This area offers the only identified area of community space in the village. • The open space may increase in significance as a recreational/community resource as a result of additional housing development elsewhere. <p>Highways / transport</p> <ul style="list-style-type: none"> • There is insufficient parking at present; the proposal would exacerbate the problem. • More development would increase problems accessing the A22. • The area has limited transport links and transport infrastructure would not cope with new housing.

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	<p>Social</p> <ul style="list-style-type: none">• This site provides an opportunity for physical activity and play for the people of Featherstone and Blindley Heath: its redevelopment would be at considerable detriment to the community.• Many other open spaces in Tandridge are not accessible to the public, or suitable for children to play.• The community would be greatly affected by the loss of the open space and development could negatively affect community spirit.• The lack of entertainment facilities in the area means that development would lead to increased anti-social development from bored residents.• The use of this public open space has public health benefits and avoids other social problems. <p>Environmental</p> <ul style="list-style-type: none">• Development of this would severely impact on the amenity of local residents and could lead to conflicts between users of any residual open space and the new housing (there is unlikely to be enough space to accommodate existing activities and new housing).• Gatwick Safeguarding Zone. <p>Flooding</p> <ul style="list-style-type: none">• This site is known to flood frequently. <p>Ecology</p> <ul style="list-style-type: none">• There is a well-established hedgerow (eastern boundary) and a number of mature trees, which may be of ecological significance. <p>Heritage</p> <ul style="list-style-type: none">• The site is over the 0.4 hectare size threshold for an archaeological assessment. An evaluation of the site's archaeological significance may be required prior to development. <p>Housing</p> <ul style="list-style-type: none">• New development would not be in-keeping with the rest of the properties in Featherstone. <p>Employment / economic</p> <ul style="list-style-type: none">• The area has a lack of employment opportunities and commuting would increase if the population were to grow. <p>Landscape / character</p> <ul style="list-style-type: none">• The area is a quiet place to live and development would threaten this.• The site represents the only safe environment for the residents in the community.
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Local Plan: Sites Consultation - Comments

	<ul style="list-style-type: none"> • The site creates a pleasant aspect to the entrance to the village. • The site is predominantly flat and forms part of the street scene along with surrounding dwellings: it is suggested that the site has a medium capacity to accommodate housing.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Blindley Heath is identified as a Tier 3 settlement (Rural Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan does not seek to allocate sites in or adjacent to settlements in Tier 3 of the hierarchy.</p> <p>However, the Preferred Strategy does include allocation of a strategic site capable of delivering development based on Garden Village principles, and Blindley Heath is just one of these locations being considered. Therefore, whilst this site is not considered further on an individual basis, as a collective with other sites it could form part of the potential Garden Village.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The site is currently open space used for recreation purposes. Any loss of open space would have to be considered in accordance with the quantity and access standards identified in the most up to date Tandridge Open Space Assessment.</p> <p>The Council notes all other comments made, in particular on matters relating to ecology and character. This information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>Consultation is scheduled in Summer/Autumn 2017 on potential areas for a Garden Village, as part of the Council's agreed Local Plan Preferred Strategy.</p> <p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as</p>

Local Plan: Sites Consultation - Comments

	appropriate prior to determining final site allocations.
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Local Plan Sites Consultation Comments

Site Reference	BLE 009
Site Address	Land at Travellers Rest, Rockshaw Road, Merstham
Current categorisation of the site	Category 3 - Amber
Number of comments received	20
Comment IDs	SC108, SC303, SC693, SC951, SC1227, SC1294, SC1261, SC1312, SC1345, SC1355, SC1396, SC1468, SC1495, SC1704, SC1946, SC2035, SC2096, SC2158, SC3502, SC4150
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • Numerous refused applications and refused appeals. • Current policies favour 'brownfield first' so there is no need to damage open land. • If the land is reclassified or planning permission is granted, the value of the land will increase. • A Traveller site between two old established dwellings is inappropriate development. • Use existing Pendell Camp which has capacity. • Development within this area needs to focus on affordable housing for people who staff local services. • Concern regarding the impact of development on nearby property values. • There will be an appeal/judicial review if permission is granted. <p>Green Belt</p> <ul style="list-style-type: none"> • There are no special circumstances to remove sites from the Green Belt. <p>Infrastructure</p> <ul style="list-style-type: none"> • Lack of shops. • Electricity substation and oil pipeline (Walton-Gatwick Pipeline system) runs directly underneath the site. • Access to education, health, welfare facilities from a remote site is a problem. • The road has no mains sewage. <p>Highways / transport</p> <ul style="list-style-type: none"> • No public transport link so would result in additional car journeys and access to schools for children in residence. • The weight and size restriction on the rail bridge makes it unsuitable for commercial vehicles and additional traffic. • The speed restrictions are not managed appropriately. • Surrounding lanes are narrow and traffic cuts through the area to avoid A23 causing traffic jams. • Noise from the M23 and M25. <p>Landscape / character</p> <ul style="list-style-type: none"> • The site is in the Green Belt and also located within the Surrey Hills Area of Outstanding Natural Beauty (AONB) and must be preserved.

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	<ul style="list-style-type: none"> • The Council is a party to the Surrey Hills Management Plan 2014-19 and has the duty pay statutory note to this plan. • It is difficult to argue that Green Belt land and Area of Outstanding Natural Beauty (AONB) is appropriate for any development. • The site is overlooked by the Pilgrims Way/North Downs Way. • Out of character with the surrounding properties. <p>Heritage</p> <ul style="list-style-type: none"> • The southern side is a conservation area. <p>Ecology</p> <ul style="list-style-type: none"> • Need to protect the wildlife and green wedge. • The risk of degradation to the site's buffer zones around the boundaries is a concern. <p>Environmental</p> <ul style="list-style-type: none"> • Proximity to air quality management areas. • Loss of farmland. <p>Social</p> <ul style="list-style-type: none"> • Allowing Traveller pitches on the site may encourage Traveller communities to seek out more land along Rockshaw Road. • Concern that three sites (including this site) within short distance of an existing site are being considered. • Problems with rubbish dumped for many years.
<p>Council's response</p>	<p>National Planning Policy requires the Council to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. Planning Policy for Traveller Sites (PPTS) requires councils to set pitch and plots targets which address the likely permanent and transit site accommodation needs of travellers in the council's area, working collaboratively with neighbouring local planning authorities.</p> <p>As part of the evidence base for the new Local Plan, a Gypsy and Traveller Accommodation Assessment (GTAA) is being prepared in accordance with a joint methodology with a number of other Surrey Authorities to ensure that a consistent approach is being taken to the assessment of gypsy traveller needs. This updated study will replace the 2013 GTAA, which was prepared on the basis of the previous definition of traveller. The GTAA 2017, which will be published in due course, brings together the results of desk-based research, stake-holder interviews and engagement with members of the travelling community to conclude on the accommodation needs of the gypsy, traveller and travelling showpeople population in the District and provide estimates for additional pitch provision (gypsy/traveller) and plot provision (travelling showpeople) for the period to 2033. The work carried out in the preparation of this</p>

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	<p>report, and the conclusions it reaches regarding future need, will be utilised in preparing the Local Plan and allocating sites.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council will be fulfilling its duty to prepare a brownfield register, and publishing this by the end of 2017. The register will include a list of suitable brownfield sites that will be prioritised for development.</p> <p>The Council acknowledges comments made, in particular on matters relating to landscape, heritage and the environment. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council is committed to seeking to meet the needs of all members of the community, and will carefully consider the findings of the Traveller Accommodation Assessment to identify the need for Traveller accommodation in the District.</p> <p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	BLE 011
Site Address	Land at Warwick Wold
Current categorisation of the site	Category 3 - Amber
Number of comments received	16
Comment IDs	SC304, SC694, SC950, SC1315, SC1354, SC1398, SC1469, SC1573, SC1860, SC1947, SC2098, SC2097, SC2168, SC3503, SC3641, SC4155
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • The current policy is to favour brownfield first so there is no reason to damage open land. • The site has a history of refused planning applications and appeals. • Pendell Camp site is operating at 27% capacity only; the spare capacity must be fully utilised before plans are made to develop other sites in the immediate area. • There would likely be an appeal/judicial review if permission is granted for the proposed use. • Concern regarding the potential impact of development on the value of surrounding properties. <p>Green Belt</p> <ul style="list-style-type: none"> • The site is in the Green Belt and the Council has strong Green Belt policies. • There is no evidence provided to establish very special circumstances in order to remove the site from the Green Belt. • Refer to Planning Policy for Traveller Sites (2015) – Policy E re the exclusion of land until very special circumstances can be established. <p>Infrastructure</p> <ul style="list-style-type: none"> • The electricity substation and oil pipeline is near this site, although it does not run directly underneath. • Located in areas with no mains drainage and need to comply with the Environmental Permit Regulation. <p>Highways / transport</p> <ul style="list-style-type: none"> • Absence of public transport and pathways for walking access to the nearest services. • No services in immediate area such as shops. • Surrounding lanes are narrow. • Excessive traffic cuts through between Merstham, Bletchingley and Chaldon to avoid A23 and traffic jams towards Coulsdon and Croydon. • Site is on national cycleway. <p>Landscape / character</p> <ul style="list-style-type: none"> • Council must pay statutory note to the Area of Outstanding Natural Beauty (AONB) Surrey Hills Management Plan.

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	<ul style="list-style-type: none"> • A development of this nature would be out of line with the landscape character of the area. • Site is within an Area of Outstanding Natural Beauty (AONB). • As an Area of Outstanding Natural Beauty (AONB) site, it should be rated red and not amber. • Visual impact where development would be overlooked from the Pilgrims Way/North Downs Way. <p>Ecology</p> <ul style="list-style-type: none"> • Ancient Woodland borders the site to the south-west. • Development would detract from the current woodland belt which provides a buffer for the M25. • There will be loss of green wedges to main the distinction between the countryside and built up areas. <p>Environmental</p> <ul style="list-style-type: none"> • Subject to noise and pollution with proximity to noise from M23 and M25 and air quality management areas. • Site in a mineral safeguarding area. • This site is located in close proximity of a Source Protection Zone 1 (SPZ1) (10m – 150m) • Object to new development that pose unacceptable risk of pollution to groundwater from sewage effluent, trade effluent or contaminated surface water. • Developers need to identify all potential pollution linkages and apply best techniques to mitigate the risk. <p>Social</p> <ul style="list-style-type: none"> • Problems with rubbish dumped for many years. • The site is too close to a group of dwellings. • The local community would be destroyed.
<p>Council's response</p>	<p>National Planning Policy requires the Council to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. Planning Policy for Traveller Sites (PPTS) requires councils to set pitch and plots targets which address the likely permanent and transit site accommodation needs of travellers in the council's area, working collaboratively with neighbouring local planning authorities.</p> <p>As part of the evidence base for the new Local Plan, a Gypsy and Traveller Accommodation Assessment (GTAA) is being prepared in accordance with a joint methodology with a number of other Surrey Authorities to ensure that a consistent approach is being taken to the assessment of gypsy traveller needs. This updated study will replace the 2013 GTAA, which was prepared on the basis of the previous definition of traveller. The GTAA 2017, which will be published in due course, brings together the results of desk-based research, stake-holder interviews and engagement with members of the travelling community to conclude on the accommodation needs of the gypsy, traveller and travelling showpeople population in the</p>

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	<p>District and provide estimates for additional pitch provision (gypsy/traveller) and plot provision (travelling showpeople) for the period to 2033. The work carried out in the preparation of this report, and the conclusions it reaches regarding future need, will be utilised in preparing the Local Plan and allocating sites.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council will be fulfilling its duty to prepare a brownfield register, and publishing this by the end of 2017. The register will include a list of suitable brownfield sites that will be prioritised for development.</p> <p>The Council acknowledges comments made, in particular on matters relating to landscape, character and the environment. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council is committed to seeking to meet the needs of all members of the community, and will carefully consider the findings of the Traveller Accommodation Assessment to identify the need for Traveller accommodation in the District.</p> <p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

Local Plan Sites Consultation Comments

Site Reference	BLE 012
Site Address	Land at Warwick Wold Road, Bletchingley
Current categorisation of the site	Category 3 - Amber
Number of comments received	14
Comment IDs	SC305, SC695, SC949, SC1316, SC1347, SC1399, SC1470, SC1574, SC1861, SC1948, SC2169, SC3504, SC3644, SC4157
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • Current policy favour brownfield first so no reason to damage open land. • The site has a history of refused planning applications and appeals. • The site is adjacent to a site where a caravan was installed and required to be removed. • The site is not suitable. • Pendell Camp site is operating at 27% capacity only; the spare capacity must be fully utilised before plans are made to develop other sites in the immediate area. • Concern regarding the potential impact of the proposed development on the value of surrounding properties. • There will an appeal/judicial review if planning permission is granted. <p>Green Belt</p> <ul style="list-style-type: none"> • Site should be removed from further Investigation because it is located within the Green Belt and no very special circumstances provided to support its inclusion. • Refer to Planning Policy for Traveller Sites (2015) – Policy E re the exclusion of land until very special circumstances can be established. <p>Infrastructure</p> <ul style="list-style-type: none"> • No services in immediate area, such as shops. • The electricity substation and oil pipeline is near this site, although it does not run directly underneath. • Located in areas with no mains drainage and need to comply with the Environmental Permit Regulation. <p>Highways/transport</p> <ul style="list-style-type: none"> • Absence of public transport and pathways for walking access to the nearest services. • Surrounding lanes are narrow. • Excessive traffic cuts through between Merstham, Bletchingley and Chaldon to avoid A23 and traffic jams towards Coulsdon and Croydon. • Site is on national cycleway. <p>Landscape / character</p> <ul style="list-style-type: none"> • Council must pay statutory note to the Area of Outstanding Natural Beauty (AONB) Surrey Hills Management Plan.

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	<ul style="list-style-type: none"> • A development of this nature would be out of line with the landscape character of the area. • Site is within an Area of Outstanding Natural Beauty (AONB). • As an Area of Outstanding Natural Beauty (AONB) site, it should be rated red and not amber. • Visual impact where development would be overlooked from the Pilgrims Way/North Downs Way. • The proposed use would be out of character in a residential area. <p>Ecology</p> <ul style="list-style-type: none"> • Ancient woodland borders the site to the south-west. • Development would detract from the current woodland belt which provides a buffer for the M25. • There will be loss of green wedges to main the distinction between the countryside and built up areas. <p>Environmental</p> <ul style="list-style-type: none"> • Site in a mineral safeguarding area. • Subject to noise and pollution with proximity to noise from M23 and M25 and air quality management areas. • Object to new development that pose unacceptable risk of pollution to groundwater from sewage effluent, trade effluent or contaminated surface water. • Developers need to identify all potential pollution linkages and apply best techniques to mitigate the risk. • This site is located in close proximity of a Source Protection Zone 1 (SPZ1) (10 – 150 metres). <p>Social</p> <ul style="list-style-type: none"> • Too close to a group of dwellings. • The community would be destroyed. • Site is within a short distance of an existing Traveller site. • Problems with rubbish dumped for many years.
<p>Council's response</p>	<p>National Planning Policy requires the Council to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. Planning Policy for Traveller Sites (PPTS) requires councils to set pitch and plots targets which address the likely permanent and transit site accommodation needs of travellers in the council's area, working collaboratively with neighbouring local planning authorities.</p> <p>As part of the evidence base for the new Local Plan, a Gypsy and Traveller Accommodation Assessment (GTAA) is being prepared in accordance with a joint methodology with a number of other Surrey Authorities to ensure that a consistent approach is being taken to the assessment of gypsy traveller needs. This updated study will replace the 2013 GTAA, which was prepared on the basis of the previous definition of traveller. The GTAA 2017, which will be published in due course, brings together the results of desk-based</p>

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	<p>research, stake-holder interviews and engagement with members of the travelling community to conclude on the accommodation needs of the gypsy, traveller and travelling showpeople population in the District and provide estimates for additional pitch provision (gypsy/traveller) and plot provision (travelling showpeople) for the period to 2033. The work carried out in the preparation of this report, and the conclusions it reaches regarding future need, will be utilised in preparing the Local Plan and allocating sites.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council will be fulfilling its duty to prepare a brownfield register, and publishing this by the end of 2017. The register will include a list of suitable brownfield sites that will be prioritised for development.</p> <p>The Council acknowledges comments made, in particular on matters relating to landscape, character and the environment. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council is committed to seeking to meet the needs of all members of the community, and will carefully consider the findings of the Traveller Accommodation Assessment to identify the need for Traveller accommodation in the District.</p> <p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	BLE 016
Site Address	Land to the rear of Stychens House, Bletchingley
Current categorisation of the site	Category 3 - Amber
Number of comments received	12
Comment IDs	SC465, SC698, SC948, SC2058, SC2275, SC2652, SC2950, SC3505, SC4027, SC4271, SC4318, SC4446
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • Adverse effect on health, heritage and air quality. • Negative effect on amenities of neighbours. • Restrictive covenant in the land east of Stychens House. • Can provide good organic residential development extension patterns to the village. • Development would provide much needed housing and support to existing facilities. • The field slopes south to north so it is inappropriate for development. <p>Green Belt</p> <ul style="list-style-type: none"> • Land in Green Belt; no development on Green Belt sites. • Land prevents sprawl and separates the conservation area from housing to the west. • Garden attached to residential property with natural attachment to developed settlement. In principle may be suitable for change of designation without detriment to the Green Belt or settlement. <p>Infrastructure</p> <ul style="list-style-type: none"> • Unsuitable due to lack of train station, resulting in use of cars as primary mode of transport. • Insufficient infrastructure in the area: gas, water, telecom, electricity • Development in any of the three sites in Bletchingley would increase traffic on an overused A25. • Development will increase pressure on existing schools, doctor's surgeries and the NHS in the area. <p>Highways / transport</p> <ul style="list-style-type: none"> • Access constraints needs to be addressed and SCC Highways need to confirm they are happy with the existing access route and additional traffic that will be generated in Stychens Lane. • Church Lane is impassable frequently. • Footpath on northern boundary and impact on public right of way. <p>Heritage</p> <ul style="list-style-type: none"> • Land has high archaeological potential. • Listed buildings are in close proximity to the south.

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	<p>Ecology</p> <ul style="list-style-type: none">• Land ecologically unsuitable due to bats.• Nature with habitats including hedgerow and trees. <p>Landscape / character</p> <ul style="list-style-type: none">• Conservation Area and effect on Area of Great Landscape Value (AGLV).• In the Greensand Ridge which is a candidate Area of Outstanding Natural Beauty (AONB). <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none">• The site is located in a sustainable location. All of the key services located within Bletchingley are within a short walking distance.• The existing property will be retained to ensure that there is no adverse impact on the setting of the conservation area. The 10 proposed dwellings will be detached properties.• The site is located within Bletchingley Conservation Area, an Area of High Archaeological Importance and is in close proximity to a number of Heritage Assets, although not within their immediate setting.• The site is located in the Green Belt and has been considered through the Green Belt Assessment Part 2. Whilst the Green Belt evidence considers that the site is located in an area that contributes to the openness of the surrounding Green Belt and has ruled out this site from further consideration as part of the Green Belt Assessment, it may still be subject to the exceptional circumstances test on the basis of other evidence base considerations.• Through the Green Belt Assessment (Part 3), Bletchingley will be further assessed with regards to whether this should be inset from the Green Belt. If it is, then an exceptional circumstances case can be presented so that the site can be included within the inset part of the village.• The village will be assessed on its contribution to the open character of the Green Belt; BLE016 has been found to have an open character and therefore exceptional circumstances must be presented.• It has been established through national planning policy and case law that exceptional circumstances are not based on one factor alone and an exceptional circumstances case needs to comprise a package of measures.• Constraints on land availability in the district mean that it may be necessary to inset villages such as Bletchingley and, as part that process, amend Green Belt boundaries in order to ensure sufficient land is available.• The site will contribute to the housing supply in the district and it is in a sustainable location for development. The site is also previously developed land; other policies in the National Planning Policy Framework (NPPF) support the development of previously developed land in the Green
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	<p>Belt. Given its central location; the fact that it abuts the built-up part of the village and the commitments to landscape enhancements, the degree to which the development will harm the open character of the village is very limited. Taken together, this is a very strong exceptional circumstances case for the site to be inset from the Green Belt.</p> <ul style="list-style-type: none"> • It is respectfully requested that the site is considered to be inset from the Green Belt through the Local Plan's preparation. • Consider that there are exceptional circumstances for the site to be inset from the Green Belt through the emerging Local Plan. • The exceptional circumstances to justify the sites to be inset from the Green Belt are considered to be: <ul style="list-style-type: none"> a) The local authority's inability to meet their objectively assessed housing need: It is clear that there is an acute housing land supply issue and there are inherent constraints on the availability of land for housing due principally to the fact that 94% of the borough is allocated as Green Belt. b) The contribution the site can make to achieving sustainable development: The site is in a sustainable location and its development would promote a sustainable pattern of development consistent with the aims of the NPPF. c) Assessment of the site in accordance with other policies in the NPPF: There will be a degree of impact on the openness of the Green Belt if you are seeking to 'infill' a site. However, that is not to say that infilling has an adverse impact on the open character of the Green Belt. d) The relative degree to which the site contributes to the openness of the Green Belt: the site abuts the Defined Village Boundary which has been found to not have an open character nor contribute to the openness of the Green Belt. If the Green Belt boundaries are amended to include the site, then it is reasonable to conclude that any additional harm to the Green Belt is limited due to the fact that it 'bolts-on' to an area which was found not to have an open character.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Bletchingley is identified as a Tier 3 settlement (Rural Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan does not seek to allocate sites in or adjacent to settlements in Tier 3 of the hierarchy.</p> <p>The Council notes the comments made, in particular on matters</p>

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	relating to infrastructure, landscape and ecology. Although this site will not form part of the Preferred Strategy for the Local Plan, this information could be useful for informing further iterations of the Council's evidence base.
Action	None.

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Site Reference	BLE 019
Site Address	Land rear of Church Court Farm, Bletchingley
Current categorisation of the site	Category 3 - Amber
Number of comments received	33
Comment IDs	SC81, SC466, SC574, SC668, SC700, SC716, SC805, SC813, SC947, SC1014, SC1880, SC2046, SC2056, SC2059, SC2170, SC2276, SC2365, SC2608, SC2653, SC2960, SC3086, SC3507, SC3785, SC4024, SC4209, SC4273, SC4316, SC4310, SC4354, SC4355, SC4410, SC4379, SC4438
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • Concern with loss of view and privacy. • Part of the site is potentially suitable for limited development within Court Lodge Farm grounds and infill fronting A25. • Other large areas with more comprehensive services should be given priority. • The Local Plan seems to overturn the reasons for previous planning application refusal on the basis of harm to the visual amenities of the Green Belt, impact on conservation area and Area of Great Landscape Value (AGLV). • Restrictive covenant. • Sustainable report states that development on this site will have a 'likely adverse effect on health, heritage, transport and air quality'. • Any development will result in loss of privacy. • Site should be excluded from further consideration. • Would not object to see the provision of good organic residential development which would provide much needed homes and support existing facilities. • Should be classed as category three, red not amber. • Development will have an adverse impact on character of the area. • If development goes ahead, it would be unsustainable. <p>Green Belt</p> <ul style="list-style-type: none"> • No development on Green Belt sites. • Green Belt is of value to the surrounding countryside and local community. • The land currently prevents sprawl, separating the conservation area from the settlement to the east – White Post. • There are no exceptional circumstances that would justify encroaching into Green Belt land. • Unsuitable for any other land in Green Belt with adverse impact on landscape, settlement and conservation area. • Allowing development will support gradual erosion of designated Green Belt and conservation area. • If sensibly designed, the development could provide an extension to the existing Clerks Croft development pattern and not adversely intrude into the integrity of the adjoining Green Belt.

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	<ul style="list-style-type: none">• The Council has not adhered to the 5 purposes of the Green Belt nor the exceptions which include outdoor sport. <p>Infrastructure</p> <ul style="list-style-type: none">• More pressure on local facilities and services.• Detrimental effect on infrastructure.• No consideration given to pressure on existing or new infrastructure.• Insufficient infrastructure availability, gas, water, telecom, electricity in the area.• No GP surgery with Pond Tail in Godstone as the local surgery and they would not accommodate the extra number of people. <p>Highways / transport</p> <ul style="list-style-type: none">• There is restricted access down Church Lane. It is narrow, which makes it unsuitable and dangerous as a route for access.• Getting onto the A25 is dangerous and the combination with the other proposed sites in the area would make the A25 impassable.• Footpath on north and south boundaries in constant use.• Suggests that direct access onto the A25 is the only access that would be viable and should be considered.• May have to consider a roundabout which would involve demolishing historic buildings.• There are already three hazards at this part of the A25: 1) a crossing island to and from Bletchingley Primary school 2) constant traffic in or out of the Bletchingley Arms, 3) Grange Meadow provides a drop off point and is in regular use.• Potential high numbers of extra vehicles accessing the A25 via Church Lane which is an 11/2 carriageway road to the south of the access point and single carriageway to the north with passing places, for about 1 mile.• Increase traffic, adding existing traffic problems and causing danger in particular on school children.• Double parked vehicles outside the village store causes blindness to Godstone headed traffic.• Lack of train station which would result in higher usage of cars as primary mode of transport. <p>Heritage</p> <ul style="list-style-type: none">• Development will have an impact on conservation area.• Likely archaeological potential due to proximity to St Marys Church. <p>Ecology</p> <ul style="list-style-type: none">• The ecology report states that only 0.86ha of the site is considered ecologically suitable and could yield 26 houses rather than 60 houses.
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	<ul style="list-style-type: none">• The area provides a safe habitat to a wide range of native species and meets a valuable purpose, providing drainage.• The Bletchingley Golf Course, adjacent to the site is classified as a potential site of Nature Conservation Importance.• Development would be detrimental to the environment. <p>Landscape / character</p> <ul style="list-style-type: none">• Bletchingley is within a conservation area, surrounded by countryside and to the north is an Area of Outstanding Natural Beauty.• The site visibility assessment is inaccurate<ul style="list-style-type: none">- "1.3 There are filtered views from ..." The sentence is incomplete and the rest of Section 1 refers to another site.- "1.4 To the north there are filtered views from Kenley Aerodrome"- "1.5 There are open views from Victor Beamish Avenue and the Plymouth Bretheren School site." Bletchingley cannot be seen from Kenley. <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none">• The site is located in a sustainable location. All of the key services located within Bletchingley are within a short walking distance. The site is also within walking distances of bus stops providing access to neighbouring villages and regional public transport modes.• The landscape evidence indicates that the site has a medium capacity to accommodate limited residential development in the wider landscape, provided it is demonstrated that no adverse effects would arise to the setting of the landscape, settlement or conservation area.• Should it be determined that exceptional circumstances exist that would justify release from the Green Belt and the site is allocated in the Local Plan, development would need to conserve and enhance the Bletchingley Conservation Area and nearby heritage assets and their setting.• This site has medium capacity to accommodate housing development in the wider landscape.• This site is sensitive and only a part of the site is ecologically suitable for development. If developed, buffers would be required to ensure the protection of trees and ecological networks linked to the adjoining golf course and the wider Biodiversity Opportunity Area.• The detailed infrastructure implications of development will be considered in liaison with infrastructure providers if the site corresponds to the Council's Infrastructure Preferred Delivery Strategy and there is greater certainty about the likelihood of implementation.• Consider that there are exceptional circumstances for the site to be inset from the Green Belt through the emerging Local Plan.
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	<ul style="list-style-type: none"> • The exceptional circumstances to justify the sites to be inset from the Green Belt are considered to be: <ul style="list-style-type: none"> a) The local authority's inability to meet their objectively assessed housing need: It is clear that there is an acute housing land supply issue and there are inherent constraints on the availability of land for housing due principally to the fact that 94% of the borough is allocated as Green Belt. b) The contribution the site can make to achieving sustainable development: The site is in a sustainable location and its development would promote a sustainable pattern of development consistent with the aims of the NPPF. c) Assessment of the site in accordance with other policies in the NPPF: There are no adverse impacts of the development when assessed against other policies in the NPPF. d) The relative degree to which the site contributes to the openness of the Green Belt: The site is surrounded by built form. The site is fully screened by existing mature landscaping with further landscaping proposed.
Council's response	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Bletchingley is identified as a Tier 3 settlement (Rural Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan does not seek to allocate sites in or adjacent to settlements in Tier 3 of the hierarchy.</p> <p>The Council notes the comments made, in particular on matters relating to infrastructure, ecology and landscape. Although this site will not form part of the Preferred Strategy for the Local Plan, this information could be useful for informing further iterations of the Council's evidence base.</p>
Action	None.

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Site Reference	BLE 020
Site Address	Land rear of Clerks Croft, Bletchingley
Current categorisation of the site	Category 3 - Red
Number of comments received	30
Comment IDs	SC82, SC389, SC467, SC575, SC704, SC717, SC774, SC807, SC810, SC946, SC1235, SC1576, SC2047, SC2055, SC2279, SC2381, SC2616, SC2655, SC2963, SC3087, SC3506, SC4043, SC4207, SC4274, SC4317, SC4352, C4356, SC4357, SC4385, SC4445
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • Terrain of land unsuitable for homes. • Bletchingley Parish Council agrees with the Council's red designation of sites and confirms that these should not be considered for development. • Surrey County Council note site is in a mineral safeguarding area which should be safeguarded. <p>Green Belt</p> <ul style="list-style-type: none"> • Green Belt site of value to countryside and local community. • Tandridge District Council's Green Belt Assessment determined that the Sites met the purposes of the Green Belt. • Tandridge District Council determined to extend settlement along A25 - Urban sprawl detrimental to settlement. • Development would erode Green Belt. • If sensibly designed, it could provide an extension to the existing popular Clerks Croft development pattern and therefore not adversely intrude into the integrity of the adjoining Green Belt. <p>Infrastructure</p> <ul style="list-style-type: none"> • Thames Water do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site (on the information given). • Intolerable strain on electricity, gas, water, school places, GPs, A&E. <p>Highways / transport</p> <ul style="list-style-type: none"> • Possible access via Clerks Croft mentioned. It is a private estate on private land with a private access road, so there is no possible access to this land via Clerks Croft. Needs to be corrected. • Possible access via Church Lane mentioned but access is greatly restricted (narrow), particularly close to the church, making cars passing each other difficult, impossible even. Makes it unsuitable as an access route with highway safety issues. • Development would add to congestion in Church Lane. • A25 is extremely busy thoroughfare with HGVs, has bad sight lines.

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	<ul style="list-style-type: none"> • Past planning application rejected on grounds of increased traffic and this proposal will also result in increased traffic accessing the A25. <p>Social</p> <ul style="list-style-type: none"> • Footpaths in constant use. • Site provides a local amenity for local residents. • The site 020 next to Clerks Croft, is a valued open space. • Would close off an area used for dog walking. <p>Landscape / character</p> <ul style="list-style-type: none"> • Development would detrimentally affect Green Belt landscape. • High position means it would be visible from all around the area. • Any development would have a significant detrimental effect on an area of great landscape value. <p>Heritage</p> <ul style="list-style-type: none"> • May necessitate demolition of listed buildings for highway improvements. • Attractive piece of land that enhances historical village. - should be kept for future generations. • Impact on character of historic rural village. <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none"> • The site is an area of open land. It is bound on the south, west and north sides by trees. The western boundary is defined by a hedgerow beyond which is Clerks Croft. • The site is located in a sustainable location. All of the key services located within Bletchingley are within a short walking distance. The site is also within walking distances of bus stops providing access to neighbouring villages and regional public transport modes. • The site is located in Flood Zone 1 which means there is a very low risk of flooding. The site is however within a Groundwater Vulnerability Zone. The preliminary ecological assessment of the site also found there to be no ecological constraints on the development of the site. • The site has capacity to provide around 80 residential dwellings. • Any development of the site will be open and landscape led. Buffer zones will be provided along all-boundaries to ensure all existing trees are protected. • If that development scenario prevails, then there are clearly exceptional circumstances which exist to include BLE020 within the inset part of Bletchingley.
Council's response	Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Bletchingley is identified as a Tier 3

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	<p>settlement (Rural Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan does not seek to allocate sites in or adjacent to settlements in Tier 3 of the hierarchy.</p> <p>The Council notes the comments made, in particular on matters relating to infrastructure, highways, heritage, landscape and character. Although this site will not form part of the Preferred Strategy for the Local Plan, this information could be useful for informing further iterations of the Council's evidence base.</p>
Action	None.

Local Plan Sites Consultation Comments

Site Reference	CAT 004
Site Address	Former Officers Mess, Kenley Aerodrome
Current categorisation of the site	Category 3 - Red
Number of comments received	23
Comment IDs	SC102, SC121, SC707, SC744, SC955, SC962, SC1003, SC1078, SC1242, SC1364, SC1387, SC1612, SC1763, SC1776, SC1805, SC2368, SC2613, SC2969, SC3454, SC3544, SC3857, SC3957, SC4256
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • Portcullis Club and field are well-used, hold many events, and is the only repository of objects relating to the Aerodrome and its history. • Brownfield site that merits housing development. • Current plans for housing show that it is within existing footprint of buildings. This is supported but should be within character of area. • Undeveloped land that should not be considered for housing. • Consideration should be given to the impact on the wider area if 004, 040 and 060 are all developed. <p>Green Belt</p> <ul style="list-style-type: none"> • The site is situated in the Green Belt. • Development here would create an irregular boundary to the Green Belt. • The Council has misunderstood paragraph 89 of the NPPF and is seeking to apply the wrong test i.e. 'exceptional circumstances' instead of 'very special circumstances'. <p>Infrastructure</p> <ul style="list-style-type: none"> • Infrastructure has not been upgraded with the number of new developments over recent years and the area is struggling. • Appreciate that new developments include CIL and s106 but these sums are not enough to sort out existing problems. • Thames Water does not envisage wastewater infrastructure capacity concerns for this site. • Average wait times to see a doctor can reach 2 weeks. • Schools are struggling for pupil capacity and children have to be driven elsewhere for schooling. <p>Highways / transport</p> <ul style="list-style-type: none"> • Roads in/around Caterham are overburdened and parking both on and off street is a problem. Station car parks are either full or over-priced. • Access to and pressure on Whyteleafe Road should be addressed. <p>Ecology</p> <ul style="list-style-type: none"> • Loss of any open space would have significant impact on

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	<p>people and wildlife.</p> <ul style="list-style-type: none"> • Site is bounded on one side by Wooded Hillside meaning that any development would appear to be an isolated development surrounded by green. • Ancient woodland and designated open space parts of site should be safeguarded against development. • Kenley Aerodrome is a Nature Conservation site of Borough importance. Kenley Common is a Nature Conservation site of metropolitan importance. <p>Landscape / character</p> <ul style="list-style-type: none"> • This is a pleasant, open area which has a village feel. <p>Flooding</p> <ul style="list-style-type: none"> • Caterham Drive has flooded a number of times and water has entered properties. • Site should also be ruled out of consideration as it sits above Whyteleafe, and the topography of the site would cause surface water run-off into the centre of Whyteleafe which is already classified as an area of high flood risk potential. • Site serves as an ecological drainage area to allow surface water to drain away. <p>Heritage</p> <ul style="list-style-type: none"> • Kenley Aerodrome is an important historical and heritage site. • The fire on-site and subsequent dilapidation of buildings should not be taken into account for decision-making. The owner must take steps to protect the listed building from further structural damage. • Officers Mess is a listed building and the site is close to Scheduled Monuments. • Conservation Area should be safeguarded against development.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Caterham is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>CAT 004 is a category 3 site – Sites outside areas for further investigation. Both the ecology and landscape evidence consider the site is unsuitable for development. No evidence has been submitted during this consultation to the contrary. The site is therefore ruled out from further consideration through the Local Plan process and will not be subject to the exceptional circumstances test.</p>

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	<p>The Council notes all other comments made, in particular on matters relating to flooding, infrastructure, the environment and heritage. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	None.

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Site Reference	CAT 007
Site Address	156 – 180 Whyteleafe Road, Caterham
Current categorisation of the site	Category 1 - Green
Number of comments received	31
Comment IDs	SC423, SC477, SC738, SC924, SC958, SC997, SC1012, SC1356, SC1376, SC1421, SC1581, SC1605, SC1787, SC1814, SC1870, SC2068, SC2298, SC2614, SC2894, SC2923, SC2930, SC2953, SC3204, SC3456, SC3525, SC3531, SC3541, SC3858, SC3968, SC4189, SC4252
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • Site is only in Category 1 (not in the Green Belt) due to an administrative error which altered its status from Reserve Housing/ Safeguarded Land. • Too much development has taken place on Whyteleafe Road and its character has changed. There has been a gradual removal of large trees in Whyteleafe Road. • Site could be delivered within the first five years of the Plan. • Filling-in or joining up of the urban sprawl is detrimental to those spaces and the public who access them. • The site should be safeguarded for educational use and/or the expansion of de Stafford School or the two primary schools. The south-western strip of land adjoining the 2 adjacent schools could be transferred into their ownership to enable them to increase pupil capacity and a suitable pick-up/drop-off area. <p>Infrastructure</p> <ul style="list-style-type: none"> • Any proposal in north-east Tandridge ignores the current situation regarding its infrastructure. The area has had 25 years of new developments and no accompanying infrastructure. • Thames Water does not envisage wastewater infrastructure concerns with this site. • Water and sewerage are near capacity. This infrastructure was put in place in the 50s/60s and is outdated, and is in need of serious investment just to meet today's need. • Substantial waiting times for doctors' appointments and parents have to drive their children miles to school as they cannot get into their local one. • Retail and leisure facilities are poor and require residents to venture out of the area. • Local waste and recycling centres are too small to meet demand. • Caterham is considered to be one of the largest and most sustainable urban centres in the District with good transportation links and a wide range of facilities and amenities. <p>Highways / transport</p> <ul style="list-style-type: none"> • Whyteleafe Road overburdened with traffic and parking, and Whyteleafe Hill roundabout is congested at all times.

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	<p>Adequate parking must be provided on-site to prevent on-street parking, suggestions of parking standards to be 2 spaces per 3 bed dwelling, 3 spaces per 4 bed dwelling, and 1 visitor space per 3 dwellings.</p> <ul style="list-style-type: none">• No bus route. Buses cut to one per hour.• Whyteleafe station car park is heavily used and over-priced so commuters park on nearby roads. Whyteleafe South station has no car park and Upper Warlingham and Caterham station car parks are overstretched.• No access should be allowed via Anne's Walk, and all access (pedestrian and vehicular) should be via Whyteleafe Road.• Footpath on southern edge of site. <p>Flooding</p> <ul style="list-style-type: none">• Flooding in area cannot be ignored. Replacing grass and trees with hardstanding and concrete will only increase risk of flooding.• Site serves as ecological drainage to allow surface water to drain.• Part of site is at low risk of surface water flooding according to the Environment Agency maps.• Within Groundwater source protection zone (2). <p>Heritage</p> <ul style="list-style-type: none">• Site is over the 0.4ha threshold and would require an archaeological assessment and evaluation undertaken prior to development.• Near Kenley Conservation Area (Policy DP 20). <p>Employment / economic</p> <ul style="list-style-type: none">• Job opportunities are poor and require residents to venture out of the District. <p>Ecology</p> <ul style="list-style-type: none">• Adjacent corridor of sloping woodland would be more restricted.• Important sites for local wildlife, some of which is very rare.• Agrees with the ecology evidence that the number of units would be limited to less than 68.• Due to ecology evidence and approved planning application, the revised estimate yield is 43 units at 20.6 unit/ha (SC4189).• There are at least 2 badger setts on site.• Blize Wood and Joysons Hill to eastern boundary is Potential Sites Nature Conservation Interest (pSNCI).• Tree Preservation Orders on site. <p>Sustainability Appraisal</p> <ul style="list-style-type: none">• Public transport is rated as ++ yet development here would be dependent on cars.
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	<p>Housing</p> <ul style="list-style-type: none"> • Back garden developments do not provide affordable homes. • All sites intended for development in the first 5 years of the Plan should solely be for affordable housing.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Caterham is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>CAT 007 is a Category 1 site – Sites not in the Green Belt. The site is former reserved housing land as identified by policy HO5 of the Tandridge District Local Plan 2001 and therefore not in the Green Belt.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to ecology and heritage. This information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

Local Plan: Sites Consultation - Comments

Site Reference	CAT 016
Site Address	Land at Godstone Road, Caterham
Current categorisation of the site	Category 2 - Red
Number of comments received	22
Comment IDs	SC11, SC26, SC60, SC601, SC606, SC758, SC1002, SC1202, SC1286, SC1363, SC1385, SC1588, SC1611, SC1737, SC2967, SC3308, SC3457, SC3669, SC3765, SC3798, SC3849, SC3860
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • Agree this site should not be developed. • Provides buffer to the bypass which generates considerable noise. • Site represents the thin end of the wedge in terms of further development on the town side of the bypass. • Longsdon Way has already suffered from much development. • Consider splitting the site into two between the higher level (not able to accommodate development) and the lower part (able to be developed). • Site is within 250 metres from a former landfill and there may be potential for landfill gas to be generated. <p>Green Belt</p> <ul style="list-style-type: none"> • Situated in the Green Belt and provides a buffer between the built-up area and the A22 bypass. • The Council has misunderstood paragraph 89 of the National Planning Policy Framework (NPPF) and is seeking to apply the wrong test i.e. 'exceptional circumstances' instead of 'very special circumstances'. <p>Infrastructure</p> <ul style="list-style-type: none"> • Thames Water does not envisage wastewater infrastructure capacity concerns in relation to the site. • Chalk has natural ability to filter water that subsequently requires minimal treatment, making it cheaper for water companies to extract and supply. <p>Highways / transport</p> <ul style="list-style-type: none"> • Unacceptable existing pressure on schools, doctors and roads. • Parking needs to be addressed. • Development would generate significant traffic onto very busy main road and quiet streets nearby. • Vehicular access is key if this site was to come forward. • A22 junction can be dangerous. • Tillingdown Lane is too narrow. <p>Landscape</p> <ul style="list-style-type: none"> • Relieved to see the landscape value of this land has been appreciated.

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	<ul style="list-style-type: none">• Development on higher gradients would be highly visible. <p>Ecology</p> <ul style="list-style-type: none">• Relieved to see the ecological value (calcareous grassland) of this land has been appreciated.• High quality chalk Downland which is critically endangered nationally. It supports a wide variety of flora and fauna (up to 50 species per square metre).• The Council has signed up to the Downlands Countryside Management Project which seeks to protect this habitat. <p>Heritage</p> <ul style="list-style-type: none">• Site is over the 0.4ha size threshold and requires archaeological assessment and evaluation to be undertaken prior to development. <p>Flooding</p> <ul style="list-style-type: none">• Significant incline that creates drainage and flooding problems on Godstone Road and Longsdon Way. <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none">• Agrees with Green Belt Assessment (GBA) Part 2 Report that it does not meet purposes of the Green Belt.• Number of factual errors in the Landscape study, so site actually has 'high' capacity to accommodate development and 'slight' landscape sensitivity and value.• The Council's study does not refer to the scale of housing development needed to be accommodated by the District. If included, this would inform the study of the scale/size of development needed in various locations which would inform the size/number of individual sites needed to accommodate some scale of development.• Does not provide an indication of specific type of change being assessed e.g. major (more than 500 homes) to small (less than 100 homes).• Method used in the Council's study appears to use amalgamation of Natural England (Topic Paper 6) Guidance. Settlement separation is not normally a key landscape aspect in determining capacity. Clarification needed on what 'setting of existing landscape' means as landscape doesn't have a setting as such. Potential for Mitigation is subjective and scoring of this criterion is inconsistent and inverse.• Disagrees that the site is 'in good condition' as it is vacant, not used for agricultural purposes, contains two dilapidated buildings and is not managed. Suggests site's condition is poor.• Landscape quality should be ranked as Slight.• Contribution to setting of landscape/settlement should be Moderate. Contradictory claims in Green Belt Assessment (GBA) Part 2 and the Landscape Study.• Visual sensitivity has been overstated and should be slight
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	<p>not moderate.</p> <ul style="list-style-type: none"> • Potential for mitigation should be scored moderate. • Overall sensitivity judgement should be Slight. • Candidate Area of Outstanding Natural Beauty (AONB) seems to have been given the same judgement as Areas of Outstanding Natural Beauty (AONB) and assessment appears to overestimate its value. • Site is not tranquil or remote and should be scored to have slight (2) perceptual aspects. • Should be slight sensitivity x slight value = high capacity • Ecology assessment is fundamentally flawed and the only way to ensure the long term viability of the grassland is to introduce a positive management strategy in conjunction with development. • For a site to be ruled as unsuitable based on it being classified as Habitats of Principal Importance (HPI) in the absence of an ecological evaluation of its features is incongruous. • Stating the grassland could be restored to s41 is erroneous as there is no evidence to suggest it ever met the criteria originally. • Habitats of Principal Importance (HPIs) are a classification, not an evaluation. • Unclear what value they assign to area (local value, district value) but site does not meet the consultant's own definition of high value (which is what would make a site ecologically unsuitable). • In absence of management, scrubland will increase and dominate grassland at expense of calcareous grassland. • Croudace present a Vision Document and Masterplan that would see the development of western part of site for 59 units, with grassland managed and left open with public access.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Caterham is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>CAT016 had been ruled out from further consideration due to ecology evidence. However, evidence has been submitted during this consultation to justify reconsideration of that position.</p> <p>The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the</p>

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	<p>existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary. The Green Belt evidence considers that the site is located within an area of land that does not contribute to the openness of the surrounding Green belt and recommends further consideration in terms of exceptional circumstances.</p> <p>Please note, exceptional circumstances relate to paragraph 83 of the NPPF. The Council does not consider these circumstances have been misunderstood.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes the comments made, in particular on matters relating to social impacts, ecology and environmental factors. This information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

Local Plan Sites Consultation Comments

Site Reference	CAT 019
Site Address	Caterham Reservoir, Stanstead Road, Caterham
Current categorisation of the site	Category 3 - Amber
Number of comments received	38
Comment IDs	SC473, SC645, SC711, SC741, SC1115, SC1117, SC1122, SC1222, SC1226, SC1365, SC1320, SC1344, SC1406, SC1692, SC1596, SC1613, SC1768, SC1906, SC1949, SC2138, SC2139, SC2209, SC2281, SC2635, SC2639, SC2763, SC2919, SC2922, SC2973, SC2976, SC3324, SC3458, SC3550, SC3520, SC3648, SC3738, SC3795, SC3861
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • Only part of site designated brownfield should be considered. • If existing reservoir is to be maintained then developable area drops to 1.12ha. <p>Green Belt</p> <ul style="list-style-type: none"> • Effectively serves purposes of Green Belt. • Should not destroy the Green Belt for minimal housing gain. • Stanstead Road straddles the Green Belt boundary. In past 8 years over 100 new homes built on non-Green Belt side and boundary prevents sprawl. • If developed, would set a precedent for further Green Belt release. • The Council has misunderstood paragraph 89 of the NPPF and is seeking to apply the wrong test i.e. 'exceptional circumstances' instead of 'very special circumstances'. • Development would create an irregular boundary. <p>Infrastructure</p> <ul style="list-style-type: none"> • No development should take place in Caterham until there has been significant investment in infrastructure. • Thames Water does not envisage wastewater infrastructure concerns with the site. • Drainage has not been improved for over 50 years and road regularly suffers from blocked drains. <p>Highways / transport</p> <ul style="list-style-type: none"> • Access should not be onto Stanstead Road. • Stanstead Road has significant on-street parking problems caused by expansion of Oakhurst Grange School with no additional parking. Two-way traffic forced to use one side of the road. Traffic study would be essential. • Site immediately after blind bend and due to on-street parking, cars are forced to drive blindly into oncoming traffic. • No easy access to public transport. <p>Flooding</p> <ul style="list-style-type: none"> • Development would increase surface water flooding in

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	<p>direction of Harestone Lane, Dome Hill, Dome Hill Peak and Harestone Valley Road.</p> <p>Ecology</p> <ul style="list-style-type: none">• Surprised it does not have high ecological value as the site has an undisturbed nature.• Site well-used by wildlife.• Mature trees would have to be destroyed.• Ecological sensitivity rating of 1 should be increased to 4 due to findings in ecology study. <p>Environment</p> <ul style="list-style-type: none">• Part of site used for waste disposal and is not suitable for housing.• The site is contaminated. Development could impact groundwater quality and risk contaminating a Chalk aquifer.• The site is within 250m from a former landfill and there may be potential for landfill gas to be generated.• There is no mention in the Plan if the site is still subject to an Environment Agency license.• Site adjoined by mobile phone mast and studies have linked cancer prevalence with the proximity to such a mast. <p>Landscape / character</p> <ul style="list-style-type: none">• Views would be impacted due to the gradient of the land.• Part of landscape corridor that extends from the Area of Outstanding Natural Beauty (AONB) and High Pastures Site of Special Scientific Interest (SSSI).• Contribution to setting of surrounding landscape, outstanding assets, separation between settlements and local distinctiveness should all be rated at 3.• Street scene has mature trees and houses are widely spaced apart and built only on one side of the road. Site is within Harestone Valley Conservation Area and the Character Assessment report of 2011 stated the road as having "strong rural character".• Stanstead Road has had over 100 homes built in the last 10 years that has changed it from a once quiet rural road. <p>Heritage</p> <ul style="list-style-type: none">• Historically there have been archaeological findings along the gravel ridge and an Area of High Archaeological Potential nearby. <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none">• The District's high level of housing need and lack of suitable alternative land in Caterham mean that exceptional circumstances can be demonstrated.• Only constraint to the site coming forward is the Green Belt and the potential contamination due to its historic use.• Green Belt Purpose 1 – site does not contribute to
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	<p>restricting sprawl of development as is primarily enclosed by development. Developing site would result in more cohesive settlement rather than sporadic ribbon development.</p> <ul style="list-style-type: none"> • Green Belt Purpose 2 – Site performs no contribution as Area of Outstanding Natural Beauty (AONB) and M25 are more strategic barriers to prevent Caterham and Godstone merging (reference to Green Belt Assessment). • Green Belt Purpose 3 – North of parcel characterised by built form and located directly adjacent to Caterham. Contains previously functional landfill site. • Green Belt Purpose 4 – No conservation areas within or adjacent. • Green Belt Purpose 5 – Of opinion that enhancing and remediating land previously used for landfill constitutes the recycling of derelict land in an area that is adjacent to an existing urban settlement. • Site has potential capacity for 45 dwellings taking into account the surroundings of the site. • Highways Assessment found (for 45 dwellings) an additional 27 vehicular trips during peak periods with circa 202 trips across a typical day. This is considered below that which would warrant further investigation and it is concluded that the impacts could not prejudice the free flow of traffic or condition of road safety. • Developer’s ecology study notes that “the overgrown site has become of low to medium conservation interest because of marginal semi-natural habitats, there is a Priority Biodiversity Action Plan habitat in the northwest of the site and there are marginal semi-natural habitats on the west and northwest which will be maintained and enhanced.” • Limited information at this stage regarding contaminants and hazardous material but proportion in ground is considered to be low.
<p>Council’s response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Caterham is identified as a Tier 1 settlement (Urban Settlement) in the Council’s Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>CAT 019 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the</p>

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	<p>Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>Please note, exceptional circumstances relate to paragraph 83 of the NPPF. The Council does not consider these circumstances have been misunderstood.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to landscape, ecology and contaminated land. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.

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Site Reference	CAT 029
Site Address	Burntwood Lane, Caterham
Current categorisation of the site	Category 3 - Amber
Number of comments received	24
Comment IDs	SC12, SC737, SC712, SC1004, SC1203, SC1240, SC1366, SC1388, SC1401, SC1450, SC1614, SC2297, SC2891, SC2932, SC2975, SC3095, SC3205, SC3317, SC3460, SC3465, SC3553, SC3768, SC3863, SC3970
Key comments	<p>General</p> <ul style="list-style-type: none"> • Part of an area enjoyed as public open space, and is clearly visible from Whyteleafe and Warlingham. • Bounded on one side by wooded hillside and any development would be isolated. • The slope is more significant than appraisal acknowledges. • CAT 029 and CAT 038 form part of the same green corridor and should be considered together. <p>Green Belt</p> <ul style="list-style-type: none"> • Located in the Green Belt which should be protected, and forms part of the physical and visual buffer between Kenley, Caterham and Caterham Valley. • Also aids in preventing unchecked sprawl of Caterham on the Hill and Caterham Valley. • The Council has misunderstood paragraph 89 of the NPPF and is seeking to apply the wrong test i.e. 'exceptional circumstances' instead of 'very special circumstances'. • Development would create an irregular boundary to the Green Belt. • Any site that the Green Belt Assessment Part 2 concludes should remain in the Green Belt (including this site) should be re-graded red and removed from consideration. <p>Infrastructure</p> <ul style="list-style-type: none"> • Thames Water does not envisage wastewater infrastructure concerns with this site. • Immediately abuts De Stafford School; may be a need to expand the school for sixth form provision. • Caterham's infrastructure needs significant investment. <p>Highways / transport</p> <ul style="list-style-type: none"> • Traffic at peak times using Burntwood Lane to join the A22 at Wapses Roundabout is a major concern. <p>Flooding</p> <ul style="list-style-type: none"> • The site is part of the Caterham Bourne catchment and provides a larger surface area for rainfall absorption. • The site has areas at risk of surface water flooding and is sensitive to any risks of groundwater contamination. • The site serves as part of an ecological drainage area.

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	<p>Ecology</p> <ul style="list-style-type: none"> • Forms part of a green corridor linking the North Downs up into Riddlesdown which allows for migration through an urban area. • If the site was developed, would lead to isolated species and decline in biodiversity. • The site is home to protected species; slow worms, adders, badgers, bats. <p>Landscape / character</p> <ul style="list-style-type: none"> • Concerned how 65 units could be developed and be in-keeping with the surrounding character, style and density. <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none"> • Caterham is highly sustainable and should be the focus for a large proportion of the District's housing requirements. • Evidence from the Highways Assessment suggests two access roads into site from Stanstead Road (north and south of reservoir). • Development would generate 27 trips during morning peak period and 202 trips per day and would not result in negative transport impacts. • Site is overgrown and has become of low to medium conservation interest. Badgers are resident and a Priority Biodiversity Action Plan (BAP) habitat is present. • Existing public sewers unlikely to constrain development. Gravity connection will be possible from all parts of the site. • Would be preferable for electricity sub-station to remain in place. • No identifiable constraints to gas networks. • Need to retain potable water mains network that traverses site. • BT underground apparatus on site which will need mitigation. • Based on the unknown A06 landfill designation, the proportion of active or hazardous waste is considered to be low, and would require straightforward remediation.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Caterham is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>CAT 029 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework</p>

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	<p>allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>Please note, exceptional circumstances relate to paragraph 83 of the NPPF. The Council does not consider these circumstances have been misunderstood.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to the environment and landscape. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.

Local Plan Sites Consultation Comments

Site Reference	CAT 038
Site Address	Land at Waller Lane, Caterham
Current categorisation of the site	Category 3 - Amber
Number of comments received	25
Comment IDs	SC62, SC714, SC765, SC1005, SC1204, SC1367, SC1389, SC1402, SC1615, SC1850, SC2296, SC2895, SC2979, SC3099, SC3178, SC3332, SC3312, SC3462, SC3468, SC3528, SC3545, SC3769, SC3796, SC3864, SC4098
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • The terrain and access are impractical for development. • Adverse impact on the community. • CAT 029 and 038 should be considered together. <p>Green Belt</p> <ul style="list-style-type: none"> • The site is an important buffer between Caterham Valley and Hill. Recent approved development of 'The Gardens' on the Hill will encroach on this buffer so this site must be retained. • Checks sprawl from either Valley or Hill. • Support the Council's Green Belt Assessment (GBA) that concludes the land serves the purposes of the Green Belt. • The Council has misunderstood National Planning Policy Framework (NPPF) para 89 and has applied the wrong test i.e. exceptional circumstances instead of very special circumstances. <p>Infrastructure</p> <ul style="list-style-type: none"> • Thames Water does not envisage wastewater capacity concerns with this site. <p>Highways / transport</p> <ul style="list-style-type: none"> • Development here would increase traffic and congestion on Burntwood Lane and Godstone Road. • Waller Lane is not suitable as an access point for road traffic; it is primarily a pedestrian walkway and cannot be widened due to adjacent landowners. <p>Flooding</p> <ul style="list-style-type: none"> • Tree coverage on site helps create a barrier to floodwater, slowing the peak flow into the Bourne. The sloping nature and increased flow of water through the chalk aquifer can lead to risk of subsidence, with sinkholes forming. This has historically led to damage to roads and properties in the area. <p>Landscape / character</p> <ul style="list-style-type: none"> • Prominent location on the rim of the Caterham Valley means that it has an important landscape role in conserving the skyline of the Valley and its wooded nature. • This is a very visually sensitive location.

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	<ul style="list-style-type: none"> • Landscape assessment has undermined the sites value and sensitivity. <p>Ecology</p> <ul style="list-style-type: none"> • Important north/south wildlife corridor. • Badgers, slow worms, adders, owls and bats on site and protected. <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none"> • Site has defensible Green Belt boundaries and is in a sustainable location. It is previously developed land. Not good planning practice to discount a highly sustainable site. Too much weight given to the Ecology report. Could be able to transfer suitable land to the Woodland Trust with a fund to allow conservation and promote biodiversity. • Site is readily deliverable within the first five years.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Caterham is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>CAT 038 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>Please note, exceptional circumstances relate to paragraph 83 of the NPPF. The Council does not consider these circumstances have been misunderstood.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a</p>

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	<p>concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council will be fulfilling its duty to prepare a brownfield register, and publishing this by the end of 2017. The register will include a list of suitable brownfield sites that will be prioritised for development.</p> <p>The Council notes all other comments made, in particular on matters relating to the landscape and ecology. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.

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Site Reference	CAT 039
Site Address	Surrey National Golf Club, Rook Lane, Chaldon
Current categorisation of the site	Category 3 - Red
Number of comments received	41
Comment IDs	SC104, SC287, SC474, SC646, SC731, SC715, SC783, SC1006, SC1074, SC1114, SC1121, SC1219, SC1368, SC1390, SC1693, SC1403, SC1618, SC1762, SC1774, SC1831, SC2062, SC2179, SC2263, SC2977, SC2981, SC3064, SC3201, SC3214, SC3340, SC3464, SC3554, SC3685, SC3744, SC3754, SC3770, SC3787, SC3866, SC4186, SC4193, SC4257, SC4404
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • Support the site being ruled out from the Council's consideration. • Estimated number of dwellings on site has increased from 1076 to 1600 which suggests it is not entirely eliminated from consideration. • Golf course is key amenity offering open space and leisure facilities, which are sought by many. • Bridleways on two sides and a bridleway and 2 footpaths cross the site. • The existing buildings could be considered for an alternative use. • The Council continued to fail to recognise part of the site is the historically important St Lawrence's Hospital Former Burial Ground. • Strategic expansion of Caterham. <p>Green Belt</p> <ul style="list-style-type: none"> • The site is a crucial buffer between Caterham on the Hill and Chaldon. • Development would constitute inappropriate development and attract further development, urban sprawl, and be to the detriment of adjacent settlements. • Site embodies the original purposes of Green Belt land – to maintain a zone of green open space around the metropolitan area of London. • The Council has misunderstood paragraph 89 of the National Planning Policy Framework (NPPF) and is seeking to apply the wrong test i.e. 'exceptional circumstances' instead of 'very special circumstances'. • Any site that the Green Belt Assessment (GBA) Part 2 concludes should remain in the Green Belt (including this site) should be re-graded red and removed from consideration. <p>Infrastructure</p> <ul style="list-style-type: none"> • Scale of development would require infrastructure changes of such magnitude that it would change the whole area beyond recognition. • Thames Water Ltd state that the wastewater network capacity is unlikely to be able to support the demand

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	<p>anticipated from this site and strategic drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.</p> <ul style="list-style-type: none">• Site is of sufficient size to provide own infrastructure on-site and has large development potential.• Caterham's infrastructure needs significant investment as it comprises of old/Victorian mains servicing over double the number of dwellings it was designed for. <p>Highways / transport</p> <ul style="list-style-type: none">• Surrounding road network would not be able to cope with additional volume of traffic, especially the B2031.• Access has not been addressed – access through Leazes Avenue could be obstructed by a ransom strip. <p>Flooding</p> <ul style="list-style-type: none">• The local area has experienced significant flooding events and more homes in this area would not help improve the situation.• Floodwater discharges onto Surrey National Golf Club via a culvert under Rook Lane and lower greens become a flood plain.• Site stores excess water. <p>Ecology</p> <ul style="list-style-type: none">• Ecologists had to limit surveys to public footpaths, however other data from within the golf course exists and was provided to the consultant some months ago but the Council has not taken this into account. List of protected and priority species noted within 1km of site is incomplete and gives misleading impressions of biodiversity value of site.• Hazel dormice in Happy Valley Site of Special Scientific Interest (SSSI) (within few hundred metres of site) and confirmed present on site in Sep 2016.• Yellowhammer, linnet and bullfinch (priority bird species) recorded on site.• Migratory birds such as redwings and house-martins use site seasonally.• Red-listed species woodcock sighted autumn 2016.• Grass snakes and slow worms recorded.• Tawny owls abundant on site and diurnal birds of prey• Common pipistrelle bats recorded widely on site and others types (serotine <i>Eptesicus serotinus</i> and noctule <i>Nyctalus noctula</i>) subject to annual monitoring in Happy Valley.• Badgers present on site and common toads (UK Biodiversity Action Plan priority species) breed on site.• Roman snails protected under Wildlife and Countryside Act 1981.• Four species of waxcap recorded on western side of site during autumn 2016.
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	<ul style="list-style-type: none">• If 43.16 hectares of the site are ecologically sensitive or ecologically unsuitable (equates to nearly 59% of site) then how the site could overall be rated as majority ecologically suitable.• Large areas of Surrey National Golf Club have potential to become s41 priority habitats.• Development would block wildlife corridor between Happy Valley and North Downs. <p>Landscape / character</p> <ul style="list-style-type: none">• Site sits in the centre of an unspoilt strategic view corridor. One of two main panoramas from the Corporation of London public open space.• Visual corridor links Happy Valley to Surrey Hills Area of Outstanding Natural Beauty (AONB). This value is not recognised under Contribution to Setting of Outstanding Assets, this should be rescored from 1 to 4.• No mention of flood risk in score tables on p53.• Within an Area of Great Landscape Value (AGLV), contains area of Ancient woodland and abuts land covered by a Tree Preservation Order (TPO).• Development would totally alter character of village. <p>Sustainability Appraisal</p> <ul style="list-style-type: none">• Transport should be graded - red. Limited public transport – nearest railway is 2 miles away with limited commuter parking. Bus service is one per hour on weekdays and less frequent on weekends.• Flood risk should be graded – red.• Biodiversity should be graded at - - red. <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none">• The Sites Consultation document failed to identify the key benefits of Surrey National Golf Club (SNGC).• The site is adjacent to settlement boundary readily connected to existing settlement of Caterham and is available, suitable and achievable now.• The exact boundary for development is highly flexible, allowing development to work with the landscape, neighbouring settlements and the delivery of community open space and infrastructure.• The potential extensions identified for Blindley Heath and South Godstone fall within the same category as Surrey National Golf Club (SNGC) in the Sites Consultation document. The justification provided by the Sites Consultation for considering these extensions beyond the remit of the site assessments is equally applicable to Surrey National Golf Club (SNGC). There are no criteria met by the proposed extensions to Blindley Heath and South Godstone which are not also met by Surrey National Golf Club (SNGC).• In conclusion based upon the Council's own methodology
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	<p>for considering settlement extensions for Blindley Heath and South Godstone, we believe that Surrey National Golf Club must be considered under the same criteria as an extension to Caterham.</p>
Council's Response	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Caterham is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>CAT 039 is a category 3 site – Sites outside areas for further investigation. The landscape evidence considers the site is unsuitable for development. No evidence has been submitted during this consultation to the contrary. The site is therefore ruled out from further consideration through the Local Plan process and will not be subject to the exceptional circumstances test.</p> <p>Please note, exceptional circumstances relate to paragraph 83 of the NPPF. The Council does not consider these circumstances have been misunderstood.</p> <p>The Council notes all other comments made, in particular on matters of flooding, infrastructure, ecology and landscape. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	None.

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Site Reference	CAT 040
Site Address	Land off Salmons Lane West, Caterham
Current categorisation of the site	Category 3 - Amber
Number of comments received	27
Comment IDs	SC103, SC405, SC569, SC617, SC719, SC773, SC956, SC965, SC1007, SC1013, SC1081, SC1391, SC1502, SC1620, SC1775, SC1801, SC2299, SC2372, SC2934, SC2985, SC3203, SC3466, SC3546, SC3771, SC3867, SC3969, SC4253
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • Designated green space. • Site contains playing field land which has not been used as a playing field within the last five years – Sport England would still object to the inclusion of the site, as any loss of playing field is detrimental to meeting the needs of sport in the future. • The density is too high. • CAT040 and 060 are so close together that any consideration of one should automatically consider the impact on the other. • Discussion with London Borough of Croydon would be required. • Sport England would strongly welcome engagement with the Council to better understand their approach to seeking to allocate existing playing field land or formal built sports facilities for housing-led redevelopment. <p>Green Belt</p> <ul style="list-style-type: none"> • The Council has misunderstood paragraph 89 of the National Planning Policy Framework (NPPF) and is seeking to apply the wrong test i.e. ‘exceptional circumstances’ instead of ‘very special circumstances’. • Would create an irregular boundary to the Green Belt. • Major part of buffer between Tandridge and Croydon, which should be a priority to maintain. • The site should be retained with Green Belt (as recommended in Green Belt Assessment). <p>Infrastructure</p> <ul style="list-style-type: none"> • The site could be developed if infrastructure is upgraded. • No consideration has been made on the impact of local infrastructure which must be addressed. • Schools are full, doctors surgeries have long waiting times, local waste and recycling centres are too small for their current demand. • No or limited bus routes. • Drainage in the area non-existent. • A lot of investment is needed on the infrastructure in Caterham. • Thames Water does not envisage infrastructure concerns

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	<p>regarding wastewater infrastructure capability.</p> <ul style="list-style-type: none">• Could risk groundwater quality.• Sewerage and drainage system is outdated and in need of major investment to even cope with current demand. <p>Highways/transport</p> <ul style="list-style-type: none">• Traffic is horrendous, especially at peak times.• Roads are full of potholes.• Trains are already full with a lot of commuting.• Not enough parking at railway stations.• Would create extra traffic on Whyteleafe Hill. <p>Flooding</p> <ul style="list-style-type: none">• More homes in the area will not help the flooding issue.• Recent major surface water flooding and sewerage issues in Buxton Lane following previous large developments.• Site serves as an ecological drainage area to allow surface water to drain away. <p>Heritage</p> <ul style="list-style-type: none">• Kenley Airfield represents a strong part of UK and Surrey heritage. The site surrounds the Navy, Army and Air Force Institute (NAAFI) which is a listed building and is close to many scheduled monuments. Development would cut off the building to the airfield it served.• Dilapidation, neglect or damage to the listed building should not be taken into account in any decision.• Unfortunate that CAT 040 is made up of 3 separate portions rather than splitting the site into 2 or 3 sites. Given the existing pressures for more housing, the portion to the west of Victor Beamish Avenue seems acceptable for low density development as it backs onto existing housing and it is far enough away from the Airfield Conservation Area even though it is Green Belt and provided it respects the setting of the old Navy, Army and Air Force Institute (NAAFI) listed building. If it was developed it should not interfere with the pleasant aspect of Salmons Green.• Areas to the east should not be developed as would substantially change the setting of Salmons Green and northern portion would be too close to conservation area. <p>Ecology</p> <ul style="list-style-type: none">• The site is close to Kenley Aerodrome (Nature Conservation site of Borough importance) and Kenley Common (Nature Conservation site of Metropolitan importance). <p>Landscape/character</p> <ul style="list-style-type: none">• If properly developed this could fit in nicely with other local developments.• Special character of area would not be preserved if this Green Belt was developed.
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	<p>Sustainability Appraisal</p> <ul style="list-style-type: none">• Public transport was rated as ++ but it is poor and any development here would be entirely car dependent. <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none">• The Council's five year housing land supply is based upon out-of-date housing need data and cannot be relied upon as being accurate. The Council is unable to demonstrate a five year housing supply position (2.7 years). Aware of data that could see OAN to be as high as 800 due to migration flows and market signals.• Changing the designation of certain Green Belt sites is necessary in order to meet housing need.• Site does not meet the purposes of the Green Belt. If the Council continues to suggest it does, then developer can still identify exceptional circumstances.• Role in keeping land permanently open is relatively limited especially when compared with that of the far larger area of open airfield land to the north. Site is divided by existing security fences.• Landscape Capacity and Sensitivity Study (LCSS) comes to a reasonable overall assessment (medium landscape capacity based on moderate sensitivity and moderate value) and clearly points to some development potential, although studies such as these are by their very nature fairly broad brush.• 'Low potential for mitigation, especially to the north of the site which has more open views in' could be challenged as these views are considered to be very localised and a corridor view southwards right through the site is not possible.• No definition of what 'medium capacity' or 'limited development proposals' mean. Therefore no detailed guidance can be provided by the study to the Council as to what appropriate potential extent, scale and form of development on the site could comprise.• Medium capacity suggests an average assessment across the whole site so it would be wise to break site down into potentially developable areas and those that have no or extremely limited landscape capacity. Opinion would be:• Potentially developable areas on land to the east of Victor Beamish Avenue to the north of the schools (if generous set back from northern boundary assumed) and to the south of the school.• Parcel of land on the western side of Victor Beamish Avenue is quite heavily constrained by existing tree groups, many of which would be desirable to maintain, but there may be limited potential for development in an inset area where there is a break in trees.• Eastern boundary of site has some trees in poor condition so potential for development.
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	<ul style="list-style-type: none"> • Site could accommodate low density residential development in northern and southern parcels. Potential landscape enhancement opportunities. Development would be sensitive and carefully designed so as to mitigate any heritage concerns or harm. • Development on site would fulfil economic, social and environmental role of sustainable development. • Landowner is promoting site as residential but would consider a mix-use scheme, care home, or wholly commercial (this is not preferred).
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Caterham is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>CAT 040 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>Please note, exceptional circumstances relate to paragraph 83 of the NPPF. The Council does not consider these circumstances have been misunderstood.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence</p>

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	<p>from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to landscape, heritage and ecology. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	CAT 041
Site Address	Maybrook House, Godstone Road, Caterham
Current categorisation of the site	Category 1 - Green
Number of comments received	13
Comment IDs	SC424, SC739, SC998, SC1198, SC1359, SC1377, SC1494, SC1593, SC1607, SC1789, SC3436, SC3467, SC3868
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • Large office block with parking in urban area so in principle there is no objection to redevelopment. • Building is out of scale with surrounding/nearby houses so is suitable for redevelopment. • Development should not be any higher than new flats opposite at Surrey Hills Court. <p>Infrastructure</p> <ul style="list-style-type: none"> • No development should take place in Caterham without significant investment in infrastructure. • Thames Water Utilities Ltd does not envisage infrastructure concerns regarding wastewater capability. • Sewage and drainage infrastructure is outdated and need major investment just to cater for todays need. • Drainage would need to be built before any plans are considered to avoid further flooding in the centre of the Valley. • Schools are full and doctor's surgeries have long waiting times. Local waste and recycling centres are too small for demand. <p>Highways / transport</p> <ul style="list-style-type: none"> • Roads in area have seen huge increase in traffic, especially at peak times. Pollution of noise and fumes. Concern that this development would increase traffic in town centre. • Proper arrangements need to be made for vehicular access and for parking. <p>Employment / economic</p> <ul style="list-style-type: none"> • One of few employment sites left in Caterham town centre – lost a significant amount of A2/B1 employment sites through Permitted Development rights including Orbital House, Bronzoak and Quadrant House. • Commercial site should be retained. • Balance between employment and housing has not been maintained and there is a deficit in employment sites. Any residential development on site should result in alternative B1 provision in the town. • The most recent statistics published by Office for National Statistics (ONS) on local employment data reveals local employment lower than 2009 by 450 jobs (5%). That added to the earlier losses puts the overall figure currently at over

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	<p>1500 jobs. The ratio of local jobs to people of employment age are amongst the worst in the South East at 53%, creating an imbalance with 47% of those in work travelling out of the area (2013). The ratio of those who travel out is in fact higher than these figures suggest as there is both an outflow and an inflow of people to CR3 for work. The current best estimate is a flow of 60% or more outwards, offset by a flow of approximately 10% inwards (this is for the CR3 area - Caterham Valley, Hill, Whyteleafe and Chaldon). A significant part of Caterham's residential growth has been at the expense of local jobs and commercial space, within the settlement boundary, avoiding erosion of the Green Belt. A schedule of 50 hectares of land (125 acres) and the businesses that were closed is in Appendix (1) of the Neighbourhood Plan. Caterham Valley Parish Council would therefore not support a change of use on this site.</p> <p>Flooding</p> <ul style="list-style-type: none"> • More building means more surface water run-off and flood risk.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Caterham is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>The Council will need to ensure that the relevant economic factors are appropriately considered and necessary steps taken to secure economic vitality going forward. There is also a national agenda which supports the opportunity for residents to work locally and to enable businesses to thrive. The Local Plan will make provision for the benefit of jobs, commerce and the local economy. Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the amount of land which may be needed to accommodate jobs growth and support local businesses. The Local Plan will make provision for the benefit of jobs, commerce and the local economy. It will also need to balance those jobs with the availability of suitable homes. The Council is also updating the Economic Needs Assessment and the findings will inform the final plan.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an</p>

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	<p>Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to transport. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	CAT 042
Site Address	Land to the East of Roffes Lane, Chaldon
Current categorisation of the site	Category 3 - Red
Number of comments received	27
Comment IDs	SC475, SC647, SC720, SC778, SC1008, SC1076, SC1113, SC1120, SC1210, SC1392, SC1404, SC1623, SC1694, SC2050, SC2063, SC2188, SC2978, SC2988, SC3334, SC3469, SC3555, SC3687, SC3746, SC3755, SC3791, SC3869, SC4259
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • The site has been marked red and so not suitable for this plan; however it must be removed from the list (Housing and Economic Land Availability Assessment, HELAA Appendix 3) forever to ensure this flood plain is not developed upon and protect it from a developer who may contest/appeal the decision when the Local Plan expires. • Fully support the site being marked as red and its removal from further consideration. <p>Green Belt</p> <ul style="list-style-type: none"> • Inappropriate development in the Green Belt and would only lead to attract further development. • The Council has misunderstood paragraph 89 of the National Planning Policy Framework (NPPF) and is seeking to apply the wrong test i.e. 'exceptional circumstances' instead of 'very special circumstances'. • Any development would destroy separation between Valley and Hill. • Land serves important purpose of dividing settlements of Chaldon and Caterham on the Hill. • Any site that the Council's Green Belt Assessment recommends should remain in the Green Belt should be graded red. • To consider developing this site directly contradicts comments made in the Green Belt Assessment: "Open space at Roffes Lane preserves the setting and special character of historic Chaldon". <p>Infrastructure</p> <ul style="list-style-type: none"> • The site could be developed in part provided infrastructure issues addressed. • Thames Water states that the wastewater network capacity in this area may be unable to support the demand anticipated from this development. • Existing infrastructure is not suitable to sustain this site. • Caterham's infrastructure has had no improvement despite large developments in recent years. • There are three footpaths on the boundary and a right of way improvement plan on Willey Lane.

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	<p>Highways / transport</p> <ul style="list-style-type: none">• Local roads (including Roffes Lane) are narrow.• Increase in traffic on B2031.• Access has not been addressed. <p>Ecology</p> <ul style="list-style-type: none">• This tract of land is one of most important biodiversity sites in Chaldon and is home to numerous UK Biodiversity Action Plan (UK Biodiversity Action Plan) priority species and those protected under the Wildlife and Countryside Act (1981).• Strongly dispute that grassland on site is not of ecological value. The field is described as improved grassland, which is a simplification of the history of the site. It was originally part of Caterham Common. Parts were used by Caterham Golf Course in the first part of the 20th century, but have had many decades of relatively little landscaping disturbance. Ancient grassland indicators such as meadow anthills are present in the north-west corner.• The lack of recent disturbance is borne out by the presence of at least four species of waxcap (<i>Hygrocybe</i> sp.). Waxcaps can take decades to recolonise a disturbed site. The report carries a clear bias towards flora. There is no mention of fungi, and yet it is an established fact that plant diversity is not an indicator of fungus diversity. This is a flawed approach that has resulted in the loss of many important British fungi sites, and it is disappointing that TDC have utilised it. High levels of grazing, while not always advantageous to flora, result in a low sward ideal for grassland fungi. The presence of horses also supports various species of dung fungi, including snowy inkcaps <i>Coprinus niveus</i>. Surrey Moth Group surveyed the site in summer 2016 and described it as having a good assemblage of species. It is noted that the Council's ecological survey does not consider invertebrate diversity at all.• Nearly 50 species of birds have been recorded, including 16 species which are either UK Biodiversity Action Plan priorities or have been red or amber-listed by the RSPB. Bat activity over the site is very high. Common pipistrelles are abundant and there are records of brown long-eared bats <i>Plecotus auritus</i> and serotine <i>Eptesicus serotinus</i> in the vicinity of Roffes Lane.• Badgers are present on the site.• There have been several reported sightings of grass snakes and one unconfirmed report of an adder. The presence of carnivorous species, which also include weasel <i>Mustela nivalis</i>, red fox <i>Vulpes vulpes</i>, tawny owl <i>Strix aluco</i> and four species of raptor, strongly suggest that the site has sufficient populations of prey species to support a complex ecological community.• Ecology assessment rates site as sensitive therefore score
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	<p>should be raised to 3.</p> <p>Landscape / character</p> <ul style="list-style-type: none">• Well-used local open space part of green corridor linking Green Lane with an Area of Outstanding Natural Beauty (AONB).• Part of continuous open space forming corridor linking into Queens Park via adjacent playing fields.• Part of Area of Great Landscape Value (AGLV) and key landscape corridor extending north-east to Area of Outstanding Natural Beauty (AONB). Score of 1 under contribution to setting of outstanding assets is wrong and should be raised to 4.• Local distinctiveness should be raised to 4 as views in from site (which were not assessed) form scenic panorama. <p>Flooding</p> <ul style="list-style-type: none">• Development would exacerbate surface water run-off and impact residents on Roffes Lane.• Flood risk evidence is weak. Tract of land plays important role in absorbing surface water that would otherwise run into Roffes Lane. Road turns into stream during heavy rain. During June 2016 storm it was a raging torrent.• Due to sloping and subsequent flash flooding a score of 1 contradicts evidence base so should increase to 3. <p>Sustainability Appraisal</p> <ul style="list-style-type: none">• Chaldon has limited public transport; train station is 2 miles away with limited parking; bus services are limited; access road is a narrow country lane – a ++ rating for transport is baffling. <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none">• The Council should carry out a further Regulation 18 consultation before Regulation 19 as interested parties have not had a chance to comment on the emerging plan and its content.• Even if all green and amber sites went ahead the Council will struggle to meet housing need.• CAT 042 is in Tier 1 settlement, this does not meet purposes of Green Belt(outlined in issues and approaches representation) and exceptional circumstances exist.• The Council should engage with Horsham District Council as part of Duty to Co-operate as it is an important Local Enterprise Partnership (LEP) authority.• Duty to Co-operate does not sufficiently show cross boundary thinking or cooperative working process.• The Council needs to consider all available housing sites in order to meet Objectively Assessed Need (OAN) and make valuable contribution towards cross-boundary housing delivery.
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Local Plan Sites Consultation Comments

	<ul style="list-style-type: none"> • Sustainability Appraisal should be ++ against Health as within target distance for surgery and open space (CAT029 and 040 have ++ yet don't fall within target distance of surgery: GOD010, LIN020 and LIN031 have ++ yet do not fall within target distance to open space). • Flood Risk Management Report supported by Surrey County Council (SCC) demonstrates the suitability of site and identifies mitigation measures that will reduce flood risk (divert water off Roffes Lane from upstream and holding temporarily). • A higher score should be afforded to a site that is within proximity to a tier 1 settlement compared to a lower tier based on overall sustainability. • The Council's site assessment has not had regard to the design of, and proposed mitigation included within the Vision Document Masterplan (conflicts with PPG para 22). But HELAA 2016 has taken note of masterplan and reduced quantum of development from 239 to 160. • Do not agree that the 'red' categorisation of sites means they change to unsuitable and unavailable in HELAA. Dismissing sites in HELAA with 'policy-on' is against PPG. • Green Belt Assessment Part 2 should have been assessing sites on purposes, not questions that allude to the purposes. • Reference made regarding public footpaths and use of the fields. Site in private ownership and any access is not permitted and not authorised by landowners. • Rejecting site based on landscape only is not a suitable justification. • Western proportion of site (which is proposed for development) has moderate sensitivity and moderate value and should be re-categorised as an amber site. • Ecology survey suggests there is no evidence to support that the woodland belt along Roffes Lane is ancient in origin. • Proposed location of access can be achieved through removal of three small category C hawthorns. Neither aspect of the criteria for 'ecologically unsuitable – point of access issue' are triggered. Masterplan showed that areas B F and G (which had ecological value) would be retained in its entirety. • Many opportunities as part of masterplan to incorporate biodiversity enhancements which would offset impacts of residential development.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Caterham is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p>

Local Plan Sites Consultation Comments

	<p>CAT 042 is a category 3 site – Sites outside areas for further investigation. Both the ecology (unless access issues are overcome) and landscape evidence consider the site is unsuitable for development. Detailed information has been submitted regarding ecology, and a rebuttal of the Council’s position, documented in the sites consultation, from the developer. These will be considered in more detail.</p> <p>The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>Please note, exceptional circumstances relate to paragraph 83 of the NPPF. The Council does not consider these circumstances have been misunderstood.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council’s Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all of the comments made, including those relating to ecology and landscape. This information could be useful for informing further iterations of the Council’s evidence base.</p>
Action	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations</p>

Local Plan Sites Consultation Comments

Site Reference	CAT 044
Site Address	Land at Fern Towers, Caterham
Current categorisation of the site	Category 1 - Green
Number of comments received	13
Comment IDs	SC425, SC740, SC999, SC1199, SC1791, SC2880, SC2886, SC2956, SC3335, SC3438, SC3759, SC3870, SC4181
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • This site has limited development potential. It is encouraging to see the estimated potential has been reduced from 7 to 6 units. • Site is considered to be well suited to development which is in keeping with the form and scale of its surroundings. <p>Infrastructure</p> <ul style="list-style-type: none"> • Thames Water does not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site. • Infrastructure requirements are likely to be minimal. <p>Highways / transport</p> <ul style="list-style-type: none"> • Caterham Valley Parish Council would support the development of the site providing there is the provision of green space for existing and new residents. • Support assuming no detrimental impact on existing properties parking provision and sufficient parking is provided. • Provides valuable car parking space, adequate alternative provision for residents' parking needed. • Loss of 41 garages will further exacerbate the road parking problems. • Is there evidence that existing flats are over accommodated with car parking places? • The development will add to traffic in the area, in particular the junction of Harestone Valley Road and Church Hill. • Double yellow lines by the pedestrian access to Fern Towers have created extra parking along Harestone Hill. This is often dangerous for passing traffic and negates the use of the double yellow stretch as a suitable passing place, which is exacerbated when events held at United Reform Church. <p>Ecology</p> <ul style="list-style-type: none"> • Although not considered in the Council's environment evidence document, the northern and eastern boundaries of the site are vegetated and studded with several mature trees. This type of vegetation has the potential to be ecologically sensitive and a management strategy and assessment would be needed.

Local Plan Sites Consultation Comments

	<p>Landscape / character</p> <ul style="list-style-type: none"> Although not considered in the Council's landscape evidence document identified views both into and out of the site can be obtained from the residential dwellings situated in Windrushes development and from flats along Fern Towers. <p>Amenity</p> <ul style="list-style-type: none"> Given the sloping ground in the area, redevelopment would also result in direct overlooking of existing flats and neighbouring properties.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Caterham is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>CAT 044 is a Category 1 site – Sites not in Green Belt. The site is brownfield and currently consists of an area of parking and garage.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>Whilst other comments are noted (ecology, landscape and amenity); due to the urban location of the brownfield site, these issues would be assessed in detail as part of any subsequent planning applications and conditioned accordingly. The loss of parking and impact on the local road network is a material planning consideration.</p>
<p>Action</p>	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

Local Plan: Sites Consultation - Comments

Site Reference	CAT 052
Site Address	Timber Hill Road Recreation Ground, Caterham
Current categorisation of the site	Category 1 - Amber
Number of comments received	65
Comment IDs	SC10, SC45, SC61, SC118, SC177, SC178, SC182, SC184, SC175, SC176, SC179, SC180, SC181, SC183, SC186, SC187, SC239, SC407, SC411, SC426, SC448, SC459, SC544, SC602, SC727, SC942, SC959, SC971, SC992, SC993, SC1000, SC1141, SC1200, SC1262, SC1263, SC1357, SC1689, SC1452, SC1467, SC1532, SC1609, SC1665, SC1719, SC1736, SC1764, SC1779, SC1794, SC1813, SC1847, SC2878, SC2918, SC2927, SC3145, SC3339, SC3351, SC3439, SC3470, SC3524, SC3668, SC3760, SC3828, SC3871, SC4183, SC4434, SC4448
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • This is a very busy and well used park and should not be considered for development. • Timber Hill recreational ground was gifted to Tandridge Council by the Asprey family on the agreement that it would remain a public amenity. To sell it for development would be very dishonourable. • This site has had a covenant on it since it was bequeathed to the then urban district council in 1900, stating that it should be preserved as a public open space. • Not representing the people of Caterham if the site is developed. • In general the Caterham area of Tandridge has already had more than its fair share of development of housing over the last 20 years compared to the rest of the Tandridge District. • The park is a potential air ambulance landing point and has been used for emergencies in the centre of Caterham Valley previously. • More important to preserve this than Green Belt. • Should focus on developing sites such as the Rose and Young. <p>Infrastructure</p> <ul style="list-style-type: none"> • Not enough school spaces or doctors. • Parking is already awful. • Infrastructure, services and utilities are already inadequate and poorly maintained such that permitting any significant new development is wrong without actual improvements first. • If more houses are built then more open space is needed. <p>Highways / transport</p> <ul style="list-style-type: none"> • Narrow access to the site. • Roads closed during bad weather.

Local Plan: Sites Consultation - Comments

	<p>Social</p> <ul style="list-style-type: none">• This space should be protected for children to play.• There is a need for open and recreational spaces in any town.• For much of the year the park attracts many people (especially families with children).• People use the shops and café's nearby, thereby bringing much needed business/revenue to the town.• The Council has spent money on building a new play area and it would be a waste of money to destroy the play area and replace by flats.• High number of flats in town so open space is vital.• There are no other comparable recreational facilities in the centre of Caterham Valley.• There is a growing trend for people to build and maintain fitness through the use of personal fitness instructors.• Allotments will be lost and are needed. Waiting list at Heath Road allotments.• Using recreational land for building goes against The Local Well Being Strategy. <p>Environmental</p> <ul style="list-style-type: none">• Sited within 250 metres of a former landfill and there may be potential for landfill gas to be generated.• Sites located in areas where mains drainage are not in place need to comply with the Environmental Permit Regulation and may need a permit to discharge.• Developing this site will increase the traffic and noise pollution. <p>Flooding</p> <ul style="list-style-type: none">• There are already regular and significant incidents of flooding at the bottom of Timber Hill Road.• After any heavy rain fall - on a number of occasions flooding has reached waste height to the rear of Vitaltone Chemists.• Building on the park will only increase the burden on an already overloaded drainage system.• Development will reduce an essential soak away surface and increase flash flooding in Caterham. <p>Ecology</p> <ul style="list-style-type: none">• Loss of green space and Green Belt, with adverse impact on wildlife and flowers. <p>Heritage</p> <ul style="list-style-type: none">• The park sits between two roads of mainly Victorian houses. From Crescent Road there are Victorian cityscape views across to the rear of the Victorian buildings on the Godstone Road and beyond.• Outlook would be destroyed by the construction of an
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Local Plan: Sites Consultation - Comments

	<p>estate of modern homes or a block of flats.</p> <ul style="list-style-type: none"> • Site is of vital historic importance to community as old World War II site. <p>Housing</p> <ul style="list-style-type: none"> • Concern potential yield has increased to 24 dwellings. <p>Employment / economic</p> <ul style="list-style-type: none"> • Development would conflict with the Council's business plans for Caterham. • Attracts revenue for the town from people shopping and using the space for recreation. <p>Landscape / character</p> <ul style="list-style-type: none"> • Caterham would lose its character if site was developed. • Spoil view residents have, which is the main reason for choosing to live here.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Caterham is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>CAT 052 is a Category 1 site – Sites not within the Green Belt. The site is currently open space used for recreation purposes. Any loss of open space would have to be considered in accordance with the quantity and access standards identified in the most up to date Tandridge Open Space Assessment.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p>
<p>Action</p>	<p>The Council will prepare the Local Plan on reflection of all evidence</p>

Local Plan: Sites Consultation - Comments

	based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.
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Local Plan Sites Consultation Comments

Site Reference	CAT 057
Site Address	121-123 Tupwood Lane, Caterham
Current categorisation of the site	Category 3 - Amber
Number of comments received	18
Comment IDs	SC596, SC733, SC829, SC1009, SC1206, SC1205, SC1393, SC1624, SC1827, SC1964, SC2989, SC3328, SC3799, SC3772, SC3873, SC3889, SC4023, SC4172
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • Land slopes very steeply down from Tupwood Lane. • The plot is too large for 2 houses, 6 should be accommodated. • Should be houses not flats. • It is an appropriate density. • Could not seek affordable housing due to size of site. <p>Green Belt</p> <ul style="list-style-type: none"> • Sympathetic design would have limited impact on the Green Belt. • Does not meet test under National Planning Policy Framework. • Vital to preserve setting to prevent urban sprawl and keep openness. • Development of the site could create an irregular boundary to the Green Belt. • The Council's Green Belt Assessment determined that the site meets the purposes of the Green Belt. • The land forms part of important wedge of land between two urban areas and this wedge would be narrowed further if the land were released for development. <p>Infrastructure</p> <ul style="list-style-type: none"> • Thames Water does not envisage infrastructure concerns regarding wastewater (on information to date). • Limited impact on infrastructure. • Building would have incremental effects on traffic, transport, and flooding. • No public sewers on lower parts of the site. • Development would affect access to Surrey Hills and Pilgrim Way. • The infrastructure of the local area cannot cope at the moment. <p>Highways / transport</p> <ul style="list-style-type: none"> • Development would create more traffic. • No easy access to public transport. • Access issues due to blind bend as you approach the site from the lower end of Tupwood Lane.

Local Plan Sites Consultation Comments

	<p>Flooding</p> <ul style="list-style-type: none">• The remaining site is small and steeply sloping, creating potential drainage issues.• Development of this site would increase surface water run off down through the woods towards Markfield Road and Newstead Rise, an area which is prone to flooding. <p>Social</p> <ul style="list-style-type: none">• The adjoining land is of recreational value, linking to the Valley Sports Ground by means of a network of public paths and bridleway. <p>Environmental</p> <ul style="list-style-type: none">• Development would create noise and pollution.• Risk to groundwater quality. <p>Ecology</p> <ul style="list-style-type: none">• There are a number of protected species of plants and animals and insects.• Adverse effect on extent of woodland.• Ecologically important site as within a Biodiversity Opportunity Area, includes Ancient woodland, Tree Preservation Orders and Sites of Nature Conservation Interest.• Biodiversity corridor linking Area of Outstanding Natural Beauty (AONB).• The site is being considered as a Biodiversity Opportunity Area under DP19 and is a potential site of Nature Conservation Importance under CSP17.• Run-off from the extensive excavation would flow into the neighbouring Ancient woodland below the site, damaging renowned wild garlic woodland. <p>Landscape / character</p> <ul style="list-style-type: none">• Development on the edge of Area of Outstanding Natural Beauty (AONB) may reduce suitability for inclusion.• Development outside residential curtilage would be detrimental to landscape.• Impact on views.• Area allows a gradual transition to Area of Outstanding Natural Beauty (AONB).• The site is in an area where there is only a very thin layer of topsoil, and a substantial thickness of clay before reaching chalk as a solid base for foundations. The building regulations requirements would result in huge excavations of clay and significant adverse impact on the sensitive landscape.• It is on a ridge with high visual exposure, including with the Area of Outstanding Natural Beauty (AONB) to the east. There are also key views of the site from the west.• Density should be considered.
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Local Plan Sites Consultation Comments

	<ul style="list-style-type: none">• Current buildings are in-keeping with character and historical buildings in area – future development would not be.• Part of the site lies within the Harestone Valley Special Residential Character Area. <p>Heritage</p> <ul style="list-style-type: none">• It is part of a historic landscape with Ancient woodland and within the setting of a Listed building (Upwood Gorse). <p>Amenity</p> <ul style="list-style-type: none">• Layout and design needs to consider topography to ensure privacy of properties. <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none">• Ordnance Survey mapping of the site and its neighbourhood is not accurate, such that it gives the impression that it is more ecologically sensitive than it actually is.• Part of the site has been inappropriately put in a Biodiversity Opportunity Area and a Potential Site of Nature Conservation Importance.• Site has been examined against exceptional circumstances test.• The site is located adjacent to the urban area and where there are other available modes of transport available. In addition the site is also located close to public footpaths.• The land is currently residential garden land. Releasing this land from the Green Belt would not conflict with the five purposes of the Green Belt.• This parcel of land is not land that should be identified as safeguarded land in order to meet longer-term development needs stretching well beyond the plan period nor land that should be permanently safeguarded against development.• Releasing this land will help contribute to the Council's objectively assessed housing need figure. Meeting the required objectively assessed housing need will ensure that Green Belt boundaries will not need to be altered at the end of the development plan period.• The possible change to the Green Belt boundary suggested results in a new clearly defined boundary consisting of physical features, readily recognisable and likely to be permanent. These being a road, footpaths, a ridge line and mature trees marking the boundaries which define the curtilages of the dwellings.• The following paragraphs provide responses to the five tests on the site. It is taken as generally accepted that in Tandridge there is an acute need for housing, there are severe constraints on the availability of land and therefore great difficulty in achieving sustainable development without impinging on the Green Belt.
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Local Plan Sites Consultation Comments

	<p>Test i The need for housing in Tandridge is addressed in the report: “The Objectively Assessed Housing Needs of Tandridge” (September 2015) by Neil McDonald. It concludes that the Objectively Assessed Need (OAN) is 470 homes per year over the period 2013 to 2033 which equates to a total of 9400 homes.</p> <p>Test ii A principal constraint on the supply of land for development is the fact that Tandridge District has the highest proportion of Green Belt in the country (94%) according to the Green Belt Assessment Methodology (June 2015).</p> <p>Test iii According to the Sites Consultation Document over 300 sites were submitted for consideration of which 126 were assessed to be suitable, available and deliverable and therefore worthy of further consideration. A total of 70% of the OAN would have to be built on Green Belt land. Even potential new/extended settlements will not satisfy the OAN. Furthermore if one or both of the extended settlements did not materialise then even if all the Category 3 sites were allocated the housing supply would fall well short of the OAN.</p> <p>Test iv To summarise the conclusions of this test, development within the area excluded from the Green Belt by the possible new Green Belt boundary would not be visually prominent. Consequently any potential harm to the Green Belt purposes would be limited.</p> <p>Test v</p> <ul style="list-style-type: none"> • By preserving the existing 121 & 123 houses and existing screening, the changes which could be seen by observers from Tupwood Lane, the surrounding green spaces and the residents of no. 119 would be minimised. • The impact of development on no. 117 and views from the south, the latter effectively only visible from a part of Tupwood Lane, could be reduced by the planting of new screening trees and shrubs in conjunction with development. • By positioning new development on the lower slopes of the site and by limiting the height of new building, any impact on views from across the valley can be reduced or eliminated altogether. • The robustness of the new Green Belt boundary could be enhanced at the time of any development by the creation of a new footpath along the southern boundary which would at the same time provide an amenity for the public.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Caterham is identified as a Tier 1</p>

Local Plan Sites Consultation Comments

	<p>settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>CAT 057 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to landscape, heritage and ecology. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

Local Plan Sites Consultation Comments

Site Reference	CAT 060
Site Address	148 Salmons Lane, Caterham
Current categorisation of the site	Category 3 - Amber
Number of comments received	23
Comment IDs	SC124, SC782, SC830, SC966, SC957, SC1010, SC1015, SC1080, SC1144, SC1173, SC1394, SC1625, SC1809, SC2300, SC2373, SC2935, SC2993, SC3471, SC3549, SC3774, SC3874, SC3963, SC4254
Key comments	<p>General</p> <ul style="list-style-type: none"> • Southern section of site has development potential but not the Green Belt area to north. • The location of this site means that any proposals for it would need to be discussed with Croydon Borough Council. • Development would impact on the desirability of living in Caterham. • Development would set precedence for remaining Whyteleafe Hill frontage to be built on. • Back garden developments provide no additional affordable housing. • Density is too high. <p>Green Belt</p> <ul style="list-style-type: none"> • Should not develop on Green Belt land. • Site serves a Green Belt function and does not meet exceptional circumstances. • This area is a major part of the remaining buffer between Tandridge and the southward creep of Croydon. • Purpose of the Green Belt is to check unrestricted urban sprawl and to prevent Old Coulsdon, Caterham and Whyteleafe merging into each other. • Development of the site could create an irregular boundary to the Green Belt. • The Council's Green Belt Assessment determined that the site meets the purposes of the Green Belt. <p>Infrastructure</p> <ul style="list-style-type: none"> • Existing infrastructure in the area already at capacity. • Thames Water does not envisage infrastructure concerns regarding wastewater (on information to date). • Schools and doctor surgeries are oversubscribed. • Inadequate drainage and sewers infrastructure. • No work has been put into looking at infrastructure and whether it can support further development. • Existing infrastructure in the area already at capacity. • Schools and GP'S are unable to cope with increased numbers, and other infrastructure is under strain. <p>Highways / transport</p> <ul style="list-style-type: none"> • Nearby roads are already overburdened. • Minimal or no bus route.

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	<ul style="list-style-type: none">• Car park at Whyteleafe station is heavily used with cars parked on Whyteleafe Hill causing congestion and obstructing pedestrians and traffic.• Poor site accessibility.• Some benefit in the site being relatively close to public transport (Whyteleafe station).• Nearby roads full of pot holes which will be exacerbated.• Roads are overcrowded. <p>Environmental</p> <ul style="list-style-type: none">• Risk to groundwater quality.• Trees and woodland on the site that should be protected, and may be subject to Tree Preservation Orders.• Ancient woodland near site. <p>Flooding</p> <ul style="list-style-type: none">• Flooding is on the increase with no corresponding improvements to draining incidents.• Run-off will increase flood risk (especially along Whyteleafe Hill towards the school).• There is an already major surface water/road flooding and sewerage issue in and around Buxton Lane following large earlier developments.• Already difficult insuring homes locally due to flooding.• Area currently acts as drainage area.• Drainage outdated and unable to cope, leading to flooding. <p>Ecology</p> <ul style="list-style-type: none">• Abundance of wildlife. <p>Heritage</p> <ul style="list-style-type: none">• The site is close to a Conservation Area.• The site is close to the Navy, Army and Air Force Institute (NAAFI), which is a Listed building.• The site is close to scheduled monuments on Kenley Aerodrome.• Development would affect setting of Kenley airfield.• Important site to archaeologists. <p>Landscape / character</p> <ul style="list-style-type: none">• Development would be detrimental to special character of the area.• Proposed number of homes would spoil appearance of Salmons Lane Green. <p>Sustainability Appraisal</p> <ul style="list-style-type: none">• In the sustainability assessment, public transport at this site is rated ++. However, local public transport is poor and any development here would be almost entirely car dependent.
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Local Plan Sites Consultation Comments

<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Caterham is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>CAT 060 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process. The Council has taken account of heritage assets on site assessments and will also include a policy about protection and enhancement of heritage assets.</p> <p>The Council notes all other comments made, in particular on matters relating to landscape, heritage and the environment. This information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

Local Plan Sites Consultation Comments

Site Reference	CAT 063
Site Address	Land at Chaldon Common Road, Caterham
Current categorisation of the site	Category 3 - Amber
Number of comments received	89
Comment IDs	SC2, SC19, SC39, SC40, SC43, SC31, SC20, SC52, SC47, SC55, SC110, SC111, SC128, SC130, SC165, SC161, SC235, SC236, SC275, SC288, SC311, SC376, SC361, SC394, SC415, SC476, SC593, SC648, SC666, SC753, SC831, SC941, SC919, SC923, SC1011, SC1116, SC1073, SC1123, SC1228, SC1395, SC1405, SC1423, SC1695, SC1528, SC1529, SC1626, SC1655, SC1700, SC1746, SC1745, SC1777, SC1825, SC1826, SC1792, SC1824, SC1882, SC1930, SC2023, SC2064, SC2094, SC2156, SC2186, SC2271, SC2287, SC2315, SC2465, SC2720, SC2836, SC2884, SC2924, SC2997, SC2980, SC3141, SC3336, SC3371, SC3556, SC3626, SC3631, SC3681, SC3749, SC3756, SC3775, SC3794, SC3865, SC3875, SC3975, SC3995, SC4295, SC4700
Key comments	<p>General</p> <ul style="list-style-type: none"> • This is a greenfield site. • Large number of potential homes compared to size of local area. • Consideration would need to be given to the wider area if sites CAT 019 and CAT 042 were developed as well. • Development is against primary aim of the Council "To protect and enhance the peaceful and rural character of Chaldon". • Development is acceptable provided CAT 039 and CAT 042 are not implemented. • Too many homes proposed. • Difficult to offer affordable housing given the high property prices in the area. <p>Green Belt</p> <ul style="list-style-type: none"> • Could set a precedent for further Green Belt development. • Should remain Green Belt. • The Council's Green Belt Assessment determined that the site meet the purposes of the Green Belt. • Green Belt should protect farmland. • Would be 'development creep' into the rural Green Belt leading to urban sprawl. • Green Belts and their original purposes should be respected. • There is already a good and distinct boundary to the Green Belt along the western boundaries of the properties on the West side of Chaldon Common Road - this development would create an invitation to further development to the north of it. <p>Infrastructure</p> <ul style="list-style-type: none"> • Poor drainage and current road has no drains. • Significant infrastructure issues (traffic, roads, drains, electricity, water pressure, schools, GPs, hospitals).

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	<ul style="list-style-type: none">• Police and fire services located at some distance, without easy access to this area.• Limited local amenities.• Poor electricity provision in area with numerous power cuts.• Low water pressure in area and should liaise with Thames Water over network capacity.• Landline phone and broadband poor.• Supply cable runs under proposed site and has exploded at least 4 times.• Water and gas mains have never been upgraded.• Schools and GP's overstretched within Chaldon and neighbouring Caterham on the Hill. <p>Highways / transport</p> <ul style="list-style-type: none">• Road and traffic issues (congestion).• Shepherds Hill, Rook Lane, Roffes Lane and Chaldon Road in particular are very busy, particularly during rush hour as this is used as a route to and from the A23/M23/M25. These are country lanes and residential and are not appropriate or built to take an increased volume of traffic.• Chaldon Common Road in bad state of repair.• Local rural roads will not cope.• Increase dangers to road users.• No pedestrian access in Chaldon Common Road - cause a danger to horse riders, cyclists and dog walkers.• Poor access.• No public transport.• Roads are narrow, congested and dangerous.• The rail station is over 2 miles away.• Traffic assessment clearly not in line with site location.• Caterham station and Merstham station has a lack of parking.• Rook Lane busy due to those commuting already from Caterham-on-the-Hill and Chaldon to Merstham station, Redhill and Reigate. <p>Social</p> <ul style="list-style-type: none">• Community asset and well used recreational land.• Loss of open space for horse riders and walkers.• Impact on adjacent public right of way.• Welfare and rights of the existing population should be considered as the planned construction work will cause disruption for many years. <p>Environmental</p> <ul style="list-style-type: none">• Noise, air and light pollution from new development.• Waste disposal would be a concern.• Historical agricultural land must be retained for farming purposes.• Development would destabilise land under neighbouring
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	<p>properties as there is a record of mining within the vicinity.</p> <ul style="list-style-type: none">• Site contains potential land contamination.• Important corridor between Ancient woodland and Site of Special Scientific Interest (SSSI).• Within and close to site, are woodland and Ancient woodland. <p>Flooding</p> <ul style="list-style-type: none">• Provides area for absorption of water, which serves water supply in an area with flooding issues and without a robust water supply.• Flood risk underestimated - site prone to flooding to the land and neighbouring properties.• Additional surface water would cause flash flooding risk.• Localised flooding after rain - rain water runs down Willey Farm Lane causing flooding along Roffes Lane.• The analytical software supplied to the insurance industry categorises Roffes Lane as a high risk flood area. <p>Ecology</p> <ul style="list-style-type: none">• Large number of protected bats.• Mix of flora, fauna and wildlife (birds, deer, foxes, etc).• Potential harm to nocturnal animals from increased light pollution.• The Ecology Assessment notes the potential presence of protected species and inter-connectivity with the Ancient woodland for ecological networks. <p>Landscape / character</p> <ul style="list-style-type: none">• Wide ranging views encompassing London and Chiltern Hills.• This site is clearly visible from The North Downs Way, Pilgrims Lane, Willey Farm Lane and Birchwood Lane all of which are public rights of way.• Area of Great Landscape Value.• Development would have an adverse effect on landscape.• Best vista in Surrey/Croydon – Happy Valley.• Land forms important boundary between Chaldon and Caterham.• Strategic viewpoint would be compromised.• Adjacent to Area of Outstanding Nature Beauty.• Density would be too high and out of character with locality.• Open space defines character of Chaldon.• 120 dwellings will spoil rural aspect of the village.• 120 units are not likely to detrimentally change the nature of Chaldon and will fit in with other developments in the local area. <p>Heritage</p> <ul style="list-style-type: none">• Sited on ancient right of way (North Downs Way) with views of London.
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	<ul style="list-style-type: none"> • Serves as an ancient common area. • Site is of historical interest - there is a concentration of archaeological finds along Chaldon Common Road, as recorded on the Surrey Historic Environment Record. • Medieval dwelling found in 1979. <p>Sustainability Appraisal</p> <ul style="list-style-type: none"> • The Green ++ grading is baffling. • The Sustainability Appraisal is inaccurate as Chaldon has very limited public transport. <p>Employment/economic</p> <ul style="list-style-type: none"> • No local employment which would result in development being occupied by commuters. <p>Amenity</p> <ul style="list-style-type: none"> • Negative impact on adjacent properties. <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none"> • Must have regard to paras 83-85 of National Planning Policy Framework (NPPF) when looking at exceptional circumstances. • High level of housing need (including affordable homes), lack of suitable alternative land, general lack of affordability across district, issues with housing mix - justify exceptional circumstances. • No adverse impact on setting of landscape if site allocated. Close proximity to Ancient woodland is acknowledged by landowner (buffer zone would be provided, landowner would embrace biodiversity enhancement). • Not affected by drainage difficulties, no recorded incidents of surface water flooding, chances of groundwater quality risk would be reduced as site planned for residential development. • Not designated open space. • Would look to provide new community centre with infrastructure contributions. • Would be in-keeping with character of the area. Previous developments nearby. • Not sure how Council Environmental Health team have decided there are potential contamination issues - landowner commissioned survey which confirms site has no overriding issues.
Council's response	<p>Whilst it is recognised that this site is situated within the parish of Chaldon, it is physically attached to the built form of Caterham and as such is being considered in the context of the main built area.</p> <p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Caterham is identified as a Tier 1</p>

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	<p>settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>CAT 063 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to landscape, heritage and ecology. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	CAT 077
Site Address	Heath Road, Caterham
Current categorisation of the site	Category 1 - Amber
Number of comments received	147
Comment IDs	SC592, SC1231, SC59, SC127, SC166, SC231, SC289, SC280, SC294, SC298, SC299, SC301, SC249, SC354, SC339, SC341, SC360, SC393, SC401, SC412, SC427, SC447, SC462, SC537, SC674, SC600, SC603, SC628, SC669, SC675, SC726, SC764, SC826, SC964, SC960, SC979, SC985, SC1001, SC1069, SC1118, SC1124, SC1145, SC1201, SC1229, SC1230, SC1271, SC1284, SC1358, SC1397, SC1420, SC1422, SC1688, SC1429, SC1433, SC1436, SC1454, SC1499, SC1531, SC1535, SC1582, SC1632, SC1648, SC1708, SC1735, SC1718, SC1722, SC1724, SC1725, SC1742, SC1752, SC1759, SC1765, SC1770, SC1832, SC1815, SC1828, SC1829, SC1863, SC1795, SC1871, SC1933, SC1950, SC1953, SC1962, SC1995, SC2025, SC2027, SC2090, SC2080, SC2089, SC2092, SC2095, SC2101, SC2277, SC2314, SC2289, SC2293, SC2301, SC2376, SC2367, SC2374, SC2375, SC2467, SC2481, SC2559, SC2507, SC2737, SC2854, SC2864, SC2892, SC2888, SC2959, SC2926, SC2938, SC2982, SC3202, SC3180, SC3278, SC3322, SC3338, SC3370, SC3440, SC3495, SC3542, SC3523, SC3637, SC3752, SC3758, SC3761, SC3817, SC3829, SC3876, SC3921, SC3997, SC4103, SC4108, SC4164, SC4166, SC4179, SC4289, SC4359, SC4450, SC4408, SC2886, SC2941, SC2627, SC3188
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • The site is a valuable community resource. • Allotment has a high waiting list. • Last bit of open space between Chaldon and Caterham. • Heath Road Allotment Group are over 50 allotment holders set up to raise concerns about the potential development • Development would merge settlements. • The Allotments Act prevents TDC developing unless an alternative site is provided. The lack of land suggests this does not exist. • The allotments are a vital public amenity directly aligned with Tandridge District Council's Vision. • Largest allotment in Tandridge. Home to 1/3 of all allotments. • The Tandridge Open Space Assessment 2015 suggests that the Council is barely meeting the national standard for provision of allotments - development of the Heath Road site may significantly decrease the provision of allotments in the area. <p>Green Belt</p> <ul style="list-style-type: none"> • The site adjoins an area designated as both Green Belt and Area of Great Landscape Value (AGLV); this will require assessment relating to the potential impacts of developing the site, as part of any future proposal. <p>Infrastructure</p> <ul style="list-style-type: none"> • Insufficient schools, doctors, water supply and drainage.

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	<ul style="list-style-type: none">• Drainage gullies need clearing.• More money needs to be spent on infrastructure.• Pressure on all local amenities and services due to developments over the last two decades.• Frequent power loss is still a problem for a lot of properties in Chaldon.• Water pressure is low in the Chaldon area. <p>Highways / transport</p> <ul style="list-style-type: none">• Congestion on surrounding roads (Rook Lane / Chaldon Road).• Access to site restricted (narrow).• More traffic will increase accidents.• Suggests acquiring one of the surrounding properties on Sunny Rise or Heath Road for an access route.• Relocation of allotments would lead to vast increase in traffic. Current holders in walking distance.• The nearest railway is 2 miles away and buses are infrequent.• Roads are lined up with parked cars at night.• Roads used as a "rat run" in order to avoid driving through Caterham on the Hill. <p>Social</p> <ul style="list-style-type: none">• Valuable service to population.• Allotment site used since 1920s and well-used community facility.• Adverse affect on health and well-being.• Provides healthy exercise.• Fellowship of allotment community, especially valuable for people living alone.• The Council's well-being strategy states need for nearby access to green space.• Important for social cohesion.• Growing own produce is important to residents.• Caterham and District Horticultural Society at risk.• The flat terrain provides easy access to those who have mobility problems.• Allotments provided a much needed garden for residents that live in flats and as a result have no access to a garden.• Loss of open space.• Skills learnt provide a regular, varied and wholesome source of fresh produce with zero 'food miles'. <p>Environmental</p> <ul style="list-style-type: none">• The Council should be protecting local open spaces.• Site was previously used as a landfill and may be contaminated.• Allotments can minimise the carbon footprint of the local community by reducing the need for transportation of fresh
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	<p>goods.</p> <ul style="list-style-type: none">• Impact on surface soil.• Access to proposed homes would have a detrimental effect on the surface of Chaldon Common Road which currently shows signs of subsidence along its length. <p>Flooding</p> <ul style="list-style-type: none">• Prone to flooding.• Surface water flooding.• Development would increase flooding to nearby properties.• Flood assessments needed.• Queens Park has naturally high water table and the well cultivated soil absorbs rainwater which would otherwise run down the hill flooding properties in Sunny Rise and Roffes Lane, where there is already a flooding problem. <p>Ecology</p> <ul style="list-style-type: none">• Destruction of well established wildlife habitats and biodiversity.• Home to protected slow worms.• Loss of trees.• Will affect ground water quality.• Creates a wildlife corridor between Green Lane and Roffes Lane Field.• Ecological survey is essential for the site.• Surrey Wildlife Trust state Heath Road allotments quite likely to have some local value for S.41/Priority biodiversity.• Bees in decline. Allotments provide valuable source of nectar/nourishment throughout the year.• Site contributes to green infrastructure.• The site also connects many Ancient Semi-Natural woodlands as well as 2 Sites of Special Scientific Interest and helps to preserve biodiversity within a large area of Tandridge. <p>Heritage</p> <ul style="list-style-type: none">• Surrey County Council state site over the 0.4ha size threshold and requires archaeological assessment and evaluation to be undertaken prior to development. <p>Landscape / character</p> <ul style="list-style-type: none">• Site close to the border of Chaldon and Caterham on the Hill, development would adversely impact Chaldon.• There is some attraction to developing this site, providing it is done in a sympathetic way (so that the sense of open space is not lost), which may mean reducing the number of properties proposed.• Extra houses will ruin the area and make it feel built up.
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	<p>Amenity</p> <ul style="list-style-type: none"> • Land slopes and development would overshadow existing nearby houses. • Amenity value – The Council’s Open Space Assessment Report of Findings Nov 2015 - 33% of residents consider not enough allotment provision. • Unfair on residents of Sunny Rise who have allotments backing on to their gardens. <p>Employment / economic</p> <ul style="list-style-type: none"> • Allotments are a good source of rent for the Council. • The Council would be obliged to provide another site and the cost of which would reduce any profit from selling it. • A lot of investment in time and money has gone into the allotment. <p>Sustainability Appraisal</p> <ul style="list-style-type: none"> • The Council has used outside consultants with little or no local knowledge. • Sustainability Appraisal is factually incorrect and cannot be relied upon. • Hard to follow Sustainability comments and colour codes.
<p>Council’s response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Caterham is identified as a Tier 1 settlement (Urban Settlement) in the Council’s Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>CAT 077 is a Category 1 site – Sites not within the Green Belt. The site is currently open space used as allotments. Any loss of open space would have to be considered in accordance with the quantity and access standards identified in the most up to date Tandridge Open Space Assessment.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered.</p>

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	<p>Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to the environment, social impacts and ecology. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	DOM 011
Site Address	Land at Forge Farm Nurseries, West Park Road, Newchapel
Current categorisation of the site	Category 2 - Amber
Number of comments received	11
Comment IDs	SC612, SC1027, SC1589, SC2103, SC2665, SC2658, SC2784, SC2826 SC3580, SC3670, SC4070
Key comments	<p>General</p> <ul style="list-style-type: none"> • There is a significant number of Traveller pitches located in or near to Burstow. <p>Infrastructure</p> <ul style="list-style-type: none"> • Traveller sites place additional pressure on schools and other social local infrastructure with disproportionate burden placed on parishes in the south of Tandridge. • Concerned about traffic impacts. <p>Green Belt</p> <ul style="list-style-type: none"> • Object as the site is in the Green Belt. <p>Environment</p> <ul style="list-style-type: none"> • Sited within 250 metres of a former landfill and there may be potential for landfill gas to be generated.
Council's response	<p>National Planning Policy requires the Council to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. Planning Policy for Traveller Sites (PPTS) requires councils to set pitch and plots targets which address the likely permanent and transit site accommodation needs of travellers in the council's area, working collaboratively with neighbouring local planning authorities.</p> <p>As part of the evidence base for the new Local Plan, a Gypsy and Traveller Accommodation Assessment (GTAA) is being prepared in accordance with a joint methodology with a number of other Surrey Authorities to ensure that a consistent approach is being taken to the assessment of gypsy traveller needs. This updated study will replace the 2013 GTAA, which was prepared on the basis of the previous definition of traveller. The GTAA 2017, which will be published in due course, brings together the results of desk-based research, stake-holder interviews and engagement with members of the travelling community to conclude on the accommodation needs of the gypsy, traveller and travelling showpeople population in the District and provide estimates for additional pitch provision (gypsy/traveller) and plot provision (travelling showpeople) for the period to 2033. The work carried out in the preparation of this report, and the conclusions it reaches regarding future need, will be utilised in preparing the Local Plan and allocating sites.</p> <p>The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a</p>

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	<p>Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council notes all other comments made, in particular on matters relating to contamination. This information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>The Council is committed to seeking to meet the needs of all members of the community, and will carefully consider the findings of the Traveller Accommodation Assessment to identify the need for Traveller accommodation in the District.</p> <p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	DOM 012
Site Address	Land at Copthorne Bank Road
Current categorisation of the site	Category 3 - Amber
Number of comments received	12
Comment IDs	SC482, SC649, SC755, SC832, SC1030, SC2672, SC2673, SC2831, SC2987, SC3586, SC3666, SC4073
Key comments	<p>General</p> <ul style="list-style-type: none"> • Small-scale development would be in keeping with other sites nearby. <p>Green Belt</p> <ul style="list-style-type: none"> • Object on Green Belt grounds, development is creating urbanisation and sprawl. <p>Infrastructure</p> <ul style="list-style-type: none"> • Thames Water does not have any concerns regarding waste water infrastructure capacity in relation to this site <p>Highways / transport</p> <ul style="list-style-type: none"> • There is a Byway Open to all Traffic (BOAT) on southern edge of the site. • The site benefits from good transport links. • Access is possible without causing significant traffic impacts in the village and along Redehall Road. <p>Ecology</p> <ul style="list-style-type: none"> • Likely adverse impact on Ancient woodland and ecological networks. <p>Heritage</p> <ul style="list-style-type: none"> • Likely adverse impact on nearby listed buildings. • Site over the 0.4 hectare size threshold and requires archaeological assessment and evaluation to be undertaken prior to development. <p>Environment</p> <ul style="list-style-type: none"> • The site is within 250 metres from a former landfill and there may be potential for landfill gas to be generated.
Council's response	<p>Since the conclusion of the Sites Consultation, the Council has adopted a preferred strategy against which to prepare its Local Plan. DOM 012 has been considered to date as it is in proximity to Copthorne which is a settlement outside of the District that provides a range of services to Tandridge residents, be that shopping, healthcare or education, in that area. As a Local Service Centre, Copthorne is recognised for its sustainability through Mid Sussex District Council's own settlement assessment and has access to a range of services and facilities including education provision, retail and healthcare.</p>

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	<p>However, whilst it was important to consider this site in the process, the Council's preferred Strategy would not support the allocation of a site in this location.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council notes the comments made, in particular on matters relating to ecology, heritage and the environment. Although this site will not form part of the Preferred Strategy for the Local Plan, this information could be useful for informing further iterations of the Council's evidence base.</p>
Action	None.

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Site Reference	DOM 013
Site Address	Land west of Roundabouts Farm, Clay Hall Lane, Crawley
Current categorisation of the site	Category 3 - Red
Number of comments received	12
Comment IDs	SC483, SC650, SC781, SC833, SC1031, SC2674, SC2679, SC2790, SC2832, SC2990, SC3587, SC4074
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • Site should not be included for further consideration. <p>Green Belt</p> <ul style="list-style-type: none"> • Inappropriate development within the Green Belt. <p>Infrastructure</p> <ul style="list-style-type: none"> • Thames Water advises that local wastewater infrastructure may be unable able to support the additional demand and upgrades may be required. <p>Highways / transport</p> <ul style="list-style-type: none"> • Other Route with Public Access (ORPA) on northern edge of the site.
Council's response	<p>Since the conclusion of the Sites Consultation, the Council has adopted a preferred strategy against which to prepare its Local Plan. DOM 013 has been considered to date as it is in proximity to Copthorne which is a settlement outside of the District that provides a range of services to Tandridge residents, be that shopping, healthcare or education, in that area. As a Local Service Centre, Copthorne is recognised for its sustainability through Mid Sussex District Council's own settlement assessment and has access to a range of services and facilities including education provision, retail and healthcare.</p> <p>However, whilst it was important to consider this site in the process, the Council's preferred Strategy would not support the allocation of a site in this location.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p>
Action	None.

Local Plan Sites Consultation Comments

Site Reference	DOM 014
Site Address	Land North of Stonelands Farm, Copthorne
Current categorisation of the site	Category 3 - Red
Number of comments received	12
Comment IDs	SC484, SC770, SC834, SC1032, SC2675, SC2683, SC2792, SC2833, SC2991, SC3588, SC4075, SC4104
Key comments	<p>General</p> <ul style="list-style-type: none"> • Agree this site should not be considered further / this site should not be considered further. <p>Green Belt</p> <ul style="list-style-type: none"> • Development will encourage urban sprawl. <p>Infrastructure</p> <ul style="list-style-type: none"> • There is a footpath on the western edge of site. • Thames Water advises that the wastewater network capacity in this area may be unable able to support the demand anticipated from this development and upgrades may be required to. <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none"> • DOM 014 has the tangible advantage of reinforcing a sustainable pattern of development by placing homes directly accessible to the M23, major employment opportunities and adjacent to a sustainable village. • The ownership of the land is simple and the site is technically developable. DOM 014 is a site that meets the District's and its neighbour's cross boundary needs sustainably. • There is insufficient supply of non-Area of Outstanding Natural Beauty (AONB) sites unencumbered by existing uses of value to the District (employment for instance) capable of delivery to serve the south of the district. • DOM 014 could be designed to retain and improve the integrity of landscape designations whilst preventing fragmentation of the Green Belt within the district. As such, The need for the development, the acute lack of alternatives outside of the areas of landscape quality and the way the impacts would be less given that the boundary to Mid-Sussex District is where the Green Belt designation ends are compelling reasons for allocation. • Favourable re-consideration of DOM 014 is required. • Submission presents a revised land area for promotion now measuring 14.26 hectares. This revision represents the wishes of the landowners and the need to ensure the development has a workable vehicular access from the north that avoids diverting all traffic into Copthorne or along Shipley Bridge Lane.

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Council's response	<p>Since the conclusion of the Sites Consultation, the Council has adopted a preferred strategy against which to prepare its Local Plan. DOM 014 has been considered to date as it is in proximity to Copthorne which is a settlement outside of the District that provides a range of services to Tandridge residents, be that shopping, healthcare or education, in that area. As a Local Service Centre, Copthorne is recognised for its sustainability through Mid Sussex District Council's own settlement assessment and has access to a range of services and facilities including education provision, retail and healthcare.</p> <p>However, whilst it was important to consider this site in the process, the Council's preferred Strategy would not support the allocation of a site in this location.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p>
Action	None.

Local Plan Sites Consultation Comments

Site Reference	DOM 016
Site Address	Land north of Roundabouts Farm, Clay Hall Lane, Crawley
Current categorisation of the site	Category 3 - Red
Number of comments received	12
Comment IDs	SC485, SC651, SC769, SC835, SC1033, SC2676, SC2687, SC2793, SC2834, SC2992, SC3590, SC4076
Key comments	<p>General</p> <ul style="list-style-type: none"> The site should not be considered further. <p>Green Belt</p> <ul style="list-style-type: none"> Development would encourage further urban sprawl and this would be detrimental to the Green Belt. <p>Infrastructure</p> <ul style="list-style-type: none"> Thames Water advises that wastewater infrastructure capacity may be unable able to support additional demand and upgrades may be required. <p>Highways/transport</p> <ul style="list-style-type: none"> Other Routes with Public Access (ORPA) on southern edge of the site. Byway Open to All Traffic (BOAT) on eastern edge of site. <p>Flooding</p> <ul style="list-style-type: none"> There is considerable surface water flooding in the area.
Council's response	<p>Since the conclusion of the Sites Consultation, the Council has adopted a preferred strategy against which to prepare its Local Plan. DOM 016 has been considered to date as it is in proximity to Copthorne which is a settlement outside of the District that provides a range of services to Tandridge residents, be that shopping, healthcare or education, in that area. As a Local Service Centre, Copthorne is recognised for its sustainability through Mid Sussex District Council's own settlement assessment and has access to a range of services and facilities including education provision, retail and healthcare.</p> <p>However, whilst it was important to consider this site in the process, the Council's preferred Strategy would not support the allocation of a site in this location.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through</p>

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	<p>continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p>
Action	None.

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Site Reference	DOM 017
Site Address	Land south of Roundabouts Farm, Clay Hall Lane, Crawley
Current categorisation of the site	Category 3 - Red
Number of comments received	11
Comment IDs	SC486, SC776, SC836, SC1034, SC2677, SC2689, SC2794, SC2835, SC2994, SC3591, SC4078
Key comments	<p>General</p> <ul style="list-style-type: none"> The site should not be considered further. <p>Green Belt</p> <ul style="list-style-type: none"> The site is unsuitable for development due to its location in the Green Belt and its contribution to the purposes of Green Belt. Development would encourage further urban sprawl <p>Infrastructure</p> <ul style="list-style-type: none"> Thames Water advises that there is no wastewater infrastructure capacity issues envisaged in relation to this site. <p>Highways / transport</p> <ul style="list-style-type: none"> There is a footpath on the western side of the site. There are poor transport links to the site.
Council's response	<p>Since the conclusion of the Sites Consultation, the Council has adopted a preferred strategy against which to prepare its Local Plan. DOM 017 has been considered to date as it is in proximity to Copthorne which is a settlement outside of the District that provides a range of services to Tandridge residents, be that shopping, healthcare or education, in that area. As a Local Service Centre, Copthorne is recognised for its sustainability through Mid Sussex District Council's own settlement assessment and has access to a range of services and facilities including education provision, retail and healthcare.</p> <p>However, whilst it was important to consider this site in the process, the Council's preferred Strategy would not support the allocation of a site in this location.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p>
Action	None.

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Site Reference	DOM 018
Site Address	Ivy Hatch, Dowlands Lane, Domewood
Current categorisation of the site	Category 3 - Amber
Number of comments received	7
Comment IDs	SC837, SC1035, SC2678, SC2691, SC2837, SC3592, SC4079
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • Object to development of back gardens. • The number of Traveller pitches should not be increased. • The site is already developed, and should not be extended. • Further development would result in overcrowding. <p>Green Belt</p> <ul style="list-style-type: none"> • Object to development of Green Belt land. <p>Infrastructure</p> <ul style="list-style-type: none"> • An increase in the number of Traveller pitches would have a detrimental effect upon infrastructure and services.
Council's response	<p>National Planning Policy requires the Council to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. Planning Policy for Traveller Sites (PPTS) requires councils to set pitch and plots targets which address the likely permanent and transit site accommodation needs of travellers in the council's area, working collaboratively with neighbouring local planning authorities.</p> <p>As part of the evidence base for the new Local Plan, a Gypsy and Traveller Accommodation Assessment (GTAA) is being prepared in accordance with a joint methodology with a number of other Surrey Authorities to ensure that a consistent approach is being taken to the assessment of gypsy traveller needs. This updated study will replace the 2013 GTAA, which was prepared on the basis of the previous definition of traveller. The GTAA 2017, which will be published in due course, brings together the results of desk-based research, stake-holder interviews and engagement with members of the travelling community to conclude on the accommodation needs of the gypsy, traveller and travelling showpeople population in the District and provide estimates for additional pitch provision (gypsy/traveller) and plot provision (travelling showpeople) for the period to 2033. The work carried out in the preparation of this report, and the conclusions it reaches regarding future need, will be utilised in preparing the Local Plan and allocating sites.</p> <p>The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the</p>

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	<p>Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p>
Action	<p>The Council is committed to seeking to meet the needs of all members of the community, and will carefully consider the findings of the Traveller Accommodation Assessment to identify the need for Traveller accommodation in the District.</p> <p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	DOR 007
Site Address	Land west of Dormans Road and north of West Street, Dormansland
Current categorisation of the site	Category 3 - Amber
Number of comments received	21
Comment IDs	SC100, SC112, SC306, SC327, SC452, SC455, SC489, SC611, SC652, SC838, SC1300, SC1757, SC2237, SC2928, SC3001, SC3079, SC3085, SC3712, SC3895, SC4007, SC4372
Key comments	<p>Green Belt</p> <ul style="list-style-type: none"> • This site is an important part of the Green Belt that separates Dormansland from Lingfield: it lies directly between the two settlements and community separation is a key consideration for the Green Belt. • Development would encroach on the countryside. • Development of this site would constitute urban sprawl. It would set a precedent for further development in this area. • Releasing this land from the Green Belt would not conflict with the five purposes of the Green Belt. <p>Infrastructure</p> <ul style="list-style-type: none"> • Existing infrastructure (schools, medical facilities, local services) does not have the capacity to accommodate new development. • Existing infrastructure deficiencies should be solved before any further development takes place. • The provision of a community hall is an aspiration of many residents, as there is no suitable facility within the village (the Memorial Club needs replacing and could be redeveloped for residential use); this site would be a good location for a new community hall. <p>Highways / transport</p> <ul style="list-style-type: none"> • West Street is narrow and would suffer from increased traffic. • West Street is a country lane that struggles to cope with existing use; development will lead to increased congestion and disruption for local residents. • There is a public bridleway/Other Route with Public Access adjoining the southern boundary. • Additional traffic on West Street and The Platt would reduce road safety for pedestrians and existing residents. • Additional traffic would compound congestion at St Piers Lane and the B2028 at peak times. • A new access to West Street or Dormans Road at this location would be dangerous from a road safety perspective. <p>Environmental</p> <ul style="list-style-type: none"> • A development of 25 new homes would have a detrimental impact of the quality of life of the site's immediate neighbours and users of the bridleway.

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	<p>Flooding</p> <ul style="list-style-type: none"> • Concern that the site is at considerable risk of flooding: the site is low-lying and surface water from West Street crosses the edge of the proposed development towards the Eden Brook. • The site is constantly boggy and has very poor drainage. • Development could exacerbate local flood risk by adversely affecting existing drainage arrangements and removing areas of marshy grassland that attenuate the flow of surface water. <p>Ecology</p> <ul style="list-style-type: none"> • This land supports local wildlife, including voles, hedgehogs, badgers, deer, woodpeckers, rabbits, stoats, owls, bats, grass snakes, nesting birds (in hedgerows). • Development should be set back at least 8m from watercourses, to ensure that there is a proper riparian corridor (a requirement of National Planning Policy Framework (NPPF) paragraph 117). <p>Landscape / character</p> <ul style="list-style-type: none"> • The landscape capacity and sensitivity study should be amended to reflect that the site only has a medium capacity to accommodate new development due to flood risk and Green Belt concerns. • The landscape and visual consequences could be ameliorated by maintaining the existing boundaries and including landscape enhancements in the design of new development. • Although new buildings could be visible from the adjoining fields, they would be viewed in the context of the existing built form. • The site is located within a gap or space in an otherwise built-up frontage. • Development would have a negative impact on the setting and special character of Dormansland village.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Dormansland is identified as a Tier 3 settlement (Rural Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan does not seek to allocate sites in or adjacent to settlements in Tier 3 of the hierarchy.</p> <p>The Council notes the comments made, in particular on matters relating to infrastructure, ecology, landscape, flooding and character. Although this site will not form part of the Preferred Strategy for the Local Plan, this information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>None</p>

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Site Reference	DOR 008
Site Address	Land at Farindons, Dormansland
Current categorisation of the site	Category 3 - Amber
Number of comments received	20
Comment IDs	SC22, SC53, SC24, SC84, SC73, SC309, SC328, SC453, SC839, SC1214, SC1301, SC1758, SC1884, SC1996, SC2171, SC2543, SC2761, SC3084, SC4009, SC4025
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • The scale of the proposed development is inappropriate. • Development would contribute to sustainable development due to a series of economic, social and environmental benefits: new housing would be built in an area where people want to live, with excellent access to local services, which would be supported by additional local expenditure. • The site is of ecological importance and is very close to the boundary of the High Weald Area of Outstanding Natural Beauty (AONB). • The elimination of parts of the site on ecological grounds, of other parts on heritage grounds, and the potential impacts on the Area of Outstanding Natural Beauty (AONB) as well as difficulties with gaining safe access mean that the proposed development should not be considered further. <p>Green Belt</p> <ul style="list-style-type: none"> • This site is Green Belt and development at this location would be inappropriate. • The existing open space provides tranquillity and beauty for the village and its surroundings. • The proposed development would lead to further infilling of the Green Belt, which is unacceptable from the point of view of preventing development from encroaching on the countryside. • The objectively assessed need of c.470 new homes per year undoubtedly represents the exceptional circumstances that warrant the release of Green Belt land for development. • Development of this site would be to the detriment of adjoining settlements; the Green Belt should be preserved. • The Green Belt could be sensitively amended to accommodate approximately 100 new homes. <p>Infrastructure</p> <ul style="list-style-type: none"> • Existing infrastructure (schools, medical facilities, roads, public transport facilities and services, parking) is already at or over capacity and could not cope with the proposed development. • There is little community infrastructure in the village to support this development. • Dormansland has a pre-school, a primary school, three pubs, a post office and convenience store as well as a train station

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	<p>and a twice-hourly bus service: there are opportunities to access local services and facilities without reliance on the private car.</p> <ul style="list-style-type: none">• Residents would need to travel some distance to employment, shopping and medical facilities.• The community only has one shop/post office, so new development would be inappropriate. <p>Highways / transport</p> <ul style="list-style-type: none">• The potential access to Dormansland High Street is not viable for a development of up to 60 homes (it is on the corner of a busy road and a new access here would reduce road safety).• Other potential access points (Mutton Hill, Beacon Hill, New Farthingdale, Blackberry Lane) are unsuitable due to the narrow width of these roads, sharp bends and poor visibility as a result of parked vehicles.• The village has limited public transport, so new development would lead to a major increase in car usage.• The village suffers from congestion at peak times, which would be exacerbated by additional vehicles from the proposed development.• There are no pavements connecting this site to the village, preventing access on foot.• The surrounding road network could not safely handle the additional vehicle movements and installing a roundabout to mitigate this would destroy the semi-rural nature of the location. <p>Environmental</p> <ul style="list-style-type: none">• Concern regarding the related increase in air pollution from the additional traffic related to the development.• The site lies close to a flightpath for Gatwick Airport and is exposed to intrusive engine noise. <p>Flooding</p> <ul style="list-style-type: none">• Development of this site could cause flooding: the site is very wet and boggy.• The site is within Flood Zone 1 with no known risk of flooding.• Surface water run-off could be an issue for new development because an area of the site forms a valley for natural drainage to the large pond. <p>Ecology</p> <ul style="list-style-type: none">• The Green Belt area is home to diverse flora and fauna that would be lost as a result of development.• There are some ecological constraints associated with the ponds and grassland. These features could be integrated within a landscape-led scheme for new development.• Noteworthy trees could be integrated within the design of
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	<p>any forthcoming development.</p> <ul style="list-style-type: none">• Ecological potential is limited by the fact that the site is extensively grazed.• The site is highly sensitive from an ecological perspective: it contains species-rich hedgerows and veteran trees; access roads and services would inevitably require the loss of irreplaceable habitat (section 6.44 of the Site Based Ecology Study Vol. 2).• National Planning Policy Framework (NPPF) paragraph 118 generally requires refusal of planning permission for development resulting in the loss of irreplaceable habitats. <p>Landscape / character</p> <ul style="list-style-type: none">• Support for the Council's assessment that the site has a medium capacity to accommodate new housing. Consideration should be given to ensure that there is no adverse impact on the High Weald Area of Outstanding Natural Beauty (AONB).• A landscape-led approach to residential development could enable an appropriate form of development that would create a transition between town and countryside.• All land parcels are well-screened and not sensitive over long or short distances: development would not be significantly visible from public view.• Existing boundary vegetation could be retained and enhanced to give development a soft edge.• The findings of the Council's landscape assessment are queried: the site is visible as dense mature woodland from the Area of Outstanding Natural Beauty (AONB) and development could be more visible than suggested from adjoining areas, depending on the layout of new buildings.• Dormansland is a unique community surrounded by open countryside; it is a compact settlement with an unusual number of historic buildings, in an elevated setting with lovely views.• Development would have a negative impact on the character of the village and on a number of buildings of historic value.• Enlargement of the settlement would have a detrimental effect on the setting of the Area of Outstanding Natural Beauty (AONB) and the attractive semi-rural setting of Dormansland.• The site borders the village and would form a natural/logical extension, to provide a better transition between the urban area and countryside.• The site is surrounded by residential development on all sides.• The loss of local woodlands would detract from the character and attractiveness of the village.
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	<p>Heritage</p> <ul style="list-style-type: none"> • Suggestion that Farindons is a listed building. • The main building is not a Grade II Listed Building but is on Tandridge District Council's "Register of Buildings of Character"; but instead note that development could potentially adversely affect nearby Grade II listed buildings and Grade II Registered Park and Garden. <p>Employment / economic</p> <ul style="list-style-type: none"> • There are no obvious employment opportunities in Dormansland, which means that new residents would need to commute to work. New housing should be nearer to the employment opportunities. <p>Housing</p> <ul style="list-style-type: none"> • The demolition of housing, to provide road access from Beacon Hill and New Farthingdale, would be counter-productive in terms of meeting the District's housing needs.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Dormansland is identified as a Tier 3 settlement (Rural Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan does not seek to allocate sites in or adjacent to settlements in Tier 3 of the hierarchy.</p> <p>The Council notes the comments made, in particular on matters relating to infrastructure, ecology, landscape, flood risk, character and heritage. Although this site will not form part of the Preferred Strategy for the Local Plan, this information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>None.</p>

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Site Reference	ENA 11
Site Address	Redhill Aerodrome
Current categorisation of the site	Category 3 - Amber
Number of comments received	18
Comment IDs	SC910, SC1493, SC1567, SC1622, SC1723, SC1942, SC1973, SC2395, SC2579, SC3108, SC3116, SC3277, SC3368, SC3483, SC3927, SC4200, SC4306, SC4380
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • Development would lead to the loss of employment. Retention of the existing airfield and employment use is supported. • To safeguard the site's employment use is unrealistic and unsustainable. • The site could accommodate up to 4,500 dwellings, which would bring significant employment, infrastructure and transport benefits. • Site should be considered as location for a settlement, delivering a bulk of the housing needed. • Sensible to build a new village with associated shops, doctors, dentist and school. • This is a good site which is underexploited with empty, good quality office space already on site. • Support the provision of a hard runway to improve the usability of the airfield in winter months. • The site acts as operational hub for police and air ambulance helicopters serving the South East, provides access to the engineering support and critically helps to ensure ambulance service delivery. • SWOT analysis dismissed the site and it is acknowledged that adverse issues may constrain building and reduce residential capacity. • Site is not a brownfield site. The only brownfield element is the land that has been previously developed. <p>Green Belt</p> <ul style="list-style-type: none"> • Site is within the Green Belt. • Inappropriate development in the Green Belt. • Development would undermine the purposes of the Green Belt. • Green Belt is threatened in particular by proposed development on the edge of a village. • Screening, such as trees and hedging, would not be there in winter and housing on the scale envisaged would lead to urban sprawl and compromise openness. • Insufficient evidence to demonstrate that exceptional circumstances exist. • Development would make a mockery of planning laws, the status of Green Belt land and residents effort in fighting inappropriate development.

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	<ul style="list-style-type: none">• The present Green Belt designation should remain.• A recent court of appeal decision upheld that a runway on the site would result in a loss of openness and encroachment into the countryside and the construction of 4,500 houses would result in significantly more adverse effects. <p>Infrastructure</p> <ul style="list-style-type: none">• Development would lead to increased traffic.• Should significant residential development come forward on this site, suitable school provision would be expected.• Existing services and infrastructure are already under pressure.• Should connection to the M23 be achieved, South Nutfield will turn into a motorway shortcut.• Future development would have also a big impact on Outwood and Smallfield.• Development should be small scale and be fully accompanied by an assessment and supporting infrastructure. <p>Flooding</p> <ul style="list-style-type: none">• The site is within the Environment Agency's Flood Zones 2 and 3.• The airfield is low lying, and wholly unsuitable for development due to severe flooding.• Development will increase flood risk due to increased water run-off. <p>Landscape / character</p> <ul style="list-style-type: none">• The Landscape Capacity and Sensitivity Study (LCSS) appears to contain an error, considering visual sensitivity to be substantial in paragraph 1.3, yet moderate in 2.1.• Adverse impact on local character. <p>Duty to co-operate</p> <ul style="list-style-type: none">• The site covers Tandridge's and Reigate Borough's land.• There is a duty to liaise.• Details regarding view point of Reigate and Banstead Council. <p>Deliverability</p> <ul style="list-style-type: none">• Site should not be considered 'deliverable' as no infrastructure implications, including impact on road network, the water and sewerage supply, health and education facilities, have yet been considered. <p>Strategy</p> <ul style="list-style-type: none">• Green Belt land needs to be included in the Local Plan and brownfield sites, like Redhill Aerodrome, are available.
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	<ul style="list-style-type: none"> Support a Local Plan objective to build a large number of homes in the area.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. The Preferred Strategy does include allocation of a strategic site capable of delivering development based on Garden Village principles, and Redhill Aerodrome is just one of these locations being considered. This site, as a collective with other sites, could form part of the potential Garden Village.</p> <p>The Preferred Strategy for the Local Plan will support economic growth through intensification and/or expansion of existing employment sites, where appropriate.</p> <p>The Council will need to ensure that the relevant economic factors are appropriately considered and necessary steps taken to secure economic vitality going forward. There is also a national agenda which supports the opportunity for residents to work locally and to enable businesses to thrive. The Local Plan will make provision for the benefit of jobs, commerce and the local economy.</p> <p>Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the amount of land which may be needed to accommodate jobs growth and support local businesses. The Local Plan will make provision for the benefit of jobs, commerce and the local economy. It will also need to balance those jobs with the availability of suitable homes. The Council is also updating the Economic Needs Assessment and the findings will inform the final plan.</p> <p>The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a</p>

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	<p>concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>Consultation is scheduled in Summer/Autumn 2017 on potential areas for a Garden Village, as part of the Council's agreed Local Plan Preferred Strategy.</p> <p>The Council is updating the Economic Needs Assessment and the findings will inform the final plan.</p> <p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	ENA 12 (SGOD 008)
Site Address	Lambs Business Park, South Godstone
Current categorisation of the site	Category 2 - Amber
Number of comments received	38
Comment IDs	SC195, SC463, SC622, SC689, SC1057, SC1447, SC1474, SC1542, SC1577, SC1606, SC1748, SC1834, SC1912, SC1927, SC2002, SC1991, SC2066, SC2268, SC2333, SC2335, SC2497, SC2583, SC2591, SC2869, SC2945, SC3211, SC3169, SC3315, SC3354, SC3379, SC3682, SC3717, SC3732, SC3941, SC4202, SC4244, SC4425, SC4441
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • The proposed area for expansion is a former clay pit. • The site is isolated and can only be accessed by a country lane. • A new settlement at this location would not be sustainable due to its remote location. The site should remain in employment use; but increased employment use may not be appropriate due to the unsuitability of Tillburstow Hill Road. • The site can sustainably accommodate a 5,418 sq.m biomass gasification plant; two 9,245 sq.m data centres, flood alleviation and a nature reserve (and other uses such as education and learning opportunities to be explored). • Increased employment opportunities within the area should be encouraged. Concern that the site has been identified for residential development (this would lead to a loss of jobs). <p>Green Belt</p> <ul style="list-style-type: none"> • A site specific Green Belt assessment and an exceptional circumstances assessment have been submitted (SC1927) which demonstrate that the site can be removed from the Green Belt. • Existing employment sites should be developed in preference to new sites in the Green Belt. <p>Infrastructure</p> <ul style="list-style-type: none"> • There are no shops or amenities in the vicinity of this site. <p>Highways / transport</p> <ul style="list-style-type: none"> • The current access road is unsuitable for HGV traffic: it is limited in size, the junction with the A22 needs to be upgraded, and current road usage makes it unsafe for pedestrians and other road users. Industrial traffic on this road is already a nuisance and causes disruption for residents using/living on the local roads that connect this site to the M25. Access to the A22 must be resolved. • The site is not accessible by public transport: there are no buses along Tillburstow Hill Road and the nearest rail station is 20 minutes walk. • Development would add to traffic congestion in Godstone village and in the local area. • Increased industrial traffic will cause further damage to local

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	<p>roads and verges (Harts Lane and Tillburstow Hill Road).</p> <ul style="list-style-type: none">• A new link road from Lambs Business Park to the A22 (south of the railway line) should be provided and no further expansion should be permitted until this is in place.• A new link road should not be provided, but traffic should only be allowed to turn right out of the site and not through Godstone.• Trucks should be prevented from using Tillburstow Hill Road; the road would need radical repair and widening before additional traffic is permitted. <p>Environmental</p> <ul style="list-style-type: none">• Intensification of the site for employment use could lead to noise and air pollution that would adversely affect local residential amenity and quality of life.• The proposed development is within 250 metres of a former landfill site and there may be potential for gas to be generated.• The employment site is located on an existing waste site which will continue to be safeguarded.• The site provides a unique opportunity to meet the identified need for a waste biomass gasification facility and for data centres. <p>Flooding</p> <ul style="list-style-type: none">• The former clay pits can be used for flood alleviation. <p>Ecology</p> <ul style="list-style-type: none">• The former clay pits can be used for a nature reserve. Ponds are priority habitats and they need to be protected and enhanced; any loss must be compensated for.• The Water Framework Directive will need to be considered; new development should be set back at least 8m from a waterbody to ensure a proper riparian corridor (as per National Planning Policy Framework, NPPF paragraph 117). <p>Heritage</p> <ul style="list-style-type: none">• An archaeological assessment and evaluation would need to be undertaken prior to development. <p>Employment / economic</p> <ul style="list-style-type: none">• Making best use of Lambs Business Park appears sensible given its location close to main transport routes. <p>Housing</p> <ul style="list-style-type: none">• New residential uses on this site would be inappropriate as it lacks supporting infrastructure.
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Council's response	<p>The Preferred Strategy for the Local Plan will support economic growth through intensification and/or expansion of existing employment sites, where appropriate.</p> <p>The Council will need to ensure that the relevant economic factors are appropriately considered and necessary steps taken to secure economic vitality going forward. There is also a national agenda which supports the opportunity for residents to work locally and to enable businesses to thrive. The Local Plan will make provision for the benefit of jobs, commerce and the local economy.</p> <p>Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the amount of land which may be needed to accommodate jobs growth and support local businesses. The Local Plan will make provision for the benefit of jobs, commerce and the local economy. It will also need to balance those jobs with the availability of suitable homes. The Council is also updating the Economic Needs Assessment and the findings will inform the final plan.</p> <p>The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council notes the comments made, particularly with regards to waste and minerals. The Council will continue to work with Surrey</p>
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Local Plan Sites Consultation Comments

	County Council. This information could be useful for informing further iterations of the Council's evidence base.
Action	<p>The Council is updating the Economic Needs Assessment and the findings will inform the final plan.</p> <p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

Local Plan Sites Consultation Comments

Site Reference	ENA 16
Site Address	Cophall Farm, Copthorne
Current categorisation of the site	Category 3 - Amber
Number of comments received	13
Comment IDs	SC487, SC515, SC911, SC1051, SC1928, SC2704, SC2719, SC2815, SC2863, SC2995, SC3030, SC3612, SC4101
Key comments	<p>General</p> <ul style="list-style-type: none"> • There is a footpath on the northern edge of the site. • The site should not be developed. • Development would be detrimental to the local area. • The site currently operates at/near maximum capacity. <p>Green Belt</p> <ul style="list-style-type: none"> • Due to Green Belt status and poor public transport, the site is not suitable for intensification. • Development would lead to urban sprawl. <p>Employment / economic</p> <ul style="list-style-type: none"> • The site should be designated as a Strategic Employment Site. It would provide employment and economic opportunities, support and encourage business and skills, and reduce out-commuting.
Council's response	<p>The Preferred Strategy for the Local Plan will support economic growth through intensification and/or expansion of existing employment sites, where appropriate.</p> <p>The Council will need to ensure that the relevant economic factors are appropriately considered and necessary steps taken to secure economic vitality going forward. There is also a national agenda which supports the opportunity for residents to work locally and to enable businesses to thrive. The Local Plan will make provision for the benefit of jobs, commerce and the local economy.</p> <p>Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the amount of land which may be needed to accommodate jobs growth and support local businesses. The Local Plan will make provision for the benefit of jobs, commerce and the local economy. It will also need to balance those jobs with the availability of suitable homes. The Council is also updating the Economic Needs Assessment and the findings will inform the final plan.</p> <p>The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the</p>

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	<p>positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council notes the comments made. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council is updating the Economic Needs Assessment and the findings will inform the final plan.</p> <p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

Local Plan Sites Consultation Comments

Site Reference	ENA 2
Site Address	Paddock Barn Farm, Godstone Road, Caterham
Current categorisation of the site	Category 3 - Red
Number of comments received	4
Comment IDs	SC908, SC1864, SC3300, SC3660
Key comments	<p>General</p> <ul style="list-style-type: none"> • Unsustainable location. • The site is well screened and has long established business use. <p>Green Belt</p> <ul style="list-style-type: none"> • Development would lead to urban sprawl. <p>Infrastructure</p> <ul style="list-style-type: none"> • Mains drainage is not in place, need to comply with the Environmental Permit Regulation and may need a permit to discharge. <p>Environmental</p> <ul style="list-style-type: none"> • Risk of pollution to groundwater from sewage effluent, trade effluent or contaminated surface water. • Sited within 250 metres from a former landfill and there may be potential for landfill gas to be generated. <p>Ecology</p> <ul style="list-style-type: none"> • No impact. <p>Landscape / character</p> <ul style="list-style-type: none"> • Impact on views. <p>Employment / economic</p> <ul style="list-style-type: none"> • Buildings on site are aged but could be transformed into a small modern development of warehousing (B8 use class) with ancillary offices. • Strong demand from local businesses to relocate to this site and increase local employment. • Currently turning away requests for units but have capacity to absorb the strong demand. Business outgrown current warehouse and need to relocate but do not want to go. • Impact on Caterham economy as loss of staff from the area.
Council's response	<p>The Preferred Strategy for the Local Plan will support economic growth through intensification and/or expansion of existing employment sites, where appropriate.</p> <p>ENA 2 is a category 3 site – Sites outside areas for further investigation. The landscape evidence considers the site is unsuitable for development. No evidence has been submitted during this consultation to the contrary. The site is therefore ruled out from further consideration through the Local Plan process and will not be</p>

Local Plan Sites Consultation Comments

	<p>subject to the exceptional circumstances test.</p> <p>The Council notes the comments made. Although this site will not form part of the Preferred Strategy for the Local Plan, this information could be useful for informing further iterations of the Council's evidence base.</p>
Action	None.

Local Plan Sites Consultation Comments

Site Reference	ENA 22 (FEL 010)
Site Address	Hobbs Industrial Estate
Current categorisation of the site	Category 2 - Amber
Number of comments received	8
Comment IDs	SC488, SC623, SC1243, SC1579, SC2999, SC3166, SC3683, SC4245
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • This site should not be developed for residential purposes as it would be isolated, would lack appropriate infrastructure and would be remote from facilities and services. • The industrial estate provides an excellent opportunity to provide for a mixed use employment and housing scheme. • The site is brownfield land. • This industrial estate should be developed further, to support local employment needs. It is important to make the best use of existing facilities such as Hobbs Industrial Estate, to meet employment needs. <p>Infrastructure</p> <ul style="list-style-type: none"> • There is a public footpath on the south-eastern side of the site. • The site is accessible by car to local amenities (shops, educational institutions) at Felbridge and Newchapel, whilst the town of East Grinstead is only a short distance away. This makes it a sustainable location for residential development. <p>Environmental</p> <ul style="list-style-type: none"> • There is a waste site located within the site and this will continue to be safeguarded. • The site is within 250 metres of a former landfill site and there may be potential for landfill gas to be generated. <p>Ecology</p> <ul style="list-style-type: none"> • Despite the presence of ancient woodland, the majority of the site is ecologically suitable for development. <p>Heritage</p> <ul style="list-style-type: none"> • An archaeological assessment and evaluation would be required prior to development as the site is over 0.4 hectares in size. <p>Employment / economic</p> <ul style="list-style-type: none"> • The site is suitable for mixed use, not just for employment purposes. • Residential development is necessary to underpin and bring forward commercial (employment) development. • The existing commercial sites should be improved for employment use, before developing new sites in the Green Belt.

Local Plan Sites Consultation Comments

<p>Council's response</p>	<p>The Preferred Strategy for the Local Plan will support economic growth through intensification and/or expansion of existing employment sites, where appropriate.</p> <p>The Council will need to ensure that the relevant economic factors are appropriately considered and necessary steps taken to secure economic vitality going forward. There is also a national agenda which supports the opportunity for residents to work locally and to enable businesses to thrive. The Local Plan will make provision for the benefit of jobs, commerce and the local economy.</p> <p>Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the amount of land which may be needed to accommodate jobs growth and support local businesses. The Local Plan will make provision for the benefit of jobs, commerce and the local economy. It will also need to balance those jobs with the availability of suitable homes. The Council is also updating the Economic Needs Assessment and the findings will inform the final plan.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council notes the comments made. This information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>The Council is updating the Economic Needs Assessment and the findings will inform the final plan.</p> <p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

Local Plan Sites Consultation Comments

Site Reference	ENA 24
Site Address	Crow Hurst Lane, Godstone
Current categorisation of the site	Category 3 - Amber
Number of comments received	1
Comment IDs	SC912
Key comments	Loss of employment site.
Council's response	<p>The Preferred Strategy for the Local Plan will support economic growth through intensification and/or expansion of existing employment sites, where appropriate.</p> <p>The Council will need to ensure that the relevant economic factors are appropriately considered and necessary steps taken to secure economic vitality going forward. There is also a national agenda which supports the opportunity for residents to work locally and to enable businesses to thrive. The Local Plan will make provision for the benefit of jobs, commerce and the local economy.</p> <p>Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the amount of land which may be needed to accommodate jobs growth and support local businesses. The Local Plan will make provision for the benefit of jobs, commerce and the local economy. It will also need to balance those jobs with the availability of suitable homes. The Council is also updating the Economic Needs Assessment and the findings will inform the final plan.</p> <p>The Council notes the comment made. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council is updating the Economic Needs Assessment and the findings will inform the final plan.</p> <p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	ENA 26 (BHE 008)
Site Address	Systems House, Blindley Heath
Current categorisation of the site	Category 2 - Amber
Number of comments received	15
Comment IDs	SC472, SC625, SC1055, SC1446, SC1475, SC1592, SC1960, SC1992, SC2322, SC2498, SC2946, SC2974, SC3159, SC3684, SC4442
Key comments	<p>Infrastructure</p> <ul style="list-style-type: none"> • A footpath passes through this site. • The site would be inappropriate for further residential use due to a lack of infrastructure. <p>Highways / transport</p> <ul style="list-style-type: none"> • There is a lack of community and transport infrastructure in the area, so new residential development would be reliant on private vehicles, which would add to congestion and parking issues. <p>Environmental</p> <ul style="list-style-type: none"> • The site is located within 250 metres of a former landfill site and there may be potential for landfill gas to be generated. <p>Heritage</p> <ul style="list-style-type: none"> • The site is over the 0.4 hectares size threshold for an archaeological assessment. An evaluation of the site's archaeological significance may be required prior to development. <p>Employment / economic</p> <ul style="list-style-type: none"> • This site should be safeguarded for its current employment use.
Council's response	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. The Preferred Strategy does include allocation of a strategic site capable of delivering development based on Garden Village principles, and Blindley Heath is just one of these locations being considered. This site, as a collective with other sites, could form part of the potential Garden Village.</p> <p>The Preferred Strategy for the Local Plan will support economic growth through intensification and/or expansion of existing employment sites, where appropriate.</p> <p>The Council will need to ensure that the relevant economic factors are appropriately considered and necessary steps taken to secure economic vitality going forward. There is also a national agenda which supports the opportunity for residents to work locally and to enable businesses to thrive. The Local Plan will make provision for the benefit of jobs, commerce and the local economy.</p>

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	<p>Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the amount of land which may be needed to accommodate jobs growth and support local businesses. The Local Plan will make provision for the benefit of jobs, commerce and the local economy. It will also need to balance those jobs with the availability of suitable homes. The Council is also updating the Economic Needs Assessment and the findings will inform the final plan.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council notes all other comments made. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>Consultation is scheduled in Summer/Autumn 2017 on potential areas for a Garden Village, as part of the Council's agreed Local Plan Preferred Strategy.</p> <p>The Council is updating the Economic Needs Assessment and the findings will inform the final plan.</p> <p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

Local Plan Sites Consultation Comments

Site Reference	ENA 3
Site Address	Timber Merchant (A25 Godstone)
Current categorisation of the site	Category 2 - Amber
Number of comments received	17
Comment IDs	SC460, SC620, SC1058, SC1386, SC1543, SC1572, SC1990, SC2496, SC2944, SC3210, SC3172, SC3352, SC3662, SC4216, SC4331, SC4419, SC4440
Key comments	<p>General</p> <ul style="list-style-type: none"> • The only local hardware and builders merchants in the area. <p>Highways / transport</p> <ul style="list-style-type: none"> • Would cause more traffic and pollution and destruction of Godstone. • Vehicles will have to enter the High Street. • The air pollution levels near the M25 roundabout now exceed the limits set down. Hundreds of more vehicles at this point will cause more lung problems and may cause death. • Poor public transport links. <p>Environmental</p> <ul style="list-style-type: none"> • The Environment Agency will object to new developments that pose an unacceptable risk of pollution to groundwater from sewage effluent, trade effluent or contaminated surface water. This applies if the source of pollution is an individual discharge or the combined effects of several discharges, or where the discharge will cause pollution by mobilising contaminants already in the ground. In all cases the Environment Agency will object to any proposal to discharge untreated sewage to groundwater. • The site is within 250 metres from a former landfill and there may be potential for landfill gas to be generated. The Environmental Health Officer needs to be aware of these sites. <p>Heritage</p> <ul style="list-style-type: none"> • The site is within a designated Area of High Archaeological Potential (AHAP). Should the site come forward, Surrey County Council would expect an archaeological assessment and probably evaluation to be produced. <p>Employment / economic</p> <ul style="list-style-type: none"> • The site should be kept for employment uses. • An important employment site in the heart of Godstone village. However if re-located and consolidated elsewhere (e.g. sister site at quarry) would provide an opportunity for residential development, with no loss of employment. • Continued employment/business use is to be welcomed. • This site should continue as an employment site, but should be restricted from any further expansion as it is

Local Plan Sites Consultation Comments

	<p>inappropriate to a village environment.</p> <ul style="list-style-type: none"> • Existing employment sites should be maintained as points of employment. • Concern with the loss of business locations. <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none"> • The Council's view to protect the employment use of the site is welcomed by Fairalls who operate the site as their company headquarters given its strong locational benefits in relation to other sites and transport routes/connections. • The statement in the HELAA that on-site parking provision is 'adequate' should be replaced with a statement that the business has identified a shortfall in on-site parking provision to meet current and future business needs. • Request amended from Timbers Merchant to Builders Merchant (A25 Godstone).
<p>Council's response</p>	<p>The Preferred Strategy for the Local Plan will support economic growth through intensification and/or expansion of existing employment sites, where appropriate.</p> <p>The Council will need to ensure that the relevant economic factors are appropriately considered and necessary steps taken to secure economic vitality going forward. There is also a national agenda which supports the opportunity for residents to work locally and to enable businesses to thrive. The Local Plan will make provision for the benefit of jobs, commerce and the local economy.</p> <p>Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the amount of land which may be needed to accommodate jobs growth and support local businesses. The Local Plan will make provision for the benefit of jobs, commerce and the local economy. It will also need to balance those jobs with the availability of suitable homes. The Council is also updating the Economic Needs Assessment and the findings will inform the final plan.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council notes the comments made. This information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>The Council is updating the Economic Needs Assessment and the findings will inform the final plan.</p>

Local Plan Sites Consultation Comments

	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>
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Local Plan Sites Consultation Comments

Site Reference	ENA 30
Site Address	Brewer Street, Bletchingley
Current categorisation of the site	Category 3 - Amber
Number of comments received	6
Comment IDs	SC402, SC913, SC945, SC1400, SC1575, SC3786
Key comments	<p>General</p> <ul style="list-style-type: none"> The site is a mineral safeguarding area and Surrey County Council would continue to safeguard the site. <p>Highways / transport</p> <ul style="list-style-type: none"> No objection subject to restricting access for large vehicles due to the unsuitability of the access routes to the site. Access to the A25 is definitely not easy as the site is on a narrow mainly single track lane with sections that have poor visibility. Larger vehicles cannot realistically access the site. <p>Employment / economic</p> <ul style="list-style-type: none"> There is further land within the site boundary that could be developed for additional business park accommodation and there are no ownership, technical or environmental constraints to prevent such development. Support the identification of the site for further employment development and its allocation for such purposes. Object to the loss of employment sites.
Council's response	<p>The Preferred Strategy for the Local Plan will support economic growth through intensification and/or expansion of existing employment sites, where appropriate.</p> <p>The Council will need to ensure that the relevant economic factors are appropriately considered and necessary steps taken to secure economic vitality going forward. There is also a national agenda which supports the opportunity for residents to work locally and to enable businesses to thrive. The Local Plan will make provision for the benefit of jobs, commerce and the local economy.</p> <p>Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the amount of land which may be needed to accommodate jobs growth and support local businesses. The Local Plan will make provision for the benefit of jobs, commerce and the local economy. It will also need to balance those jobs with the availability of suitable homes. The Council is also updating the Economic Needs Assessment and the findings will inform the final plan.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued</p>

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	<p>engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council notes the comments made. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council is updating the Economic Needs Assessment and the findings will inform the final plan.</p> <p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

Local Plan Sites Consultation Comments

Site Reference	ENA 8 (OXT 043)
Site Address	Westerham Road Industrial Site
Current categorisation of the site	Category 2 - Amber
Number of comments received	9
Comment IDs	SC621, SC1084, SC1157, SC1342, SC1498, SC1580, SC1978, SC3632; SC4461
Key comments	<p>General</p> <ul style="list-style-type: none"> • This site should not be considered for residential development (a new settlement) as the site lacks infrastructure, is remote from facilities and services and is not served by public transport. • The site would be unsuitable for a new distribution depot. • The site should be considered for the development of a new village/hamlet, or a mixed residential/light industrial or office development. • Further evidence is required to support development in this area of the Green Belt. • The allocation of the site for employment use would recognise the site's contribution to meeting the District's employment needs. The site should not be developed for traveller pitches. <p>Green Belt</p> <ul style="list-style-type: none"> • Support for the Council's assessment that the built-up character of the area does not necessarily fulfil any of the reasons for Green Belt designation. <p>Infrastructure</p> <ul style="list-style-type: none"> • The site is in a mineral safeguarding area and is adjacent to an existing mineral site that will continue to be safeguarded. <p>Environmental</p> <ul style="list-style-type: none"> • The site is located on a former landfill site and may not be developable due to risks of groundwater pollution. <p>Employment / economic</p> <ul style="list-style-type: none"> • Removal of this site from the Green Belt would facilitate appropriate commercial use of an allocated employment site and secure its future. • The continued allocation of this site represents an opportunity for new purpose built modern commercial development to come forward.
Council's response	<p>The Preferred Strategy for the Local Plan will support economic growth through intensification and/or expansion of existing employment sites, where appropriate.</p> <p>The Council will need to ensure that the relevant economic factors are appropriately considered and necessary steps taken to secure economic vitality going forward. There is also a national agenda</p>

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	<p>which supports the opportunity for residents to work locally and to enable businesses to thrive. The Local Plan will make provision for the benefit of jobs, commerce and the local economy. Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the amount of land which may be needed to accommodate jobs growth and support local businesses. The Local Plan will make provision for the benefit of jobs, commerce and the local economy. It will also need to balance those jobs with the availability of suitable homes. The Council is also updating the Economic Needs Assessment and the findings will inform the final plan.</p> <p>The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council notes the comments made. This information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>The Council is updating the Economic Needs Assessment and the findings will inform the final plan.</p> <p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

Local Plan Sites Consultation Comments

Site Reference	ENA 9
Site Address	Priory Farm, South Nutfield
Current categorisation of the site	Category 3 - Amber
Number of comments received	10
Comment IDs	SC909, SC1566, SC1627, SC1941, SC1972, SC2393, SC3276, SC3367, SC3481, SC4363
Key comments	<p>General</p> <ul style="list-style-type: none"> • Object to more houses in South Nutfield and Priory Farm. • Support continued employment use. <p>Green Belt</p> <ul style="list-style-type: none"> • Green Belt should be protected. • Development risks Nutfield/South Nutfield merging with Bletchingley, Salfords/Redhill and Horley. • Green Belt is threatened on the edges of the village. • Adverse impact on the openness of the Green Belt. • There is insufficient evidence for exceptional circumstances to justify amendment to Green Belt boundaries. <p>Infrastructure</p> <ul style="list-style-type: none"> • Existing infrastructure is under pressure, including local roads and schools. • The pavements are not suitable for any increase in traffic. • There is no doctors/pharmacy. • There is considerable pressure on school places in South Nutfield. • There is no infrastructure to deal with increased traffic pressure on narrow lanes and dangerous road links. <p>Landscape / character</p> <ul style="list-style-type: none"> • The site is within candidate Areas of Outstanding Natural Beauty (AONB). Greensand Ridge north of South Nutfield is a candidate Area of Outstanding Natural Beauty (AONB). • Site is within an Area of Great Landscape Value (AGLV). • The need to mitigate the impact of further development if the candidate Area of Outstanding Natural Beauty (AONB) is approved is a constraint on potential for expansion. • Site should not expand beyond existing boundary, and should remain screened from the road. • The Landscape Assessment does not mention Ancient woodland surrounding the site. • Hedging would not screen development during winter. • Impact on local character. <p>Flooding</p> <ul style="list-style-type: none"> • Increased rainwater run off.
Council's response	The Preferred Strategy for the Local Plan will support economic growth through intensification and/or expansion of existing

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	<p>employment sites, where appropriate.</p> <p>The Council will need to ensure that the relevant economic factors are appropriately considered and necessary steps taken to secure economic vitality going forward. There is also a national agenda which supports the opportunity for residents to work locally and to enable businesses to thrive. The Local Plan will make provision for the benefit of jobs, commerce and the local economy.</p> <p>Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the amount of land which may be needed to accommodate jobs growth and support local businesses. The Local Plan will make provision for the benefit of jobs, commerce and the local economy. It will also need to balance those jobs with the availability of suitable homes. The Council is also updating the Economic Needs Assessment and the findings will inform the final plan.</p> <p>The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council notes the comments made. This information could be useful for informing further iterations of the Council's evidence base.</p>
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Action	<p>The Council is updating the Economic Needs Assessment and the findings will inform the final plan.</p> <p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>
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Local Plan Sites Consultation Comments

Site Reference	FEL 004
Site Address	Land opposite Doves Barn Nursery, Felbridge
Current categorisation of the site	Category 3 - Red
Number of comments received	4
Comment IDs	SC490, SC840, SC3002, SC4036
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • Development of this site would be inappropriate. • New housing and supporting uses could make a positive contribution to the village of Felbridge. • The site has been discounted too hastily without considering its ability to accommodate a proportion of new housing (the site could accommodate 68 dwellings). <p>Green Belt</p> <ul style="list-style-type: none"> • Development would attract further ribbon development along the highway, creating urban sprawl to the detriment of adjoining settlements. <p>Highways / transport</p> <ul style="list-style-type: none"> • A development of up to 70 new homes would not result in any adverse impacts on the local highway network. • Suitable and safe access can be provided. • There are bus stops within c.400 metres of the site. • There is a public footpath on the eastern side of the site. <p>Flooding</p> <ul style="list-style-type: none"> • The site is in Flood Zone 1. <p>Ecology</p> <ul style="list-style-type: none"> • An ecological appraisal of the site confirms that at least part of the site is suitable and deliverable for new housing. The scheme can be redesigned and reduced in size to ensure that protected species are given an appropriate level of protection (further survey work is planned for spring 2017). • The site does not lie within or adjacent to any statutory or non-statutory nature conservation designations (Hedgecourt Site of Significant Scientific Interest (SSSI) is 100 metres to the north; there is potential for indirect impacts through additional recreational pressure). • Development of the site would not involve the loss of significant trees marking the boundary. <p>Landscape / character</p> <ul style="list-style-type: none"> • Development would only be visible from a highly restricted area. • Visual screening of new development could be maintained to reduce the potential for visual impacts from the A264 and adjacent public right of way.

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	<p>Heritage</p> <ul style="list-style-type: none"> • Yew Tree Barn (Grade II listed building) is c.100m to the south-west. • Due to screening by the established tree cover, views between the site and the heritage asset are restricted.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Felbridge is identified as a Tier 3 settlement (Rural Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan does not seek to allocate sites in or adjacent to settlements in Tier 3 of the hierarchy.</p> <p>The Council notes the comments made, in particular on matters relating to ecology, landscape and heritage. Although this site will not form part of the Preferred Strategy for the Local Plan, this information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>None.</p>

Local Plan Sites Consultation Comments

Site Reference	FEL 008
Site Address	Land East of Eastbourne Road, Felbridge
Current categorisation of the site	Category 3 - Amber
Number of comments received	4
Comment IDs	SC325, SC705, SC841, SC2628
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • Development of this site should be resisted, to preserve the boundary between East Grinstead and Felbridge. • New housing and supporting uses could make a positive contribution to the existing settlement by defining an appropriate village edge and contributing to the character of Felbridge. <p>Green Belt</p> <ul style="list-style-type: none"> • This site should remain as part of the Green Belt to ensure that the boundary between East Grinstead and Felbridge is maintained. • The land performs an important function as part of the southern boundary of the Surrey Green Belt. • Development of this site would create ribbon development in the Green Belt, leading to urban sprawl to the detriment of adjoining settlements. <p>Highways / transport</p> <ul style="list-style-type: none"> • The site adjoins a very busy junction of the A22 and A246. • A new access on to the public highway at this location is likely to exacerbate congestion and could reduce road safety. <p>Ecology</p> <ul style="list-style-type: none"> • Development can be achieved without harm to protected species. • Evidence of grass snakes (a 'low' population) found onsite through an ecological site assessment. • Traffic movements across the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC) are likely to be negligible and would not have a significant effect on the forest. <p>Landscape / character</p> <ul style="list-style-type: none"> • Development would have limited impact on the landscape and would only be visible from a highly restricted, localised area: impacts on visual amenity will be limited to a small number of residential properties to the north. <p>Environmental</p> <ul style="list-style-type: none"> • The site lies within the Gatwick Safeguarding Zone.

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Council's response	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Felbridge is identified as a Tier 3 settlement (Rural Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan does not seek to allocate sites in or adjacent to settlements in Tier 3 of the hierarchy.</p> <p>The Council notes the comments made, in particular on matters relating to ecology, landscape and highways. Although this site will not form part of the Preferred Strategy for the Local Plan, this information could be useful for informing further iterations of the Council's evidence base.</p>
Action	None.

Local Plan Sites Consultation Comments

Site Reference	FEL 014
Site Address	Land north of Crawley Down Road, Felbridge
Current categorisation of the site	Category 3 - Red
Number of comments received	1
Comment IDs	SC842
Key comments	<p>Green Belt</p> <ul style="list-style-type: none"> • Infill of this site would be inappropriate. • Development would constitute urban sprawl and ribbon development.
Council's response	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Felbridge is identified as a Tier 3 settlement (Rural Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan does not seek to allocate sites in or adjacent to settlements in Tier 3 of the hierarchy.</p> <p>The Council notes the comments made. Although this site will not form part of the Preferred Strategy for the Local Plan, this information could be useful for informing further iterations of the Council's evidence base.</p>
Action	None.

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Site Reference	GOD 001
Site Address	Godstone Reservoirs, Godstone
Current categorisation of the site	Category 3 - Red
Number of comments received	30
Comment IDs	SC491, SC843, SC4832, SC1482, SC1523, SC2129, SC3003, SC2437, SC2075, SC2115, SC1442, SC2870, SC4208, SC2337, SC1548, SC3628, SC3646, SC3552, SC2501, SC2510, SC2659, SC3054, SC3195, SC3316, SC2951, SC3343, SC3357, SC3380, SC3157, SC3179
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • The site is unsustainable and unsuitable due to the nature of the land. • Concern with the disruption that would be caused to the village. • This site is completely unsuitable for development and, for a variety of reasons would be unsustainable; access, employment, education, health and many others. • New housing development will be a suburban dormitory for London commuters rather than the locals. <p>Green Belt</p> <ul style="list-style-type: none"> • Development of the site would result in urban sprawl into Green Belt land that would have a detrimental affect on the settlement. • The site does not comply with the exceptions listed in Paragraph 89 of the NPPF and should therefore be excluded. • Strongly object to development of Green Belt land in the village of Godstone. • It is essential that such areas remain part of the Green Belt. • Remaining rural land should be preserved. <p>Infrastructure</p> <ul style="list-style-type: none"> • Public footpaths well used for leisure (one through the site and on adjoining). • Lack of infrastructure (schools, shops, doctors and dentist surgeries, parking, roads). • The site would make a sensible place for further housing but without proper consideration of schools, doctors, dentists it would further exacerbate the lack of the infrastructure. • Local schools could not cope with increase in pupils. • Local health services are already stretched and could not cope with more demand. • Lack of entertainment facilities would lead to anti-social behaviour. • Electricity supply already a problem. • Impact on local hospital (East Surrey Hospital) and strain on NHS services. • Overstretched infrastructure such as post office, dentists, GP surgery, car parking as well as green and play areas for children.

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	<ul style="list-style-type: none">• When will new infrastructure be implemented (CIL)? <p>Highways / transport</p> <ul style="list-style-type: none">• Parking is an issue at local stations and will be made worse.• Concern about school traffic and parking.• Placing 400 units at this point on the A25 would create traffic problems that are unimaginable.• Highways England would need to see the impacts of the site on the Strategic Road Network in terms of queues and delay at Junction 6 and 7 signalled roundabout and merges/diverges as a minimum.• Godstone suffers heavy traffic through the village.• Roads could not cope with increase in traffic; A25 and A22 cannot cope when motorways diverted.• Rail links insufficient.• Limited bus service.• Envisage further commuter problems due to congestion and lack of public transport in area.• Capacity of A22 and Tandridge Lane already at maximum.• Very limited public transport. <p>Social</p> <ul style="list-style-type: none">• The site is well used by local residents and visitors for a variety of leisure uses including rambling, cycling, walking, dog walking running and sledging. <p>Environmental</p> <ul style="list-style-type: none">• Environment Agency: The site may not be developable due to their proposed location on former landfills. Developer(s) may be required to carry out a comprehensive risk assessment due to the risks the former landfill site poses. We may recommend the refusal of a planning application where we judge the risk of groundwater pollution is too high or it has been inadequately assessed.• Environment Agency: The site is located in areas where mains drainage is not in place need to comply with the Environmental Permit Regulation and may need a permit to discharge.• It is a historic landfill sites with possible contamination. Concern regarding its appropriateness for housing and the health of future residents.• Constraint to developing the site is its proximity a major aquifer under the North Downs. <p>Flooding</p> <ul style="list-style-type: none">• Flooding will be made worse by building houses.• The existing farmland will be lost, much of which includes flood management, as the area is prone to flooding.• Development will place additional strain on existing flood risk zone.
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	<ul style="list-style-type: none">• Site provides protection to wider village from surface flooding. <p>Ecology</p> <ul style="list-style-type: none">• Part of the site is a nature reserve.• Proximity to Bay Pond Site of Special Scientific Interest (SSSI) (400m) and within foraging area from nationally important Bat Nesting Site of Godstone Caves (1km).• A number of species were identified during M25 works that would also be found in Godstone.• The site is environmentally sensitive - many rare birds, amphibian/reptile species.• Some of the site is beautiful countryside and has some Ancient woodlands and individual trees that are hundreds of years old. <p>Landscape / character</p> <ul style="list-style-type: none">• Include the impact on the landscape, which is contiguous with the Surrey Hill Area of Outstanding Natural Beauty (AONB).• This is a Green Belt area with beautiful countryside, farmland and it is important for wildlife.• Green Belt keeps Blindley Heath and South Godstone as small villages - building further out will encroach onto countryside.• Impact on the character of the village of Godstone.• Development would alter character of village which should be allowed to maintain its semi-rural location despite the proximity to the M25.• Development of the site along with BLE007 will almost merge Godstone and Bletchingley.• The village is losing any sense of character with the attractive centre and historic area increasingly overwhelmed with non-descript characterless development. <p>Employment / economic</p> <ul style="list-style-type: none">• Lack of local employment opportunities, requiring residents to travel outside the area on already busy transport networks. <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none">• District has a high level of housing need and there is a lack of suitable alternative land in Godstone therefore exceptional circumstances can be demonstrated.• The site makes limited contribution to the Green Belt purposes.• The area identified as developable (the quarry) is considered ecologically suitable in the Council's ecology assessment. Quarry is of low ecological value and there are significant opportunities for ecological enhancement.• The site (as a whole) is of 'medium nature conservation
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	<p>interest' because of its marginal habitats (which will not be impacted).</p> <ul style="list-style-type: none"> • There are opportunities for sustainable travel modes, and safe access can be achieved. The site is located in an accessible location that has the potential to reduce reliance upon the private car. • Safe and appropriate access to the site can be achieved in accordance with appropriate design guidance, having regard to the nature of Bletchingley Road and the anticipated quantum of residential development (250 dwellings).
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Godstone is identified as a Tier 2 settlement (Semi-Rural Service Centre) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>GOD 001 is a Category 3 site – Sites outside areas for further investigation. The landscape evidence considers that development would detrimentally affect the character of the wider landscape. No evidence has been submitted during this consultation to the contrary, other than to suggest that exceptional circumstances should be applied. The site is therefore ruled out from further consideration through the Local Plan process and will not be subject to the exceptional circumstances test.</p> <p>The Council notes the comments made, in particular on matters relating to the infrastructure, flooding, the environment, ecology and character. This information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>None.</p>

Local Plan Sites Consultation Comments

Site Reference	GOD004
Site Address	Land at Godstone Allotments
Current categorisation of the site	Category 3 - Amber
Number of comments received	30
Comment IDs	SC844, SC789, SC1211, SC1218, SC1483, SC1668, SC2130, SC2116, SC2260, SC4412, SC2871, SC2338, SC4210, SC1549, SC3650, SC2499, SC2612, SC2512, SC2654, SC3196, SC3776, SC3212, SC3318, SC2949, SC3472. SC3346, SC3358, SC3381, SC3923, SC3181
Key comments	<p>Green Belt</p> <ul style="list-style-type: none"> • This is inappropriate development on Green Belt land and will lead to attract further ribbon development and creating urban sprawl to the detriment of the settlement. • Green Belt should be protected, which is rural, open space, agricultural and one used for recreation as per the National Planning Policy Framework (NPPF). • This is Green Belt which should be protected, especially when this concerns agricultural land which is likely to be needed for food production in the long term. <p>Infrastructure</p> <ul style="list-style-type: none"> • There is not adequate infrastructure in Godstone to cope with more buildings and traffic. The doctor's surgery and Godstone Primary School are full. • There is no capacity at local schools. • Lack of entertainment facilities. • No consideration of the pressures on existing infrastructure or of any new infrastructure provision. • There is insufficient existing infrastructure for current needs (schools, doctors, dentists, shops, transport and roads) and there appears to be no plan to correct this before further development has been agreed. <p>Highways / transport</p> <ul style="list-style-type: none"> • Access to the site an issue since there is no road frontage and access is via a narrow track. • The site has no sustainable access and is unsuitable for development. • Traffic generation from site without proposals for road improvements. • Increasing number of vehicles accessing the A22 near the main M25 roundabout means an accident is likely to happen. <p>Social</p> <ul style="list-style-type: none"> • The site would result in the loss of allotments which are a dwindling resource for those without gardens of their own or those with a desire to produce their own food. • Loss of allotments which could be classed as a recreational activity.

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	<ul style="list-style-type: none">• The land is given over to allotments and it is essential that such facilities remain within the village and close to where people live.• Allotments are also important for community, and should not be developed.• Suitable alternative space would need to be found for allotment holders to use should the site be developed.• This site should be retained in perpetuity as allotment land. The Tandridge Wellbeing Space Strategy (2015) and the Open Space Assessment support this.• Allotments are vital for the community and should be preserved at all costs.• The allocation of such land would be in contradiction to national and local policies. There is demand for allotments in Tandridge District and the ecological contribution of the allotment land sites is not fully known. <p>Environmental</p> <ul style="list-style-type: none">• Environment Agency: The site is located in areas where mains drainage are not in place. Need to comply with the Environmental Permit Regulation and may need a permit to discharge.• Environment Agency: The site is located within 250 metres of a former landfill and there may be potential for landfill gas to be generated.• The site is located within the Gatwick Safeguarding Zone and should not be considered for development.• Risk to groundwater quality (contamination).• Constraint to developing the site is its proximity a major aquifer under the North Downs. <p>Ecology</p> <ul style="list-style-type: none">• The site is designated ecologically sensitive and is adjacent to ancient woodland.• Wildlife would be destroyed as a result of the proposals.• The site is in close proximity to Sites of Nature Conservation Interest. <p>Landscape / character</p> <ul style="list-style-type: none">• Impact on the landscape, which is contiguous with the Surrey Hill Area of Outstanding Natural Beauty (AONB).• Destroying this amenity and the character of the local landscape in order to create only six new dwellings is not sensible.• Development would dramatically alter the character of the village, which should be allowed to maintain its unique semi-rural location, despite its proximity to the M25.• Development would result in the village losing any sense of character with the attractive centre and historic area increasingly overwhelmed with non-descript characterless development.
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	<p>Heritage</p> <ul style="list-style-type: none"> • Proximity of the site to a historic burial ground. • The site is within a conservation area and should remain as it is. • The site is in close proximity to Areas of High Archaeological Potential and Scheduled Monuments. <p>Employment / economic</p> <ul style="list-style-type: none"> • There is little employment in the area at present which would mean people driving along the already congested A22 to find work.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Godstone is identified as a Tier 2 settlement (Semi-Rural Service Centre) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>GOD 004 is a Category 3 site – Sites outside areas for further investigation. The site is currently open space used as allotments. Any loss of open space would have to be considered in accordance with the quantity and access standards identified in the most up to date Tandridge Open Space Assessment.</p> <p>The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the amount of land which may be needed to accommodate jobs growth and support local businesses. The Local Plan will make provision for the benefit of jobs, commerce and the</p>

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	<p>local economy. It will also need to balance those jobs with the availability of suitable homes. The Council is also updating the Economic Needs Assessment and the findings will inform the final plan.</p> <p>The Council notes all other comments made, in particular on matters relating to landscape, heritage and social impacts. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	GOD 008
Site Address	Land behind the Hare and Hounds Pub, Godstone
Current categorisation of the site	Category 3 - Amber
Number of comments received	30
Comment IDs	SC845, SC790, SC1212, SC1220, SC1484, SC2131, SC2117, SC1443, SC4413, SC2872, SC2340, SC4211, SC1550, SC3652, SC2767, SC2502, SC2611, SC2513, SC2660, SC4249, SC3197, SC3778, SC3319, SC2181, SC2952, SC3475, SC3347, SC3359, SC3383, SC3182
Key comments	
Key comments	<p>Green Belt</p> <ul style="list-style-type: none"> • This is inappropriate development on Green Belt land and will lead to attract further ribbon development and creating urban sprawl to the detriment of the settlement. • Green Belt should be protected, especially when this concerns agricultural land which is likely to be needed for food production in the long term. • The Green Belt is important for wildlife. • The Green Belt keeps Blindley Heath and South Godstone as small villages - building further out will encroach onto countryside. • Object as the site is Green Belt. • Object to the idea of any kind of development on Green Belt land in the village of Godstone. <p>Infrastructure</p> <ul style="list-style-type: none"> • There is not adequate infrastructure in Godstone to cope with more buildings and traffic, the doctor's surgery and Godstone primary school are full. • There is no capacity at local schools. • Lack of entertainment facilities. • No consideration of the pressures on existing infrastructure or of any new infrastructure provision. • There is insufficient existing infrastructure for current needs (schools, doctors, dentists, shops, transport & roads). • No work has been put into looking at infrastructure and whether it can support further development. <p>Highways / transport</p> <ul style="list-style-type: none"> • Whilst this site might seem suitable from a 'limited infill' perspective and could therefore comply with paragraph 89 of the National Planning Policy Framework (NPPF) for exceptional circumstances, it is difficult to understand what access would be achieved. • This is very dangerous as the A22 and the A25 meet at this point on the very narrow one way system. • The site has access problems. • This site is unsustainable and has no access. • It is difficult to see how adequate access can be given since there is no road frontage and access is via a narrow track.

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	<p>Environmental</p> <ul style="list-style-type: none">• Environment Agency: The site is located in areas where mains drainage is not in place. Need to comply with the Environmental Permit Regulation and may need a permit to discharge.• Environment Agency: The site is located within 250 metres from a former landfill and there may be potential for landfill gas to be generated.• The site is located within the Gatwick Safeguarding Zone.• Risk to groundwater quality (contamination).• Concern about increased traffic, pollution and noise. <p>Ecology</p> <ul style="list-style-type: none">• The site is designated ecologically sensitive and is adjacent to Ancient woodland.• This includes its proximity to other wildlife havens including the nearby Surrey Hills Area of Outstanding Natural Beauty (AONB) and Holmethorpe.• The site is in close proximity to Sites of Nature Conservation Interest (including Bay Pond).• The development of the site will result in the destruction of the natural habitat of some animal and plant species.• The Highways Agency when doing enhancements between Junctions 5 and 7 of the M25 highlighted the rich bio-diversity in the area which provided a haven for a range of species including:<ul style="list-style-type: none">*Roman Snail (<i>Helix Pomatia</i>)*Great Crested Newt (<i>Triturus Cristatus</i>)*Slow worm (<i>Anguis Fragilis</i>)*Grass Snake (<i>Natrix Natrix</i>)*Dormouse (<i>Muscardinus Avellanarius</i>)*Common Lizard (<i>Zootoca Vivipara</i>)*Bats. <p>Heritage</p> <ul style="list-style-type: none">• The site is within a conservation area.• The site is within a conservation area and should remain as it is.• The site is part in an area of High Archaeological Potential and is in close proximity to Scheduled Monuments. <p>Employment / economic</p> <ul style="list-style-type: none">• There is little employment in the area. <p>Landscape / character</p> <ul style="list-style-type: none">• Development would dramatically alter the character of the village, which should be allowed to maintain its unique semi-rural location, despite its proximity to the M25.• Development would result in the village losing any sense of character with the attractive centre and historic area increasingly overwhelmed with non-descript characterless
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	<p>development.</p> <ul style="list-style-type: none"> • Infrastructure would also have to change with growth and that would bring about additional issues. This would destroy the charm of the village well known for its picturesque qualities. • Quality of life would decrease as this once quaint looking land of old England is rapidly becoming urbanised. • Development of the site would significantly alter the character of the area. <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none"> • It is noted that both GOD 008 and GOD 019 are considered to contribute to the openness of the Green Belt and this therefore rules them out from further consideration as part of the Green Belt Assessment. • However, it is stated that they may be subject to the exceptional circumstances test on the basis of other evidence based considerations. As officers will be aware, the sites have been presented in the HELAA alongside the landowners knowledge that the adjoining sites referenced as, GOD 004 on the allotments site to the north and GOD 017 on part of the southern boundary which presently forms part of a residential garden, were also being presented and could be combined to create a single site for residential development. • The site is sustainably positioned in relation to the Village Green and its local shops and services, with immediate access also to the open countryside. • The M25 is a short distance to the north and nearby towns include Oxted, Caterham and Redhill with wider transport services, shops and facilities.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Godstone is identified as a Tier 2 settlement (Semi-Rural Service Centre) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>GOD 008 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would</p>

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	<p>only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the amount of land which may be needed to accommodate jobs growth and support local businesses. The Local Plan will make provision for the benefit of jobs, commerce and the local economy. It will also need to balance those jobs with the availability of suitable homes. The Council is also updating the Economic Needs Assessment and the findings will inform the final plan.</p> <p>The Council notes all other comments made, in particular on matters relating to landscape, heritage and ecology. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

Local Plan Sites Consultation Comments

Site Reference	GOD 010
Site Address	Land to the west of Godstone
Current categorisation of the site	Category 3 - Amber
Number of comments received	33
Comment IDs	SC50, SC461, SC492, SC792, SC846, SC1213, SC1221, SC1485, SC1522, SC1551, SC1836, SC2076, SC2118, SC2178, SC2265, SC2346, SC2503, SC2535, SC2615, SC2661, SC2877, SC2954, SC3004, SC3183, SC3198, SC3356, SC3323, SC3364, SC3386, SC3559, SC3654, SC4212, SC4223
Key comments	
	<p>General</p> <ul style="list-style-type: none"> The proposed development would have very negative impact on privacy and the right to enjoy private properties. <p>Green Belt</p> <ul style="list-style-type: none"> Inappropriate development on Green Belt land and would be detrimental to the settlement. The site has been found to meet Green Belt purpose. The area in consideration plays a crucial part in the preservation of the local Green Belt as it performs the very much needed part of a buffer from the busy M25 as well as the heavily used quarry access roads. None of the conditions in paragraph 89 of the NPPF could be applied to give the site exceptional circumstances to be released from the Green Belt. This site will never meet 'very special circumstances' that would allow it to be released from the Green Belt. Concerned by loss of Green Belt. Development should not encroach on the Green Belt especially when this concerns agricultural land which is likely to be needed for food production in the long term. Object to this site being included in the Sites Consultation on the grounds that this site forms part of the Green Belt. The site would require release from Green Belt but it is deemed to be ecologically suitable and the necessary measures to mitigate noise and pollution from M25 could also benefit existing dwellings at Tylers Green. <p>Infrastructure</p> <ul style="list-style-type: none"> The ramblers note that there is a footpath on the north eastern side of the site. The Tylers Green area in which the proposed site lies has several established footpaths in regular use by local residents and visitors enjoying the Surrey Hills walking routes. The doctor's surgery is full. Godstone primary school is full. There is not adequate infrastructure in Godstone to cope with more buildings and traffic. The site benefits from several footpaths that have not been

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	<p>considered in the Sites Consultation document.</p> <ul style="list-style-type: none">• Local schools could not cope with increase in pupils, school traffic and parking.• Local health services are already stretched, could not cope with more demand.• Lack of entertainment facilities would lead to anti-social behaviour.• The overloaded nature of existing supporting infrastructure - schools, transport, GP surgeries.• Infrastructure would also have to change with growth and that would bring about additional issues.• The site is not at all suitable for residential development due to lack of infrastructure, access and parking. <p>Highways / transport</p> <ul style="list-style-type: none">• Highways England: The Strategic Road Network (SRN) is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity. Highways England will be concerned with proposals that have the potential to impact on the safe and efficient operation of the Strategic Road Network (SRN). In the case of Tandridge, these are principally M25 Junctions 6 and 7 and M23 Junction 8. We would need to see the impacts of the site on the SRN assessed in terms of both queues and delay at Junction 6 and 7 signalled roundabout and merges/diverges as a minimum.• There is limited vehicle access to the site from Junction 6 roundabout.• Roads could not cope with increase in traffic; A25 and A22 cannot cope when motorways diverted.• Rail links insufficient; limited bus service.• The lack of public transport will add to the traffic congestion around junction 6 of the M25 and the centre of Godstone.• The increase in road traffic is of prime concern bearing in mind that some parts of Godstone High Street are very narrow. Congestion quickly builds up. Any problem on the M25 also increases the situation.• Very limited public transport - no rail link in Blindley Heath and limited bus services everywhere.• Much of the area is much too close to the motorway and living there could adversely affect health, the southern 3rd better but before allowing building please reserve the haul route and some land alongside it, this should be kept available for a bypass which Godstone village badly needs. <p>Environmental</p> <ul style="list-style-type: none">• Anecdotal information that the pond at Ivy Mill Lane was filled with rubbish and nobody knew what was under it so it would never be built on. Potential contamination risk.
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	<ul style="list-style-type: none">• These fields are exceptionally close to the M25 and to the existing haul road for the sand quarries. Paragraph 124 of the National Planning Policy Framework (NPPF) specifically states that air quality should be taken into account in planning matters and it is likely that air quality in this location is poor.• Any removal of the green barrier will increase the risk to health, linked to pollution in particular NO₂ and particulate matter. Any development at the site will place any new resident at particular risk due to its proximity to the M25, exacerbated by the fact this stretch between J6 and J7 is prone to slow moving and stationary traffic which is when harmful pollutants are particularly concentrated.• Any dwelling built close to the M25 motorway will suffer pollution both from particulates but also noise. Extensive sound attenuation has been called for by existing residents for years without success.• There should be no building of dwellings close to the M25 due to noise and air pollution problems.• The site is far too close to the M25 and would be plagued with noise and air quality problems.• There should be no building of dwellings close to the M25 due to noise and air pollution problems.• Concern regarding health of future residents due to sites having historic use as a landfill.• This land is close to the motorway and there are therefore pollution risks and it should not be used for housing.• There is concern that with increased traffic would come more pollution and noise.• Environment Agency: The site is within 250 metres from a former landfill and there may be potential for landfill gas to be generated. The Environmental Health Officer needs to be aware of these sites.• Environment Agency: Sites located in areas where mains drainage is not in place need to comply with the Environmental Permit Regulation and may need a permit to discharge. We will object to new developments that pose an unacceptable risk of pollution to groundwater from sewage effluent, trade effluent or contaminated surface water.• Unsuitable because of the flood risk.• Development of the site will place additional strain on existing flood risk zone.• The area is prone to flooding. <p>Ecology</p> <ul style="list-style-type: none">• These sites are all designated ecologically sensitive and are adjacent to ancient woodland, which should rule out any consideration of development.• The site is located in close proximity to other wildlife havens including Bay Pond which has Site of Special Scientific
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	<p>Interest (SSSI) designation, the nearby Surrey Hills Area of Outstanding Natural Beauty (AONB) and Holmethorpe.</p> <ul style="list-style-type: none">• The Highways Agency when doing enhancements between Junctions 5 and 7 of the M25 highlighted the rich biodiversity in the area which provided a haven for a range of species including:<ul style="list-style-type: none">* Roman Snail (<i>Helix Pomatia</i>)* Great Crested Newt (<i>Triturus Cristatus</i>)* Slow worm (<i>Anguis Fragilis</i>)* Grass Snake (<i>Natrix Natrix</i>)* Dormouse (<i>Muscardinus Avellanarius</i>)* Common Lizard (<i>Zootoca Vivipara</i>)* Bats• The Area is also close to nationally important roosting sites in Godstone Caves which make the designated areas foraging grounds for a number of noted species of bats. <p>Heritage</p> <ul style="list-style-type: none">• The site is of archaeological significance. The Tumulus behind the Hare and Hounds as well as used by local residents to sledge on snow days is a megalithic manmade site. At Tylers Green a number of historic sites have been found indicating that it is a historic site of significance.• Other unclassified items have also been uncovered at Tylers Green. It is inevitable due to the proximity of the other sites that these could also be sites of historic significance. <p>Employment / economic</p> <ul style="list-style-type: none">• There is little employment in the area at present which would mean people driving along the already congested A22 to find work.• A lack of local employment opportunities, requiring residents to travel outside the area on already very transport networks. <p>Landscape / character</p> <ul style="list-style-type: none">• Will merge into next town and next if not stopped.• Impact on the character of the village of Godstone.• Additional new houses would change the nature of this historic village - it would feel less and less like a village.• Cannot suggest that when placing 250 homes on the site it would be possible to ensure no adverse impacts on the setting.• 250 units between Godstone and Bletchingley would begin urban sprawl and ultimately lead to the two villages becoming one developed mass. This development should not be permitted.• The site is well away from the historic centre of Godstone and could be suitable for development without major impact on the character of the village.
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	<p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none">• The site to the west of Godstone is deliverable (suitable, available and viable) in the short-term and offers the opportunity to accommodate a high quality development of approximately 250 new homes.• The site is available for development now and being actively promoted by a willing landowner and should be treated as a deliverable source of housing land with an expectation of completions achievable in the early part of the plan period (subject to the removal of the Green Belt designation).• A Freedom of Information (FOI) request confirms that there are currently 42 applicants on the Council's housing waiting lists who live in Godstone and 93 in parish of Godstone. Clear that additional affordable homes are needed to provide adequate accommodation for Godstone's own residents. GOD010 could provide 250 new homes, 85 (34%) of which would be affordable, and therefore provide a significant contribution towards needs of the Parish.• The Council's Green Belt Assessment recognises that Godstone makes a limited contribution to Green Belt purposes and accordingly it is appropriate for Godstone to be 'inset' from the Green Belt within the new Local Plan. The site makes a limited contribution to Green Belt purposes (purpose 3) and accordingly the release of the site would not give rise to significant 'harm' in Green Belt policy terms.• A Concept Design has been submitted which sets out a vision for 250 homes with associated public open space and green infrastructure, and would include a mix of dwellings. The design is considered to respect landscape and ecology constraints, and access would be provided via an existing haul road to the north of the site.• Current shortfall in the Council's housing supply. Figures suggest acute housing shortfall is getting worse (now less than 3 year housing land supply). Note HELAA assumes all sites identified as 'deliverable' over next 5 years will come forward however reasonable to assume some sites will be subject to delivery constraints particularly in early part of the Local Plan period. Therefore, Council need to consider releasing suitable Green Belt sites in early part of Local Plan period to contribute towards supply.• The Local Plan should identify a supply of specific developable sites to meet the Objectively Assessed Need (OAN), and it is appropriate to consider revision to the Green Belt consistent with achieving sustainable development and the exceptional circumstances test. Identifies development need highlighting lack of 5-year land supply, insufficient non-Green Belt sites, insufficient affordable housing and comment not appropriate to rely on neighbouring authorities to meet need.• Planning Agents representations focus on demonstrating
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	<p>that exceptional circumstances exist to justify a revision to the Green Belt boundary and allocation for new homes at land west of Godstone.</p> <p><u>i) The strategic policy framework:</u></p> <ul style="list-style-type: none"> • Local Plan's should identify (allocate) a supply of specific developable sites to meet objectively assessed needs; • In preparing a new Local Plan, it is appropriate to consider revision to the Green Belt consistent with the objectives of achieving sustainable development (including the aim of significantly boosting the supply of housing) and the exceptional circumstances test. <p><u>ii) The following development needs exist:</u></p> <ul style="list-style-type: none"> • TDC does not have a 5-year housing land supply against identified needs (a situation that is only getting worse) and it is therefore appropriate to bring forward additional sites in the early part of the plan period; • Insufficient non-Green Belt sites exist to meet housing needs in full and therefore it is appropriate to identify additional deliverable and sustainable Green Belt sites to contribute towards identified housing need; • The development of land west of Godstone would effectively address Godstone's own affordable housing needs and contribute significantly to the needs of the wider Parish; and • It is not appropriate in this instance to rely on 'the Duty to Cooperate' and for neighbouring authorities to accommodate TDC's unmet housing needs. <p><u>iii) The site is able to contribute towards identified housing needs on the following grounds:</u></p> <ul style="list-style-type: none"> • The site makes a limited contribution to the purposes of the Green Belt and therefore it is appropriate for the site to be released from the Green Belt. • The site is deliverable. <p><u>iv) Procedural considerations:</u></p> <ul style="list-style-type: none"> • The Local Plan-making process provides the appropriate mechanism for reviewing the boundary of the Green Belt; • In certain circumstances, it is also possible for 'Very Special Circumstances' to exist to enable the early delivery of Green Belt sites in advance of Local Plan adoption <p><u>v) Exceptional Circumstances:</u></p> <ul style="list-style-type: none"> • The combination of the above factors is considered to warrant the 'exceptional circumstances' necessary to justify the release of this site from the Green Belt to deliver the much needed new homes TDC needs and to contribute towards the sustainable development objectives for the district balanced with the need to protect the Green Belt, where the Green Belt meets its stated purposes.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Godstone is identified as a Tier 2</p>

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	<p>settlement (Semi-Rural Service Centre) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>GOD 010 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the amount of land which may be needed to accommodate jobs growth and support local businesses. The Local Plan will make provision for the benefit of jobs, commerce and the local economy. It will also need to balance those jobs with the availability of suitable homes. The Council is also updating the Economic Needs Assessment and the findings will inform the final plan.</p> <p>The Council notes all other comments made, in particular on matters relating to landscape, heritage and ecology. This information could be useful for informing further iterations of the Council's evidence base.</p>
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Action	The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.
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Local Plan Sites Consultation Comments

Site Reference	GOD 017
Site Address	Land to the rear of Hare and Hounds Pub
Current categorisation of the site	Category 3 - Amber
Number of comments received	27
Comment IDs	SC793, SC847, SC1215, SC1223, SC1486, SC1552, SC2132, SC2119, SC2182, SC2343, SC2504, SC2610, SC2663, SC2874, SC2955, SC3163, SC3184, SC3199, SC3320, SC3348, SC3384, SC3361, SC3479, SC3656, SC3779, SC4213, SC4415.
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • Small scale house in-filling could be carried out at the site with a percentage of new build houses to be available, preferentially for locals. <p>Green Belt</p> <ul style="list-style-type: none"> • Developments should not encroach on the Green Belt especially when this concerns agricultural land which is likely to be needed for food production in the long term, it should therefore be protected for future generations. • Object to this site being included in the Sites Consultation on the grounds that this site forms part of the Green Belt. • Whilst this site might seem suitable from a 'limited infill' perspective and could therefore comply with paragraph 89 of the National Planning Policy Framework (NPPF) for exceptional circumstances, it is difficult to understand how access would be achieved. <p>Infrastructure</p> <ul style="list-style-type: none"> • There is not adequate infrastructure to cope with more buildings and traffic. • The doctor's surgery is full. • Godstone primary school is full. • No proposals address the lack of infrastructure. i.e. lack of schools, surgeries, roads. • No transport, healthcare, education or other facilities to make the site sustainable. • There appears to have been no consideration of the pressures on existing infrastructure or of any new infrastructure provision in the consultation sites. • No work has been put into looking at infrastructure and whether it can support further development. <p>Highways / transport</p> <ul style="list-style-type: none"> • The site has access problems. • The roads are busy at the best of times, particularly when there is an accident on the M25 motorway. • This is very dangerous as the A22 and the A25 meet at this point on the very narrow one way system. • Too much traffic for existing roads and in some areas pollution levels need reducing for the health of the

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	<p>population.</p> <ul style="list-style-type: none">• Concern that with increased traffic would come more pollution and noise.• The site is not suitable for residential development due to lack of infrastructure, access and parking.• It is difficult to see how adequate access can be given since there is no road frontage and access is via a narrow track. <p>Environmental</p> <ul style="list-style-type: none">• Environment Agency: We will object to new developments that pose an unacceptable risk of pollution to groundwater from sewage effluent, trade effluent or contaminated surface water. This applies if the source of pollution is an individual discharge or the combined effects of several discharges, or where the discharge will cause pollution by mobilising contaminants already in the ground. In all cases we will object to any proposal to discharge untreated sewage to groundwater.• Environment Agency: The following proposed developments are sited within 250 metres from a former landfill and there may be potential for landfill gas to be generated. The Environmental Health Officer needs to be aware of these sites.• Developing this area could risk the groundwater quality. <p>Ecology</p> <ul style="list-style-type: none">• The site is designated as ecologically sensitive and is adjacent to Ancient woodland, which in my view should rule out any consideration of development.• The site is located in close proximity to Sites of Nature Conservation Interest.• Development would impact on the adjacent Sites of Nature Conservation Interest.• The area is also close to nationally important roosting sites in Godstone Caves which make the designated areas foraging grounds for a number of noted species of bats.• The Highways Agency when doing enhancements between Junctions 5 and 7 of the M25 highlighted the rich biodiversity in the area which provided a haven for a range of species including:<ul style="list-style-type: none">* Roman Snail (<i>Helix Pomatia</i>)* Great Crested Newt (<i>Triturus Cristatus</i>)* Slow worm (<i>Anguis Fragilis</i>)* Grass Snake (<i>Natrix Natrix</i>)* Dormouse (<i>Muscardinus Avellanarius</i>)* Common Lizard (<i>Zootoca Vivipara</i>)* Bats <p>Heritage</p> <ul style="list-style-type: none">• The site is in a Conservation Area.• The site is located in an area of High Archaeological
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	<p>Potential.</p> <ul style="list-style-type: none"> • The site is located in close proximity to Scheduled Monuments. • Development would impact on Scheduled Monuments. • The site is historically sensitive with a number of significant historic finds being made in the areas vulnerable to development. <p>Employment / economic</p> <ul style="list-style-type: none"> • There is no employment to make the site sustainable. • A lack of local employment opportunities, requiring residents to travel outside the area on already busy transport networks. <p>Landscape / character</p> <ul style="list-style-type: none"> • Difficult to imagine how it could be developed without significantly altering the character of the area. • Development would destroy the charm of the village well known for its picturesque qualities. • Development would alter the character of the area. • The development of the site will impact on the landscape, which is contiguous with the Surrey Hills Area of Outstanding Natural Beauty (AONB).
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Godstone is identified as a Tier 2 settlement (Semi-Rural Service Centre) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>GOD 017 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure</p>

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	<p>needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the amount of land which may be needed to accommodate jobs growth and support local businesses. The Local Plan will make provision for the benefit of jobs, commerce and the local economy. It will also need to balance those jobs with the availability of suitable homes. The Council is also updating the Economic Needs Assessment and the findings will inform the final plan.</p> <p>The Council notes all other comments made, in particular on matters relating to landscape, heritage and ecology. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	GOD 019
Site Address	Land to the rear of 44-46 High Street and south of Dumville Drive, Godstone
Current categorisation of the site	Category 3 - Amber
Number of comments received	26
Comment IDs	SC848, SC1216, SC1224, SC1444, SC1487, SC1553, SC2120, SC2183, SC2344, SC2505, SC2609, SC2666, SC2876, SC2957, SC3185, SC3200, SC3321, SC3362, SC3349, SC3385, SC3480, SC3657, SC3780, SC4214, SC4314, SC4416
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • Object to the proposal of the land being suitable for residential development. • There was concern previously in relation to a planning application in 2013, that granting permission would pave the way for further development. • Loss of countryside. • Small scale infilling within the village seems the least damaging. • Rural land should be preserved. • The site is within the Gatwick Safeguarding Zone. <p>Green Belt</p> <ul style="list-style-type: none"> • The site does not comply with any of the conditions of paragraph 89 of the National Planning Policy Framework (NPPF). • The area of land considered is Green Belt land and this is getting smaller and smaller over time and is not being replaced. • Object as the site is in Green Belt. • Unmet housing need (including for traveller sites) is unlikely to outweigh the harm to the Green Belt and other harm to constitute the “very special circumstances” justifying inappropriate development on a site within the Green Belt. • Developments should not encroach on the Green Belt especially when this concerns agricultural land which is likely to be needed for food production in the long term, we should therefore protect it for future generations. <p>Infrastructure</p> <ul style="list-style-type: none"> • There is not adequate infrastructure in Godstone to cope with more buildings and traffic. • The doctor’s surgery is full. • Godstone primary school is full. • Limited education, healthcare and transport infrastructure. • The site is not suitable for residential development due to lack of infrastructure, access and parking. • There has already seen a huge amount of development in this area and what land is left should be preserved. • The remaining footpaths and what is left of the rural

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	<p>landscape should be preserved.</p> <ul style="list-style-type: none">• Overstretched infrastructure such as post office, dentists, GP surgeries, car parking as well as green and play areas for children. <p>Highways / transport</p> <ul style="list-style-type: none">• The roads busy at the best of times, particularly when there is an accident on the M25 motorway.• The capacity of the A22 is already at its maximum – queues up to Godstone to the M25.• The A22 regularly floods.• The railway service from Oxted, South Godstone and the Lingfield line is bad and there is no parking for the railways.• Access to the site will be via the narrow High Street.• Access to the site via a narrow track.• The site has access problems.• Increase in road traffic is of prime concern bearing in mind that some parts of Godstone High Street are very narrow.• Too much traffic for existing roads and in some areas pollution levels need reducing for the health of the population.• There is a very limited local bus service. <p>Environmental</p> <ul style="list-style-type: none">• Environment Agency: The site is within 250 metres from a former landfill and there may be potential for landfill gas to be generated. The Environmental Health Officer needs to be aware of these sites.• Environment Agency: We will object to new developments that pose an unacceptable risk of pollution to groundwater from sewage effluent, trade effluent or contaminated surface water. This applies if the source of pollution is an individual discharge or the combined effects of several discharges, or where the discharge will cause pollution by mobilising contaminants already in the ground. In all cases we will object to any proposal to discharge untreated sewage to groundwater.• Proximity to a major aquifer under the North Downs.• Site should not be developed as there is risk to groundwater quality. <p>Flooding</p> <ul style="list-style-type: none">• Flooding is a problem in the area already and would cost a huge amount of money in flood management.• Additional strain on existing flood risk zone.• There are existing flood problems which would be made worse by new development. <p>Ecology</p> <ul style="list-style-type: none">• The site is close to nationally important roosting sites in
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	<p>Godstone Caves which make the designated areas foraging grounds for a number of noted species of bats.</p> <ul style="list-style-type: none">• The Highways Agency when doing enhancements between Junctions 5 and 7 of the M25 highlighted the rich biodiversity in the area which provided a haven for a range of species including:<ul style="list-style-type: none">* Roman Snail (<i>Helix Pomatia</i>)* Great Crested Newt (<i>Triturus Cristatus</i>)* Slow worm (<i>Anguis Fragilis</i>)* Grass Snake (<i>Natrix Natrix</i>)* Dormouse (<i>Muscardinus Avellanarius</i>)* Common Lizard (<i>Zootoca Vivipara</i>)* Bats <p>Heritage</p> <ul style="list-style-type: none">• The site is historically sensitive with a number of significant historic finds being made in the areas vulnerable to development. <p>Landscape / character</p> <ul style="list-style-type: none">• The development of the site will impact on the landscape, which is contiguous with the Surrey Hills Area of Outstanding Natural Beauty (AONB).• Green Belt was to keep the open and rural character of small villages – Godstone, Blindley Heath and South Godstone have managed to keep this so far. <p>Employment / economic</p> <ul style="list-style-type: none">• Employment is low in the area that most of the new residents would drive to outside of the area for work.• There is no employment in the area.• Lack of local employment opportunities, requiring residents to travel outside the area. <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none">• It is considered that as part of a combined site (with GOD004 and GOD017), the development of these parcels of land on the western edge of Godstone village would create a small residential development to meet housing demand of the village.• The site is sustainably positioned in relation to the Village Green and its local shops and services, with immediate access also to the open countryside.• The following amendments to the HELAA consultation document are requested; that site GOD 019 be substituted with the attached plan under reference 'Site Plan 4 Jan 2016' and updated pro-forma which were originally submitted to the Council in this HELAA process to exclude the area to the east which it is anticipated will be the subject of a future planning application by Fairalls of Godstone Ltd to seek an extension to their on-site parking facilities.
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	<ul style="list-style-type: none"> Sites GOD 004, GOD 008, GOD 017 and GOD 019 (as per the requested revision) could be combined and a natural extension of the Green Belt boundary formed which follows the rear curtilage boundaries of properties on Dumville Drive to the north through to the side boundary of No.1 Oak Cottages with the western side of the track defining the new Green Belt boundary.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Godstone is identified as a Tier 2 settlement (Semi-Rural Service Centre) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>GOD 019 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the amount of land which may be needed to accommodate jobs growth and support local businesses. The Local</p>

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	<p>Plan will make provision for the benefit of jobs, commerce and the local economy. It will also need to balance those jobs with the availability of suitable homes. The Council is also updating the Economic Needs Assessment and the findings will inform the final plan.</p> <p>The Council notes all other comments made, in particular on matters relating to landscape, the environment and ecology. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

Local Plan Sites Consultation Comments

Site Reference	GOD 021
Site Address	William Way Builders Merchants 38-42 High Street, Godstone
Current categorisation of the site	Category 3 - Amber
Number of comments received	23
Comment IDs	SC849, SC1217, SC1225, SC1488, SC1554, SC2121, SC2133, SC2184, SC2264, SC2506, SC2540, SC2603, SC2670, SC2947, SC2958, SC3170, SC3187, SC3363, SC3482, SC3630, SC3781, SC4215, SC4418
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • No objection. • The privacy of existing properties facing the High Street is of concern as this would undoubtedly change. • Small scale infilling within our village seems the least damaging. • No objection as it is brown-field site. • Site is within the Gatwick Safeguarding Zone. • The development of the site will impact on the landscape, which is contiguous with the Surrey Hills Area of Outstanding Natural Beauty (AONB). <p>Green Belt</p> <ul style="list-style-type: none"> • Consider that this site would comply with the conditions of paragraph 89 of the National Planning Policy Framework (NPPF) which would allow it to be developed. <p>Infrastructure</p> <ul style="list-style-type: none"> • The doctors surgery is full. • Godstone primary school is full. • Site is unsuitable for residential development due to lack of infrastructure, access and parking. • The site is not suitable for residential development due to lack of infrastructure, access and parking. • Overstretched infrastructures such as post office, dentists, GP surgery, car parking as well as Green and play areas for children. <p>Highways / transport</p> <ul style="list-style-type: none"> • Roads busy at the best of times, particularly when there is an accident on the M25 motorway. • Godstone suffers heavy traffic through village. • Concern with extra traffic generated. • With a proposal of 16 units come another 32 cars on a daily basis joining an already congested A25. • Vehicles will access the High Street and cause even more traffic jams. • The increase in road traffic is of prime concern bearing in mind that some parts of Godstone High Street are very narrow. • There is very limited public transport and only a rural rail

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	<p>connection.</p> <p>Environmental</p> <ul style="list-style-type: none">• Environment Agency: The site may not be developable due to their proposed location on former landfills. Developers may be required to carry out a comprehensive risk assessment due to the risks the former landfill site poses. We may recommend the refusal of a planning application where we judge the risk of groundwater pollution is too high or it has been inadequately assessed.• Environment Agency: We will object to new developments that pose an unacceptable risk of pollution to groundwater from sewage effluent, trade effluent or contaminated surface water. This applies if the source of pollution is an individual discharge or the combined effects of several discharges, or where the discharge will cause pollution by mobilising contaminants already in the ground. In all cases we will object to any proposal to discharge untreated sewage to groundwater.• The site is a historic landfill site, with potential contaminated land.• Developing this site could risk the groundwater quality.• The site should be removed from consideration on the basis that it is a Historic Landfill site. <p>Ecology</p> <ul style="list-style-type: none">• The site is close to nationally important roosting sites in Godstone Caves which make the designated areas foraging grounds for a number of noted species of bats.• The Highways Agency when doing enhancements between Junctions 5 and 7 of the M25 highlighted the rich biodiversity in the area which provided a haven for a range of species including:<ul style="list-style-type: none">* Roman Snail (<i>Helix Pomatia</i>)* Great Crested Newt (<i>Triturus Cristatus</i>)* Slow worm (<i>Anguis Fragilis</i>)* Grass Snake (<i>Natrix Natrix</i>)* Dormouse (<i>Muscardinus Avellanarius</i>)* Common Lizard (<i>Zootoca Vivipara</i>)* Bats <p>Heritage</p> <ul style="list-style-type: none">• The site is located in close proximity to a Conservation Area.• The site is located in an Area of High Archaeological Potential.• Site is close to a Conservation Area.• The site is historically sensitive with a number of significant historic finds being made in the areas vulnerable to development.
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	<p>Landscape/character</p> <ul style="list-style-type: none"> The building of additional new houses would change the nature of this historic village - it would feel less and less like a village. <p>Employment / economic</p> <ul style="list-style-type: none"> This site is an operational business, however, should that business close or relocate, the site would be an ideal site for limited infill. There is little employment in the area. Objection as the development of the site will cause a loss of jobs. Whilst this site is an operational business, it is quite clearly appropriate for development should that situation change. This is an obvious site for development, should the business close for whatever reason. The site should be kept for employment uses. Existing employment sites should be maintained as points of employment.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Godstone is identified as a Tier 2 settlement (Semi-Rural Service Centre) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>GOD 021 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment</p>

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	<p>considers the amount of land which may be needed to accommodate jobs growth and support local businesses. The Local Plan will make provision for the benefit of jobs, commerce and the local economy. It will also need to balance those jobs with the availability of suitable homes. The Council is also updating the Economic Needs Assessment and the findings will inform the final plan.</p> <p>The Council notes all other comments made, in particular on matters relating to the environment, heritage and ecology. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	LIN 005
Site Address	Land at Godstone Road, Lingfield
Current categorisation of the site	Category 3 - Amber
Number of comments received	34
Comment IDs	SC58, SC493, SC610, SC725, SC850, SC1329, SC1337, SC1415, SC1445, SC1512, SC1888, SC2061, SC2146, SC2147, SC2398, SC2525, SC2539, SC2548, SC2733, SC2768, SC3005, SC3046, SC3082, SC3125, SC3151, SC3490, SC3526, SC3570, SC3673, SC3896, SC3908, SC3991, SC4053, SC1302
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • Seem determined to turn lovely village into a town which is already suffering with anti-social behaviour. • The hedge and surfaced road must have been recently installed to support the allocation and make it acceptable. • Site has already been subject of discussion for rural exception scheme, which was met with resistance. • Plan does not reflect the needs of the local community but accommodates migration from London and puts the Green Belt at risk. <p>Green Belt</p> <ul style="list-style-type: none"> • The site is in the Green Belt. • The land serves four of the five purposes of Green Belt. • Will attract further ribbon development and lead to urban sprawl. • Site prevents coalescence - any development would undermine strategic gap between Blindley Heath and Lingfield and also the local gap between Lingfield and the sub-settlement of houses that run along the Godstone Road, from Wellside to Haylands, as well as the strategic gap between Lingfield and Lingfield Common, and reduce. • Furthermore the local gap between the sub-settlement along the Godstone Road and Lingfield Common is demonstrably less than 1.5 kilometres and should be preserved to prevent the coalescence of these distinct settlements. The Appeal Decision in the case of Land at London Road in Hassocks sets a precedent for the protection of strategic gaps and highlights the importance that the Planning Inspectorate places on their protection. TDC has a planning duty to protect this. • If such development continues to the north-west of Lingfield, it will lose its strategic gap between the edge of the village and the very few houses on Ray Lane and the Godstone Road. • This area maintains a zone of openness. • This land checks the unrestricted sprawl of large built up areas it assists in safeguarding the countryside from encroachment.

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	<p>Infrastructure</p> <ul style="list-style-type: none">• The infrastructure cannot support this development.• Concerns related to the pressures on the existing infrastructure, namely the increased demand so many extra houses would make on an already very busy doctors surgery and also on the increase in traffic on the local roads.• If all these issues regarding infrastructure are to be addressed, who pays the bill?• How and when will the Infrastructure Delivery Plan (IDP) be compiled?• A new gateway has been installed but should be removed immediately as it is making the flooding worse.• No local services so everyone will rely on their cars - to build any services would require further loss of Green Belt and countryside.• Electricity is a problem with regular outages.• GP surgery has been refused permission to expand so would be unable to accept new patients unless another surgery is built.• Dormansland and Lingfield primary schools are full to capacity.• Saying that the site is not open space fails to take into account the footpaths within the site.• The site would be financially unviable due to the infrastructure levy costs that would need to be associated with its development, roads, transport, school, doctors and all amenities. <p>Highways / transport</p> <ul style="list-style-type: none">• There is congestion and roads are used as rat runs.• HGVs use these roads to avoid East Grinstead.• The pinch points on this stretch of road are creating a dangerous situation and this can only become worse• Speeding is already a problem in local area and will only be made worse.• Traffic on Godstone Road is already dangerous, with damage caused to parked cars. Not a footpath and nor would there be space for one to provide safe pedestrian access to the village.• Concern regarding the impact on the station.• Capacity of A22 is already at its maximum, as is Tandridge Lane. Traffic queues on A22 at peak times for miles.• The railway service from South Godstone and the Lingfield line is bad. There is no parking for the railways.• Any further development in this area would compromise the road safety.• Parking is inadequate in the village.• Other objections are on the grounds of access, which would be compromised by the presence of the recently installed pinch points, and surface water drainage.
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	<p>Flooding</p> <ul style="list-style-type: none">• The road to the A22 regularly floods.• The site gets very waterlogged, with a ditch providing drainage for very old houses.• The roadside ditch along the site is used by houses for treated water and the ditch is never dry, so the water table is constantly high.• Site is a flood area and several houses are not on mains drainage.• Any development on this site would be channelled down to the houses on the lower part of Lingfield Common Road, an area which was most recently flooded in January this year and is almost an annual event. The local ditches, even when regularly cleared, overflow quickly in heavy rainfall events, flooding the Godstone Road along the site frontage. Local opinion is the culvert under the new entrance to the field is inadequate and is currently blocked. <p>Ecology</p> <ul style="list-style-type: none">• This is close to the nature reserve on Lingfield Common. <p>Environmental</p> <ul style="list-style-type: none">• Likely that this site will be an important part of the range for great crested newts within 250 metres from a former landfill and there may be potential for landfill gas to be generated. The Environmental Health Officer needs to be aware of these sites.• The site lies under the flightpath for Gatwick Runway 26L arrivals, subject to constant noise intrusion. <p>Heritage</p> <ul style="list-style-type: none">• This site also has in close proximity, including one directly opposite, three Historic Grade II properties, not just one as per Sites Consultation document. They are not in the conservation area but derive their setting from the Green Belt.• Potential harm to the setting of 3 grade II listed buildings. <p>Landscape / character</p> <ul style="list-style-type: none">• There would be a negative visual impact on the approach to the village• Site is Area of Outstanding Natural Beauty (AONB) with a public footpath running through it• Development would extend Lingfield Town to the Lingfield Common Road by filling in an area that is used by hundreds of walkers and has an outstanding view towards the Downs.• The views offered from the footpath running along the edge of this proposed site are exceptional and unique to Lingfield, can see clearly and uninterrupted to the North Downs such views are not afforded by many other paths around the village and once destroyed by housing will never be
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	<p>recovered further destroying the feeling of a rural village which Lingfield should be.</p> <ul style="list-style-type: none"> • Site provides clear perception of leaving the village. • The site helps preserve the setting and special character of historic towns (village). <p>Employment / economic</p> <ul style="list-style-type: none"> • Concern where residents will work.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Lingfield is identified as a Tier 2 settlement (Semi-Rural Service Centre) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>LIN 005 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to landscape, heritage and ecology. This information could be useful for informing further iterations of the Council's evidence</p>

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	base.
Action	The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.

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Site Reference	LIN 012
Site Address	Land at Lingfield Park, Lingfield
Current categorisation of the site	Category 3 - Red
Number of comments received	16
Comment IDs	SC851, SC1414, SC1513, SC1987, SC2148, SC2230, SC2488, SC2732, SC2770, SC3049, SC3127, SC3571, SC3773, SC3897, SC3909, SC4054
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • If building is allowed on site LIN 031, concerned that this might be a way in for building at a later date on part or all of site LIN 012. • Larger rural settlements like Lingfield offer significant capacity for new development. • The Plan only contains half of the Objectively Assessed Need (OAN) on sites that have a good prospect for development, so there is a shortfall. Even to meet only part of the Objectively Assessed Need (OAN) will require Green Belt land to be released. <p>Green Belt</p> <ul style="list-style-type: none"> • Development of this site will lead to urban sprawl. • Only performs one of the purposes of Green Belt; safeguarding countryside from encroachment. <p>Infrastructure</p> <ul style="list-style-type: none"> • Village cannot support any further development or parking. • Schools and medical infrastructure need to be enhanced. • There should be no more development in Lingfield without investment in infrastructure. • Development would create financial benefits to the local area through Community Infrastructure Levy (CIL) contributions. • The site would be financially unviable due to the infrastructure levy costs that would need to be associated with its development, roads, transport, school, doctors and all amenities. <p>Highways / transport</p> <ul style="list-style-type: none"> • Access to the site is problematic as it is very narrow and bending and sloping. East Grinstead Road and Town Hill are difficult access points. • Local road is subject to speeding problems. • Site has good access to railway and existing services. <p>Flooding</p> <ul style="list-style-type: none"> • Downslope from the site is a large area of ecologically important wetland, which is known to flood regularly. Any development would have to be sure it does not add to this problem. The racecourse historically used to flood regularly, with racing cancelled. Expensive drainage systems were put

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	<p>in to reduce the impact of wet weather events on the racing, although in extreme events, the course is still flooded. This could be compromised by developing the slopes above the racecourse.</p> <p>Ecology</p> <ul style="list-style-type: none"> • The trees on site are a small part of former orchards which have historic value. The Parish Council will endeavour to obtain additional protection for these trees. • The lack of maintenance of this area has made it a wildlife haven and an important green corridor linking the gardens along the southern boundary of the village. • Under the biodiversity duty of the Natural Environment and Rural Communities Act 2006 Section 40, public authorities must show regard for conserving biodiversity in all their actions. This report is at risk of failing in this obligation due to the inclusion of a traditional orchard recognised within the national Priority Habitat inventory (SURR0636) within the site identified as LIN 012. • If development is considered, there would have to be mitigation and compensation, but compensation for lost traditional orchard habitat does not meet the criteria of not losing biodiversity (National Planning Policy Framework (NPPF) p.118) as habitat biodiversity increases in direct relation to the time it has been present. • Records of up to four barn owls quartering these fields at any one time in the winter. <p>Landscape / character</p> <ul style="list-style-type: none"> • The views over the site are wide and extensive. • The potential impact of the development of this site and the wider landscape character has not been quantified or compared to other sites. Development could be integrated through sensitive design and layout and provide a defensible boundary to the Green Belt to the south. • Will turn village into a town. <p>Social</p> <ul style="list-style-type: none"> • Site is informally used for recreation. • Although not officially a public right of way, this site is regularly walked over by residents and their dogs. • Concerns about anti social behaviour.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Lingfield is identified as a Tier 2 settlement (Semi-Rural Service Centre) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify</p>

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	<p>altering the Green Belt boundary.</p> <p>LIN 012 is a Category 3 site – Sites outside areas for further investigation. The landscape evidence considers that development would detrimentally affect the character of the wider landscape. No evidence has been submitted during this consultation to the contrary. The site is therefore ruled out from further consideration through the Local Plan process and will not be subject to the exceptional circumstances test.</p> <p>The Council notes all other comments made, in particular on matters relating to infrastructure, flooding, landscape, heritage and ecology. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	None.

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Site Reference	LIN 020
Site Address	Land to the south-west of Lingfield
Current categorisation of the site	Category 3 - Amber
Number of comments received	28
Comment IDs	SC201, SC852, SC1332, SC1413, SC1515, SC1830, SC1845, SC1886, SC2149, SC2399, SC2541, SC2550, SC2735, SC2772, SC2843, SC2961, SC3050, SC3047, SC3081, SC3162, SC3573, SC3675, SC3782, SC3846, SC3898, SC3911, SC4055, SC4727
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • Object to any further piecemeal development around Lingfield. • Question why the proposed density is so much higher than that proposed at LIN 005 and 027. Suggests developments will be taller than surrounding properties. • Would create a linear extension along the Newchapel Road, which is already very congested. • It might be possible to place a modest number of houses on this site for the village, if local residents are able to have priority to meet any identified need. It may be better to allow the Neighbourhood Plan to take any ideas forward as this could be a way of ensuring there are local priorities on tenancy/ownership. • If developed, proposed yield should be significantly reduced. • Sensitive design and layout could be used so that the development could be integrated with existing settlement pattern and provide a defensible boundary to the south. <p>Green Belt</p> <ul style="list-style-type: none"> • This is inappropriate development on Green Belt land and will lead to attract further development and will create urban sprawl to the detriment of the settlement. • How can the purposes of a site in terms of its contribution to the Green Belt now be questioned. • Land restricts sprawl of large built up areas. • Assists in safeguarding the countryside from encroachment. • Significant harm to the openness of the Green Belt as the field has substantial visual sensitivity. • Only serves one Green Belt purpose, relating to safeguarding the countryside from encroachment. • The land serves four of the five purposes of Green Belt. • So much for Govt. Minister Sajid Javid's oft-quoted claim that the Green Belt is "sacrosanct" but the "exceptional circumstances test" will no doubt side-step that particular soundbite. <p>Infrastructure</p> <ul style="list-style-type: none"> • Infrastructure cannot cope – no mention of remedy. • Where will the people be employed, go to school or to the doctors.

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	<ul style="list-style-type: none">• The doctors are full.• How will additional traffic be managed?• When will the Infrastructure Delivery Plan be published?• Site would be financially unviable due to the infrastructure levy costs that would need to be associated with its development, roads, transport, school, doctors and all amenities.• Extremely difficult to turn right out of Lincolns Mead due to all the traffic coming from the left.• There should be a crossing by the new kitchen shop going to the school.• Dormansland and Lingfield primary school are full to capacity.• Concerned that the necessary infrastructure required to cope with such a huge building programme will not be in place before the builds have been completed. The Council has no direct Government Funding for this Plan therefore, the main funding will come from Developers and whatever the Council has set aside for this. Surely this will not be sufficient for all the necessary infrastructure required for the quantity of houses that are being proposed.• Surgery has been refused permission to expand so a new one would be required.• Development of this site would potentially involve some traffic and drainage issues. However it should be possible to resolve these issues and, provided that the housing density is low then this should be an acceptable location for future housing development.• Development could create potential financial benefits through Community Infrastructure Levy (CIL).• Lingfield cannot cope with a development of this scale. <p>Highways / transport</p> <ul style="list-style-type: none">• Access would be at Newchapel Road on a blind bend where speeding is an issue.• Roads used as rat runs and are congested. HGVs use to avoid East Grinstead.• Traffic queues on A22 at peak times for miles.• Unlikely that there is a suitable entry point along Newchapel Road to create a new junction to the suggested development. Any new junction would likely have limited visibility and therefore create risk of accidents and increase traffic congestion.• Good access to the railway station and bus services.• Pavements to the village are very narrow and the road is fast and twisty.• Access to this site would have to involve safety measures to slow down traffic.• The trains from Lingfield to London are already full with no additional space in the lines for longer carriages or more
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	<p>trains.</p> <ul style="list-style-type: none">• Tandridge Lane suffers from speeding cars. <p>Flooding</p> <ul style="list-style-type: none">• The soil in the area is not very free draining.• Drainage could also be a problem, although adoption of appropriate Sustainable Urban Drainage Systems (SUDS) arrangements should overcome this.• The land drains into the Eden Brook, which is prone to flood, often bursting its banks at Jacksbridge, which can cut off access to the village. <p>Landscape / character</p> <ul style="list-style-type: none">• Site is very visible and development would detract from the setting of the village.• Spoil views of High Weald.• Site provides far ranging open views of various locations.• Any housing must be positioned to retain the open views.• The need to retain the existing open views from and through the site, to avoid affecting views from East Grinstead Road and methods to improve and sustain the local ecology would also need to be considered. This would require a lower density of housing and a height restriction to allow views to be retained.• Development would have a negative impact on the Area of Outstanding Natural Beauty (AONB).• Lingfield is in danger of losing its character.• Seem determined to turn this once lovely village into a town and we're already plighted with a deluge of anti-social behaviour <p>Ecology</p> <ul style="list-style-type: none">• The open space on the southern edge of the village on this site has been improved for the local ecology, with the attenuation ponds and wildlife corridors having been enhanced. <p>Environmental</p> <ul style="list-style-type: none">• The site lies under the flightpath for Gatwick Runway 26L arrivals, subject to constant noise intrusion.• Sited within 250 metres from a former landfill and there may be potential for landfill gas to be generated. The Environmental Health Officer needs to be aware of these sites. <p>Heritage</p> <ul style="list-style-type: none">• The site is in close proximity to a Conservation Area, with numerous Grade I, Grade II and Grade II* listed buildings and a Biodiversity Opportunity Area.
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	<p>Social</p> <ul style="list-style-type: none"> • Site is informally used for recreation.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Lingfield is identified as a Tier 2 settlement (Semi-Rural Service Centre) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>LIN 020 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to landscape, heritage and ecology. This information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	LIN 027
Site Address	Land behind Saxby's Lane, Lingfield
Current categorisation of the site	Category 3 - Amber
Number of comments received	73
Comment IDs	SC278, SC496, SC495, SC598, SC630, SC721, SC816, SC825, SC853, SC1071, SC1348, SC1349, SC1334, SC1346, SC1410, SC1518, SC1521, SC1525, SC1705, SC1743, SC1751, SC1756, SC1788, SC1771, SC1841, SC1857, SC1889, SC1898, SC1934, SC1976, SC2143, SC2400, SC2509, SC2489, SC2526, SC2536, SC2561, SC2549, SC2537, SC2607, SC2799, SC2774, SC2859, SC2885, SC2897, SC2972, SC2964, SC3006, SC3051, SC3083, SC3129, SC3164, SC3215, SC3287, SC3401, SC3437, SC3488, SC3491, SC3562, SC3527, SC3578, SC3574, SC3594, SC3709, SC3862, SC3899, SC3943, SC3913, SC3988, SC3994, SC4056, SC4065, SC4728
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • The Plan does not reflect the needs of the local community but looks to satisfy migration from London, putting the Green Belt at risk. • Development would cause a reduction in privacy. • Village has zero need to become a town and become as damaged as Edenbridge has in past 15 years. • Lingfield has grown so much it is hardly appropriate to refer to it as a village at all. • The proposed site is the only green space left for family's to visit, children to play and people to exercise their dogs. • The estimated yield should be greatly reduced. <p>Green Belt</p> <ul style="list-style-type: none"> • Site has natural barriers formed by the railway, the Eden brook and its flood fields with sluice gates and Blindley Heath (land) further to the north and west. • Area effectively serves the purpose of including the land in the Green Belt. • So much for Govt. Minister Sajid Javid's oft-quoted claim that the Green Belt is "sacrosanct" but the "exceptional circumstances test" will no doubt side-step that particular soundbite. • Significant harm to the openness of the Green Belt as the field has substantial visual sensitivity. Unacceptable intrusion into open countryside and detriment to Lingfield. • How can the extent to which a site contributes to the purposes of the Green Belt start to be questioned now? • The site meets three of the five purposes - prevent towns merging, assist in safeguarding countryside from encroachment and checking unrestricted sprawl. • Site serves four of the five purposes of Green Belt. <p>Infrastructure</p> <ul style="list-style-type: none"> • No account has been taken of existing infrastructure problems.

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	<ul style="list-style-type: none">• Infrastructure cannot support development.• Area is short of schools, health care and transport.• Increased pressure on doctors, schools and youth groups. Dormansland and Lingfield primary schools are full.• Doctors are full.• Crime will increase and emergency services are already subject to cuts.• What is the plan to mitigate the effect on schools, surgeries, traffic, railways etc.• When will the Infrastructure Delivery Plan (IDP) be compiled?• Tandridge is a rural District and should limit development to what can sustainably be supported.• The school has already sold their spare land so have no options for expansion.• If the Council does not have the funding for the infrastructure then the proposals should not be considered for further development.• Doctor's surgery has been refused permission to expand so is a new one proposed?• The site would be financially unviable due to the infrastructure levy costs that would need to be associated with its development, roads, transport, school, doctors and all amenities. <p>Highways / transport</p> <ul style="list-style-type: none">• No feasible access within control of the site. It is completely landlocked.• Increased traffic and pollution.• Lingfield trains are already very congested.• Lack of parking at the station.• Crowhurst Road could be access but is the directed route for race day traffic.• Saxbys Lane is already very congested with parking if this is to be the proposed access.• Roads are congested and used as rat runs.• HGVs use the roads to avoid East Grinstead.• Traffic queues on A22 at peak times for miles.• Parking is a real issue with many people parking on the road, causing extra traffic problems. <p>Flooding</p> <ul style="list-style-type: none">• Has a detailed food risk assessment been made? If so who funded it and will the sponsors or the company carrying out the assessment be held responsible for any subsequent flooding? What would be the financial implications for the Council in having to defend group actions brought by those who might be damaged by the decision in the future?• Site is a floodplain.• Flooding particularly bad at junction of Station Road and
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	<p>Lingfield Common Road.</p> <ul style="list-style-type: none">• Building here will just mean other areas will flood, possibly sites not currently at risk.• The run-off from any development would need control to prevent any worsening of the flood risk in the locality and downstream in Edenbridge. For a small site, this could make any possible development unviable.• No effective flood prevention measures along the Eden Brook.• Haxted Road and Crowhurst Road often flood and will be made worse through development.• The balancing pond could not cope with higher volumes of water.• Problem with land drainage in this area, and when the old Knights Yard was developed a few years ago, they had to install drainage ponds to accommodate surface water, which would have overcome the land and caused flooding to re-occur along Station Road, as has happened in the past. <p>Ecology</p> <ul style="list-style-type: none">• Wildlife will suffer.• Probably have the biggest colony of great crested newts in east Surrey at the breeding ponds on Lingfield Wildlife area , adjacent to the site.• Lots of wildlife is at risk too and will not be in the area much longer including barn own, yellow hammer, bullfinch, less whitethroat and cuckoo- all are most threatened species.• Site acts as an overflow area for the wildlife that spills out from nature reserve.• Development would directly affect the nature reserve.• Site is a valuable corridor for wildlife and landscape views from the reserve down to the Eden brook and along the North Downs.• Home to crested newts.• Negative impact on Local Nature Reserve (LNR) and Sites Nature Conservation Interest (SNCI).• Close to a Biodiversity Opportunity Area (BOA).• Field 1 is composed of species poor improved grassland surrounded by species poor hedgerows on the east and south boundaries. The north and west boundaries have thin bramble scrub in places with a thin woodland strip that runs behind along the edge of the site. Several mature oaks are located within the hedgerows along the northeast boundary and a single mature oak was found in the southeast boundary hedgerow that adjoins field 2. Wet ditches run parallel to the north, east and west boundaries.• Field 2 is composed of species poor improved grassland this field has species poor hedgerows along its northwest and south west boundaries. The eastern boundary runs up to the gardens of the residential properties on Crowhurst Road and Saxbys Lane, separated by a wire fence and some bramble
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	<p>scrub in places. A wet ditch runs parallel with the northwest boundary and ends in a natural enlarged section of water at the southern end that contains a high amount of frog spawn.</p> <ul style="list-style-type: none">• The overall ecological value of the two fields is medium to high due to the grassland being suitable for both reptiles and great crested newts, whilst the hedgerows surrounding them and the mature oaks within the grounds could potentially support a variety of wildlife including nesting birds. One mature oak in particular was identified as having moderate potential for roosting bats.• This development could see the loss of some potential reptile and great crested newt habitat in the form of the two fields and their boundaries. If either of these species are identified (and for the great crested newt this appears highly likely), then a section of the site would need to be made available as an on-site receptor area or plans would have to be outlined to relocate the population to a nearby area.• The whole of the proposed construction zone, to include the working footprint of the site, additional landscaping areas, any material storage areas and areas to be tracked over by machines, will need to be fenced with semi-permanent, amphibian and reptile- proof fencing.• The enhancements proposed – retaining land which will be converted into a wildflower meadow with a newly excavated pond planted with species known to be beneficial to newts; the expansion of existing hedgerows to provide an enhanced wildlife corridor that will create better connectivity between the ponds in the surrounding area and the proposed plans to enhance existing ponds to allow them to have a greater carrying capacity of great crested newts will all combine to provide a benefit for the great crested newt population that is predominantly supported by the Lingfield Nature Reserve. <p>Environmental</p> <ul style="list-style-type: none">• The site lies under the flightpath for Gatwick Runway 26L arrivals, subject to constant noise intrusion.• Full Environmental Impact Assessment (EIA) would be needed. <p>Landscape / character</p> <ul style="list-style-type: none">• Detrimental impact on views from Knights Mead and Saxbys Lane.• The village beacon is also situated in the Nature Reserve affording stunning views over the surrounding landscape. <p>Heritage</p> <ul style="list-style-type: none">• Lingfield Common is of ancient historical and archaeological value, being the site of St Margarets Well. This is a sacred or holy well. According to MANNING & BRAY, 1809, (Vol II p 340) "On Lingfield Common is a chalybeate spring, reputed
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	<p style="text-align: center;">to possess the same virtue as Tunbridge water.</p> <p>Employment / economic</p> <ul style="list-style-type: none"> • Lack of jobs in Lingfield so residents would have to travel to work elsewhere.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Lingfield is identified as a Tier 2 settlement (Semi-Rural Service Centre) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>LIN 027 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to landscape, heritage and ecology. This information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>The Council will prepare the Local Plan on reflection of all evidence</p>

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	based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.
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Site Reference	LIN 031
Site Address	Lingfield House, East Grinstead Road, Lingfield
Current categorisation of the site	Category 3 - Amber
Number of comments received	22
Comment IDs	SC854, SC1335, SC1412, SC1519, SC1885, SC1997, SC2150, SC2544, SC2551, SC2736, SC2775, SC3048, SC3052, SC3080, SC3074, SC3130, SC3165, SC3576, SC3902, SC3914, SC4057, SC4729
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • Would be acceptable if issues addressed and density is kept low. • If building were to be allowed on this site, particularly in the numbers estimated, there is concern that this might be a way in for building at a later date on part or all of site LIN 012 (just across East Grinstead Road). • The site slopes down towards the south, so it may be possible to accommodate some development on the site, subject to tight controls on the height of the buildings and density, in order to maintain a sense of openness for the residents in Drivers and Lincolns Mead. It would also need to be strategically positioned so as not to cause visual damage to the southern gateway into the village. • Object to the development of this site as being wholly inappropriate for its location at the top of the hill at the entrance to the existing, charming, village. <p>Green Belt</p> <ul style="list-style-type: none"> • Object to proposed urban sprawl. • Would cause significant harm to the openness of the Green Belt as the site has substantial visual sensitivity. • Unacceptable intrusion into open countryside to the detriment of the village. • How can the extent to which a site contributes to the Green Belt purposes start to be questioned now. The land serves four of the five purposes of Green Belt. • Significant harm to the openness of the Green belt as the field has substantial visual sensitivity. • Preserve the setting and special character of historic towns (village) this land checks the unrestricted sprawl of large built up areas. • It assists in safeguarding the countryside from encroachment. • So much for Govt. Minister Sajid Javid's often-quoted claim that the Green Belt is "sacrosanct" but the "exceptional circumstances test" will no doubt side-step that particular soundbite. • The Council should admit its position on Green Belt, rather than trying to suggest it is protecting the Green Belt. • When the Green Belt is gone, it is gone forever. • Whilst the house is reasonably well screened, the

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	<p>surrounding area is open and this open countryside is visible from points along the southern boundary of the village, particularly from the houses on Drivers Mead and Lincolns Mead.</p> <p>Infrastructure</p> <ul style="list-style-type: none">• The village does not have the infrastructure to cope with any more residents.• There should be no development without improvements to infrastructure.• The site offers informal access for residents to walk across to Newchapel Road.• The site would be financially unviable due to the infrastructure levy costs that would need to be associated with its development, roads, transport, school, doctors and all amenities.• Question when the Infrastructure Delivery Plan (IDP) will be published.• Concerns regarding the funding for infrastructure.• Surgery was not permitted to expand so question whether a new one is proposed?• Schools, doctors and roads are full.• Dormansland and Lingfield primary schools are full to capacity. <p>Highways / transport</p> <ul style="list-style-type: none">• The village already has parking issues as does the railway station that cannot be addressed.• Blackberry Lane, which would be impacted by this development, has sharp bends, poor visibility and is very narrow in places (west of Dormans station), with insufficient width for a central white line. Additional traffic will create an even more hazardous situation, which cannot be resolved by widening the road (no room for expansion).• There is a significant volume of traffic using Blackberry Lane to by-pass East Grinstead and join the A264 road to Tunbridge Wells.• Roads are congested and used as rat runs.• HGVs use these roads to avoid East Grinstead.• Access is on to a very busy road.• Access will be a problem, with the busy East Grinstead Road passing through as it bends down the slope to Jacksbridge.• Traffic is very fast on this part of the road, is often wet with run-off from fields and very busy. It is an accident hotspot.• The East Grinstead Road along the sites eastern boundary would require careful access arrangements to this site as it is sloping, bending and mostly in a cutting. At the bottom of the slope is Jacksbridge, which is at risk from flooding, ice and frequent accidents because of the road narrowing at the bridge and a blind junction. The road by Lingfield House is prone to water seepage from the adjacent fields and this is
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	<p>the main source for the ice, when it freezes. Although the road is 40mph, it is not enforced and is a rat-run to avoid part of the A22 that goes into East Grinstead.</p> <ul style="list-style-type: none"> • Traffic queues on A22 at peak times for miles. • Development here would inevitably lead to similar problems experienced on the other side of the village (Godstone Road), where inappropriate development has led to inefficient and dangerous road conditions. • Will lead to even more traffic on Tandridge Lane which is already subject to speeding. <p>Ecology</p> <ul style="list-style-type: none"> • The site is close to a Biodiversity Opportunity Area. <p>Landscape / character</p> <ul style="list-style-type: none"> • This site is a gateway situated very visibly on a major artery at the entrance to the village and an estate of modern buildings will detract from the setting. • The entire context of Lingfield being located in the heart of rural agricultural land would be completely ruined if houses were built on the prominent hillside (LIN031) that overlooks the Eden brook valley. • Development would have a significant detrimental effect on the landscape character as a whole. • Within 2km of Area of Outstanding Natural Beauty (AONB). • Need to consider the openness of the site from the village to the north and north east and clear views to the AONB. • Change a village into a town. <p>Flooding</p> <ul style="list-style-type: none"> • The site is just above Jacksbridge which is prone to flooding. • Drainage will be a serious issue to be addressed, due to the soil type. <p>Environmental</p> <ul style="list-style-type: none"> • The site lies under the flightpath for Gatwick Runway 26L arrivals, and is subject to constant noise intrusion. <p>Heritage</p> <ul style="list-style-type: none"> • The site contains a Victorian house in an attractive open setting, which will be lost if developed with 125 units. It is unclear whether the house will be demolished as part of the proposed development. • Whilst the house is not listed, it is within its historical context on a prime location outside the edge of the village. • The site is in close proximity to a Conservation Area, with numerous Grade I, Grade II and Grade II* listed buildings.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Lingfield is identified as a Tier 2</p>

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	<p>settlement (Semi-Rural Service Centre) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>LIN 020 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to landscape, heritage and ecology. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	NUT 008
Site Address	Land to the rear of properties on Kings Cross Lane, South Nutfield
Current categorisation of the site	Category 3 - Red
Number of comments received	20
Comment IDs	SC497, SC780, SC855, SC1296, SC1295, SC1351, SC1562, SC1617, SC1739, SC1940, SC1968, SC2255, SC2387, SC2572, SC3007, SC3266, SC3473, SC3700, SC3745, SC3784
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • The site is not suitable for development. • There is a footpath on the south side of the site. • The site is suitable, available, deliverable and free from constraints. • Green Belt, ecology and access conclusions about site are incorrect. It is an obvious choice for residential development and logical extension to South Nutfield in the south. <p>Green Belt</p> <ul style="list-style-type: none"> • Inappropriate development in the Green Belt. • Green Belt land should be protected. • Development will lead to urban sprawl. • Exceptional circumstances do not exist. • Site is outside of the Defined Village boundary and has been found to serve the Green Belt purposes. • Green Belt around Nutfield/South Nutfield is narrow and development risks merging with Bletchingley, Salfords/Redhill and Horley. • Considered as a whole, Green Belt is threatened on edges of village. • The footpath would provide a clear and distinct boundary. <p>Infrastructure</p> <ul style="list-style-type: none"> • Existing infrastructure is limited and struggles to cope. • No doctors/pharmacy. • No spare places at school. • Only hourly train service. • Site should not be considered deliverable or developable before infrastructure implications have been explored. • Thames Water has advised that no wastewater infrastructure capability issue is envisaged. <p>Highways / transport</p> <ul style="list-style-type: none"> • Safety concerns regarding access on to Crab Hill Lane. • Narrow lanes and dangerous road links cannot deal with increased traffic. • Limited bus service. <p>Flooding</p> <ul style="list-style-type: none"> • Development will cause an increase in rainwater run-off. • Development will create significant drainage issues.

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	<p>Environmental</p> <ul style="list-style-type: none"> • Adverse impact on nearby ponds, trees (TPOs) and Ancient woodland. • Impact on local character, ancient footpath 304, ancient woods with diverse flora and fauna. <p>Landscape / character</p> <ul style="list-style-type: none"> • Development would be visible from the south. • There are wide views. • Greensand Ridge to the north of South Nutfield is candidate area for Area of Outstanding Natural Beauty (AONB). • These points are not mentioned in Landscape Capacity and Sensitivity Study (LCSS) for South Nutfield. • Hedges/trees are temporary and would not screen development during winter.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. South Nutfield is identified as a Tier 3 settlement (Rural Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan does not seek to allocate sites in or adjacent to settlements in Tier 3 of the hierarchy.</p> <p>The Council notes the comments made, in particular on matters relating to landscape, flooding and environmental concerns. Although this site will not form part of the Preferred Strategy for the Local Plan, this information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>None.</p>

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Site Reference	NUT 010
Site Address	Land east of Mid Street, South Nutfield
Current categorisation of the site	Category 3 - Amber
Number of comments received	21
Comment IDs	SC72, SC228, SC766, SC856, SC1350, SC1434, SC1563, SC1621, SC1738, SC1937, SC1969, SC2201, SC2207, SC2208, SC2390, SC2573, SC3269, SC3474, SC3736, SC3747, SC4420
Key comments	
	<p>Green Belt</p> <ul style="list-style-type: none"> • Green Belt land should be protected. • Site should not be subject to an "exceptional circumstances" test and should be considered unsuitable for development. • Housing need alone does not constitute exceptional circumstances to develop in the Green Belt. • Object to the proposed urban sprawl. • The site is outside of the Defined Village boundary and has been found to serve Green Belt purposes. • Green Belt around Nutfield/South Nutfield is narrow and development risks merging with Bletchingley, Salfords/Redhill and Horley. • When considered as a whole, Green Belt is threatened on the edges of the village. • Green Belt Assessment (GBA) Part 2 says South Nutfield does not contribute to openness so NUT010 should be in Category 2. <p>Infrastructure</p> <ul style="list-style-type: none"> • Increased population needs to be matched by infrastructure. • South Nutfield's existing infrastructure is limited and struggles to cope. • The school is oversubscribed. • No doctors/pharmacy. • Narrow lanes and dangerous roads cannot deal with increased traffic. • Thames Water has advised that there are no wastewater infrastructure capability issues. <p>Flooding</p> <ul style="list-style-type: none"> • Insufficient consideration given to flooding from run-off into Nutfield Brook. • If developed, drainage problems and flooding would increase. • The culvert is already inadequate and would need doubling in size and the channel deepening. • Cricket Hill and Mid Street subject to flooding during December 2013 and June 2016; • Redhill Brook is liable to flooding. • Flood risk to be considered over wider area than just the site. • Site should not be taken forward unless it incorporates

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	<p style="text-align: center;">improved flood storage.</p> <p>Ecology</p> <ul style="list-style-type: none"> • Impact on Ancient woodland that lies to the east. • Proximity to Ancient woodland overstated, only a small part of the site is adjacent. <p>Landscape / character</p> <ul style="list-style-type: none"> • Issues identified in the Landscape Capacity and Sensitivity Study have been given insufficient weight. • Hedges/trees are temporary and would not screen development during winter. • Greensand Ridge north of South Nutfield candidate area for AONB. There are wide views. • These are not mentioned in the Landscape Capacity and Sensitivity Study (LCSS) for South Nutfield. • Support conclusions for Landscape Capacity and Sensitivity Study (LCSS). • NUT010 should be regraded to moderate/high capacity. • This is a unique, attractive village in the Green Belt, which must be protected. • Land is on the fringe of the village and, if developed, distort settlement layout. <p>Deliverability</p> <ul style="list-style-type: none"> • The site is available in the next five years. <p>Sustainability Appraisal</p> <ul style="list-style-type: none"> • Support Sustainability Appraisal for very good public transport. • Scores should be adjusted for agricultural. • Unclear why Sustainability Appraisal for NUT010 would have adverse impact on biodiversity. • Would retain and protect Nutfield Brook at NUT010. <p>Strategy</p> <ul style="list-style-type: none"> • Clear that Green Belt boundary amendment necessary with only a maximum of 7.4% of housing need able to be delivered (Category 1 and Category 2 amber sites). Category 3 sites will need to be delivered. South Nutfield is top of tier 3 in the settlement hierarchy. • The site should be Category 3.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. South Nutfield is identified as a Tier 3 settlement (Rural Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan does not seek to allocate sites in or adjacent to settlements in Tier 3 of the hierarchy.</p>

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	<p>The Council notes the comments made, in particular on matters relating to infrastructure, landscape and flood risk. Although this site will not form part of the Preferred Strategy for the Local Plan, this information could be useful for informing further iterations of the Council's evidence base.</p>
Action	None.

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Site Reference	NUT 012
Site Address	Land Adjacent to Kingsmill Cottage East, Kings Cross Lane, South Nutfield
Current categorisation of the site	Category 3 - Amber
Number of comments received	13
Comment IDs	SC751, SC857, SC1352, SC1564, SC1938, SC1970, SC2392, SC2576, SC3270, SC3476, SC3728, SC3748, SC4423
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • The site should be a Category 3 - red site. • Site used by Air Ambulance, Police and helicopters 24/7. <p>Green Belt</p> <ul style="list-style-type: none"> • Green Belt should be protected. • Green Belt around Nutfield/South Nutfield is narrow and risks merging with Bletchingley, Salfords/Redhill and Horley. • When considered as a whole, the Green Belt is threatened on edges of the village. • Development would compromise openness of Green Belt between Nutfield and Salfords. • Exceptional circumstances do not exist. <p>Infrastructure</p> <ul style="list-style-type: none"> • Existing infrastructure under pressure. • No doctors/pharmacy. • No spare places at school. • Site should not be considered suitable without infrastructure implications having been considered. • Thames Water has advised that no wastewater infrastructure capacity concerns are envisaged. <p>Highways / transport</p> <ul style="list-style-type: none"> • Roads cannot cope with extra traffic. • Dangerous road links. • Bends on Kings Cross Lane could make access difficult and dangerous. <p>Flooding</p> <ul style="list-style-type: none"> • The site is in or close to flood plains. • Development will create significant drainage problems. • Development will cause increased rainwater run-off. • The provisions of the Water Framework Directive in relation to nearby waterbodies will need to be considered. <p>Environmental</p> <ul style="list-style-type: none"> • Site should be considered unsuitable for development given the impact of Runway 18/36. <p>Ecology</p> <ul style="list-style-type: none"> • Adverse impact on nearby ponds, Tree Preservation Orders

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	<p style="text-align: center;">(TPOs) and Ancient woodland.</p> <p>Landscape/character</p> <ul style="list-style-type: none"> • Greensand Ridge north of South Nutfield is a candidate area for Area of Outstanding Natural Beauty (AONB). • There are wide views / views to the west are open and wide. • This is not mentioned in Landscape Capacity and Sensitivity Study (LCSS) for South Nutfield. • Hedging/trees would not screen development during winter. • Difficulty of mitigating adverse impact on settlement pattern, character and layout.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. South Nutfield is identified as a Tier 3 settlement (Rural Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan does not seek to allocate sites in or adjacent to settlements in Tier 3 of the hierarchy.</p> <p>The Council notes the comments made, in particular on matters relating to Waste water, drainage, flood risk, character and landscape. Although this site will not form part of the Preferred Strategy for the Local Plan, this information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>None.</p>

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Site Reference	NUT 014
Site Address	Land to the east of 131 Mid Street, South Nutfield
Current categorisation of the site	Category 3 - Amber
Number of comments received	16
Comment IDs	SC777, SC859, SC1353, SC1435, SC1565, SC1619, SC1740, SC1939, SC1971, SC2204, SC2391, SC2578, SC3271, SC3478, SC3750, SC4421
Key comments	<p>General</p> <ul style="list-style-type: none"> • Category 3 sites will need to be delivered. South Nutfield is top of tier 3 in the settlement hierarchy. Site should be re-categorised to tier 2. • Site should be Category 3 - red. <p>Green Belt</p> <ul style="list-style-type: none"> • Green Belt boundary amendment is necessary. • Green Belt should be protected. • Site is outside of Defined Village boundary and serves the purposes of Green Belt. • Risks merging with Bletchingley, Salfords/Redhill and Horley. • As a whole, the Green Belt is threatened on edges of the village. • Insufficient evidence provided to suggest any exceptional circumstances exist. • Housing need alone does not constitute exceptional circumstances. <p>Infrastructure</p> <ul style="list-style-type: none"> • Thames Water advised that no infrastructure concerns regarding wastewater infrastructure capability are envisaged. • Infrastructure has not been considered. • Increase in population to be matched by infrastructure. • Schools are over-subscribed. • No doctors/pharmacy. <p>Highways / transport</p> <ul style="list-style-type: none"> • No infrastructure to deal with increased traffic. <p>Environment</p> <ul style="list-style-type: none"> • Ancient woodland at risk from the development. <p>Flooding</p> <ul style="list-style-type: none"> • Increased risk of flooding and surface water run-off. • Drainage unable to cope. <p>Landscape / character</p> <ul style="list-style-type: none"> • Open views to the East from the existing settlement would be compromised. • Trees/hedging do not screen development in winter. • Greensand Ridge north of South Nutfield is a candidate area

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	<p>for Area of Outstanding Natural Beauty (AONB).</p> <ul style="list-style-type: none"> • Impact on local character. • Distortion of the settlement layout. <p>Heritage</p> <ul style="list-style-type: none"> • No regard has been paid to potential impact on Ridge Green Farm (Grade II). <p>Sustainability Appraisal</p> <ul style="list-style-type: none"> • Support Sustainability Appraisal for very good public transport. • Scores could be adjusted for agricultural.
Council's response	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. South Nutfield is identified as a Tier 3 settlement (Rural Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan does not seek to allocate sites in or adjacent to settlements in Tier 3 of the hierarchy.</p> <p>The Council notes the comments made, in particular on matters relating to infrastructure, heritage, landscape, flood risk, environmental concerns and sustainability appraisal. Although this site will not form part of the Preferred Strategy for the Local Plan, this information could be useful for informing further iterations of the Council's evidence base.</p>
Action	None.

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Site Reference	OXT 006
Site Address	Land adjacent to Oxted and Laverock School
Current categorisation of the site	Category 3 - Amber
Number of comments received	167
Comment IDs	SC5, SC57, SC252, SC117, SC188, SC368, SC359, SC363, SC371, SC413, SC409, SC416, SC436, SC442, SC445, SC450, SC456, SC498, SC531, SC535, SC539, SC543, SC549, SC553, SC559, SC560, SC587, SC566, SC568, SC572, SC552, SC579, SC589, SC594, SC577, SC607, SC639, SC672, SC678, SC680, SC683, SC690, SC701, SC706, SC710, SC803, SC817, SC791, SC795, SC860, SC920, SC952, SC925, SC939, SC984, SC983, SC994, SC1061, SC1063, SC1103, SC1108, SC1094, SC1097, SC1100, SC1146, SC1186, SC1188, SC1191, SC1208, SC1254, SC1241, SC1278, SC1314, SC1282, SC1328, SC1307, SC1304, SC1375, SC1506, SC1637, SC1649, SC1650, SC1820, SC1652, SC1669, SC1714, SC1851, SC1873, SC1855, SC1902, SC1944, SC1916, SC1923, SC1895, SC1983, SC2019, SC2040, SC2085, SC2105, SC2164, SC2195, SC2259, SC2239, SC2278, SC2280, SC2369, SC2419, SC2422, SC2448, SC2405, SC2450, SC2531, SC2589, SC2640, SC2724, SC2769, SC2809, SC2821, SC2889, SC2904, SC2937, SC3008, SC3073, SC3107, SC3128, SC3176, SC3158, SC3223, SC3245, SC3282, SC3294, SC3405, SC3409, SC3416, SC3575, SC3642, SC3797, SC3878, SC3956, SC4017, SC4031, SC3998, SC4047, SC4008, SC4133, SC4182, SC4270, SC4284, SC4291, SC4248, SC4268, SC4325, SC4292, SC4326, SC4301, SC4388, SC4396, SC4400, SC4370, SC4414, SC4387, SC4402, SC4424, SC4495, SC4462, SC4431, SC4509.
Key comments	General
	<ul style="list-style-type: none"> • Impact upon Laverock site needs to be considered. • Described as largely flat with no physical constraints, however adjacent to neighbouring schools' playing fields which together contribute an open aspect. • In conjunction with OXT 007 and OXT 025, would result in an enormous increase in size of population. • Should not be included as deliverable and developable. • Process focused on collecting information on individual sites but not on collecting evidence to better understand needs and priorities of community. • Oxted has had lots of development, and has met our requirements of supplying houses without building on the Green Belt. <p>Green Belt</p> <ul style="list-style-type: none"> • Tandridge is unique with 94% Green Belt, with Oxted having Green Belt fields within easy walking distance. • Object to loss of Green Belt and harm to its integrity. Should not be built on. • Green Belt meets all five purposes. Separates large housing estate from joining up with built-up area of Bluehouse Lane, creating a gap between Oxted and Limpsfield; checks urban sprawl from Oxted, safeguards countryside from encroachment; preserves setting of two listed

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	<p>buildings/historic town of Oxted.</p> <ul style="list-style-type: none">• Importance of Green Belt in terms of rural nature and character of Oxted and surrounding countryside.• Queries consideration when it does not merit further investigation as has been assessed as being in an area that effectively serves Green Belt purposes.• Development would represent inappropriate development, which is harmful by definition with significant actual harm to its openness; openness being one of its most important attributes. Development would set precedent for adjacent Green Belt to be released and developed in the future. 2015 Green Belt Assessment flawed, with incorrect methodology and not in accordance with Government guidance. No evidence put forward that any exceptional circumstances exist to justify its removal from the Green Belt nor any envisaged which could justify their release.• Statements in Green Belt Assessment (GBA) Part 2 saying purposes 2 and 4 are not met and in landscape assessment that there is no contribution to separation between settlements, incorrect.• Should be considered as a public open space. As such would retain openness and allow the Green Belt purposes to continue to be met. Would allow the Local Planning Authority to show they are planning positively to enhance the Green Belts beneficial use in accordance with National Planning Policy Framework (NPPF) paragraph 81.• Should be safeguarded and only in exceptional circumstances, promote it for an educational use.• When drawing up/reviewing Green Belt boundaries, Councils are required to take account of need to promote sustainable patterns of development.• Green Belt Assessment Part 2 considers it to be in an area that effectively serves Green Belt purposes and rules it out from further consideration but the Council still considers exceptional circumstances may apply. Object to the Council looking for loop holes to justify development. Object to it being included for assessment. Green Belt boundaries set by previous Local Plans are well established, Green Belt criteria are unchanged and are established to last beyond the Plan period.• The Council has no exceptional circumstances justifying their removal. <p>Infrastructure</p> <ul style="list-style-type: none">• Infrastructure already under severe stress (health centre, schools, parking, trains and dentists at capacity) and area already overdeveloped and overpopulated.• Would increase infrastructure expenditure which the Council cannot fund.• Lack of information concerning infrastructure.• Council has not considered either existing pressures on
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	<p>infrastructure or new infrastructure provision.</p> <ul style="list-style-type: none">• Will infrastructure be increased?• Infrastructure must be completed before building starts.• No scope for expanding existing health centre and issues recruiting good doctors.• Sewage and utilities inadequate with no mention of expanding them.• Continued population growth, will require either expanded or new educational facilities.• Timescale would not allow for local infrastructure to be made available. <p>Highways / transport</p> <ul style="list-style-type: none">• Concerns that proximity to school and scale of development (including other sites around Oxted and Hurst Green) combined with existing congestion (particularly at school times), on-street parking, and the increased traffic levels and narrow nature of roads would exacerbate highway congestion and increase potential for accidents.• Access a matter of concern given siting on bend, existing congestion, (particularly at school times) and speed of traffic; could be dangerous to all road users but particularly school children.• Access points inadequate/too narrow for this number of units.• Access via roundabout on A25 would be difficult and dangerous.• Traffic survey undertaken during school holidays, therefore giving false information.• Amount of construction vehicles would create significant road hazards and dangers.• Need for better access to St. Marys.• Capacity issues with A25 during rush hour; often difficult to access. It doesn't cope when problems with M25.• Sites should be self-sufficient, supported by new infrastructure rather than over-burdened existing infrastructure.• Access points would have a detrimental impact on lives of existing residents.• Poor footpath and cycle path provision in place (not well lit, lack of regular seats, poor condition with limited number of cycle paths/traffic-free routes).• Does not encourage walking or cycling. <p>Flooding</p> <ul style="list-style-type: none">• Watercourses around the field which feed local river network. Field has liability to flood, with numerous documented incidents including flooding of schools and at junction of Silkham and Chichele Roads, and along Chichele Road.
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	<ul style="list-style-type: none">• Development would exacerbate flooding, affecting water table and capacity to absorb rainfall, resulting in water run-off and localised flooding.• Road drainage system would need substantial upgrading.• Council will be sued and developers criticized for failing to incorporate effective drainage. <p>Heritage</p> <ul style="list-style-type: none">• Development, including proximity to access road and increase in traffic, would have a significant adverse effect on setting of two listed buildings. <p>Environmental</p> <ul style="list-style-type: none">• Within zone of increased risk of ground water contamination and a high risk of groundwater vulnerability.• Noise and pollution would arise from its development (during construction and subsequently).• Removal of trees would increase noise and fumes from motorway.• Very close to motorway with health issues for future residents. Would also compromise children's learning.• Light pollution would increase.• Low-lying fog and mist prevalent and increases the lateral spread into open countryside. <p>Ecology</p> <ul style="list-style-type: none">• Field contributes to nature, is a nature conservation area and a Site of Nature Conservation Importance.• Development would seriously impact the local environment/ecology.• Wildlife, flora and fauna within woodland and field would be irrecoverably damaged.• Would result in an adverse effect on adjacent Ancient woodland.• Ecological assessment identifies bat roosts; bats may be adversely affected.• Actively used for agriculture.• Tree Preservation Orders in place, and they should be protected. <p>Character / landscape</p> <ul style="list-style-type: none">• Proposed density high and out of character with adjoining properties/surrounding areas.• Urban density of up to 40 dwellings per hectare (dph) based on Council overstating amount of developable land by 30% - Site Based Ecological Assessment report states 3.73ha(112 units) but this assessment states 5.25 meaning for the projected 150 units an urban-like density.• Would irretrievably alter character of this part of town. Housing would need to be in-keeping with surrounding settlement, with appropriate materials.
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	<ul style="list-style-type: none">• Harm to landscape character and rural nature of Oxted.• Field integral to surrounding landscape and acts as buffer to adjoining Area of Outstanding Natural Beauty (AONB) (to its north and east) and Area of Great Landscape Value (AGLV); its development would have an adverse effect on Area of Outstanding Natural Beauty (AONB) and views in and out of it and surrounding landscape.• Green Belt means that Oxted is a small, contained town with a community feel and quick access to shops and countryside.• Would result in urban sprawl/urbanisation and severely detracts local scenery.• Would not be sympathetic to wider pattern of settlement.• Contains groups of trees with tree preservation orders in place, which would need to be protected.• Trees previously ring-barked. Landscape Capacity and Sensitivity Study 2016 identifies visual sensitivity as Substantial; landscape sensitivity should also be Substantial.• Ecological sensitivity and consequential net developable area or capacity not reflected in Sites Consultation.• Views to North Downs would be harmed.• Intrude upon views from surrounding properties. <p>Social</p> <ul style="list-style-type: none">• Prior to access being boarded up, was used by many groups within the community for recreational purposes and should continue to be used as public open space.• Right of Way near eastern edge, with possible claim for footpath across site/application currently pending approval.• Topic of open spaces and their use has not been considered. Important for relieving stress, and provide safe places for exercising dogs, play areas and experiencing the outdoors and gives opportunity to take exercise.• Other public spaces for dog walking which are not small but which are safe (unlike Master Park) could only be accessed by car.• Promote health and well-being.• One of very few green spaces in central Oxted and should be considered for designation as a public open space.• Key green space on edge of large housing estate, next to a number of schools.• Field adds to quality of life and is valued by residents.• Key community space used for health, recreational and educational purposes.• Provides a calming, clean and unpolluted space between Oxted school and housing.• Adverse impact on and views from and amenity value of public footpaths.
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	<p>Housing</p> <ul style="list-style-type: none">• Trapped in rent cycle due to property prices in this area. Need more houses and more affordable average sized properties, subject to local infrastructure being supported.• Would bring more people into Oxted and would be good for the community.• Most new houses too expensive for young people leading to only older people moving in from outside of area.• Need for a mix of ages in Oxted and affordable social housing comprising 3-bed houses. <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none">• Incorrect statement by Oxted and Limpsfield Residents Group (OLRG) stating it meets all five purposes. The Council's assessment accepts that it does not prevent towns merging and does not assist in urban regeneration. Therefore correctly only addressed three purposes. Land has same characteristics as land of former council estates of Silkham Road, which are immediately adjacent Area of Outstanding Natural Beauty (AONB). Unsustainable to suggest views from Area of Outstanding Natural Beauty (AONB) are harmful, when the Council released this from the Green Belt in the 1960s.• No infrastructure constraints.• No Tree Preservation Orders (TPO) in place in field itself. On boundary, and given appropriate root protection zone on pre-application drawings. Moreover, major planning applications often require removal of trees of significant merit. Not short on trees in Tandridge but short on houses. Would retain those protected trees, although none are of great merit.• Disagree that land we have designated as urban space is ecologically sensitive. Allowed for a buffer with Ancient Woodland. Agree with Council's assessment and there are no ecological issues of merit.• Grade I building 150 metres from site, with intervening substantial tree cover and built form. One thing to say it affects its setting, another to demonstrate a substantial effect bearing in mind the National Planning Policy Framework (NPPF), Local Plan policy and development at 18 Chichele Road.• Reference to frequent surface water flooding misleading. Helpful if assessment corrected as field is not affected by flooding during heavy rain. On Folkestone beds, which drains exceptionally well. Surface water flooding would be addressed through Sustainable Drainage Systems (SUDs) design. Flooding recorded due to blocked drainage ditch by school; now cleared.• Attention drawn to current policies which promote walking and cycling. Challenge Oxted and Limpsfield Residents Group (OLRG) and Council to find a better located site as it is
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	<p>less than a 5 minute walk from four schools, a supermarket and no more than a 10 minute walk from the train station. It is highly sustainable.</p> <ul style="list-style-type: none"> • Critical of traffic light system of sustainability appraisal. Do not agree with no weight being given reducing reliance on private car (a key Core Strategy policy). Flawed element of methodology. Professionally assessed sustainability credentials provided, which appears to have been ignored. We have followed assessment carried out in Newcastle Local Plan, which has been found sound. Need for an empirical method of comparison to enable Inspectors to judge merits of competing sites. Submission includes Site Comparison for Oxted using different weighting. • Object to inclusion of open spaces in Warlingham which are required for recreation without any open space requirement having been done but categorised as green. In conflict with current policies. Should have been graded amber. Public rightly concerned that if you are providing for an increase in housing supply, it follows you must increase rather than decrease open space. • Closely following Mid Sussex Local Plan. Especially discussions on unmet need and calculation of market signals. The Council has not acknowledged that Objectively Assessed Needs (OAN) has to be increased because of 2014 DCLG household formation figures and high unaffordability rates, lack of social housing, high rental costs; quantum of need in Objectively Assessed Needs (OAN) for market signals, woefully inadequate. If Local Plan Expert Group (LPEG) recommendations adopted, market signals will be factored in at a higher level. In region of 20-30%, so possibly requiring 12,000 houses. • Undue emphasis on ecology and landscape harm; almost all in Green Belt will suffer similar harm. • Lack of spatial strategy. Lack of a pro-active stance by Council. Left to development industry and land owners to identify sites. Disproportionate quantity of housing put forward for Smallfield but no train station and limited amenities. Core Strategy and Government guidance directs higher densities to transport nodes, so should be directed to Category 1 settlements e.g. Oxted. • Amber ranking should be divided. Those within Category 1 settlements are compliant with Core Strategy aims of sustainable urban extension and must be developed in advance of an area that is Category 2, or lower in terms of settlement hierarchy. • Allocating sites not within walking distance of schools, shops etc. will lead to a significant increase in use of private cars, with attendant atmospheric pollution (See para 110 of National Planning Policy Framework (NPPF)). Mid Sussex Local Plan Inspector refused to accept Mid-Sussex's suggestion of a tipping point, and in particular that many
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	<p>sites had been disregarded for having a constraint. The Council are risking legal challenge if sites allocated where large scale use of cars would arise in preference to sites in walking distance from amenities.</p> <ul style="list-style-type: none"> • Has defensible Green Belt boundaries. • Never been used for recreation. Used for farming until a few years ago. No legal rights of way across it. • Exceptional circumstances for Tandridge and this site exist. Refer to Court of Appeal cases (Smech properties V Runnymede BC 2016, - Timmins V Gedling EWCA Civ 10 and Perrybrook case Secretary of State decisions). Pattern emerging for Exceptional Circumstances; clear and immediate housing need (dire in Tandridge with less than 2 year housing supply); site has been identified as a candidate for Green Belt release in an emerging local plan which is reasonably well advance; its development would give rise to limited harm to purposes of including land within the Green Belt; social and economic benefits outweigh the harm (case for providing market and 50 affordable homes unequivocally beneficial) and it is highly sustainable. • Submission includes article from Planning Resource dated 10 August 2016 regarding Communities Secretary agreeing that allocation of a site effectively amounts to planning approval 'in principle'.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Oxted is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>OXT006 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an</p>

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	<p>Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to landscape, heritage, ecology and social impacts. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	OXT 007
Site Address	Land adjacent to The Graveyard and St. Mary's Church, Oxted
Current categorisation of the site	Category 3 - Amber
Number of comments received	166
Comment IDs	SC54, SC253, SC120, SC123, SC189, SC205, SC321, SC387, SC369, SC372, SC399, SC410, SC414, SC420, SC437, SC451, SC457, SC443, SC499, SC532, SC536, SC540, SC545, SC551, SC578, SC554, SC561, SC567, SC573, SC580, SC585, SC590, SC595, SC608, SC637, SC641, SC673, SC681, SC653, SC696, SC679, SC684, SC685, SC703, SC708, SC713, SC796, SC797, SC861, SC921, SC926, SC940, SC943, SC1062, SC1065, SC1095, SC1070, SC1098, SC1101, SC1104, SC1110, SC1147, SC1194, SC1209, SC1187, SC1189, SC1244, SC1277, SC1283, SC1318, SC1330, SC1308, SC1503, SC1636, SC1651, SC1670, SC1715, SC1803, SC1785, SC1854, SC1874, SC1924, SC1903, SC1945, SC1917, SC1921, SC1984, SC2020, SC2031, SC2041, SC2086, SC2074, SC2106, SC2140, SC2145, SC2165, SC2199, SC2245, SC2262, SC2283, SC2370, SC2406, SC2414, SC2423, SC2425, SC2447, SC2451, SC2524, SC2595, SC2629, SC2643, SC2725, SC2771, SC2812, SC814, SC2818, SC2890, SC2933, SC3009, SC3131, SC3112, SC3229, SC3251, SC3283, SC3291, SC3406, SC3407, SC3411, SC3414, SC3492, SC3540, SC3569, SC3645, SC3693, SC3703, SC3872, SC3955, SC3958, SC3999, SC4011, SC4018, SC4032, SC4048, SC4134, SC4287, SC4294, SC4251, SC4329, SC4336, SC4293, SC4302, SC4307, SC4323, SC4373, SC4389, SC4398, SC4361, SC4432, SC4390, SC4399, SC4403, SC4411, SC4426, SC4464, SC4498, SC4510
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • Developer speculating on what he will do with the site; does not give reassurance of a fair and open process. • Should not be included as deliverable or developable. • Insensitive to locate development next to graveyard. Provides privacy and tranquillity to burial ground. • Commuter town. Needs to be made more attractive for commuters to reside in. • Actively used for farming, with yearly rotating crops. Is high quality and should be retained. • Housing need can be met without building on Stoney Fields. • Site used for arable farming and should continue to do so. <p>Green Belt</p> <ul style="list-style-type: none"> • Good location as contained by road, railway line and houses to south. • Tandridge is unique having 94% Green Belt. Meets all 5 purposes. • Should not be developed. In particular prevents sprawl north of Wheelers Lane and west of the railway line, separates distinct areas of Oxted/Old Oxted preventing sprawl, merging and setting, ensure a rural feel and safeguards countryside from encroachment, preserves setting of Grade I listed building. • Assists with urban regeneration, keeping pressure on redevelopment of Oxted gasholder.

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	<ul style="list-style-type: none">• Development would represent inappropriate development, which is harmful by definition and which is likely to result in significant actual harm to openness; openness being one of the most important attributes.• Would set precedent, with future encroachment.• If exceptional circumstances meant it is developed, there might as well be no Green Belt policy.• Cannot envisage any exceptional circumstances that would justify release.• Green Belt Assessment (GBA) Part 2 considers site to be in an area that effectively serves Green Belt purposes and rules it out from further consideration. However the Council still consider exceptional circumstances may apply.• Object to the Council continually seeking loop holes to justify residential development and to it still being considered.• Green Belt boundaries set by previous Local Plan are well established, and Green Belt criteria unchanged.• Boundaries established to last beyond Plan period.• The Council has no exceptional circumstances justifying release.• Based on false and distorted information and forecasting.• Does not require wholesale large residential development on Green Belt but can be provided using sites within settlement boundaries.• The housing levels do not justify special circumstances to develop on Green Belt, when so many sites earmarked/under review located within settlement boundaries.• Support – it would not prevent towns merging/ Bring more people in/ Good for the community. <p>Infrastructure</p> <ul style="list-style-type: none">• Hurst Green and Oxted overdeveloped and overpopulated.• Strain on infrastructure (health centre, schools, dentists, trains and parking at capacity with delays getting appointments and inadequate to support more housing) and no extra infrastructure provided.• Lack of supply of doctors and no space for health centre's expansion.• Poor footpath and cycle path provision means there is no encouragement for those living close by to walk or cycle.• Footpaths controlled by Surrey County Council. The Council has not succeeded in working with Surrey for their improvement. They are in poor condition and are unsuitable for the infirm or those using mobility aids.• Seats not provided regularly and they are not well lit.• Few traffic-free cycle routes, better provision would encourage healthier lifestyles and reduce number of cars.• If significantly more built, it is important to establish that it
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	<p>is feasible to provide safe and well-lit paths that are traffic-free. Does not seem to be feasible or likely.</p> <ul style="list-style-type: none">• Sewage systems and utility supplies inadequate; no reference made to their expansion.• Lack of parking would harm retail. Hurst Green development provided with only a basketball court area.• No information about extra infrastructure.• No consideration of pressures on existing infrastructure or new infrastructure provision.• Great deal of piecemeal development taken place with no supporting infrastructure resulting in an infrastructure deficit.• Untenable to continue in this way with no strategic planning.• 2016 Surrey Infrastructure Study reports necessary funding to support development as in excess of £5billion but that over £3 billion is unaccounted for in current budgets.• If proper provision is not made, will result in severe social and economic damage.• Infrastructure must be completed before building starts.• Increasing population and it is clear additional housing needed. However Oxted's local resources already overstretched.• Any significant development would need to make provision for, or contribute to, additional schools and/or medical services. Parking must be taken into account.• Advantage of not affecting Area of Outstanding Natural Beauty (AONB) with railway line providing commuter access.• Should give preference to sites which are self-sufficient and need to plan on basis that new sites will be supported by new infrastructure rather than increasing burden on existing infrastructure.• Not possible to develop infrastructure to support cumulative population growth from this and other sites.• Sites should be self-sufficient.• Site within walking distance of station and shops. <p>Highways / transport</p> <ul style="list-style-type: none">• Access concerning; not viable.• Barrow Green Road, narrow country lane with riding stables, traffic is heavy at peak hours, dangerously fast and access on a bend, with visibility severely compromised due to the bend and railway bridge.• Without pavements for considerable stretches.• Awkward junction with Gordon's Way. Increased use would increase danger.• Would change character of Wheeler Avenue if used for access whilst Court Farm Lane is a narrow access road leading onto a busy and complex junction.• Use of Wheeler Avenue, a quiet residential road, as access
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	<p>would increase volume of traffic turning into Church Lane, and using A25 junction, which is already dangerous and difficult; both are narrow in places.</p> <ul style="list-style-type: none">• Continued risk posed by high volumes of HGVs to and from sandpit and quarry. Potentially dangerous to all road users.• Roads congested (particularly at school times) with on-street parking restricting road width.• Would exacerbate congestion.• Traffic speeds high and dangerous.• Pavements too narrow or lacking so Barrow Green Road dangerous for pedestrians. Unlit.• Speed limit reductions needed.• Access will cause disruption and increase in risk of accidents.• Roads currently not well maintained.• Detrimental to movement through town hub.• Harm during construction, which would require viable access from C and D category roads.• Traffic speeds along Church Lane (between roundabout and A25) of concern to many as evidenced in a survey circulated to local residents in November 2016.• Construction of additional access points would have a detrimental impact on lives of existing residents.• Surrounding roads would require the widening, public footpaths, traffic calming measures and street lighting etc.• Will create too much traffic. <p>Flooding</p> <ul style="list-style-type: none">• Source of stream which feeds into River Eden on western boundary. Lower half often floods and drains in locality already struggling.• Ancient Woodland saturated throughout the year.• Development would result in flooding of stream and water run-off, pressure on drainage system and localised flooding.• Acts as a flood plain.• Would transfer effect to other sites and/or would affect future residents on site.• Leads to flooding of Barrow Green Road.• Existing flooding on Wheeler Avenue and stream adjacent to Master Park regularly overflows.• Development on flood plain will worsen this.• Presence of waterbodies and water courses need to be taken into account.• All development near small rivers should be set back by at least 8m ensuring a proper riparian corridor; this is a requirement of s117 of the NPPF.• Poor drainage not good for health.• History of surface water flooding. <p>Ecology</p> <ul style="list-style-type: none">• Development, including during construction, would
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	<p>irrecoverably damage wildlife, flora and fauna, their habitat and an important wildlife corridor.</p> <ul style="list-style-type: none"> • Would adversely affect wet woodland, known as the Bogs, which is a Potential Site of Nature Conservation Importance (PSNCI). • Part of site contains rare Marsh Orchids. • Potential Site of Nature Conservation Importance (PSNCI) not mentioned aside from in landscape assessment. A significant omission as is fact that no consideration given to effect development would have on PSNCI, which is an important area of wet woodland. • Understand from SWOT Analysis that it is rare in this county and should be an Site of Nature Conservation Importance (SNCI). • Important for absorbing water and is home to many birds (some rare), amphibians, other wildlife and flora. • East Surrey RSPB logged a large number of species, some rare. Important part of overall habitat for birds and abundant wildlife. • Woodland fringe and wetland area home to some important trees/shrubs and wildlife. <p>Landscape / character</p> <ul style="list-style-type: none"> • Green Belt part of character of Oxted, a contained rural country town with easy access to shops and countryside. • Development would extend urbanisation, creating an area of high density and irretrievably altering the character of this part of town. • Forms a vital part of Oxted's open and rural setting. • Adverse effect on surrounding landscape and area of outstanding natural beauty, including its setting. • Would harm calm and tranquillity of church and graveyard. • Proposed development does not respect conclusions of Landscape Capacity and Sensitivity Study 2016. • Landscape assessment incorrect where it says there is no contribution to separation between settlements. • Study identifies visual sensitivity as substantial and landscape sensitivity should be upgraded to substantial. • Development of this green wedge which separates distinctive residential areas of Oxted would fail to recognise guidance for built development contained in the Surrey Landscape Character Assessment 2015, resulting in neighbouring urban areas merging and would not be sympathetic to wider pattern of development. • Openness is an important feature of this area of Green Belt at the foot of and leading to the North Downs. • It affords extensive and highly scenic views of the North Downs Area of Outstanding Natural Beauty (AONB), which are highly valued, and is overlooked by National Trust land. • Inter-visibility with North Downs Area of Outstanding
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	<p>Natural Beauty (AONB).</p> <ul style="list-style-type: none">• Was part of the Area of Local Landscape Significance (ALLS) until abolished in 2008.• Would have an adverse impact on Ancient Woodland and wet woodland. Tree Preservation Orders (TPOs) in and around the field, which should be protected.• Buildings and materials need to be in keeping.• Development would not be unsightly and would not destroy area of natural beauty.• Adverse impact on landscape, Area of Outstanding Natural Beauty (AONB), Tree Preservation Orders (TPO), and Sites Nature Conservation Interest (SNCI). <p>Heritage</p> <ul style="list-style-type: none">• Adverse effect on setting of Grade I church and cemetery, forming green space around the church and edge of Oxted settlement boundary and is part of the rural aspect of the setting of the church and the settlement.• Views opened up by moving church hall; what was the point if it ends up surrounded by houses?• Ancient church has considerable historic significance, dating to 12th century and is mentioned in the Domesday Book.• Graveyards contain what are thought to be 2 Crusaders' graves.• Access close to church would harm its setting and tranquillity.• Part of site is an Area of High Archaeological Potential and large amounts of fossils found, including interesting and rare specimens.• With Master Park, remaining piece of medieval deer park which adjoined manor house next to church. <p>Social</p> <ul style="list-style-type: none">• Used for recreational purposes by a many groups within community.• Open spaces and their use not considered.• Important to consider recreational space, specifically access to the countryside.• Contributes to quality of life, health and well-being, helping relieve stress and providing somewhere safe and convenient to exercise dogs and for children to play and experience the outdoors. Also used for educational purposes.• Master Park is small, surrounded by roads and unsafe for dogs, so loss of this space would require a car drive further afield.• Widely used to access Old Oxted and main town with footpath crossing site, as otherwise dangerous, and to access countryside.• Without this area, Oxted lacks easily accessible countryside without use of a car.
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	<ul style="list-style-type: none">• Path part of a 'Visitors to Surrey' walkers' route from Warlingham and Woldingham stations.• Statement in Green Belt Assessment 053 considerably understates level of use.• Vital local amenity for recreation and leisure activities, bordering a highly populated housing estate mainly occupied by young families with school age children.• Adverse impact on views from and amenity value of public footpath.• Development would destroy peace and quiet for residents. <p>Environmental</p> <ul style="list-style-type: none">• Increase pollution.• Risk of water contamination to stream.• Close proximity to noise and pollution from M25.• Buffer to visual effects of M25. <p>Housing</p> <ul style="list-style-type: none">• Trapped in rent cycle due to houses prices. Need for more houses and more affordable, average sized houses to help subject to appropriate infrastructure being provided.• Most new houses too expensive for young people and only older people move in from outside the area. Need a mix of ages.• Argument for more housing not justified.• Need for required dwelling type has changed but quantity not necessarily proved.• Housing need should be focused on social housing, sheltered housing, starter homes, and retirement homes for existing residents.• Area needs affordable social housing comprising small developments of 3-bed houses. <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none">• Incorrect statement by Oxted and Limpsfield Residents Group (OLRG) stating it meets all 5 purposes. Council's assessment accepts that it does not prevent towns merging and does not assist in urban regeneration. Therefore correctly only addressed three purposes. Land has same characteristics as land of former council estates of Silkham Road, which are immediately adjacent Area of Outstanding Natural Beauty (AONB). Unsustainable to suggest views from Area of Outstanding Natural Beauty (AONB) are harmful, when the Council released this from the Green Belt in the 1960s.• No infrastructure constraints.• No Tree Preservation Orders (TPOs) in place in field itself, save for one that is in a poor condition that is not worthy for retention as it has less than a 15 year life span. Four on boundary, and given appropriate root protection zone on pre-application drawings. Moreover, major planning
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	<p>applications often require removal of trees of significant merit. Not short on trees in Tandridge but short on houses. Would retain those protected trees, although none are of great merit.</p> <ul style="list-style-type: none">• Grade I building 150m from site, with trees and cemetery in intervening space. One thing to say it affects its setting, another to demonstrate a substantial effect bearing in mind the National Planning Policy Framework (NPPF), Local Plan policy and recently granted Community Hall and car park immediately to church's fore.• Reference to frequent surface water flooding misleading. Helpful if assessment corrected as field is not affected by flooding during heavy rain. On Folkestone beds, which drains exceptionally well. Area known as The Bogs to the south-west of the field would not be developed. Surface water flooding would be addressed through Sustainable Drainage Systems (SuDS) design.• Agree with Council's assessment and there are no ecological issues of merit. Disagree that area we are designating as open space is of ecological importance.• Attention drawn to current policies which promote walking and cycling. Challenge Oxted and Limpsfield Residents Group (OLRG) and Council to find a better located site as it is less than a 10 minute walk from four schools, less than a 5 minute walk from a supermarket and no more than a 10 minute walk from the train station. It is highly sustainable.• Critical of traffic light system of sustainability appraisal. Do not agree with no weight being given reducing reliance on private car (a key Core Strategy policy). Flawed element of methodology. Professionally assessed sustainability credentials provided, which appears to have been ignored. We have followed assessment carried out in Newcastle Local Plan, which has been found sound. Need for an empirical method of comparison to enable Inspectors to judge merits of competing sites.• Object to inclusion of open spaces in Warlingham which are required for recreation without any open space requirement having been done but categorised as green. In conflict with current policies. Should have been graded amber. Public rightly concerned that if you are providing for an increase in housing supply, it follows you must increase rather than decrease open space.• Closely following Mid Sussex Local Plan. Especially discussions on unmet need and calculation of market signals. The Council has not acknowledged that Objectively Assessed Need (OAN) has to be increased because of 2014 DCLG household formation figures and high unaffordability rates, lack of social housing, high rental costs; quantum of need in Objectively Assessed Need (OAN) for market signals, woefully inadequate. If Local Plan Expert Group (LPEG) recommendations adopted, market signals will be factored
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	<p>in at a higher level. In region of 20-30%, so possibly requiring 12,000 houses.</p> <ul style="list-style-type: none">• Undue emphasis on ecology and landscape harm; almost all in Green Belt will suffer similar harm.• Lack of spatial strategy. Lack of a pro-active stance by Council. Left to development industry and land owners to identify sites. Disproportionate quantity of housing put forward for Smallfield but no train station and limited amenities. Core Strategy and Government guidance directs higher densities to transport nodes, so should be directed to Category 1 settlements e.g. Oxted.• Amber ranking should be divided. Those within Category 1 settlements are compliant with Core Strategy aims of sustainable urban extension and must be developed in advance of an area that is Category 2, or lower in terms of settlement hierarchy.• Allocating sites not within walking distance of schools, shops etc will lead to a significant increase in use of private cars, with attendant atmospheric pollution (See para 110 of National Planning Policy Framework (NPPF)). Mid Sussex Local Plan Inspector refused to accept Mid Sussex's (MS) suggestion of a tipping point, and in particular that many sites had been disregarded for having a constraint. The Council is risking legal challenge if sites allocated where large scale use of cars would arise in preference to sites in walking distance from amenities.• Has defensible Green Belt boundaries.• Site has a footpath running through its centre, which would be retained. Site has never been used for recreation and it is wrong to make such a statement without evidence.• Part of the site is the only site in the district suitable for a retirement village. Please refer to previous pre-application and attachments.• Exceptional circumstances for Tandridge and this site exist. Refer to Court of Appeal cases (Smech properties V Runnymede BC 2016, - Timmins V Gedling EWCA Civ 10 and Perrybrook case Secretary of State decisions). Pattern emerging for EC; clear and immediate housing need (dire in Tandridge with less than 2 year housing supply) and need for a retirement village with Extra Care is a key Core Strategy policy added by the Inspector, with the fact it cannot be provided elsewhere a compelling extra care, plus the Council has failed reach own minimum target of 162 Extra Care places; site has been identified as a candidate for Green Belt release in an emerging local plan which is reasonably well advance; its development would give rise to limited harm to purposes of including land within the Green Belt; social and economic benefits outweigh the harm (case for providing market and 50 affordable homes unequivocally beneficial) and it is highly sustainable.• Submission includes Alternative Site Assessment (not
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	<p>analysed), Extra Care Housing Strategy 2005, and response to Officer's report (not analysed).</p>
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Oxted is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>OXT 007 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to landscape, heritage, ecology and social impacts. This information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	OXT 016
Site Address	Oxted Gasholder, Station Road East, Oxted
Current categorisation of the site	Category 1 - Green
Number of comments received	62
Comment IDs	SC3, SC30, SC185, SC244, SC366, SC428, SC533, SC541, SC546, SC564, SC640, SC686, SC801, SC953, SC1096, SC1099, SC1102, SC1105, SC1148, SC1184, SC1190, SC1259, SC1309, SC1461, SC1516, SC1583, SC1640, SC1641, SC1666, SC1696, SC1796, SC1817, SC2081, SC2189, SC2211, SC2242, SC2272, SC2304, SC2306, SC2385, SC2428, SC2527, SC2597, SC2637, SC3160, SC3360, SC3408, SC3629, SC3634, SC3812, SC3820, SC3877, SC3881, SC3945, SC4013, SC4127, SC4174, SC4246, SC4454, SC4487, SC4504, SC4553
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • Support development of this disused brownfield site, which is an eyesore, health and safety risk, and in a prime position for housing within close proximity to the station. • The Council must optimise development on brownfield sites. • This is a brownfield site located in a sustainable, accessible town centre location, and would bring back into use derelict and vacant brownfield land which will significantly contribute to the 5 year housing supply. • Should be a priority site for development and should be developed ahead of other 'easier' sites. • This site should be developed instead of threatening the Green Belt. • Concern regarding proposed density, and open space and parking for future residents. • As the site is over the 0.4 hectares in size threshold it would require archaeological assessment and evaluation to be undertaken prior to development. • Suggest this site is identified as two separate sites, utilising the land ownership as a guide for each boundary. • This confined site is not suitable for new housing. <p>Infrastructure</p> <ul style="list-style-type: none"> • Infrastructure is at capacity and should be an intrinsic part of development. • The Health Centre in Oxted, Oxted School, public transport and railway are all operating at capacity. <p>Highways / transport</p> <ul style="list-style-type: none"> • Access routes to the site are difficult in such a built-up area. • Concern regarding impact on parking in Oxted if development happens on both the Gasholder and Ellice Road sites, as insufficient parking in Oxted already. <p>Housing</p> <ul style="list-style-type: none"> • Need affordable housing and not more luxury homes. • There should be a focus on the type of housing that local

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	<p>people want and need.</p> <ul style="list-style-type: none">• The site would provide a substantial number of homes, which would help contribute to the housing need for the District. <p>Landscape/character</p> <ul style="list-style-type: none">• The character and unique setting of Oxted should be retained, taking account of Areas of Outstanding Natural Beauty (AONBs) and Conservation Areas. <p>Environmental</p> <ul style="list-style-type: none">• The site is contaminated and therefore not suitable for housing.• The developers should be aware that a detailed contamination assessment and remediation strategy needs to be submitted prior to, or through, the planning application process.• The Environment Agency would object to new developments that pose an unacceptable risk of pollution to groundwater from sewage effluent, trade effluent or contaminated surface water. This applies if the source of pollution is an individual discharge or the combined effects of several discharges, or where the discharge will cause pollution by mobilising contaminants already in the ground.• Noise and air pollution due to proximity to railway line. <p>Flooding</p> <ul style="list-style-type: none">• Ground water flood risk on the site.• The site is within Flood Zone 1 however the main site entrance is within Flood Zone 3a, which will require full flood risk assessment. <p>Delivery</p> <ul style="list-style-type: none">• This site is vacant and could deliver homes within the first five years of the Council's housing trajectory.• The site is deemed available and achievable.• Need funding for the removal of the gas holder and decontamination of the site. <p>Potential alternative uses</p> <ul style="list-style-type: none">• The site should be developed as a multi-storey car park in order to alleviate the parking problems in the town, residential development on this site would only add to the problems.• The site should be developed as part of a wider approach to the regeneration of the town centre, including retail development and other amenities/facilities.• Need holistic approach to protect town centre and provide much needed employment. Should consider redevelopment for mixed use, including realistic parking.• May be a good location for a medical centre.
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Council's response	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Oxted is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>OXT 016 is a Category 1 site – Sites not in the Green Belt. The site is brownfield and in a prominent location in Oxted.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council notes the comments made, in particular with reference to highways, landscape and contamination. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	OXT 020
Site Address	Land at Pollards Wood Road, Hurst Green
Current categorisation of the site	Category 3 - Amber
Number of comments received	18
Comment IDs	SC8, SC254, SC862, SC1149, SC1466, SC1654, SC1653, SC1707, SC2240, SC2534, SC2779, SC2847, SC2908, SC3420, SC3647, SC3930, SC4136, SC4465
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • Area of land needed to restrict sprawl where there are so many houses and few amenities. • Unclear why it is included in list of sites requiring further investigation. • Should not be considered as close to Home Park with its higher density housing and because of identified constraints. <p>Green Belt</p> <ul style="list-style-type: none"> • The site is in the Green Belt and meets requirements/fulfils several purposes. • Development would be inappropriate. • Would create further urban sprawl to detriment of settlement. • Area of woodland and part of adjoining field (s) could be left as Green Belt / Area of Outstanding Natural Beauty. • Not in favour of development of Green Belt. • Report states that it forms an important barrier stopping urban sprawl and should not be developed unless 'exceptional circumstances' pertain and none exist which justify development. • Some sites based on Council's analysis meet Green Belt requirements and are thus not at risk. • Green Belt designated to prevent sprawl and development would transgress this. • Development of Green Belt will be vigorously contested. <p>Infrastructure</p> <ul style="list-style-type: none"> • Consideration needs to be given to infrastructure and additional load to healthcare, traffic, parking, roads and railway. • Two Oxted sites will mean a large increase in population, with intolerable pressure on infrastructure. <p>Highway / transport</p> <ul style="list-style-type: none"> • Access required to Pollards Wood Road and Red Lane. If developed with other sites around Hurst Green (with capacity for 141 dwellings) would result in large volume of traffic requiring access to these two narrow country roads. <p>Landscape / character</p> <ul style="list-style-type: none"> • Within Low Weald Farmland Character Area of Surrey

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	<p>Landscape Character Assessment.</p> <ul style="list-style-type: none"> • Would not respect the built development guidelines. <p>Flooding</p> <ul style="list-style-type: none"> • Suffers frequent surface water flooding. <p>Ecology</p> <ul style="list-style-type: none"> • Broadleaf woodland and stream have ecological value and should be retained. • Ecological sensitivity recorded in Ecology Study not reflected in the Regulation 18 Sites Consultation. • Harm to wildlife corridors. • Should not be built on however, given it is surrounded by Boulthurst Way Open Space and Hazelwood playing fields, plus woodland to west, area nearest Pollards Wood Road would be suitable for a small housing development but Boulthurst Way Open Space would need to be protected as would woodland and natural areas. <p>Social</p> <ul style="list-style-type: none"> • Loss of public open space and distance to Mill Lane will lead to social problems. • Boulthurst Way Open Space in constant use. Its development would go against the Council's own research and national planning policy and the Council would need to provide new public open spaces. May be economically beneficial to the Council but its loss would harm residents socially and environmentally. Important and valued green space. • Cannot provide housing and suitable recreation space to appropriate levels. Development would lead to severe reduction in the quality of amenity.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Hurst Green is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>OXT 020 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land</p>

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	<p>is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to landscape, ecology and social impacts. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.

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Site Reference	OXT 021
Site Address	Land west of Red Lane, Hurst Green, Oxted
Current categorisation of the site	Category 3 - Amber
Number of comments received	18
Comment IDs	SC87, SC256, SC207, SC229, SC500, SC624, SC863, SC1150, SC1634, SC1709, SC2015, SC2903, SC3011, SC3649, SC3807, SC3932, SC4137, SC4467
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • Site is outside the built-up area, and in an area of open countryside. • Should only build on brownfield sites, not on farmland/countryside. • This and other sites listed would add to the effect of overcrowding and erode the original open and countrified feel of this part of Hurst Green (Holland end). • No reference is made to the relationship with adjacent proposed sites. • This part of Hurst Green is becoming overcrowded and crammed in. • Damage to existing residential properties, which have already been damaged by previous development between the railway tracks. • Site is not open space and is enclosed and therefore do not object to development. <p>Green Belt</p> <ul style="list-style-type: none"> • Inappropriate development in the Green Belt. • Exceptional circumstances are required. • Green Belt should be protected at all costs. • Will lead to urban sprawl to the detriment of the settlement. <p>Infrastructure</p> <ul style="list-style-type: none"> • Inadequate infrastructure due to massive development within Hurst Green over last few years. • Adverse impact on drainage. • Impact on health and school facilities, railway, roads and parking. <p>Highways / transport</p> <ul style="list-style-type: none"> • Cumulative effect is a tremendously negative impact on local roads, particularly at school run time for Holland School. <p>Heritage</p> <ul style="list-style-type: none"> • Impact on nearby Grade II listed building. <p>Ecology</p> <ul style="list-style-type: none"> • Impact on wildlife and woodland. • The timing of the consultation does not enable the

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	<p>ecological evidence to be properly examined as independent surveys would need to be conducted in Spring/Summer 2017.</p> <p>Landscape / character</p> <ul style="list-style-type: none"> • Site is designated as an Area of Great Landscape Value (AGLV). <p>Social</p> <ul style="list-style-type: none"> • Concern with the health of residents who live nearby. <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none"> • The site, combined with the other parcels, is suitable, achievable and deliverable for up to c. 80 dwellings. Consider exceptional circumstances exist due to high level of housing need. • Site has high landscape capacity for development, minimal ecological constraints, sustainable location with access to sustainable transport network, lack of constraints compared with other site, minimal impact on the Green Belt, safe and suitable access can be achieved, and site results in a logical extension to the settlement with defensible boundaries on three sides. • Woodland buffer zone would be required to the south along with buffer zones along hedgerows and boundaries. • Further surveys required, and mitigations and recommendations for enhancements of the site's ecological value.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Hurst Green is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>OXT 021 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p>

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	<p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council notes all other comments made, in particular on matters relating to landscape, ecology and heritage. This information could be useful for informing further iterations of the Council's evidence base</p>
Action	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	OXT 022
Site Address	Wolfs Row Allotments, Oxted
Current categorisation of the site	Category 3 - Amber
Number of comments received	35
Comment IDs	SC257, SC336, SC798, SC864, SC927, SC934, SC1086, SC1151, SC1378, SC1658, SC1656, SC1677, SC1710, SC1806, SC1869, SC1907, SC2051, SC2155, SC2409, SC2458, SC2466, SC2633, SC2778, SC3248, SC3404, SC3421, SC3484, SC3651, SC3924, SC3947, SC4118, SC4138, SC4205, SC4262, SC4468
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • Constraints are such that scale of housing provided would be outweighed by damage caused. • Not public open space and is enclosed, so reluctantly agree. • Increased population and demand for housing, residents should not object to some redevelopment. • Flats have been built in Oxted but there is demand for small single storey homes or houses similar to Park Mews off Park Road. • Unightly. Infill housing development appropriate provided potential flood issues addressed and Conservation Area, Biodiversity Opportunity Area, Site of Nature Conservation Interest and Ancient woodland are left untouched to be enjoyed for recreational purposes. <p>Green Belt</p> <ul style="list-style-type: none"> • The land should remain in the Green Belt. • Inappropriate development, creating further urban sprawl to the settlement's detriment. • Meets five Green Belt purposes. • Identified in Green Belt Assessment Part 2 as meeting some of the purposes and identified openness preserved. • Should be considered with others in vicinity. • A25 forms a strong boundary to built-up area. • Piecemeal development would detract from integrity of Green Belt, opening up potential for further incursions and gradual erosion of character of the area. • 'Overall sense of openness' must be preserved. • Green Belt Assessment Part 2 concludes that Limpsfield Green Belt met a sufficient number of the five Green Belt purposes to remain designated and concluded that they should not be developed unless 'exceptional circumstances' pertain; there are none which justify development. • Council has identified why it is not suitable for development and this should override any 'exceptional circumstances' because there aren't any that can be justified. • Housing shortage on its own does not qualify as an exceptional circumstance.

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	<p>Infrastructure</p> <ul style="list-style-type: none">• Further development (of individual site or cumulatively)will add to congestion, which is worsened by on-street parking and which is worsened during peak hours by presence of large school, and pressure on doctors' surgeries, schools (one of the largest in the UK) and parking facilities which are already under pressure.• No account taken of additional strain on infrastructure.• If there is to be redevelopment, there must be better infrastructure and current deficiencies addressed.• Any plan must lay out what new infrastructure will be provided, which should be added in first phase of development.• Infrastructure deficiencies.• Limited public transport whilst health centre, schools, parking and trains are at capacity.• Current deficiencies should be addressed first before consideration given to further house building.• Development of a separate local infrastructure plan, and the idea of having two plans needing land or housing to make them both work is a concern. <p>Highways / transport</p> <ul style="list-style-type: none">• On-street parking also adds to air pollution and health problems.• In combination with other sites would significantly increase traffic volumes and create significant risks for road users due to nature of access to A25, a fast flowing road with many blind bends, which is busy and congested, and has a footpath on one side only for short distance, and would place significant pressure on Limpsfield High Street.• No details regarding access provided and should not be onto A25.• Wolfs Row is narrow and dangerous, with a large amount of traffic going to Hazelwood School.• Difficult turning into Wolfs Hill from A25 an increase in traffic would be disastrous.• If access via Wolfs Row parking provision for houses currently on Wolfs Row will need to be provided so that its full width is used.• SCC currently seeking comments with regards to proposals to restrict parking along Wolfs Row due to traffic flow.• Any increase in traffic would impact greatly on over used A25.• Wolfs Row narrow and congested due to parking, leading to bottlenecks at traffic lights on A25. Unsuitable point for vehicular access. <p>Landscape / character</p> <ul style="list-style-type: none">• Existing – large detached buildings in large plots, set back from the road and well screened.
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	<ul style="list-style-type: none">• Wooded hillside.• Limited glimpses of Area of Outstanding Natural Beauty (AONB).• Heavily landscaped sites provide a gap between Oxted and Limpsfield.• Adverse effect on surrounding landscape and Area of Outstanding Natural Beauty (AONB).• Density of combined sites is between 3 and 20 times surrounding area, which would change character's area.• Lower developable areas than Council has rated them for.• Site Based Ecology Assessment (SBEA) has a developable area 40% smaller, with a dwellings per hectare (dph) more in keeping with surroundings.• Council's rating would result in an urbanised site on edge of Limpsfield Conservation Area, changing semi-rural setting characterised by large detached houses in large plots.• Density does not reflect actual plot size when account is taken of access roads and off-street parking.• Together with other sites contributes to rural feel of area of outstanding natural beauty.• Maintains an open buffer between Limpsfield and Oxted, helping preserve their integrity as separate entities rather than ribbon development. <p>Ecology</p> <ul style="list-style-type: none">• Significant areas of mature woodland and meadow grassland.• Provides supporting habitat to Site of Nature Conservation Interest (SNCI).• Sensitivity results in low housing capacity although Sites Consultation does not reflect net developable area or capacity of Ecology Study.• Overall volume of dwellings proposed would cause significant and irretrievable environmental damage, including significant adverse effects on Ancient woodland, wet woodland which is a Sites Nature Conservation Interest (SNCI) and the local network of woodland habitats.• National biodiversity targets under threat. Unhelpful to consider developing an ecologically sensitive site. <p>Heritage</p> <ul style="list-style-type: none">• Provides part of setting of conservation area and listed buildings (Wolfs Row and Grade II St. Michaels).• No account taken of adjacent Conservation Area or listed buildings, including St. Michael's which forms a dominant visual backdrop.• It is in a Conservation Area and development would need to be sympathetic i.e. 2-storey.
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	<p>Flooding</p> <ul style="list-style-type: none">• Density of development has reduced areas where water naturally soaks away leading to roads acting like gutters, worsened by inadequate drainage, transporting water to lowest lying areas.• Flood risk and potential groundwater contamination should rule this site out.• Currently a natural soak point for rainfall.• Development will add to transport of water along the A25 to the railway viaduct, which has been a flood problem for years and which has not been resolved for many years. <p>Social</p> <ul style="list-style-type: none">• Should be retained as allotments in perpetuity for legal, moral and well-being reasons and given results of the Tandridge Wellbeing Space Strategy and Open Space Assessment.• Benefits for food security, ecology and health and wellbeing of local people.• Strongly agree with opening statement of the Wellbeing Space Strategy 2015.• Welcomed the safeguarding of all community, open space and recreational spaces and facilities at time of consultation in February 2016.• Inclusion of three allotment land sites and other open spaces in this consultation contradicts this principle.• Unclear how sites have been identified for inclusion and welcome transparency in this respect.• Note allotments have not been subject to new evidence such as ecology assessment.• Would object to this site for the same reasons as object to CAT077 and GOD 004 but understand it has not been cultivated for some years and plot holders have satisfactory arrangements elsewhere. (SC3924) <p>Sustainability Appraisal</p> <ul style="list-style-type: none">• Sustainability Appraisal (SA) understates importance in terms of heritage, landscape and biodiversity value. <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none">• Green Belt – majority must and will continue to play an important role however more recent development and changing local circumstances mean that some areas no longer serve the purposes of this designation. Council's review to identify such areas continues to be supported.• Must be considered against identified need for new housing to meet demand and address affordability problems experienced particularly by young families. The Council will be aware that the Objectively Assessed Housing Need (OAHN) is much higher than those identified in previous local plans and that the National Planning Policy Framework
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	<p>(NPPF) requires the Council to make every effort to ensure this target is met to tackle recent history of chronic under supply of housing land and rising affordability issues.</p> <ul style="list-style-type: none">• Recognised that constraints must be taken into account when determining how the Objectively Assessed Housing Need (OAHN) can be met, whilst remaining consistent with the National Planning Policy Framework (NPPF). The Green Belt is a significant constraint to housing delivery, which is why an up-to-date assessment of land within Tandridge is needed. This is to establish whether land meets one of the five purposes.• Results of Green Belt Assessment (GBA) Part 2 will have a direct impact on potential housing sites that could meet the Objectively Assessed Housing Need (OAHN). Green Belt Assessment (GBA) Part 2 does not recognise that whilst the buildings in this area do generally pre-date the GB designation, the uses of two large sites nearby have changed significantly within the last 20 years and there has been new-built development. Reference made to Thornhill School, which has now been redeveloped with three large purpose built dwellings. It also omits development at St. Michaels School, which was granted permission in 1998 for demolition of various outbuildings and conversion to 19 flats and a 4-bed house. Location of these buildings shown on attached map. Result of permissions is a significant intensification of residential uses within area AA3 since Green Belt designation. Increased frequency of vehicle movements compared to an educational use and external manifestation of domestic use have an impact on the Green Belt's open character.• Both are significantly sized plots now in residential use. The Green Belt designation has not therefore checked the sprawl of built-up area or safeguarded the countryside from encroachment.• Further considered that outer edges of the Conservation Area have been affected by the residential conversions. Limpsfield Conservation Area is substantially formed of terraced houses, cottages and small shops in the High Street to the north of the A25. Its character is not derived from the openness of the Green Belt. It is considered that this is not a reason to keep AA3 in the Green Belt when consider against the changes to its character.• Both Thornhill and St. Michaels (OXT 024 and OXT 054) have been assessed as Category 3 sites and that they are suitable for housing development subject to further investigation and provided exceptional circumstances are shown. These are within AA3 where we consider the purposes of the Green Belt are no longer being met by continued designation. Appendix A suggests how a revised Green Belt boundary could bring these sites into the Wolfs Row Site settlement and release 60 units with no unacceptable harm
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	<p>to the Green Belt.</p> <ul style="list-style-type: none">• General comments (SC2051) re categorisation, numbers of housing provided where suitable and Objectively Assessed Housing Need (OAHN), leading to conclusion that category 3 sites need to be developed but acknowledging need for sites to pass exceptional circumstances test.• Sites Plan considered a Category 3 site. It remains within the Green Belt and (although within an area for further investigation) is not proposed for further review.• Assessed as having a medium/high capacity in landscape terms, accommodating infill housing etc. We agree with this conclusion and consider existing boundary tree planting could be enhanced and strengthened to ensure its contribution to the wider landscape is maintained.• Assessed as ecologically sensitive, with a reduced developable area and estimated yield. However a full Phase 1 ecological survey was undertaken in January 2015 by PJC Ecology. It was not considered suitable for Great Crested Newts, no active badger setts were found and no evidence of roosting bats found. Ecology and fauna were considered to be widespread and common. Grass and scrub were considered suitable for reptiles and surveys were recommended prior to any development and retention of boundary hedgerows and trees, where possible, were proposed. This is standard mitigation on sites of unremarkable ecological interest.• Survey work submitted as a follow-up does not consider it to be ecologically sensitive. The full extent developable land in ecological terms will be informed by the further survey work recommended. Council's ecologist's figure of 0.85 ha is arbitrary and should not be relied upon, given assessment was less extensive. Phase 1 report attached to representation.• Overall site assessment considers that an open space assessment would be required. Allotment use ceased December 2007 and was relocated to Broomlands Farm, off the A25. Development of this site would not result in a loss of allotment provision. It has been unused for nearly 10 years and therefore it is unnecessary to require an open space assessment in relation to allotment standards.• Close relationship with southern part of the Conservation Area is acknowledged. Highways work undertaken to show it is possible to provide a low impact site access off Wolfs Row which could serve a development of approximately 20 units which would not harm the Conservation Area.• In conclusion, available evidence commissioned by both the Council and the Estate show it is a suitable housing site and should be allocated in the emerging plan for housing development.
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<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Oxted is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>OXT022 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to landscape, heritage, ecology and social impacts. This information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

Local Plan Sites Consultation Comments

Site Reference	OXT 024
Site Address	Thornhill/St. Michaels School, Wolfs Row, Oxted
Current categorisation of the site	Category 3 - Amber
Number of comments received	30
Comment IDs	SC255, SC271, SC865, SC928, SC935, SC1152, SC1379, SC1660, SC1659, SC1807, SC1908, SC2159, SC2174, SC2371, SC2410, SC2468, SC2452, SC2630, SC2766, SC2909, SC3249, SC3422, SC3653, SC3933, SC3948, SC4139, SC4114, SC4204, SC4263, SC4469
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • Agree that the site is not public space and is enclosed. • Should be considered together with other sites in immediate vicinity. • Constraints are such that the scale of housing which could be provided is far outweighed by damage caused. • Should only be considered if screening is maintained and increased. • Actually located off West Heath or the A25 Westerham Road and not Wolfs Row. <p>Green Belt</p> <ul style="list-style-type: none"> • Meets 5 Green Belt purposes (as does the whole cluster of sites). • Would result in inappropriate development. • Will create further urban sprawl to settlement's detriment. • The site should remain in Green Belt. • Existing development however the A25 creates a strong boundary to the built-up area in this part of Oxted and Limpsfield, and piecemeal development would detract from integrity of Green Belt, opening up potential for further incursions. • Council has identified why it is not suitable for development which should override any 'exceptional circumstances' because there aren't any which can be justified. • Green Belt Assessment (GBA) Part 2 states that it meets some of the purposes and overall sense of openness and should not be developed unless exceptional circumstances pertain; there are none and openness should be preserved. • Housing shortage on its own does not qualify as an exceptional circumstance. • Designated to prevent urban sprawl and their development would mean this would be transgressed and lost forever; development of them would be vigorously contested. • Concerned at reliance on Green Belt as location for future housing; relatively little brownfield land identified. <p>Infrastructure</p> <ul style="list-style-type: none"> • No account taken of additional strain on local infrastructure (health, schools, railway, roads, public transport limited and parking).

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	<ul style="list-style-type: none">• Currently infrastructure at and beyond capacity.• Existing deficiencies should be addressed before consideration given to further houses.• Any plan must set out what new infrastructure will be provided and it should be added in the first phase of development.• No effective means of providing infrastructure because of difficulties with access.• Need for additional primary and secondary schools, GP and medical services for Hurst Green in particular and new population, which are adding pressure to East Surrey hospital which is barely adequate. <p>Highways / transport</p> <ul style="list-style-type: none">• Combined increase in population (with other sites in immediate locality) would create significant risks for road users and future occupants due to nature of access to A25, a congested, busy, fast flowing road with many blind bends.• Development of these five sites would place significant pressure on Limpsfield High Street and will significantly increase traffic volume on this stretch of the main A25 trunk road. In addition would severely affect Wolfs Row, which is busy and dangerous.• Roads are severely congested at peak times, which are worsened by on-street parking due to inadequate parking and scale of the local secondary school.• Will have access problems, causing problems for traffic entering the A25, with a significant increase to accident risks and adding to congestion and air pollution.• Some merit if access off Wolfs Row however parking provision will need to be provided for houses on Wolfs Row to ensure the road is the original intended width.• On-street parking giving rise to hazards, damage to vehicles and injury to pedestrians.• Roads only just adequate now but Oxted's structure doesn't lend itself to new roads. <p>Landscape / character</p> <ul style="list-style-type: none">• Would change the character of the area.• Characterised by large detached houses/buildings in large plots set back from the roads and are well screened plus wooded hillsides.• Combined with other sites in immediate area would have a density of 14 dwellings per hectare (dph) (on average), which is 3 to 20 times the density of surrounding area.• Lower developable area than Council has rated them based on the Site Based Ecology Assessment (SBEA) assessment, with this being 36% smaller.• Density does not reflect actual plot size when account taken of need for access, roads and off-street parking. Site Based Ecology Assessment (SBEA) rating in keeping with
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	<p>surroundings, recommending 24 units across five sites (7 dph).</p> <ul style="list-style-type: none">• Council's rating would create an urbanised site on edge of Conservation Area, changing the semi-rural setting. Oxted and Limpsfield are two separate settlements with separate histories and identities and this land separates them.• Front garden of Thornhill is 200m wide and is critical to protect to prevent urban sprawl and the merging of these towns.• Together with other sites contribute to rural feel of this Area of Outstanding Natural Beauty and help preserve the integrity of Oxted and Limpsfield as separate entities rather than ribbon development in an increasingly urbanised county.• Would result in a significant adverse effect on landscape and Area of Outstanding Natural Beauty (AONB).• Limited glimpses of Area of Outstanding Natural Beauty (AONB).• Heavily landscaped sites provide a gap between Oxted and Limpsfield.• Natural Green Belt front garden allows clear views of it and passing drivers to appreciate it. <p>Heritage</p> <ul style="list-style-type: none">• Thornhill of historic importance due to design, stature and historic role.• Exact site of original primary school.• Important to protect sight lines and consistent with protection afforded other buildings across UK e.g. St Pauls.• No account taken of Conservation Area or Listed Buildings, including St. Michaels which form a dominant visual backdrop.• Sustainability Review understates important of heritage, landscape and biodiversity.• Combined with other sites in this cluster, provide part of setting to Conservation Area and listed buildings in locality. <p>Ecology</p> <ul style="list-style-type: none">• Would result in a significant adverse effect on adjacent Ancient woodland and wet woodland which is a Site of Nature Conservation Interest.• Area contains significant areas of mature woodland and meadow grassland, providing supporting habitat to Sites Nature Conservation Interest (SNCI). Ecological sensitivity results in a low housing capacity although Sites Consultation, does not reflect net developable area or capacity of the Ecology Study.• Rare and threatened species thrive in Thornhill's front garden, including various rare birds, due to its perfect habitat.• Important due to decline in farm and woodland bird
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	<p>populations.</p> <ul style="list-style-type: none"> • Protection critical as part of biodiversity of countryside. • Biodiversity critical for crop propagation. <p>Environmental</p> <ul style="list-style-type: none"> • On-street parking causing air pollution and health problems. <p>Flooding</p> <ul style="list-style-type: none"> • Density of housing has reduced areas where water can naturally soak away. • Roads acting like gutters, aided by inadequate drainage, transporting and concentrating rainfall to lowest lying areas. • Currently a natural soak point. • Development will add to transport of water along A25 to railway viaduct, which has been a flood problem for years and which the local council has been unable to resolve.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Oxted is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>OXT024 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered.</p>

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	<p>Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to landscape, heritage, and ecology. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

Local Plan Sites Consultation Comments

Site Reference	OXT 025
Site Address	Land at Holland Road, Hurst Green
Current categorisation of the site	Category 3 - Amber
Number of comments received	56
Comment IDs	SC88, SC258, SC190, SC203, SC208, SC501, SC555, SC557, SC563, SC866, SC922, SC968, SC929, SC974, SC1088, SC1153, SC1374, SC1331, SC1465, SC1661, SC1662, SC1671, SC1856, SC1905, SC1925, SC1985, SC2008, SC2107, SC2166, SC2273, SC2310, SC2443, SC2407, SC2487, SC2651, SC2760, SC2893, SC2899, SC3012, SC3113, SC3254, SC3655, SC3810, SC3818, SC3959, SC3967, SC4012, SC4143, SC4276, SC4330, SC4433, SC4392, SC4499, SC4470, SC4512, SC4726
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • Hurst Green and Oxted are already overdeveloped, overcrowded and crammed in. • Support development in Oxted and Hurst Green as it benefits from a mainline station. <p>Green Belt</p> <ul style="list-style-type: none"> • Site is outside of built-up area and in open countryside. • This is valuable Green Belt land and development would harm openness as site has substantial visual sensitivity and would result in an unacceptable intrusion into the open countryside. • The site meets purposes of the Green Belt and if developed would set a precedent for Green Belt release. • Exceptional circumstances would be required. • New development would further erode open and countrified character of the area, and result in urban sprawl. <p>Infrastructure</p> <ul style="list-style-type: none"> • Inadequate infrastructure, particularly schools, healthcare, leisure, public transport, rail, roads and parking. <p>Highways / transport</p> <ul style="list-style-type: none"> • Lack of viable access points, and access issues to the village, the surrounding area and A25 due to increased traffic – Surrey Highways should be consulted. <p>Landscape / character</p> <ul style="list-style-type: none"> • Impact on views and visual amenity, particularly from foot paths. • Any new housing should be in keeping with the surrounding settlement. <p>Ecology</p> <ul style="list-style-type: none"> • Adversely affect adjacent Ancient woodland, woodland habitat network, Biodiversity Opportunity Area, wildlife, Area of Outstanding Natural Beauty (AONB) and Low Weald Farmland Character Area. • Ecological sensitivity of the site not reflected in the Sites

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	<p style="text-align: center;">Consultation.</p> <p>Flooding</p> <ul style="list-style-type: none"> • Flooding and drainage issues. <p>Environmental</p> <ul style="list-style-type: none"> • Impact on air quality and traffic pollution. <p>Social</p> <ul style="list-style-type: none"> • Site has community value as used by residents for recreation, for example dog walking and jogging. <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none"> • The site does not meet all five purposes of the Green Belt, and has defensible Green Belt boundaries. • Recognise that exceptional circumstances must exist to release land from the Green Belt (suggested exceptional circumstances, see below). • There are no infrastructure constraints or Tree Preservation Orders (TPOs) on the site. • The Grade I listed church is located over 150m from the proposed development. • The site is not affected by surface water flooding. • No ecological issues. • Site compares well with other sites in terms of sustainability and location in relation to amenities. • Concern regarding sites in Warlingham which are required for recreation, and concern that the Council has not acknowledged that the OAN needs to be increased. • Undue focus by the Council on ecology and landscape harm, and lack of spatial strategy. • The footpath on the site would be retained. • Disputes that the site has been used for recreation. • The site is the only site in the district that is suitable for use as a retirement village.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Hurst Green is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>OXT 025 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and</p>

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	<p>shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to landscape, ecology and social impacts. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.

Local Plan Sites Consultation Comments

Site Reference	OXT 034
Site Address	Land adjoining St. Mary's Church, Oxted
Current categorisation of the site	Category 3 - Red
Number of comments received	19
Comment IDs	SC97, SC259, SC438, SC502, SC654, SC867, SC1154, SC1672, SC1804, SC1852, SC2247, SC2416, SC3013, SC3234, SC3295, SC3658, SC3706, SC3739, SC4151
Key comments	<p>General</p> <ul style="list-style-type: none"> • Careful consideration is required of the kind of housing required for future residents. • The site is close to a graveyard, a place of peace and tranquillity which would be harmed. • Agree with the Council's conclusions, it is right to rule this site out as unsuitable. <p>Green Belt</p> <ul style="list-style-type: none"> • Should not be developed, as would be inappropriate development in the Green Belt. <p>Infrastructure</p> <ul style="list-style-type: none"> • Acknowledge need for affordable housing, but needs to be supported by infrastructure. • No consideration of pressures on existing infrastructure or provision for sites in the consultation. • Current infrastructure problems with health centre and schools at capacity. • Infrastructure needs careful consideration. <p>Highways / transport</p> <ul style="list-style-type: none"> • Limited access off Barrow Green Lane. • Access restricted along a country lane (Barrow Green Rd), a narrow access road (Court Farm Lane), and possibly Wheeler Avenue. <p>Landscape / character</p> <ul style="list-style-type: none"> • Adverse effect on surrounding landscape. • Adds to setting of the church and Master Park. • The findings of Surrey Landscape Character Assessment have not been properly taken into account. • Would significantly damage and detract from the character of the ancient heart of Oxted. <p>Flooding</p> <ul style="list-style-type: none"> • Flooding in locality and therefore unsuitable for development. • Would add more pressure on local drainage system. • Potential for surface water flooding. • If development proposed, need to take into account presence of waterbodies and water courses.

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	<ul style="list-style-type: none">• Development near small rivers should be set back at least 8m to ensure a proper riparian corridor (section 117 of the National Planning Policy Framework (NPPF)). <p>Ecology</p> <ul style="list-style-type: none">• Adverse effect on Ancient woodland and wet woodland, which is a Site of Nature Conservation Interest (SNCI).• Provides a valuable area of woodland. Habitat and wildlife corridor for different species of wildlife (deer, fox, bats, woodpeckers and owls).• Many trees with Tree Preservation Orders (TPOs). The Council should be striving to keep them.• Woodland adds to setting of church. <p>Heritage</p> <ul style="list-style-type: none">• Adverse effect on St. Mary's church.• Between Master Park (gifted for relaxation, recreation and enjoyment), listed church and old Manor House, so area of land necessary in maintaining historic character of this area of town.• Presence of Area of High Archaeological Potential (AHAP) and listed building should preclude development. <p>Social</p> <ul style="list-style-type: none">• Provides access to Master Park.• Development would be to detriment of this public open space and would interfere with a public right of way. <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none">• Object to categorisation as red based purely on ecological assessment. Site is very sustainable and closest to amenities, with less than 5 minute walk to Oxted. Need for sustainably located sites dire. Reasonable alternatives will actively promote use of car (para 110 of National Planning Policy Framework (NPPF)), increasing pollution and harm the wider ecological balance. It has clearly defensible Green Belt boundaries (Master Park and adjacent built form. It appears that up to 8000 houses, based on consultation grading, would be in locations that are either new settlements or in non Category 1 settlements in preference to this highly sustainable, previously developed site.• Site is readily deliverable within first five years of plan.• Note that footnote on sheet 87 states that the Council may conclude, if taking account of evidence from other sites, that despite being ecologically unsuitable it is nevertheless appropriate to allocated development – a site that is close to Oxted, where almost no development has taken place in last 20 years, has to be reviewed in context of dire need for starter homes or retirement housing where a flat level walk is essential.• Footpath unlit and is a potential site for anti-social activity.
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	<ul style="list-style-type: none"> Parts of the site suitable for protection and enhancement (National Planning Policy Framework (NPPF) para 118) as part of a comprehensive development proposal. We would offer to transfer suitable land to the Woodland Trust – namely the supposed Ancient woodland, of which very few trees would be graded higher than a C), with a fund to allow conservation and promote biodiversity.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Oxted is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>OXT 034 is a category 3 site – Sites outside areas for further investigation. Both the ecology evidence and landscape evidence consider that the site is unsuitable for development. No evidence has been submitted during this consultation to the contrary. The site is therefore ruled out from further consideration through the Local Plan process and will not be subject to the exceptional circumstances test.</p> <p>The Council notes all other comments made, in particular on matters relating to infrastructure, flooding, the environment and heritage. This information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>None.</p>

Local Plan Sites Consultation Comments

Site Reference	OXT 035
Site Address	Land at Chalkpit Lane, Oxted, adjacent to the railway line.
Current categorisation of the site	Category 3 - Red
Number of comments received	12
Comment IDs	SC260, SC439, SC868, SC1155, SC1561, SC1673, SC1853, SC2032, SC2642, SC3535, SC3659, SC4152.
Key comments	<p>General</p> <ul style="list-style-type: none"> • The site should not be developed / Agree with consultation of consultation document. • Oxted is busier than ever. • Community atmosphere is being destroyed. • Formerly temporary work site for construction of M25. Hardstanding still in situ. The site could be considered brownfield. <p>Green Belt</p> <ul style="list-style-type: none"> • Enclave bounded by M25, railway line, residential properties and highway and as such has little to offer the Green Belt. <p>Highway / transport</p> <ul style="list-style-type: none"> • Combined with OXT 007 would increase traffic on Chalkpit Lane and Barrow Green Road. • The road is not wide enough, does not have a pavement and the speed limit is 40 mph. • If developed, would need a 30 mph limit, pavements and street lighting as currently dangerous for pedestrians. • Considered site discounted due to access problems. • Would compound problems arising from uncertainty with respect to future of Chalkpit Quarry site and associated HGV movements. <p>Flooding</p> <ul style="list-style-type: none"> • Pressure on local drainage system, with potential for surface water flooding. <p>Landscape / character</p> <ul style="list-style-type: none"> • Adverse effect on general surrounding landscape. • Understood the site had been ruled out on landscape grounds. • Impact on views. <p>Environmental</p> <ul style="list-style-type: none"> • Site of railway siding into Chalkpit. • The site is possibly contaminated. <p>Ecology</p> <ul style="list-style-type: none"> • Many trees have Tree Preservation Orders (TPOs) and should be keeping them. • Adverse effect on Ancient woodland and wet woodland,

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	<p>which is a Site of Nature Conservation Interest (SNCI).</p> <ul style="list-style-type: none"> • Will harm wildlife and their habitat. • Given historic use (railway siding and work site for construction of M25) existing ecology is struggling to recover. <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none"> • Object to categorisation as red based ecological assessment. Site is very sustainable (less than 15 minute walk from Oxted and amenities). Need for sustainably located sites dire. Reasonable alternatives will promote use of car with increased pollution. It has clearly defensible Green Belt boundaries (railway line and M25). Not good practice to reject previously developed land, without considering mitigation. Too much emphasis given to ecologist's comments, without considering harm caused by sites in locations that actively promote use of private cars (para 110 of National Planning Policy Framework (NPPF)), increasing pollution and harm the wider ecological balance. It appears that up to 8000 houses, based on consultation grading, would be in locations that are either new settlements or in non-Category 1 settlements in preference to this highly sustainable, previously developed site. • Ecologically sensitive area within 250m however separated by a motorway and railway line. • Site is readily deliverable within first five years of plan. • Allocated by Council as a major construction yard by contractors when building the M25. No objection by Council on ecology grounds at that time when the Ancient Woodland existed. Ecology survey omits mention of presence of significant areas of hardstanding, kerbs and surfaced infrastructure (inspection pits for lorry repairs). Note that footnote on OXT 006 states that the Council may conclude, if taking account of evidence from other sites, that despite being ecologically unsuitable it is nevertheless appropriate to allocated development – a previously developed site allocated as a construction yard is such a site. Plus policy DP19 specifically give a presumption in favour if by developing it, it improves funding and access to improve biodiversity and access to woodland. • Ecological report not even handed (see paragraph 111 of National Planning Policy Framework (NPPF)). Chalkpit Lane frontage c 60m and it is 100m deep. Clearly self-seeded Ash amongst hardstanding etc. Its removal could not be reasonably described as harmful. This area of the site is suitable for development. • Parts of the site suitable for protection and enhancement (National Planning Policy Framework (NPPF) para 118) as part of a comprehensive development proposal. We would offer to transfer suitable land to the Woodland Trust – namely the supposed Ancient Woodland, of which very few
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	trees would be graded higher than a C), with a fund to allow conservation and promote biodiversity.
Council's response	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Oxted is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>OXT 035 is a category 3 site – Sites outside areas for further investigation. Both the ecology evidence and landscape evidence consider that the site is unsuitable for development. No evidence has been submitted during this consultation to the contrary. The site is therefore ruled out from further consideration through the Local Plan process and will not be subject to the exceptional circumstances test.</p> <p>The Council notes all other comments made, in particular on matters relating to infrastructure, flooding, the environment and ecology. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	None.

Local Plan Sites Consultation Comments

Site Reference	OXT 040
Site Address	Land off Holland Road, Oxted
Current categorisation of the site	Category 3 - Amber
Number of comments received	26
Comment IDs	SC89, SC261, SC209, SC1369, SC503, SC869, SC1156, SC1674, SC2009, SC2436, SC2415, SC2618, SC2645, SC2726, SC2901, SC3014, SC3607, SC3661, SC3793, SC3803, SC3961, SC3936, SC4037, SC4154, SC4124, SC4471
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • Hurst Green and Oxted are already overdeveloped, overcrowded and crammed in. • Support development in Oxted and Hurst Green as it benefits from a mainline station. • The site is sustainable development. • There is a need to deliver more homes from small sites. <p>Green Belt</p> <ul style="list-style-type: none"> • Site is outside of built-up area and in open countryside. • This is valuable Green Belt and development would harm openness as site has substantial visual sensitivity and would result in an unacceptable intrusion into the open countryside. • The site meets purposes of the Green Belt and if developed would set a precedent for Green Belt release. • Exceptional circumstances would be required. • Amenity value of site as new development would further erode open and countrified character of the area, and result in urban sprawl. • Exceptional circumstances exist due to the Council's inability to meet the Objectively Assessed Need (OAN). <p>Infrastructure</p> <ul style="list-style-type: none"> • Inadequate infrastructure, particularly schools, healthcare, leisure, public transport, rail, roads and parking. • The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. <p>Highways / transport</p> <ul style="list-style-type: none"> • Unsuitable road and transport links leading to road congestion, which would be exacerbated by further development. <p>Landscape / character</p> <ul style="list-style-type: none"> • Sensitive views across the sites from surrounding houses and from public footpath. • The landscape evidence indicates that the site has

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	<p>medium/high capacity and that limited development may be accommodated in the wider landscape.</p> <ul style="list-style-type: none"> • The Cottages and Diamond pub are old character buildings and should be preserved not demolished. <p>Ecology</p> <ul style="list-style-type: none"> • Environmental considerations, including tree and ecological concerns. • The ecology evidence considers that the site is ecologically suitable. <p>Flooding</p> <ul style="list-style-type: none"> • Flood concerns as field is very boggy and floods in extreme weather. <p>Social</p> <ul style="list-style-type: none"> • Importance of the site for recreation and walking has been understated. <p>Environmental</p> <ul style="list-style-type: none"> • Development would need to mitigate noise impacts from the adjacent railway line.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Hurst Green is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>OXT 040 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p>

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	<p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to landscape, ecology and social impacts. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

Local Plan Sites Consultation Comments

Site Reference	OXT 046
Site Address	Land at Jincox Farm Cottage, Hurst Green
Current categorisation of the site	Category 3 - Red
Number of comments received	40
Comment IDs	SC90, SC262, SC870, SC1158, SC1514, SC2011, SC2439, SC2650, SC3664, SC3711, SC3964, SC3937, SC4153, SC4145, SC4312, SC4320, SC4322, SC4328, SC4332, SC4334, SC4337, SC4338, SC4339, SC4346, SC4349, SC4351, SC4358, SC4360, SC4321, SC4366, SC4367, SC4327, SC4333, SC4335, SC4340, SC4343, SC4362, SC4364, SC4369, SC4347
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • Support development in Oxted and Hurst Green as it benefits from a mainline station. • An urban extension of Hurst Green would promote an optimally sustainable pattern of development through community infrastructure and services compared with proposals at Blindley Heath and South Godstone. • The site would deliver sustainable development. • The site is connected to built-up area and would therefore result in a small extension to the existing settlement. • The site would provide affordable housing and also a range of housing to meet with the identified need of the local area. <p>Green Belt</p> <ul style="list-style-type: none"> • This is Green Belt. • It is outside of the built up area and in open countryside. • Inappropriate development in the Green Belt resulting in urban sprawl. • Land fulfils purposes of the Green Belt and is an invaluable resource. • No exceptional circumstances exist. • Exceptional circumstances exist due to the Council's inability to meet the Objectively Assessed Need (OAN). <p>Infrastructure</p> <ul style="list-style-type: none"> • Inadequate infrastructure, including schools, healthcare, rail, roads and parking. • Development would provide new two-form primary school; new local centre with community uses and shops; sports facility; open space and green infrastructure; and highway improvements including public transport infrastructure. <p>Highways / transport</p> <ul style="list-style-type: none"> • Road safety concerns. <p>Landscape / character</p> <ul style="list-style-type: none"> • Development would result in change of character of the area and substantially increase the size and population of the village.

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	<ul style="list-style-type: none"> • Impact on the character of the surrounding countryside. • Agree with the Council's assessment that the site is unsuitable for development for landscape reasons and should be ruled out for any further consideration through the Local Plan. • Development would be landscape led ensuring it maintains the open character. Development would include mitigation for landscape and Tree Preservation Orders (TPOs) on site. <p>Ecology</p> <ul style="list-style-type: none"> • Impact on the local environment and that of the overcrowded southeast. • Environmental constraints, impact on wildlife and surrounding ancient woodland. • Presence of waterbodies and watercourses need to be taken into account. <p>Flooding</p> <ul style="list-style-type: none"> • Flooding concerns, particularly to the western part of the site.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Hurst Green is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>OXT 046 is a Category 3 site – Sites outside areas for further investigation. The landscape evidence considers that the site is unsuitable for development. No evidence has been submitted during this consultation to the contrary. The site is therefore ruled out from further consideration through the Local Plan process and will not be subject to the exceptional circumstances test.</p> <p>The Council notes all other comments made, in particular on matters relating to infrastructure, flooding, landscape and ecology. This information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>None.</p>

Local Plan Sites Consultation Comments

Site Reference	OXT 048
Site Address	Land adjacent to Brickfield Cottages, Red Lane, Oxted
Current categorisation of the site	Category 3 - Amber
Number of comments received	15
Comment IDs	SC91, SC263, SC210, SC504, SC871, SC1159, SC1635, SC1676, SC2014, SC2902, SC3016, SC3667, SC3823, SC4156, SC4473
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • There has been massive development within Hurst Green in the last few years, which has resulted in the village becoming overcrowded and crammed in. • The site is not public space and is enclosed and therefore unlikely to be greatly missed. <p>Green Belt</p> <ul style="list-style-type: none"> • Land is outside of the built-up area and will lead to further urban sprawl to the detriment of the settlement. • Inappropriate development in the Green Belt which serves the purposes of the Green Belt. • No exceptional circumstances exist and Green Belt should be protected at all costs. <p>Infrastructure</p> <ul style="list-style-type: none"> • Inadequate infrastructure, including impact on school, healthcare facilities, railway and roads. <p>Ecology</p> <ul style="list-style-type: none"> • Ecology considerations. • Sensitivity of the site not reflected in the consultation document. • Adjacent to woodland and pond with ecological value. <p>Landscape / character</p> <ul style="list-style-type: none"> • Erosion of open and countrified character of the area. • Low Weald Farmland Character Area. • Impact on the two areas of Area of Great Landscape Value (AGLV). <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none"> • The site is currently under three different ownerships and in the sites consultation document the site has been divided into 3 land parcels broadly reflecting the ownership boundaries (OXT021, OXT048 and OXT063). • This parcel of land is suitable for housing as it has a high landscape capacity, minimal ecological constraints, sustainable location, and lack of constraints in relation to other assessed sites, minimal contribution to Green Belt purposes, safe and suitable access is achievable, and logical extension to settlement with defensible boundaries on three sides.

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	<ul style="list-style-type: none"> • Request that this site is considered separately from OXT063, which it is acknowledged has been ruled out due to ecology and landscape considerations. • A transport appraisal has been submitted which presents the access arrangements and concludes the proposals would not have a material impact on traffic generation. • An Ecological Report has been submitted which assessed the site as having local value only, and habitats within the site could be enhanced through the implementation of ecological enhancements and recommendations. • An additional developer comment received stated that the timing does not enable the ecological evidence compiled by the consultant to be properly examined • The consultant (TEP) states that the existing buildings on site would be developable without identifying any ecological issues; and if it is accepted that OXT063 is unsuitable due to the presence of deciduous woodland then request that the site be split to enable Brickfield Cottages and the warehouse to be considered for potential development in conjunction with the two adjoining sites to the north (OXT021 and OXT048).
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Oxted is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>OXT 048 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p>

Local Plan Sites Consultation Comments

	The Council notes all other comments made, in particular on matters relating to landscape and ecology. This information could be useful for informing further iterations of the Council's evidence base.
Action	The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.

Local Plan: Sites Consultation - Comments

Site Reference	OXT 052
Site Address	Boulthurst Way Open Space, Hurst Green
Current categorisation of the site	Category 1 - Amber
Number of comments received	336
Comment IDs	<p>SC6, SC29, SC36, SC23, SC83, SC245, SC115, SC126, SC135, SC136, SC138, SC139, SC146, SC152, SC153, SC129, SC133, SC134, SC137, SC140, SC141, SC142, SC143, SC144, SC171, SC172, SC145, SC147, SC148, SC149, SC150, SC151, SC154, SC155, SC156, SC157, SC158, SC159, SC160, SC167, SC168, SC169, SC170, SC173, SC204, SC218, SC310, SC379, SC395, SC398, SC429, SC388, SC444, SC583, SC671, SC718, SC728, SC880, SC858, SC894, SC915, SC1160, SC1753, SC1238, SC1360, SC1458, SC1510, SC1584, SC1642, SC1643, SC1697, SC1797, SC1821, SC1849, SC1848, SC2045, SC2192, SC2232, SC2243, SC2235, SC2241, SC2312, SC2355, SC2382, SC2389, SC2493, SC2529, SC2518, SC2560, SC2727, SC2844, SC2905, SC2883, SC2929, SC2948, SC3222, SC3365, SC3442, SC3486, SC3538, SC3536, SC3595, SC3633, SC3715, SC3762, SC3815, SC3824, SC3808, SC3926, SC3986, SC3972, SC4021, SC4050, SC4131, SC4175, SC4237, SC4275, SC4342, SC4435, SC4451, SC4453, SC4456, SC4458, SC4466, SC4477, SC4479, SC4482, SC4483, SC4485, SC4486, SC4488, SC4489, SC4490, SC4492, SC4496, SC4497, SC4459, SC4500, SC4501, SC4505, SC4463, SC4514, SC4472, SC4517, SC4519, SC4520, SC4521, SC4523, SC4480, SC4484, SC4529, SC4530, SC4531, SC4532, SC4503, SC4541, SC4544, SC4546, SC4511, SC4549, SC4513, SC4515, SC4552, SC4516, SC4554, SC4555, SC4556, SC4518, SC4522, SC4559, SC4560, SC4561, SC4524, SC4525, SC4478, SC4565, SC4527, SC4567, SC4528, SC4569, SC4570, SC4533, SC4534, SC4535, SC4574, SC4536, SC4576, SC4577, SC4537, SC4538, SC4580, SC4581, SC4539, SC4540, SC4584, SC4542, SC4586, SC4543, SC4545, SC4547, SC4590, SC4591, SC4592, SC4548, SC4594, SC4595, SC4596, SC4597, SC4550, SC4599, SC4551, SC4601, SC4557, SC4604, SC4558, SC4606, SC4607, SC4562, SC4563, SC4610, SC4564, SC4612, SC4613, SC4614, SC4615, SC4617, SC4526, SC4568, SC4619, SC4620, SC4571, SC4622, SC4623, SC4624, SC4625, SC4572, SC4627, SC4573, SC4575, SC4630, SC4631, SC4578, SC4579, SC4634, SC4582, SC4636, SC4637, SC4583, SC4639, SC4585, SC4641, SC4587, SC4588, SC4644, SC4589, SC4593, SC4647, SC4598, SC4649, SC4600, SC4602, SC4603, SC4605, SC4608, SC4609, SC4656, SC4611, SC4616, SC4659, SC4660, SC4566, SC4662, SC4663, SC4664, SC4621, SC4626, SC4667, SC4628, SC4672, SC4629, SC4669, SC4670, SC4673, SC4632, SC4675, SC4633, SC4635, SC4678, SC4638, SC4640, SC4681, SC4682, SC4642, SC4684, SC4685, SC4686, SC4687, SC4688, SC4689, SC4690, SC4691, SC4643, SC4693, SC4694, SC4695, SC4645, SC4697, SC4646, SC4648, SC4650, SC4702, SC4651, SC4652, SC4653, SC4654, SC4655, SC4657, SC4658, SC4661, SC4618, SC4666, SC4668, SC4671, SC4674, SC4676, SC4677, SC4680, SC4683, SC4692, SC4696, SC4698, SC4699, SC4701, SC4703, SC4704, SC4665</p>
Key comments	<p>General</p> <ul style="list-style-type: none"> Concern regarding overpopulation of the area.

Local Plan: Sites Consultation - Comments

	<p>Green Belt</p> <ul style="list-style-type: none">• Green Belt land around Hurst Green is not a suitable substitute for recreational space.• Green Belt and openness should be protected / preserved, but concerned that the Council's approach to defend it is flawed.• Site fulfils valuable purpose in keeping land open between Hazelwood School (along with OXT20). <p>Infrastructure</p> <ul style="list-style-type: none">• Impact on existing inadequate infrastructure e.g. doctors, schools, roads and parking, rail services, sewer system and water. <p>Highways / transport</p> <ul style="list-style-type: none">• Impact on traffic and parking in Boulthurst Way and Hurst Green. <p>Open space</p> <ul style="list-style-type: none">• Concern regarding loss of valued and well-used open space and children's play area in this dense residential area.• A small play area is no substitute for open space.• Loss of open space counter-intuitive to rising obesity concerns.• There are no recreation grounds left near the main residential area and many will have to travel further for exercise and walking their dogs, also used for socialising.• Mill Lane is too far away for children to walk unaccompanied or for families with young children, and major roads have to be crossed to get there – need to use a car.• Holland Sports Ground, whilst a good green space, is also too far away.• This play area feels safer due to its position and open aspect, and many houses in the surrounding area have small gardens.• The Assessment (2015) states that there is no surplus open space in Hurst Green, and it would be a waste of money if this study were ignored.• Open spaces should be protected / safeguarded and there should be better use of brownfield and industrial sites, such as that at Moorhouse and the Gasholder.• More open space is needed, not less and open space areas should be enhanced, especially with other new development proposed e.g. OXT20.• Difficult to see how equivalent or better provision could be made if this site is developed.• Would be contrary to guidance of walking distances to play/recreation areas by Natural England and Fields in Trust Organisation, as well as Sports England's planning objectives. Highlights paragraphs 73 and 74 of the National Planning Policy Framework (NPPF).
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Local Plan: Sites Consultation - Comments

	<ul style="list-style-type: none">• Impact on crime as a result of loss of open space.• A play area should be retained on this site, although acknowledge that the vast majority of the open space is not used for significant recreational activity.• Children's play space should be relocated away from the stream as the area becomes boggy and unusable in winter months.• The Council has overdeveloped their own land for past 13 years at a rate that exceeds the housing supply figure, and will run out of open spaces in the not too distant future. <p>Landscape / character</p> <ul style="list-style-type: none">• Erosion of the semi-rural character. <p>Social</p> <ul style="list-style-type: none">• Impact on the local community and health and wellbeing, particularly of children, young adults and the elderly. <p>Ecology</p> <ul style="list-style-type: none">• Impact on the environment; ecology, biodiversity and trees.• Site is covered by a Biodiversity Action Plan Priority Habitat (BAP) identified as Deciduous Woodland, and will require robust ecological assessment. <p>Flooding</p> <ul style="list-style-type: none">• Drainage issues and risk of surface water flooding and need for management of wooded stream corridor/Ancient Woodland.• Development would significantly impair the Area of Great Landscape Value (AGLV) to north and east, and would be located within Low Weald Farmland Character Area. <p>Environmental</p> <ul style="list-style-type: none">• Extra noise and air pollution caused by additional vehicles. <p>Heritage</p> <ul style="list-style-type: none">• Any site over the 0.4 hectares in size threshold requires archaeological assessment and evaluation to be undertaken prior to development. <p>Housing</p> <ul style="list-style-type: none">• Some support and understanding of need for new houses, but any housing should be earmarked for first time buyers and affordable housing.• There are too many larger houses being built in the District, which provide housing for commuters rather than the local community.• Also, some concern regarding density of housing on this site. <p>Strategy</p> <ul style="list-style-type: none">• Consider a controlled release of pockets of Green Belt rather
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Local Plan: Sites Consultation - Comments

	than lose open space.
Council's response	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Hurst Green is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>OXT 052 is a Category 1 site – Sites not within the Green Belt. The site is currently open space used for recreation purposes. Any loss of open space would have to be considered in accordance with the quantity and access standards identified in the most up to date Tandridge Open Space Assessment.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to heritage assets and character. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.

Local Plan Sites Consultation Comments

Site Reference	OXT 053
Site Address	Land at Holland Road, Hurst Green
Current categorisation of the site	Category 3 - Red
Number of comments received	21
Comment IDs	SC80, SC92, SC94, SC86, SC93, SC109, SC119, SC191, SC264, SC211, SC283, SC872, SC1161, SC2440, SC2648, SC3674, SC3692, SC3965, SC4109, SC4158, SC4725
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • Agree with Council's consideration of the site as unsuitable for development. • There has been massive development within Hurst Green in last few years, which has resulted in the village becoming overcrowded and crammed in. • Support development in Oxted and Hurst Green as it benefits from a mainline station. • Sustainability of site within walking distance of the railway station. • Site is well used by residents. • Do not support development in this location. <p>Green Belt</p> <ul style="list-style-type: none"> • Land outside built-up area and will lead to further urban sprawl. • Inappropriate development in the Green Belt and should not be developed. • No exceptional circumstances identified. <p>Infrastructure</p> <ul style="list-style-type: none"> • Inadequate infrastructure, including impact on schools, healthcare facilities, railway and roads. <p>Highways / transport</p> <ul style="list-style-type: none"> • Traffic congestion as a result of no suitable road and transport links. <p>Landscape / character</p> <ul style="list-style-type: none"> • Erosion of open and countrified character of the area, and damage to views. <p>Ecology</p> <ul style="list-style-type: none"> • Environmental considerations and irretrievable harm to wildlife. • The presence of the waterbodies and water courses need to be taken into account. <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none"> • An urban extension to Hurst Green would promote an optimally sustainable pattern of development through community infrastructure and services compared with

Local Plan Sites Consultation Comments

	<p>proposals at Blindley Heath and South Godstone.</p> <ul style="list-style-type: none"> • Developer concern with the methodology that the site has been ruled out for further investigation on Green Belt grounds. • Support the principle of an extended settlement, but consider that this site, together with adjoining land, has the ability to provide a sustainable southern extension to Hurst Green (combined with OXT040, OXT046, OXT059 and OXT061). This could provide around 720 dwellings local services, public open space, and doctor's surgery etc. • This area has not been considered as part of a specific landscape study, but considered unlikely to result in any serious wider landscape constraints. • Studies so far have not revealed any ecological 'showstoppers'. • Indicative masterplan submitted by Harestone Residential which shows a comprehensive development could work here.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Hurst Green is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>OXT 053 is a Category 3 site – Sites outside areas for further investigation. Both the ecology evidence and landscape evidence consider that the site is unsuitable for development. No evidence has been submitted during this consultation to the contrary. The site is therefore ruled out from further consideration through the Local Plan process and will not be subject to the exceptional circumstances test.</p> <p>The Council notes all other comments made, in particular on matters relating to infrastructure, landscape and ecology. This information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>None.</p>

Local Plan Sites Consultation Comments

Site Reference	OXT 054
Site Address	Thornhill/St. Michaels School, Wolfs Row, Oxted
Current categorisation of the site	Category 3 - Amber
Number of comments received	38
Comment IDs	SC265, SC333, SC384, SC494, SC635, SC785, SC800, SC873, SC930, SC936, SC1024, SC1089, SC1162, SC1380, SC1663, SC1664, SC1808, SC1919, SC1909, SC2042, SC2039, SC2161, SC2411, SC2454, SC2469, SC2632, SC2782, SC2910, SC3240, SC3423, SC3676, SC3934, SC3949, SC4113, SC4140, SC4206, SC4264, SC4474
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • Not a public space and is enclosed therefore cannot see that it will be greatly missed. • Should be considered with other sites in immediate vicinity. • Constraints are such that scale of housing which could be provided is far outweighed by damage caused. • If scale of housing needs is such that further housing land is required, it should be planned in a comprehensive basis, avoiding piecemeal development and a range of housing, including smaller and affordable housing. • This site should not be considered further. <p>Green Belt</p> <ul style="list-style-type: none"> • Should remain in the Green Belt. • Meets five Green Belt purposes (together with cluster of other sites in vicinity). • Inappropriate development and would lead to urban sprawl to detriment of the settlement. • Crucial role in holding back sprawl from Oxted and Limpsfield, safeguards Limpsfield Common from encroachment, preserves setting of Conservation Area and listed building. Unacceptable intrusion into countryside. • Would result in significant harm to openness as it has substantial visual sensitivity. 'Overall sense of openness' must be preserved. • Green Belt Assessment (GBA) Part 2 concluded that the cluster of sites in Limpsfield should not be developed unless 'exceptional circumstances' pertain; there are no exceptional circumstances which justify their development. • Housing shortage on its own does not qualify as exceptional circumstances. • Council has identified why sites are not suitable and this should override any 'exceptional circumstances' because there aren't any that can be justified. • A25 creates a strong boundary to built-up area of Oxted and Limpsfield and piecemeal development would detract from the integrity of the Green Belt, opening up potential for further incursions and a gradual erosion of area's character.

Local Plan Sites Consultation Comments

	<p>Infrastructure</p> <ul style="list-style-type: none">• Against development without improved infrastructure.• Infrastructure deficiencies should be addressed before consideration given to further house building.• Any new plan must set out what new infrastructure is required and it should be added in first phase of the development.• Further development will add to congested roads, and schools, GP surgery, and car parking which are already at full capacity.• Takes no account of additional strain on local infrastructure.• Need for additional primary and secondary schools, GP surgeries (particularly in Hurst Green and for population increase arising separately from those resulting from current plan, which are also adding pressure to East Surrey hospital, already barely adequate provision).• Opportunity for infrastructure around site is limited unless woodland is felled.• Other sites more open with capability of providing infrastructure and amenities close to homes, providing convenience and reducing local traffic.• No effective means of providing required infrastructure because of difficulties with access. <p>Highways / transport</p> <ul style="list-style-type: none">• Limited public transport.• Entrance via a narrow road onto Wolfs Row. Already in use by St. Michael's residents.• Wolfs Row is narrow and very busy, with a footpath on only one side; it is sometimes dangerous.• Development would add significantly to traffic levels.• Wolfs Row would need to be widened with a low speed limit.• Bend obscures vision requiring care when entering Wolfs Row.• Traffic lights often misunderstood, with drivers crossing/turning at the wrong time.• Increase would significantly add to traffic volumes, create significant risks for road users and add to congestion as A25 is already busy, congested and fast flowing, with many blind bends.• Density would place significant pressure on Limpsfield High Street.• Highways generally congested at peak times, which are worsened by on-street parking and presence of one of the largest schools in the UK.• Some merit if access is from Wolfs Row, however parking provision for residents required so that road is at original intended width.• Structure of Oxted does not lend itself to new roads
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Local Plan Sites Consultation Comments

	<p>however roads are only just adequate.</p> <ul style="list-style-type: none">• No details of access provided. Should not be directly onto A25, although presumably access onto Wolfs Row is possible.• Greensand Way passes along southern boundary. <p>Landscape / character</p> <ul style="list-style-type: none">• Limpsfield hillside is largely woodland punctuated by St Michaels in its parkland grounds and the ancient Limpsfield High Street has great landscape value.• Area characterised by large detached houses in large plots, set back from the road and well screened by trees and hedges.• St. Michael's and Thornhill set within extensive landscaped grounds. Limited glimpses of Area of Outstanding Natural Beauty (AONB).• Heavily landscaped sites provide a gap/contributes to maintaining an open buffer between Oxted and Limpsfield.• All five sites contribute to rural feel of this Area of Outstanding Natural Beauty and help preserve the integrity of Oxted and Limpsfield as separate entities rather than ribbon development in an increasingly urbanized county.• Together with other sites in cluster has an average density of 14 dwellings per hectare (dph), which is 3 to 20 times density of immediately surrounding area.• Approval would change character of area.• Has lower developable area than rated by Council based on Site Based Ecology Assessment (SBEA) assessment, with this site being 67% smaller. Site Based Ecology Assessment (SBEA) recommends 24 units across cluster (7dph).• Council's rating would create an urbanised site, changing the semi-rural setting and having a bad impact on an area of beauty.• Proposed plot size does not taken into account actual plot size when account taken of need for access roads and off-street parking.• Traffic engineering measures (pavement, roundabouts and dual carriageway) appropriate to c 100 dwellings would result in loss of rural character.• Relies heavily on attractiveness as a place to live and visit, a major part of attractiveness is its rural character, absence of ribbon development, visual amenity of historic buildings and their setting.• Character and attractiveness is a long-term economic driver and should not be lost for short-term gains.• Visible from North Downs and Greensand Way. <p>Heritage</p> <ul style="list-style-type: none">• Field which is adjacent to and part of landscape of St. Michaels, a major listed building of historic and architectural significance.
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Local Plan Sites Consultation Comments

	<ul style="list-style-type: none">• Sites provide part of their setting, with St. Michaels regarded locally as being part of the setting of the medieval village of Limpsfield.• Part of setting of listed cottages on Wolfs Row affected.• Great historical merit to ancient cottages on Wolfs Row, which may be named after General Wolf, and ancient circular stone cattle pen.• Wolfs Row provides a complimentary approach and gateway which is worth preserving.• No account taken of adjacent Conservation Area or listed buildings, particularly St. Michaels which forms a dominant visual backdrop.• Should be categorised as red due to historic and architectural significance. <p>Ecology</p> <ul style="list-style-type: none">• Adjacent to Limpsfield Common, which is ecologically important as a tree lined parkland meadow providing habitat for many varieties of wildlife, including birds, bats, deer and badgers.• Adverse impact on adjacent Ancient woodland and Biodiversity Opportunity Area (BOA).• Should not be developed due to ecological implications.• Area contains significant areas of mature woodland and meadow grassland, providing supporting habitat to adjoining Limpsfield Site of Nature Conservation Interest (SNCI).• Ecological sensitivity results in low housing capacity although Sites Consultation does not reflect net developable area or capacity of the Ecology Study. <p>Flooding</p> <ul style="list-style-type: none">• Density of housing reduces area where water can naturally soak away.• Roads act like gutters, aided by inadequate drainage, transporting and concentrating rainfall to lowest lying areas.• Currently a natural soak point.• Development will add to transport of water along A25 to railway viaduct, which has been a flood problem for years and which has not been resolved.• Flood risk and potential for groundwater contamination should rule the site out.• Founded upon Lower Greensand aquifer which is pumped for public water supply.• 11 water wells on Limpsfield High St and one at St. Michaels.• Protection of aquifer should be considered. <p>Social</p> <ul style="list-style-type: none">• Urbanization would affect view and amenity of users of public footpaths (North Downs Way and Greensand Way).
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	<ul style="list-style-type: none"> • Limpsfield Common woodland a public amenity. Development would reduce its contribution as a public amenity. • Quality of life would deteriorate. • Site was the playing field serving St. Michaels school. <p>Environmental</p> <ul style="list-style-type: none"> • On-street parking arises due to inadequate parking, leading to congestion, air pollution and health problems.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Oxted is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>OXT 054 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council notes all other comments made, in particular on matters relating to social impacts, heritage and ecology. This information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

Local Plan Sites Consultation Comments

Site Reference	OXT 055
Site Address	Court Langley, Oxted
Current categorisation of the site	Category 3 - Amber
Number of comments received	27
Comment IDs	SC266, SC334, SC802, SC874, SC931, SC937, SC1090, SC1163, SC1381, SC1382, SC1810, SC1910, SC2162, SC2412, SC2455, SC2470, SC2634, SC2776, SC3246, SC3425, SC3678, SC3951, SC4115, SC4141, SC4197, SC4265, SC4475
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • Not public space and is enclosed. Cannot see it would be greatly missed. • No in principle objection. • Should be considered together with other sites in immediate vicinity. • Constraints are such that scale of housing which could be provided is far outweighed by damage caused. • If scale of housing need is such that further housing land is required, this is a site which should not be considered. • If looking at possibility of housing in general area, it should be planned comprehensively to ensure no piecemeal development and a range of housing, including smaller and affordable, provided. <p>Green Belt</p> <ul style="list-style-type: none"> • Meets all five Green Belt purposes. • Should remain in the Green Belt. • Together with other sites in cluster would result in major incursion into Green Belt, resulting in re-drawing of boundary around Limpsfield, a Conservation Area. • 'Overall sense of openness' must be preserved. • Green Belt Assessment (GBA) Part 2 concluded that Limpsfield Green Belt met sufficient number of purposes to remain designated as Green Belt and concluding it should not be developed unless 'exceptional circumstances' pertained; there are none. Housing shortage on its own does not qualify as exceptional circumstances. • Council has identified why sites are not suitable and this should override any 'exceptional circumstances' because there aren't any that can be justified. • Housing shortage on its own does not qualify as exceptional circumstances. • Should remain in Green Belt because it is ecologically sensitive, it is next to National Trust land, a Site of Nature Conservation Interest (SNCI) and Biodiversity Opportunity Area (BOA), it has great landscape value, is close to a Conservation Area, and adjacent to a highly visible listed building and Wolfs Row is a small and very busy road. • A25 creates a strong boundary to built-up area in this part of Oxted and Limpsfield.

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	<ul style="list-style-type: none">• Piecemeal development would detract from the integrity of the Green Belt. Opening up potential for further incursions, with a gradual erosion of character of the area. <p>Infrastructure</p> <ul style="list-style-type: none">• Against development without improved infrastructure.• Current deficiencies should be addressed before consideration given to further housing.• Further development will add to congested roads, and will add pressure to GP surgery, schools and parking provision, which are already at full capacity, whilst there is insufficient public transport.• No account taken of additional strain on infrastructure.• Any new plan must set out what new infrastructure is required and it should be added in first phase of the development.• Need for additional primary and secondary schools, GP surgeries particularly in Hurst Green and for population increase arising separately from those resulting from current plan, which are also adding pressure to East Surrey hospital, which already has barely adequate provision.• No effective means of providing required infrastructure because of difficulties with access. <p>Highways / transport</p> <ul style="list-style-type: none">• Increase in density would create significant risks for road users and new occupants due to nature of access to A25 – a fast flowing road with blind bends.• A25 is a very busy and congested road and additional traffic will add to congestion for this and surrounding roads, also adding to inconvenience and danger.• Would place significant pressure on Limpsfield High Street. Wolfs Row is narrow and very busy, with parking by the traffic lights making it highly dangerous.• Includes a footpath on one side.• Roads already severely congested at peak times, which are worsened by on-street parking and presence of one of UK's largest schools.• Development would worsen congestion on surrounding roads.• Some merit if access is from Wolfs Row, however parking provision for residents required so that road is at original intended width. <p>Landscape / character</p> <ul style="list-style-type: none">• Characterised by large detached houses in large plots, which are set back from the road and well screened by trees and hedges.• Wooded hillside.• St. Michael's and Thornhill set within extensive landscaped grounds.
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Local Plan Sites Consultation Comments

	<ul style="list-style-type: none">• Limited glimpses of the Area of Outstanding Natural Beauty (AONB).• Heavily landscaped sites provide a gap between Oxted and Limpsfield.• Cluster of sites contribute to rural feel of this area of Area of Outstanding Natural Beauty (AONB), maintain an open buffer between Oxted and Limpsfield and help preserve their integrity as separate entities rather than ribbon development in an increasingly urbanised county.• Development would have a significant adverse effect on landscape and Area of Outstanding Natural Beauty (AONB).• Density of cluster of sites on average 14 dwellings per hectare (dph), which is 3- 20 times density of surrounding area. Approval would change character of area. Far lower developable area than Council's rating based on Site Based Ecology Assessment (SBEA) assessment. OXT 055 is 55% smaller. Site Based Ecology Assessment (SBEA) rating in keeping with surroundings, recommending 24 units across all 5 sites (7dph).• Council's rating would result in an urbanised site on edge of Limpsfield Conservation Area, changing semi-rural setting. Density does not reflect plot size when taking account of need for access roads and off-street parking.• Together with OXT 056, would result in isolation of Rocks Hill and adjacent properties. <p>Environmental</p> <ul style="list-style-type: none">• Inadequate parking causing on-street parking leading to air pollution and health problems.• Increase in traffic will add to pollution and noise. <p>Ecology</p> <ul style="list-style-type: none">• Ecologically sensitive.• Development would have a significant adverse effect on adjacent Ancient woodland and wet woodland which is a Sites Nature Conservation Interest (SNCI), and nearby Biodiversity Opportunity Area (BOA).• Area contains significant areas of mature woodland and meadow grassland, providing supporting habitat to adjoining Sites Nature Conservation Interest (SNCI).• Ecological sensitivity of sites results in low housing capacity although the Sites Consultation does not reflect the net developable area or capacity of the Ecology Study. <p>Flooding</p> <ul style="list-style-type: none">• Flood risk and potential for groundwater contamination should rule this site out.• Density of housing reduces area where water can naturally soak away.• Roads act like gutters, aided by inadequate drainage, transporting and concentrating rainfall to lowest lying areas.
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Local Plan Sites Consultation Comments

	<ul style="list-style-type: none"> • Currently a natural soak point. • Development will add to transport of water along A25 to railway viaduct, which has been a flood problem for years and which has not been resolved <p>Heritage</p> <ul style="list-style-type: none"> • No account taken of adjacent Conservation Area or listed buildings, including St. Michaels which forms a dominant visual backdrop, and the contribution towards their setting.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Oxted is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>OXT 055 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to landscape, heritage and ecology. This information could</p>

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	be useful for informing further iterations of the Council's evidence base.
Action	The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.

Local Plan Sites Consultation Comments

Site Reference	OXT 056
Site Address	Rowlands, Oxted
Current categorisation of the site	Category 3 – Amber
Number of comments received	25
Comment IDs	SC267, SC335, SC875, SC938, SC932, SC1091, SC1164, SC1383, SC1811, SC1911, SC2012, SC2163, SC2413, SC2456, SC2471, SC2636, SC2777, SC3247, SC3426, SC3952, SC4117, SC4142, SC4203, SC4266, SC4476
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • Not public space and is enclosed. Cannot see it would be greatly missed. • No in principle objection. • Should be considered together with other sites in immediate vicinity. • Constraints are such that scale of housing which could be provided is far outweighed by damage caused. • If scale of housing need is such that further housing land is required, this is a site which should not be considered. • If looking at possibility of housing in general area, it should be planned comprehensively to ensure no piecemeal development and a range of housing, including smaller and affordable, provided. <p>Green Belt</p> <ul style="list-style-type: none"> • Meets all five Green Belt purposes. • Should remain in the Green Belt. • Together with other sites in cluster would result in major incursion into Green Belt, resulting in re-drawing of boundary around Limpsfield, a Conservation Area. • With regards to purpose five, it keeps focus on sites such as the Warren Lane Depot. • ‘Overall sense of openness’ must be preserved. • Green Belt Assessment (GBA) Part 2 concluded that Limpsfield Green Belt met sufficient number of purposes to remain designated as Green Belt and concluding it should not be developed unless ‘exceptional circumstances’ pertained; there are none. • Council has identified why sites are not suitable and this should override any ‘exceptional circumstances’ because there are not any that can be justified. • Housing shortage on its own does not qualify as exceptional circumstances. • Should remain in Green Belt because it is ecologically sensitive, it is next to National Trust land, a Site of Nature Conservation Interest (SNCI) and Biodiversity Opportunity Area (BOA), it has great landscape value, is close to a Conservation Area, and adjacent to a highly visible listed building and Wolfs Row is a small and very busy road. • A25 creates a strong boundary to built-up area in this part of

Local Plan Sites Consultation Comments

	<p>Oxted and Limpsfield.</p> <ul style="list-style-type: none">• Piecemeal development would detract from the integrity of the Green Belt.• Opening up potential for further incursions, with a gradual erosion of character of the area.• Green Belt is an invaluable resource, providing a respite from the city. <p>Infrastructure</p> <ul style="list-style-type: none">• Against development without improved infrastructure.• Current deficiencies should be addressed before consideration given to further housing.• Further development will add to congested roads, and will add pressure to GP surgery, schools and parking provision, which are already at full capacity, whilst there is insufficient public transport.• No account taken of additional strain on infrastructure.• No effective means of providing required infrastructure because of difficulties with access.• Any new plan must set out what new infrastructure is required and it should be added in first phase of the development.• Need for additional primary and secondary schools, GP surgeries particularly in Hurst Green and for population increase arising separately from those resulting from current plan, which are also adding pressure to East Surrey hospital, which already has barely adequate provision.• Roads only just adequate now and structure of Oxted doesn't lend itself to new roads. <p>Highways / transport</p> <ul style="list-style-type: none">• Increase in density would create significant risks for road users and new occupants due to nature of access to A25 – a fast flowing road with blind bends.• A25 is a very busy and congested road and additional traffic will add to congestion on this and surrounding roads, as well as adding inconvenience and danger.• Would place significant pressure on Limpsfield High Street.• Wolfs Row is narrow and very busy, with parking by the traffic lights making it highly dangerous. It has a footpath on one side.• Roads already severely congested at peak times, which are worsened by on-street parking and presence of one of UK's largest schools.• Some merit if access is from Wolfs Row, however parking provision for residents required so that road is at original intended width. <p>Landscape / character</p> <ul style="list-style-type: none">• Characterised by large detached houses in large plots, which are set back from the road and well screened by trees and
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Local Plan Sites Consultation Comments

	<p>hedges.</p> <ul style="list-style-type: none">• Wooded hillside.• St. Michael's and Thornhill set within extensive landscaped grounds.• Limited glimpses of the Area of Outstanding Natural Beauty (AONB).• Heavily landscaped sites provide a gap between Oxted and Limpsfield.• Significant adverse effect on surrounding landscape and Area of Outstanding Natural Beauty (AONB).• Density of cluster of sites on average 14 dwellings per hectare (dph), which is 3- 20 times density of surrounding area.• Approval would change character of area.• Far lower developable area than Council's rating based on Site Based Ecology Assessment (SBEA) assessment. OXT 056 is 27% smaller. Site Based Ecology Assessment (SBEA) rating in keeping with surroundings, recommending 24 units across all 5 sites (7dph).• The Council's rating would result in an urbanised site on edge of Limpsfield Conservation Area, changing semi-rural setting.• The density does not reflect plot size when taking account of need for access roads and off-street parking.• Together with OXT 055, would result in isolation of Rocks Hill and adjacent properties.• Cluster of sites contribute to rural feel of this area of Area of Outstanding Natural Beauty (AONB) and help preserve integrity of Oxted and Limpsfield as separate entities rather than ribbon development in an increasingly urbanised county. <p>Heritage</p> <ul style="list-style-type: none">• No account taken of adjacent Conservation Area or listed buildings, including St. Michaels which forms a dominant visual backdrop, and the contribution towards their setting. <p>Ecology</p> <ul style="list-style-type: none">• Area contains significant areas of mature woodland and meadow grassland, providing supporting habitat to adjoining Sites Nature Conservation Interest (SNCI).• Ecological sensitivity of sites results in low housing capacity although the Sites Consultation does not reflect the net developable area or capacity of the Ecology Study.• Significant adverse effect on adjacent Ancient Woodland and wet woodland, which is a Sites Nature Conservation Interest (SNCI), and Biodiversity Opportunity Area (BOA). <p>Flooding</p> <ul style="list-style-type: none">• Density of housing reduces area where water can naturally soak away.
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Local Plan Sites Consultation Comments

	<ul style="list-style-type: none"> • Roads act like gutters, aided by inadequate drainage, transporting and concentrating rainfall to lowest lying areas. • Currently a natural soak point. • Development will add to transport of water along A25 to railway viaduct, which has been a flood problem for years and which has not been resolved. <p>Environmental</p> <ul style="list-style-type: none"> • Inadequate parking causing on-street parking leading to air pollution and health problems. • Increase in traffic will add to pollution and noise. <p>Social</p> <ul style="list-style-type: none"> • Would affect quality of life when premium paid to live close to countryside and because of moderate village size. • Development would increase distance from countryside and substantially increase village size and population, significantly damaging experience of living here.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Oxted is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>OXT 056 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including</p>

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	<p>utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to landscape, heritage and ecology. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

Local Plan Sites Consultation Comments

Site Reference	OXT 059
Site Address	Land off Holland Road and Merle Common Road
Current categorisation of the site	Category 3 - Red
Number of comments received	12
Comment IDs	SC95, SC268, SC212, SC876, SC1165, SC1703, SC2013, SC2441, SC2649, SC3966, SC4162, SC4159
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • Agree with the Council's assessment that the site is unsuitable for development. • There has been massive development within Hurst Green in the last few years, which has resulted in the village becoming overcrowded and crammed in. • Support development in Oxted and Hurst Green as it benefits from a mainline station. • An urban extension to Hurst Green would promote an optimally sustainable pattern of development through community infrastructure and services compared with proposals at Blindley Heath and South Godstone. • The site could form part of a linear or wider urban extension to Hurst Green. • Development of this site is sustainable development. • The masterplan submitted for the area includes other sites but the site could still be developed on its own merits. • The site would provide affordable housing and also a range of housing to meet with the identified need of the local area. <p>Green Belt</p> <ul style="list-style-type: none"> • Site is outside of the built-up area and would result in urban sprawl. • The site is Green Belt land that fulfils the purposes of the Green Belt and should not be developed. • Exceptional circumstances exist due to the Council's inability to meet its Objectively Assessed Need (OAN). • Site contributes to the purposes of Green Belt. <p>Infrastructure</p> <ul style="list-style-type: none"> • Inadequate infrastructure, including impact on schools, healthcare facilities, railway, roads and parking. • The development would provide new two-form primary school; new local centre with community uses and shops; sports facility; open space and green infrastructure; and highway improvements including public transport infrastructure. <p>Highways / transport</p> <ul style="list-style-type: none"> • Traffic congestion as a result of no suitable road and transport links. Residents in Holland Road have already had to endure disruption as a result of construction at the

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	<p style="text-align: center;">Fairview Estate.</p> <p>Landscape / character</p> <ul style="list-style-type: none"> • Erosion of open and countrified character of the area, and damage to views. • The development would be landscape led, ensuring it maintains the open character and to provide a subtle transition from built-form to Green Belt. <p>Ecology</p> <ul style="list-style-type: none"> • Environmental considerations and irretrievable harm to wildlife.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Hurst Green is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>OXT 059 is a Category 3 site – Sites outside areas for further investigation. Both the ecology evidence and landscape evidence consider that the site is unsuitable for development. No evidence has been submitted during this consultation to the contrary. The site is therefore ruled out from further consideration through the Local Plan process and will not be subject to the exceptional circumstances test.</p> <p>The Council notes all other comments made, in particular on matters relating to infrastructure, landscape and ecology. This information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>None.</p>

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Site Reference	OXT 061
Site Address	Land at Diamond Farm, Holland Road, Hurst Green
Current categorisation of the site	Category 3 - Amber
Number of comments received	15
Comment IDs	SC96, SC269, SC213, SC1372, SC877, SC1166, SC1712, SC2010, SC2438, SC2647, SC2900, SC3938, SC3962, SC4039, SC4161
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • Object to rear land development. • The site is outside of the built-up area. • There has been massive development within Hurst Green in the last few years, which has resulted in the village becoming overcrowded and crammed in. • Support development in Oxted and Hurst Green as it benefits from a mainline station. • An urban extension to Hurst Green would promote an optimally sustainable pattern of development through community infrastructure and services compared with proposals at Blindley Heath and South Godstone. • Better to build on this site than any site along Red Lane as it is open fields without any woodland to destroy. • Development of this site would be sustainable development. <p>Green Belt</p> <ul style="list-style-type: none"> • This is Green Belt land, which fulfils functions of the Green Belt. • Site contributes to the purposes of Green Belt. • Development would set a precedent for Green Belt release • Green Belt is an invaluable resource. • Exceptional circumstances exist due to the Council's inability to meet its Objectively Assessed Need (OAN). <p>Infrastructure</p> <ul style="list-style-type: none"> • Inadequate infrastructure, including health and schools facilities, rail, roads and parking, public transport and shops. • The detailed infrastructure implications of development will be considered in liaison with infrastructure providers, if the site corresponds to the Council's preferred delivery strategy and there is greater certainty about the likelihood of implementation. <p>Highways / transport</p> <ul style="list-style-type: none"> • Traffic congestion as a result of no suitable road and transport links, which would be exacerbated by further development. <p>Landscape / character</p> <ul style="list-style-type: none"> • Erosion of open and countrified character of the area. • Development would substantially increase the size and population of the village.

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	<ul style="list-style-type: none"> • The village could become very spread out/straggly if development takes place. • Site is in a Low Weald Farmland Character Area • Damage to the countryside with its spectacular views. • The site is Area of Great Landscape Value (AGLV). • The landscape evidence indicates that the site has medium capacity to accommodate limited housing development in the landscape. <p>Ecology</p> <ul style="list-style-type: none"> • Environmental considerations and irretrievable harm to wildlife. • Loss of mature tree and close to Ancient woodland. • The ecology evidence considers that the site is ecologically suitable.
Council's response	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Hurst Green is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>OXT 061 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council notes all other comments made, in particular on matters relating to landscape and ecology. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	OXT 063
Site Address	The former brickworks, Red Lane, Limpsfield
Current categorisation of the site	Category 3 - Red
Number of comments received	9
Comment IDs	SC270, SC1373, SC878, SC1167, SC1633, SC1713, SC2016, SC3826, SC4160
Key comments	<p>General</p> <ul style="list-style-type: none"> • Agree with the Council's assessment that the site is unsuitable for development. • Prefer this site to development at The Diamond. <p>Green Belt</p> <ul style="list-style-type: none"> • Site is outside of the built-up area and would result in urban sprawl. • Inappropriate encroachment on Green Belt that fulfils the purposes of the Green Belt, and should be protected at all costs. <p>Ecology</p> <ul style="list-style-type: none"> • The site is beautiful woodland with protected trees, and lovely surrounding countryside much enjoyed by locals and visitors alike. <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none"> • The site is currently under 3 different ownerships and in the sites consultation document has been divided into 3 land parcels broadly reflecting the ownership boundaries (OXT021, OXT048 and OXT063). Site is suitable for housing as it has have a high landscape capacity, minimal ecological constraints, sustainable location, lack of constraints in relation to other assessed sites, minimal contribution to Green Belt purposes, safe and suitable access is achievable, and logical extension to settlement with defensible boundaries on three sides. • Request that northern part of the site be considered in isolation from remainder of OXT063 and instead considered as important component of delivery of OXT021 and OXT048. • It is acknowledged that OXT063 has been ruled out due to ecology and landscape considerations. • Transport appraisal has been submitted which presents the access arrangements and concludes the proposals would not have a material impact on traffic generation. • An additional developer comment received stating that the timing does not enable the ecological evidence compiled by TEP to be properly examined. • TEP state that the existing buildings on site would be developable without identifying any ecological issues; and if it is accepted that OXT063 is unsuitable due to the presence of deciduous woodland then request that the site be split to enable Brickfield Cottages and the warehouse to be

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	<p>considered for potential development in conjunction with the two adjoining sites to the north (OXT021 and OXT048).</p>
<p>Councils response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Hurst Green is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>OXT 063 is a Category 3 site – Sites outside areas for further investigation. Both the ecology evidence and landscape evidence consider that the site is unsuitable for development. No evidence has been submitted during this consultation to the contrary. The site is therefore ruled out from further consideration through the Local Plan process and will not be subject to the exceptional circumstances test.</p> <p>The Council notes all other comments made, in particular on matters relating to ecology. This information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>None.</p>

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Site Reference	OXT 065
Site Address	Ellice Road Car Park, Amy Road, Oxted
Current categorisation of the site	Category 1 - Green
Number of comments received	102
Comment IDs	SC4, SC18, SC64, SC246, SC85, SC223, SC194, SC274, SC307, SC367, SC380, SC391, SC430, SC440, SC534, SC642, SC794, SC799, SC933, SC1083, SC1112, SC1168, SC1237, SC1257, SC1297, SC1460, SC1534, SC1571, SC1517, SC1644, SC1645, SC1667, SC1698, SC1711, SC1799, SC1819, SC1879, SC1943, SC1954, SC1979, SC1989, SC2017, SC2082, SC2173, SC2191, SC2236, SC2244, SC2269, SC2302, SC2307, SC2309, SC2311, SC2329, SC2386, SC2429, SC2472, SC2492, SC2530, SC2638, SC2804, SC2814, SC2852, SC2868, SC2873, SC2907, SC3040, SC3132, SC3161, SC3263, SC3313, SC3350, SC3378, SC3406, SC3417, SC4299, SC3415, SC3419, SC3444, SC3589, SC3572, SC3635, SC3707, SC3800, SC3811, SC3819, SC3847, SC3886, SC3901, SC3903, SC3879, SC4170, SC4128, SC4188, SC4272, SC4286, SC4376, SC4378, SC4404, SC4436, SC4455, SC4491, SC4506
Key comments	General
	<ul style="list-style-type: none"> • Should be developed. • Brownfield site which has been available for years. • Less strain on infrastructure capacity as Oxted has not had significant development in last 20 years. • Any available brownfield sites in Oxted should be developed. • National Planning Policy Framework (NPPF) encourages sustainable development. • Gasholder site should be developed rather than this site. • It is within a built-up area and is not used for recreational/public use other than a car park. • If the same or more parking is provided within easy reach of Oxted, then this could be considered. • Priority should be good quality, attractive retirement properties (e.g. detached bungalows and spacious, desirable retirement villages). • Identified constraints should not be ignored and should be a sufficient argument against building homes on it. • Support development if delivered as part of Local Plan (concerned housing delivered before plan will not count towards need). Also, query if outstanding planning permissions count. <p>Infrastructure</p> <ul style="list-style-type: none"> • Lack of capacity at health centre, dentists, schools, trains, roads (busy and congested due to on-street parking) and parking. • Objections of health centre should be considered with appropriate severity. • Significant problems will be exacerbated by additional housing. • On-street parking and scale of school causes congestion,

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	<p>with air pollution and health problems.</p> <ul style="list-style-type: none">• Plan must lay out what new infrastructure will be provided, and this should be added at the first phase.• No consideration of pressures on existing infrastructure or new infrastructure provision for sites in the consultation.• Access is very narrow, with no safe access/exit for a housing estate.• Essential to keep as car parking for the town's survival / adverse impact on local businesses (including maintaining independent shops).• Infrastructure unable to cope if more houses provided. <p>Highways / transport</p> <ul style="list-style-type: none">• Current parking problems, with parking provision at capacity and congestion on surrounding roads due to on-street parking.• Allocation of a significant number of parking places in the station car park to premier paying clients has significantly reduced scope for parking after 10am, whilst Morrison's has a 3 hour limit. Morrison's and station car parks have specific purposes and are monitored, but not adequate.• Ellice Road is a saving grace but delivery vans and shoppers park on double yellow lines with impunity due to lack of effective monitoring.• Loss of Ellice Road would lead to 150+ cars trying to find spaces.• Existing problems lead to clients being late or having to cancel appointments and affects access to local infrastructure services.• Loss of parking would result in increased traffic congestion as vehicles circle to find spaces and would worsen parking problems.• As a commuter town, on-street parking is gone early in the morning, harming character of residential roads.• Conversion of offices and sites to residential use does not allow sufficient parking.• Previous development without proper infrastructure has increased pressure on station car parks. Plus used by people working in local businesses.• Morrison's may put restrictions on their parking spaces, if loss of this car park affects their shoppers.• Council's latest ideas to amend parking in the area mostly include increasing yellow line to stop commuter parking.• If developed, parking capacity must be retained or replaced in as convenient a location.• Development only acceptable if existing capacity maintained, including providing suitable alternative facilities.• Gasholder site could be used for parking over several levels, as could this site, therefore taking pressure off side streets,
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	<p>providing extra parking to allow further expansion of economy and would not require expensive remediation.</p> <ul style="list-style-type: none">• Key source of parking in Oxted centre and heavily used.• Loss would destroy local businesses, the local economy, which benefit greatly from its existence and Council would lose revenue of business rates and may cause unemployment.• Supports diverse range of retail, commercial, business and leisure activities. Also essential when visiting health centre, dentists etc.• Oxted thrives because of its train station and its parking provision, as it relies on passing trade.• Should be turned into a multi-storey car park, but no more than 2-storeys to ensure it is not obtrusive.• Planning Practice Guidance (PPG) states that Local Planning Authorities (LPAs) should plan positively to support town centres. It should include seeking to improve quality of parking in town centres and where it is necessary to ensure their vitality, their quantity.• Issues and Approaches document identified crowded car park as limiting access to town centres, suggesting emerging policy will support retention of car parks.• Reduction in parking allowance, including reduction to 1 hour, would harm vitality and viability and would affect ability of less mobile to utilise services.• Would result in a relatively low number of units, in relation to a significant level of harm.• Its function as a car park is a constraint on development.• Review should be the subject of further consultation before any decisions taken with respect to this site.• Only form of long stay car parking.• Council should consider constructing a 2-storey parking facility in car park behind council offices.• Council works who park in adjacent roads could park in this facility and free up parking for commuters, shoppers, tradesmen and visitors.• Not everyone is physically able to walk into town centre or do not have the time or could not carry bulky goods.• Plenty of short and long-term parking.• Query what happens to parking provision during construction, if developed to provide flats with tiered parking serving shoppers and residents.• Strategic parking review stated as being undertaken but no record found on Council's website.• Loss of parking and increase of on-street parking control would not be in line with current Strategic Car Parking Review, which is considering capacity of off-street parking and the need for extra provision to cope with demand from shoppers, businesses, visitors and commuters.
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	<p>Social</p> <ul style="list-style-type: none">• Public toilets are a valuable service close to the High Street. <p>Flooding</p> <ul style="list-style-type: none">• Half of site is in Flood Zone 2.• Site at substantial risk of surface water flooding.• It is situated in Groundwater Source Protection Zone 3 and a high groundwater contamination risk zone.• Comprehensive Flood Risk Assessment (FRA) is required. Severity and number of hydrological issues may seriously affect number of units provided and its viability.• Areas where water can naturally soakaway reduced, with roads acting like gutters, aided by inadequate drainage, to transport and concentrate rainfall to lowest lying areas.• Risk of groundwater contamination due to surface water flooding.• Presence of waterbodies/watercourses needs to be taken into account.• Southern end of car park has flooded in the past.• Flood Risk Assessment (FRA) states it should not be used for housing. <p>Landscape / character</p> <ul style="list-style-type: none">• Views into and out of site can be obtained from residential properties in northern corner although views from eastern boundary obstructed by trees and vegetation.• Site well suited to development in keeping with form and scale of surroundings, without detrimental landscape effects due to urban location and residential uses on some neighbouring land.• Within Surrey Historic Landscape Characterisation area 8. <p>Ecology</p> <ul style="list-style-type: none">• Oversight not including it in ecology evidence. Site partially covered by a Biodiversity Opportunity Area (BOA) (c 60%) and links with Eden River Valley.• Full ecological assessment necessary before any allocation can be carried out. <p>Heritage</p> <ul style="list-style-type: none">• Listed as within designated Area of High Archaeological Potential (AHAP).• Should it come forward, would expect an archaeological assessment and probably an evaluation to be produced. <p>Housing</p> <ul style="list-style-type: none">• More housing would be available to young families if there were more options available for those older people wishing to down-size.
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	<p>Environmental</p> <ul style="list-style-type: none"> • Access problems which will create congestion and air pollution, and will cause problems for traffic entering A25, with significant increase to accident risk.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Oxted is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>OXT 065 is a Category 1 site – Sites not in the Green Belt. The site is brownfield consisting of an existing car park.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council will be fulfilling its duty to prepare a brownfield register, and publishing this by the end of 2017. The register will include a list of suitable brownfield sites that will be prioritised for development.</p> <p>The Council notes all other comments made, in particular on matters relating to loss of parking, character, landscape, ecology and heritage. This information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	OXT 067 (ENA 7)
Site Address	Warren Lane Depot, Oxted
Current categorisation of the site	Category 1 - Green
Number of comments received	23
Comment IDs	SC28, SC206, SC250, SC284, SC431, SC1169, SC1585, SC1646, SC1699, SC1754, SC2007, SC2532, SC3445, SC3477, SC3638, SC3813, SC3821, SC3880, SC3928, SC4130, SC4171, SC4267, SC4457
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • Support development of this site, as this residential area is in the wrong location for the current depot and associated HGV traffic (especially early in the morning). • Support subject to 'land contamination' tests proving negative and un-harmful. • Hurst Green has had a massive amount of development in the last few years, and is becoming overcrowded and crammed in. • Should focus on this sort of brownfield site rather than Green Belt sites. <p>Current use</p> <ul style="list-style-type: none"> • This site should remain as commercial given lack of job opportunities in the area. • The depot performs a vital role in the area and is even more needed with an enlarged population. • The Council does not seem to be investing in the future. • The site is currently utilised as a waste site and is consequently safeguarded from other uses by policy DC1 (below) of the Surrey County Council Waste Plan (2008). • The site is also used by organisations such as the East Surrey Rural Transport Partnership which will need land in the future. • Some concern regarding the location of the replacement facility and its impact on other communities/settlements. <p>Infrastructure</p> <ul style="list-style-type: none"> • Infrastructure is inadequate, and this must be an intrinsic part of the plan. • Issues with the access. • Impact on roads, off-street parking, railway/buses, shops, health and school facilities. <p>Flooding</p> <ul style="list-style-type: none"> • A comprehensive Flood Risk Assessment, including a drainage scheme, will need to be undertaken as part of any future planning proposal. <p>Ecology</p> <ul style="list-style-type: none"> • Impact on local environment as site is within 200 metres of potential Biodiversity habitat and ancient woodland.

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	<p>Heritage</p> <ul style="list-style-type: none"> Any site over 0.4 hectares would require archaeological assessment and evaluation to be undertaken prior to development.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Oxted is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>OXT 067 is a Category 1 site – Sites not in the Green Belt. The site is brownfield.</p> <p>The Council will need to ensure that the relevant economic factors are appropriately considered and necessary steps taken to secure economic vitality going forward. Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the amount of land which may be needed to accommodate jobs growth and support local businesses. The Local Plan will make provision for the benefit of jobs, commerce and the local economy. It will also need to balance those jobs with the availability of suitable homes. The Council is also updating the Economic Needs Assessment and the findings will inform the final plan.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to heritage. This information could be useful for informing further iterations of the Council's evidence base.</p>

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Action	The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.
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Local Plan Sites Consultation Comments

Site Reference	OXT 068
Site Address	Chestnut Copse, Oxted
Current categorisation of the site	Category 1 - Amber
Number of comments received	24
Comment IDs	SC251, SC219, SC330, SC432, SC1170, SC1239, SC1463, SC1462, SC1691, SC1822, SC2533, SC2728, SC2906, SC3446, SC3640, SC3809, SC3816, SC3929, SC4132, SC4173, SC4269, SC4460, SC4493, SC4507
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • Agree with the consideration of this site for development. • Conflict of interest as the Council is both landowner and planning authority. <p>Green Belt</p> <ul style="list-style-type: none"> • Impact on the openness of the Green Belt as the field has substantial visual sensitivity, and will result in high density infill development in Hurst Green. <p>Infrastructure</p> <ul style="list-style-type: none"> • Infrastructure inadequate as population of Hurst Green has doubled over the past 22 years. • Increased population will result in the need for more open space. Impact on healthcare, railway, road and parking. <p>Highways / transport</p> <ul style="list-style-type: none"> • Access to the playing field is restrictive and via a single lane with housing either side so not able to widen road. • Road capacity and access to Hurst Green cannot cope with further traffic. • Site offers little off-road parking. <p>Social</p> <ul style="list-style-type: none"> • Valuable and well-used equipped play area/open space, which is necessary to support the social and environmental well-being and health of the residential community, and particularly residents of The Greenway. • Limited recreation space in Hurst Green and all the playing fields/open spaces are necessary and building on them goes against the recommendations made in the Council's own commissioned research assessment (Nov 2015). • Should not be built on unless proven to be surplus to requirements. • Should be appraised in terms of paragraphs 73 and 74 of the National Planning Policy Framework (NPPF). • Contrary to Sport England's planning objectives. • Any increase in population would require the provision of more open space. • Loss of open space may lead to increase crime and social problems as children cannot play outside.

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	<p>Ecology</p> <ul style="list-style-type: none"> • Increase in population will impact on local environment. • Impact on biodiverse woodland. <p>Flooding</p> <ul style="list-style-type: none"> • A comprehensive flood risk assessment, including a drainage scheme, will need to be undertaken as part of any future planning proposal. <p>Environmental</p> <ul style="list-style-type: none"> • The site backs on to a railway line which provides direct services to London. This may produce high levels of noise within the site which will need to be assessed for compliance with current regulations.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Oxted is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>OXT 068 is a Category 1 site – Sites not within the Green Belt. The site is currently a playing field and Council owned open space. Any loss of open space would have to be considered in accordance with the quantity and access standards identified in the most up to date Tandridge Open Space Assessment.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made. This information could be useful for informing further iterations of the Council's evidence base.</p>

Local Plan Sites Consultation Comments

Action	The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.
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Local Plan Sites Consultation Comments

Site Reference	SGOD 005
Site Address	Posterngate Farm, South Godstone
Current categorisation of the site	Category 3 - Red
Number of comments received	79
Comment IDs	SC75, SC76, SC196, SC597, SC584, SC632, SC697, SC730, SC893, SC972, SC1060, SC1092, SC1129, SC1290, SC1459, SC1489, SC1507, SC1536, SC1555, SC1601, SC1679, SC1720, SC1782, SC1998, SC2026, SC2071, SC2111, SC2134, SC2176, SC2185, SC2198, SC2193, SC2348, SC2328, SC2394, SC2397, SC2403, SC2377, SC2402, SC2495, SC2514, SC2555, SC2571, SC2586, SC2631, SC2619, SC2626, SC2641, SC2681, SC2718, SC2744, SC2741, SC2751, SC2879, SC2914, SC3155, SC3253, SC3268, SC3325, SC3366, SC3388, SC3489, SC3493, SC3533, SC3604, SC3665, SC3742, SC3900, SC3882, SC3974, SC4014, SC3983, SC4001, SC4221, SC4228, SC4230, SC4225, SC4427, SC4444
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • Concerned that there was a proposal on Posterngate Farm for 468 houses, which would almost double the size of the existing village; now a new settlement of 2,000 houses is proposed. • Is it necessary to raise two sets of objections in relation to Posterngate Farm and the extended settlement option? • Updated version of plan shows Posterngate Farm as red, giving misleading impression it is no longer considered for development. • Extending South Godstone is wrong; potential of creating a new town is objectionable. • No large scale, single development; supports small-scale development. • Need for 9000+ homes based on spurious assumptions. • Have new developments that have already been built / are under construction been factored in? • Increase in housing needs to be proportional and situated where jobs are already. • Surrey has more area of golf courses than housing. • The Local Plan does not reflect the needs and priorities of the community. • Extending South Godstone is wrong. • Ruled out for further consideration and should not be an extended settlement option. • Site unsuitable for development, based appeal decision APP/M3645/W/15/3132724. • New developments are too expensive for local people; social housing that does not give local people priority. • Support a balance between new housing and employment to enhance districts economic performance. • Development adjacent to the railway line is unacceptable, would destroy local character, quality of life, drive down housing prices, result in loss of open space, overlooking and loss of privacy for existing residents.

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	<ul style="list-style-type: none">• Residents prefer a quiet, secluded village.• Why does the Government make councils build more housing in the south that causes inflated prices, overcrowding and rural discontent.• Landowner is committed to providing site as part of a comprehensive mixed-use 'extended settlement'.• Would make a significant contribution towards the Objectively Assessed Needs (OAN) in a sustainable location and with little impact on the functioning and integrity of the Green Belt in the district.• Agree with categorisation as a red site and ruling out site from further consideration.• Godstone ward is not represented on the Planning committee and therefore disadvantaged.• Proposed development overrides the consideration of existing residents.• Plans are upsetting for young people. <p>Green Belt</p> <ul style="list-style-type: none">• Green Belt Policy has been side stepped.• Object to development on grounds of Green Belt, Area of Great Landscape Value (AGLV) and Area of Outstanding Natural Beauty (AONB).• Development is inappropriate, would destroy openness and conflict with Green Belt purposes.• No building to be done on current Green Belt.• Existing Green Belt boundaries should be retained.• Completely unsuitable for development; inconsistent with paragraph 89 and section 4 of the NPPF.• Conflict with the existing pattern of development and visually damaging the landscape. Green Belt boundary revision should be confined to larger sustainable settlements.• Existing boundaries of South Godstone are well defined. <p>Infrastructure</p> <ul style="list-style-type: none">• Lack of infrastructure and facilities within the village, including shops, sport office, petrol station, public transport, sewerage, doctors, schools, roads.• Limited employment and shopping facilities; only left with a petrol station.• Virtually no amenities.• Inadequate power and broadband infrastructure.• Drains would be unable to cope.• Only 10 doctor surgeries were contacted and none replied, wrongly assuming that there was no issue.• Doctors and schools are oversubscribed.• Unsustainable location.• Investment in infrastructure required.• Concerned about personal safety and increase in crime.
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Local Plan Sites Consultation Comments

	<p>Highways / transport</p> <ul style="list-style-type: none">• Development would lead to increased traffic on A22, increase safety risks.• 550 units unrealistic without major road improvement.• Inadequate parking, busy and infrequent train/bus services.• Inappropriate use of roads by HGVs; frequent speeding.• Poor public transport and limited cycle lanes. <p>Flooding</p> <ul style="list-style-type: none">• West side of the A22 Posterngate is a natural flood plain.• Site and roads prone to flooding.• Site is not at risk of flooding, is not ecologically sensitive and is not subject to constraints. <p>Environmental</p> <ul style="list-style-type: none">• Where mains drainage are not in place, need to comply with the Environmental Permit Regulation and may need a permit to discharge.• Object on grounds of unacceptable risk of pollution to groundwater from sewage effluent, trade effluent or contaminated surface water.• Site within 250 metres from a former landfill and Environmental Health Officer should be aware. <p>Landscape / character</p> <ul style="list-style-type: none">• Proposed density excessive, absurd and utter non-sense; would urbanise village.• Location on a hillside and easily seen.• Alternative less visible / beautiful spots available. <p>Ecology</p> <ul style="list-style-type: none">• No consideration has been given to wildlife and habitats.• Land currently used for grazing sheep and lake provides a habitat for livestock and wildlife, including visibly apparent, swans, cygnets, geese and ducks.• Should site SGOD 005 be built upon these habitats would be lost forever.• Surrounding ancient woodland needs protection as do geological features of Site of Special Scientific Interest.• Loss of important trees, hedge or other vegetation.• Developing this area would be a crime against nature, and make a mockery of "Surrey Hills".
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<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. South Godstone is identified as a Tier 3 settlement (Rural Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan does not seek to allocate sites in or adjacent to settlements in Tier 3 of the hierarchy.</p> <p>However, the Preferred Strategy does include allocation of a strategic site capable of delivering development based on Garden Village principles, and South Godstone is just one of these locations being considered. Therefore, whilst this site is not considered further on an individual basis, as a collective with other sites it could form part of the potential Garden Village.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to landscape, ecology and the environment. This information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>Consultation is scheduled in Summer/Autumn 2017 on potential areas for a Garden Village, as part of the Council's agreed Local Plan Preferred Strategy.</p> <p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

Local Plan Sites Consultation Comments

Site Reference	SGOD 006
Site Address	Land at King's Farm North, South Godstone
Current categorisation of the site	Category 3 - Red
Number of comments received	25
Comment IDs	SC198, SC895, SC1490, SC1556, SC1602, SC1685, SC1999, SC1980, SC2028, SC2112, SC2213, SC2331, SC2353, SC2587, SC2577, SC2748, SC2721, SC2915, SC3152, SC3255, SC3260, SC3272, SC3327, SC3390, SC4428
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • Planning permission has already been declined therefore this site should not be considered. • The site is remote, unsuitable, in unsustainable location and does not have appropriate access. Development needs to be structured. • Site is unsuitable for large scale residential. • The site appears to have been discounted but the Council's staff have indicated to the contrary. • Likely adverse impacts on privacy, residential amenity and local character. <p>Infrastructure</p> <ul style="list-style-type: none"> • Lack of schools, shops, medical and dental practices (Development could force people to use A&E for minor ailments instead of GP). • Limited doctors and school places in South Godstone would mean pressure on services in Oxted. • Inadequate drainage, public transport and roads. • Existing surface water flooding. • Parts of the site are in Flood Zone 3 and development will cause increased flood risk. • Lack of entertainment facilities would lead to anti-social behaviour. <p>Highways / transport</p> <ul style="list-style-type: none"> • If Lambs Business Park (ENA 12) is to remain an employment site, this development is inappropriate. HGV traffic generated by Lambs Business Park is already a major issue on Tilburstow Hill Road. • The roads cannot accommodate increased traffic. • Infrequent public transport. • Rail links are insufficient. • There is a limited bus service. <p>Ecology</p> <ul style="list-style-type: none"> • Agree that site is unsuitable due to ecology constraints • There is an existing Tree Preservation Order (TPO) on site. • Established woodland contains ecological interests • Diverse fauna and flora. • Site is agricultural land.

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	<p>Green Belt</p> <ul style="list-style-type: none"> • The site is designated as Green Belt and must be protected. • Development would compromise Green Belt. • Should respect the countryside. <p>Employment / economic</p> <ul style="list-style-type: none"> • There are few opportunities for local employment. • The site provides local employment so should be retained.
Council's response	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. South Godstone is identified as a Tier 3 settlement (Rural Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan does not seek to allocate sites in or adjacent to settlements in Tier 3 of the hierarchy.</p> <p>However, the Preferred Strategy does include allocation of a strategic site capable of delivering development based on Garden Village principles, and South Godstone is just one of these locations being considered. Therefore, whilst this site is not considered further on an individual basis, as a collective with other sites it could form part of the potential Garden Village.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council notes all other comments made, in particular on matters relating to landscape and ecology. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>Consultation is scheduled in Summer/Autumn 2017 on potential areas for a Garden Village, as part of the Council's agreed Local Plan Preferred Strategy.</p> <p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

Local Plan Sites Consultation Comments

Site Reference	SGOD 009
Site Address	Lagham Park Farm, South Godstone
Current categorisation of the site	Category 3 - Red
Number of comments received	41
Comment IDs	SC77, SC197, SC237, SC702, SC896, SC1093, SC1289, SC1491, SC1558 SC1604, SC1686, SC1721, SC1783, SC1881, SC2000, SC2113, SC2180 SC2190, SC2177, SC2197, SC2216, SC2334, SC2354, SC2580, SC2581 SC2588, SC2746, SC2916, SC3153, SC3256, SC3261, SC3274, SC3329 SC3391, SC3883, SC3925, SC3976, SC3981, SC4229, SC4231, SC4429
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • Agree site should be disregarded / should not be included. • Site unsuitable for development. • Development would detrimentally change the overall attributes of the area. • Council has said unsuitable so why still being considered/consulted on? • There are more suitable sites than this. • Drop in house prices for existing residents. <p>Green Belt</p> <ul style="list-style-type: none"> • Proposal is not limited infilling. • Should be protected. • Once gone, gone forever. • When moved here, understood Green Belt was protected • Inappropriate development in the Green Belt. • Not adhered to five purposes of Green Belt or exceptions. • Most important aspect of Green Belt is openness – which should be preserved for the future. • Green Belt has been successful in ensuring separation of towns. • Countryside should be protected for its own sake. • Site away from a settlement boundary. • Proposal contrary to Council messages that say Green Belt is not under threat. • One of greenest parts of Tandridge / loss of green fields. • Destroy openness of countryside. • Create urban sprawl. <p>Infrastructure</p> <ul style="list-style-type: none"> • Has any regard been had to infrastructure requirements? E.g. schools, doctors, public transport? • Development will not improve infrastructure. • Some libraries scheduled to close and mobile library doesn't visit many areas. • Insufficient capacity for school places / oversubscribed. • Children having to go to Redhill. • Oxted High cannot be extended. • Local doctors/dentists full (e.g. Pond Tail Surgery, Godstone).

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	<ul style="list-style-type: none">• Increase waiting lists.• Nearest supermarket is in Oxted.• Local shops not commercially viable. <p>Highways / transport</p> <ul style="list-style-type: none">• Vehicular access onto the A22 or Tilburstow Hill Road close to their respective rail bridges is not ideal / would add to existing problems on A22.• Access constrained by Single Alternate Line Traffic bridge under the railway line.• Site at end of an un-adopted / private road.• Increase traffic on A22.• A22 congested when congestion on M25.• M25 junction 6 very busy route.• Increase congestion.• Already a busy road, with challenges for pedestrians and cyclists – development would exacerbate this problem.• Only one rural railway station at South Godstone with limited routes.• Bus routes few and infrequent.• Speeding/increase dangerous driving.• Increase commuting.• Need to travel by car for shops and food.• Development would require a need to upgrade the junction between Tilburstow Hill Road and the A22 at Anglefield Corner, possibly into a roundabout.• Accident prone area.• The sight lines at the other end of Tilburstow Hill Road would need to be improved to improve safety for increased traffic.• Tandridge Lane is a cut through to A22 and A25.• Parking at railway stations/South Godstone station is limited/ at capacity – new car park would be needed. <p>Environmental</p> <ul style="list-style-type: none">• Noise from railway.• Unsuitable for young families due to noise.• Increase air pollution. <p>Landscape / character</p> <ul style="list-style-type: none">• Site cannot be seen from Water Lane, but can be clearly seen from A22 when travelling north.• If developed there would be a “roof top view” from the railway station which overlooks the area.• Close to Area of Great Landscape Value (AGLV).• Area of Local Landscape Significance.• Impact on Area of Outstanding Natural Beauty (AONB).• Introduce unsightly buildings.• Adverse impact on visual amenity.• Adverse impact on views.
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	<p>Flooding</p> <ul style="list-style-type: none">• Site floods regularly (during the winter of 2014/15 most of it was submerged under water).• Ground waterlogged most of year.• Surface water flood risk.• Increase surface water draining to the south – increase flood risk in area and Tilburstow Hill Road and Water Lane.• A22 floods / A22 often flooded between Blindley Heath and Godstone / A22 often closed due to flooding.• Site currently takes flood water from land to the north of the railway line plus from Lambs Business Park. Development of this area will increase the flood risk for those in Water Lane.• Flood risk will increase with climate change.• EA flood warning alert area with history.• Drainage cannot cope.• Land north of the site drains through culverts under the railway embankment – additional runoff would make this worse.• Development would reduce the ability for water to be dispersed.• The area is acknowledged by the Environment Agency as an area of 'High Risk' due to swelling clay subsidence hazards. Removal of trees, vegetation and made-made activity would increase the likelihood of groundwater variation and as such the risks of flooding and subsidence.• The flooding and road closures are acknowledged in The Flood Investigation Report undertaken by T.D.C. in October 2015. <p>Ecology</p> <ul style="list-style-type: none">• There are many hedgerows and wooded areas that are important habitats and need to be protected.• Loss of wildlife.• Impact on ancient and protected woodland.• Site is established woodland.• Watercourse runs through the site.• Site supports nesting birds, bats and owls.• Question the viability of development when flood risk taken into account. <p>Heritage</p> <ul style="list-style-type: none">• Impact on listed buildings. <p>Social</p> <ul style="list-style-type: none">• Site cut off from village by railway line.• Concerns about safety.• Residents prefer a quiet village.• Detrimental effect on life of residents.• Adverse impact on privacy and residential amenity.
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	<p>Employment</p> <ul style="list-style-type: none"> • Little/no employment opportunities in local area. <p>Sustainability Appraisal</p> <ul style="list-style-type: none"> • Fail sustainability test / unsustainable. • Not a sustainable location. <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none"> • The Housing and Economic Land Availability Assessment (HELAA, 2016) identifies this site as Developable in the Green Belt. However, the LVA assesses this parcel as being of Substantial Sensitivity and Moderate Value which amounts to a conclusion of Low landscape capacity. However, the assessment of this site includes a criteria entitled 'Inconsistency with Existing Settlement Form/Pattern', against which the landscape report states: <i>"Development on this site is inconsistent with the settlement pattern of South Godstone. The site is detached from the settlement and separated by the railway line so would have no relationship to South Godstone."</i> • NLP considers that this particular criteria does not lend itself to inclusion within the assessment of new settlements or extensions to existing settlements. The Council's own LVA concludes that the Potential Residential Area of South Godstone for settlement extension is located to the south of the railway line. This parcel of land is physically detached from the existing South Godstone village by the railway line, but could be well related to a comprehensive extension to South Godstone as part of a new Garden Village. This would dramatically change the settlement pattern to which this parcel would fall to be considered. Such a change is inevitable if a new or extended settlement option is to be taken forward. • The site's score against this criteria is important because if it scored even 3/5 rather than the current 5/5 for this criteria, the total score would reduce such that it fell within 'Moderate' landscape sensitivity (15-21) rather than 'Substantial' (22-28). This would reduce the overall conclusion to Moderate Sensitivity x Moderate Value which should increase the sites concluded Low landscape capacity to Medium landscape capacity.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. South Godstone is identified as a Tier 3 settlement (Rural Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan does not seek to allocate sites in or adjacent to settlements in Tier 3 of the hierarchy.</p> <p>However, the Preferred Strategy does include allocation of a</p>

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	<p>strategic site capable of delivering development based on Garden Village principles, and South Godstone is just one of these locations being considered. Therefore, whilst this site is not considered further on an individual basis, as a collective with other sites it could form part of the potential Garden Village.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to landscape, ecology and social impacts. This information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>Consultation is scheduled in Summer/Autumn 2017 on potential areas for a Garden Village, as part of the Council's agreed Local Plan Preferred Strategy.</p> <p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

Local Plan Sites Consultation Comments

Site Reference	SGOD 013
Site Address	Land at King's Farm South, South Godstone
Current categorisation of the site	Category 3 - Red
Number of comments received	19
Comment IDs	SC199, SC897, SC1492, SC1557, SC1687, SC1982, SC2001, SC2114, SC2218, SC2332, SC2582, SC2590, SC2749, SC2917, SC3257, SC3262, SC3273, SC3690, SC4430
Key comments	<p>General</p> <ul style="list-style-type: none"> • Agree site should be discounted / is unsuitable. • Site was refused planning permission – therefore why is it being considered in this plan? • The assessment says the site is unsuitable, so why is it being considered? • Object to consideration of this site. <p>Green Belt</p> <ul style="list-style-type: none"> • Proposals do not comply with National Planning Policy Framework (NPPF) para 89 (exceptions). • Compromise the Green Belt . • Inappropriate development in the Green Belt. • Green Belt should be protected. • When moved here, understood Green Belt would be protected. • Green Belt is an area of beauty and conservation. • Green Belt policy has been successful. • Most important attribute is openness, and retaining it for the future. • Once gone, gone forever. • Council messages say Green Belt not under threat. • Should remain a village surrounded by Green Belt. • Not adhered to 5 purposes of Green Belt or the exceptions. • Create urban sprawl. <p>Infrastructure</p> <ul style="list-style-type: none"> • Development would present huge demand on infrastructure. <p>Highways / transport</p> <ul style="list-style-type: none"> • Traffic generated by Lambs Business Park is currently a major issue – development close to the business park would be inappropriate for this reason. • No transport links. • Additional traffic / particularly on A22. • Already congested area. • Increase speeding. • Limited bus routes / service. • Train service wouldn't cope. • Inappropriate access. • Unmade road.

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	<ul style="list-style-type: none">• At the end of an un-adopted road / private road. <p>Environmental</p> <ul style="list-style-type: none">• Air pollution.• Loss of agricultural land. <p>Ecology</p> <ul style="list-style-type: none">• Site is Ancient woodland.• Tree Preservation Order (TPO) on site.• Recognised by the Forestry commission as 'Other Semi Natural Woodland' – this woodland is fundamental to preserving the character of the area. The trees are invaluable to supporting all forms of wildlife and it should not be lost to unnecessary and inappropriate development.• Woodland supports abundance of ecosystems.• Loss of wildlife.• Nesting birds, bats and owls.• Lakes are Priority Habitats (Natural Environment and Rural Communities Act 2006) and need to be protected and enhanced. If any of them are lost during development, then their loss needs to be compensated for.• All development near small rivers should be set back at least 8m to ensure that there is a proper riparian corridor. This is a requirement of Section 117 in the National Planning Policy Framework (NPPF). <p>Landscape / character</p> <ul style="list-style-type: none">• Out of character with the area.• Village should be protected.• A total of ten properties located either side of the unadopted highway. Each property along the road has a plot size of 1/3acre to in excess of 1 acre. The proposed development of ten units per site is completely out of character when juxtaposed in relation to the general environment and neighbouring properties and would cause irreparable harm to the character and appearance of the area. <p>Flooding</p> <ul style="list-style-type: none">• Presence of waterbodies and water courses needs to be taken into account.• Surface water flood risk during heavy rainfall and in the winter.• Flooding gets worse with climate change.• Development will increase flood risk.• A22 often flooded between Blindley Heath and Godstone.• This area is acknowledged by the Environment Agency as an area of 'High Risk' due to swelling clay subsidence hazards. Removal of trees, vegetation and man-made activity would increase the likelihood of groundwater variation and as such
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	<p>the risks of flooding and subsidence.</p> <ul style="list-style-type: none"> History of flooding (acknowledged in The Flood Investigation Report undertaken by the Council in Oct 2015). <p>Social</p> <ul style="list-style-type: none"> Impact on privacy and residential amenity. <p>Sustainability Appraisal</p> <ul style="list-style-type: none"> Unsustainable development. Unsustainable as lack of infrastructure and reliance on car. Too remote from other settlements / away from settlement boundary.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. South Godstone is identified as a Tier 3 settlement (Rural Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan does not seek to allocate sites in or adjacent to settlements in Tier 3 of the hierarchy.</p> <p>However, the Preferred Strategy does include allocation of a strategic site capable of delivering development based on Garden Village principles, and South Godstone is just one of these locations being considered. Therefore, whilst this site is not considered further on an individual basis, as a collective with other sites it could form part of the potential Garden Village.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to landscape, ecology and social impacts. This information could be useful for informing further iterations of the Council's evidence base.</p>

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Action	<p>Consultation is scheduled in Summer/Autumn 2017 on potential areas for a Garden Village, as part of the Council's agreed Local Plan Preferred Strategy.</p> <p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>
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Site Reference	SMA 004
Site Address	Land off Redehall Road, Smallfield
Current categorisation of the site	Category 3 - Amber
Number of comments received	14
Comment IDs	SC505, SC771, SC879, SC1036, SC1131, SC2680, SC2693, SC2795, SC2838, SC3019, SC3593, SC3614, SC4082, SC4280.
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • Footpath on the southern edge of the site. • SMA 004, 020 and 027 should be considered for development together. <p>Green Belt</p> <ul style="list-style-type: none"> • Development of the site will result in urban sprawl. • The site offers a valuable contribution to the Green Belt by retaining the openness between Redehall and Plough Roads. • There are no exceptional circumstances that can justify removing this land from its Green Belt status. • The site offers a valuable contribution to the Green Belt. <p>Infrastructure</p> <ul style="list-style-type: none"> • Thames Water does not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site. • The existing infrastructure is not capable of sustaining a housing development. <p>Highways / transport</p> <ul style="list-style-type: none"> • The proposed area would require access by vehicles and foot from Redehall Road that would result in an excessive number of additional traffic movements being added to the busy junction at Redehall and Plough Roads. The narrow pavement is unsuitable for large numbers of people traversing and would add to the risk of injury. • Access to the proposed site(s) could only be accomplished off Plough Lane and Redehall Road already heavily congested. • At peak travel times, the current road infrastructure is totally inadequate. • A combination of SMA 004, SMA 020 and SMA 027 would allow a small by-pass from Plough Road to Redehall Road and, if constructed in a similar way to The Langshott Estate in Horley, it could provide a safe passage of vehicles that do not need to use the village shops, school or doctor's surgery. Whilst there will still be easterly/westerly movements there would be a quite a large reduction through the centre. <p>Environmental</p> <ul style="list-style-type: none"> • The site is susceptible to flooding from ground and surface

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	<p>water.</p> <ul style="list-style-type: none"> • This site is well known as being susceptible to flooding for lengthy periods from ground and surface water. • The site is on a flood plain and also contains an area at high risk of surface flooding. <p>Comments from the Environment Agency</p> <ul style="list-style-type: none"> • Smallfield was subject to significant flooding during December 2013 and January 2014. Investigations concluded that the source of the flooding was from various sources including surface water and foul water. • The lead Local Flood Authority, Surrey County Council, have progressed with a detailed investigation to commence a Flood Alleviation Scheme. This study has produced an Initial Assessment that highlights potential options and recommendations that can be taken forward. • We would recommend that no sites in Smallfield should be taken forward for future housing allocations until the results of the flood alleviation scheme are agreed. The majority of these sites identified should be safeguarded as areas for any potential flood alleviation scheme; be it flood storage or new channels. • Tandridge District Council has recently recognised the requirement for a Flood Alleviation Scheme in Smallfield by allocating future Community Infrastructure Levy (CIL) funds to this project over the next three years. • It is anticipated that a preferred option and business case for the scheme will be completed by 2018 and that any construction would proceed in 2019/20. • The exact funding arrangements for any Flood Alleviation Scheme remain unclear and as a consequence there may still be some need for third party contributions. In this case there may be some potential for these development sites to be considered if they can offer some possible contribution to any wider flood scheme. However it will be impossible to assess the precise details until further evidence has been produced to confirm the technical and economic possibility for any scheme.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Smallfield is identified as a Tier 2 settlement (Semi-Rural Service Centre) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>SMA 004 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional</p>

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	<p>circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.

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Site Reference	SMA 008
Site Address	Land at Plough Road, Smallfield
Current categorisation of the site	Category 3 - Amber
Number of comments received	14
Comment IDs	SC762, SC881, SC1037, SC1321, SC2462, SC2682, SC2696, SC2796, SC2839, SC3596, SC3615, SC4062, SC4083, SC4277.
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • Scope for a small number of dwellings, 5 or 6, to be located along the northern boundary in a ribbon style to replicate similar development along the road provided sufficient mitigation work is carried out. • It may be possible to allow building of 5-8 units on the site directly adjoining Plough Road by extending the housing already next to it. • Footpath on the southern edge of the site. <p>Green Belt</p> <ul style="list-style-type: none"> • Development of the site would be inappropriate development in the Green Belt and will result in urban sprawl. • There are no exceptional circumstances that can justify releasing this land from the Green Belt. <p>Infrastructure</p> <ul style="list-style-type: none"> • The existing infrastructure is not capable of sustaining a housing development. <p>Highways / transport</p> <ul style="list-style-type: none"> • The only access to/from the site would be into Plough Lane, a two lane, narrow width country lane already congested especially at Peak Times. <p>Flooding and drainage</p> <ul style="list-style-type: none"> • Thames Water does not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site. • Additional building would reduce the capacity for drainage and pose risk of flooding to nearby housing. Further development, without improvement to drainage, would increase problem. • Local residents have problems with drainage every time there is heavy rain for four hours or more. Doubts that Thames Water can cope with the extra houses being built. • The existing foul drains are insufficient to meet existing demand. Further development, without improvements to the infrastructure, would increase this issue. • Almost constant flooding of the lower third of the field of which photographic evidence can support. • Additional building over the site would reduce the capacity

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	<p>of the area for drainage and pose significant risk of flooding to nearby housing.</p> <ul style="list-style-type: none">• The site suffers from water problems and has been constantly under water when it rains.• This field was under water for several consecutive months and the adjacent property had flood water in its garden.• This is unsuitable for development, due to regular and serious flooding of the field. <p>Comments from the Environment Agency</p> <ul style="list-style-type: none">• Smallfield was subject to significant flooding during December 2013 and January 2014. Investigations concluded that the source of the flooding was from various sources including surface water and foul water.• The lead Local Flood Authority, Surrey County Council, have progressed with a detailed investigation to commence a Flood Alleviation Scheme. This study has produced an Initial Assessment that highlights potential options and recommendations that can be taken forward.• Recommend that no sites in Smallfield should be taken forward for future housing allocations until the results of the flood alleviation scheme are agreed. The majority of these sites identified should be safeguarded as areas for any potential flood alleviation scheme; be it flood storage or new channels.• Tandridge District Council has recently recognised the requirement for a Flood Alleviation Scheme in Smallfield by allocating future Community Infrastructure Levy (CIL) funds to this project over the next three years.• It is anticipated that a preferred option and business case for the scheme will be completed by 2018 and that any construction would proceed in 2019/20.• The exact funding arrangements for any Flood Alleviation Scheme remain unclear and as a consequence there may still be some need for third party contributions. In this case there may be some potential for these development sites to be considered if they can offer some possible contribution to any wider flood scheme. However it will be impossible to assess the precise details until further evidence has been produced to confirm the technical and economic possibility for any scheme. <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none">• The site is deliverable (suitable, available and viable) in the short-term and offers the opportunity to accommodate a high quality development of approximately 50 new homes.• The site is able to contribute towards the District's housing needs in line with the sustainable development principles of the National Planning Policy Framework (NPPF) and is supported by the following case for exceptional circumstances to justify a revision to the Green Belt
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	<p>boundary.</p> <ul style="list-style-type: none"> • The Council does not have a 5-year housing land supply against identified needs (a situation that is only getting worse) and it is therefore appropriate to bring forward additional sites in the early part of the plan period. • Insufficient non-Green Belt sites exist to meet housing needs in full and therefore it is appropriate to identify additional deliverable and sustainable Green Belt sites to contribute towards identified housing need. • Land at Plough Road has been shown to make a limited contribution to the purposes of the Green Belt and it is therefore appropriate for the site to form part of the 'inset' settlement of Smallfield, removed from the Green Belt. • The site is suitable for development in terms of: Sustainable location, Access and highways, Landscape/townscape, Flood risk, Biodiversity, Heritage and Social infrastructure – health and well-being • The site is available and viable. • The combination of the above factors is considered to warrant the 'exceptional circumstances' necessary to justify the release of this site from the Green Belt to deliver the much needed new homes the Council needs and to contribute towards the sustainable development objectives for the District, balanced with the need to protect the Green Belt, where the Green Belt meets its stated purposes.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Smallfield is identified as a Tier 2 settlement (Semi-Rural Service Centre) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>SMA 008 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an</p>

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	<p>Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	SMA 009
Site Address	Lower at Broadbridge Farm, Smallfield
Current categorisation of the site	Category 3 - Amber
Number of comments received	16
Comment IDs	SC220, SC506, SC736, SC882, SC1038, SC2684, SC2700, SC2800 SC2840, SC3020, SC3057, SC3397, SC3616, SC3597, SC3985, SC4084
Key comments	
	<p>General</p> <ul style="list-style-type: none"> Two public footpaths would be affected by development of this site. Neither of these are mentioned in the Site Description. <p>Green Belt</p> <ul style="list-style-type: none"> Inappropriate development in the Green Belt and will lead to creating further urban sprawl to the detriment of the settlement. The site is within the Green Belt and offers a substantive buffer against coalescence between and development in Horley and Smallfield. <p>Infrastructure</p> <ul style="list-style-type: none"> Thames Water does not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site. The school and doctor's surgery serve surrounding areas would unable to cope but I suspect the increase in population is not enough to justify a new school/second surgery. <p>Highways / transport</p> <ul style="list-style-type: none"> Concern about increased traffic and pollution. Smallfield surrounded by narrow country lanes used to access major roads. There is no opportunity to neither widen them nor stop people using them. The site is located along a small road unsuitable for the number of traffic movements that a development of this size would generate. Increased traffic and pollution on the roads. Smallfield is surrounded by a network of narrow country lanes that are used to reach more major roads such as the A22 and A25. Local roads have lots of hair-pin bends, they are not particularly safe now and any increase in traffic loads is going to make this much worse. <p>Landscape / character</p> <ul style="list-style-type: none"> The village has a strong community and will lose its identity. <p>Flooding</p> <ul style="list-style-type: none"> Area prone to flooding – water table approximately 18 inches below the surface at the best of times.

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	<p>Comments from the Environment Agency</p> <ul style="list-style-type: none">• Smallfield was subject to significant flooding during December 2013 and January 2014. Investigations concluded that the source of the flooding was from various sources including surface water and foul water.• The lead Local Flood Authority, Surrey County Council, have progressed with a detailed investigation to commence a Flood Alleviation Scheme. This study has produced an Initial Assessment that highlights potential options and recommendations that can be taken forward.• Recommend that no sites in Smallfield should be taken forward for future housing allocations until the results of the flood alleviation scheme are agreed. The majority of these sites identified should be safeguarded as areas for any potential flood alleviation scheme; be it flood storage or new channels.• Tandridge District Council has recently recognised the requirement for a Flood Alleviation Scheme in Smallfield by allocating future Community Infrastructure Levy (CIL) funds to this project over the next three years.• It is anticipated that a preferred option and business case for the scheme will be completed by 2018 and that any construction would proceed in 2019/20.• The exact funding arrangements for any Flood Alleviation Scheme remain unclear and as a consequence there may still be some need for third party contributions. In this case there may be some potential for these development sites to be considered if they can offer some possible contribution to any wider flood scheme. However it will be impossible to assess the precise details until further evidence has been produced to confirm the technical and economic possibility for any scheme. <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none">• The Site on Land at Lower Broadbridge Farm is available and deliverable. The suitability of the site for release from the Green Belt has been informed by a Landscape and Visual Appraisal including Green Belt Review (December 2016) and an Illustrative Framework Plan (Rev G) produced in December 2016.• It is considered the 470 dpa figure does not represent the full Objectively Assessed Need (OAN) as required in the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). The proposed Objectively Assessed Need (OAN) will fall considerably short of delivering the affordable housing needs that the district needs.• Pro-active engagement is required between the Council and its neighbouring authorities and whilst it is recognised that the Council may not be able to help meet the unmet need from the Housing Market Area (HMA), the current position across the HMA strongly suggests that there is a need in
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	<p>Tandridge for the District to robustly meet its own needs. There is little opportunity for other authorities to meet the OAN of Tandridge and, in light of a seemingly overwhelming shortfall in housing delivery likely to occur across the HMA as a whole, the weight to be given to importance of the District meeting its own needs is substantially increased.</p> <ul style="list-style-type: none">• It is abundantly clear that a significant and substantial release of development land from the Green Belt will be necessary for the district to meet its OAN. Indeed, based on the evidence of the LPIA alone, it will be necessary for the Green Belt to be reviewed if the District is to meet more than 1/3rd of its OAN.• Key challenge in meeting OAN is likely to be the Green Belt as well as Area Of Natural Beauty (AONB) constraints. Evidence base suggests overwhelming shortfall of housing land outside the Green Belt and suggests it is abundantly clear that a significant and substantial release of development land from the Green Belt will be necessary to meet OAN. As a result of the overwhelming shortfall consider that 'exceptional circumstances' do exist to justify Green Belt release. Fundamentally disagree with the Council's approach not to assess very special circumstances now.• The Council's approach of pushing an assessment of exceptional circumstances to a later stage of the Plan process, along with the limited scope of its Green Belt review is considered to undermine its ability to carry out such a comprehensive assessment of the planning balance. Moreover, consider that there are failings in the approach of the Housing and Economic Land Availability Assessment (HELAA) which will further hinder the Council's assessment.• Consider that the site does make some contribution to the purposes of the Green Belt. However, we also note that the site is likely to compare well to other sites within Smallfield and across the district in terms of identifying Sites which should be brought forward to meet the OAN.• The Local Plan Sites Consultation and Update HELAA assesses the site and has had regard to the range of evidence submitted with the exception of the client's Green Belt Review which is addressed below. Our client seeks therefore to promote the site based on the 'Illustrative Framework Plan (Rev G) for circa 280 dwellings.• The site is located within close proximity to Smallfield village centre, which provides a number of key facilities. The accompanying Transport Feasibility Report (Appendix 5) Table 2 lists the walking distance from the Broadbridge Lane/Perrylands Lane junction. All of the facilities are between 500 – 750 metres (excluding Redehall Preparatory School). These distances provide future residents the opportunity to walk into Smallfield to undertake day-to-day tasks.
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	<ul style="list-style-type: none"> • Development of the site would extend the settlement pattern beyond the ridgeline that currently contains the main built-up area of Smallfield. This would form a somewhat logical extension to the settlement pattern by consolidating the ribbon development that extends southwards from this part of Smallfield towards a robust boundary. • A Preliminary Flood Risk Assessment and Surface Water Management (June 2016) confirms that the majority of the site is within Flood Zone 1. The south-west corner contains a small area in Flood Zone 2, which could be compensated for in design and layout. The site also contains an area at high risk of surface water flooding which can be dealt with through an appropriate drainage system at the Site. • The Local Plan Sites Consultation considers that 'development would be acceptable'. • In terms of noise, a noise report has been submitted which details that residential development is suitable on the site provided mitigation measures are incorporated into proposals. • In terms of Highways, a Transport Feasibility Report has been submitted which identifies two potential access points. Walking and cycling will be heavily promoted to encourage sustainable non-car modes of transport. A Flood Risk and Surface Water Management have also been submitted and considers that development would be acceptable. In terms of ecology, and Ecology Assessment has been submitted which considered that the site is ecologically suitable for development subject to appropriate mitigation. • In conclusion, the Council needs to release Green Belt sites in order to positively seek opportunities to meet development needs. Limited options are available outside the Green Belt. If Tandridge District Council does not meet its housing needs this will put greater pressure on neighbouring authorities due to overall shortfall across the wider area. Considered 'exceptional circumstances' exist to undertake a review of the Green Belt that it will be necessary to consider sites within Category 3 locations. Will require an assessment of Green Belt sites to establish overall impact of meeting the OAN through releasing Green Belt land. Consider the site contributes least to the purposes of the Green Belt, and technical work demonstrates that the site would deliver sustainable development.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Smallfield is identified as a Tier 2 settlement (Semi-Rural Service Centre) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable</p>

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	<p>development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>SMA 009 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made. This information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	SMA 013
Site Address	Land at Chapel Road, Smallfield
Current categorisation of the site	Category 3 - Red
Number of comments received	18
Comment IDs	SC507, SC655, SC754, SC833, SC1039, SC2685, SC2702 SC2801, SC2842, SC2912, SC3022, SC3060, SC3399, SC3498, SC3598, SC3617, SC4087, SC4125.
Key comments	<p>General</p> <ul style="list-style-type: none"> • There is a Byway running along the western edge of the site. • A development of around 30 units located in the southern section of the site would enable some development provided it is laid out as a continuation of the shape of the boundary from Hayes Walk. • A much smaller development of around 30 - 50 units located in the southern section of the site would provide the opportunity of houses being provided, without the Green Belt being significantly affected, or changing the feel of the parish. • The site should not be included for further consideration. <p>Infrastructure</p> <ul style="list-style-type: none"> • Considerable improvement to drainage infrastructure will be needed if both the new developments and the rest of Smallfield are to avoid real flooding. • Antiquated drainage system struggles to cope currently and by adding to it will cause further misery to existing houses and to the new ones. • School and doctors surgery is running to near full capacity. If the population expands in the village, this situation can only get worse. Surgery buildings and car park have little scope for further expansion. • Increase in population will inevitably bring more pupils to school. Porta cabins are already used. <p>Comments from Thames Water Utilities</p> <ul style="list-style-type: none"> • The waste water network is unlikely to support the demand anticipated from this development. • Strategic drainage infrastructure is likely to be required. • Minor infrastructure upgrades may be required. • It is important not to under estimate the time required to deliver necessary infrastructure. For example: Sewage Treatment Works upgrades can take 18 months to 3 years to design and build. <p>Green Belt</p> <ul style="list-style-type: none"> • Inappropriate development on Green Belt land will create further urban sprawl to the detriment of the settlement. • Relieved that the site has been removed from areas for consideration. These would have been a serious

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	<p>infringement of Green Belt policy and completely unsustainable within the National Planning Policy Framework (NPPF).</p> <p>Highways / transport</p> <ul style="list-style-type: none">• Development of the site would have a very serious effect on traffic flow, particularly on Chapel Road, Normans Road, Scotts Hill, Rookery Hill and Dayseys Hill.• Smallfield not served by train line and bus service is limited and dwindling. Reliance on car usage is a necessity for most residents. Unless these issues are resolved, most of these sites for consideration will have to include car usage. <p>Landscape / Character</p> <ul style="list-style-type: none">• Development of the site would have a significant detrimental effect on the character of the area. <p>Flooding</p> <ul style="list-style-type: none">• Area prone to surface water flooding.• Parts of Smallfield are on a flood plain. <p>Comments from the Environment Agency</p> <ul style="list-style-type: none">• Smallfield was subject to significant flooding during December 2013 and January 2014. Investigations concluded that the source of the flooding was from various sources including surface water and foul water.• The lead Local Flood Authority, Surrey County Council, have progressed with a detailed investigation to commence a Flood Alleviation Scheme. This study has produced an Initial Assessment that highlights potential options and recommendations that can be taken forward.• Recommend that no sites in Smallfield should be taken forward for future housing allocations until the results of the flood alleviation scheme are agreed. The majority of these sites identified should be safeguarded as areas for any potential flood alleviation scheme; be it flood storage or new channels.• The Council has recently recognised the requirement for a Flood Alleviation Scheme in Smallfield by allocating future Community Infrastructure Levy (CIL) funds to this project over the next three years.• It is anticipated that a preferred option and business case for the scheme will be completed by 2018 and that any construction would proceed in 2019/20.• The exact funding arrangements for any Flood Alleviation Scheme remain unclear and as a consequence there may still be some need for third party contributions. In this case there may be some potential for these development sites to be considered if they can offer some possible contribution to any wider flood scheme. However it will be impossible to assess the precise details until further evidence has been
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	<p>produced to confirm the technical and economic possibility for any scheme.</p> <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none">• The site is approximately 15 hectares in size and could accommodate around 400 – 500 houses with associated uses.• The estimated yield was 370 dwellings taking account of a buffer to electricity pylons crossing the site, although the electricity lines can probably be put underground, allowing for a higher yield.• It is well related to the settlement of Smallfield and adjoins the settlement boundary on its southern and south-western boundaries with frontage development along the other side of Chapel Road extending northwards for almost the full length of the eastern site boundary.• It has good access links to the village centre and an extensive frontage to Chapel Road where RPS Highway Consultants have established that two access points can be readily accommodated and with a bus stop on Chapel Road.• The site is generally unconstrained being in Flood Zone 1 and comprising a single parcel of Grade 3B agricultural land with no ponds, woodland or important trees or hedgerows within the main body of the site.• A Landscape Assessment of the site has been commissioned and this concludes that it should properly be assessed as having a medium/high capacity to accommodate development. The site is generally unconstrained and a re-working of the Sustainability Assessment demonstrates that it is one of the most sustainable development sites on the edge of Smallfield.• Consider that the site should be re-categorised to 'Amber', so that it can be further considered in the next stages of the Local Plan process.• Smallfield is a key settlement for the delivery of new housing. It is classified as a semi-rural service centre but in terms of landscape/environmental sensitivity and contribution to the purposes of the Green Belt it is potentially more suited to expansion than the higher order urban settlements.• It is well located to serve the Gatwick employment hub and enjoys a good range of existing facilities. Additional facilities, such as a new secondary school, can be provided in the context of a larger development package, but would not be viable if smaller numbers are proposed. There is therefore an argument for a sizeable number of new dwellings being directed to Smallfield.• The release of land from the Green Belt at Smallfield to meet objectively assessed housing need is a decision that would involve the least degree of impact upon the purposes and objectives of Green Belt policy across the District.
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	<ul style="list-style-type: none"> • The site lies in Flood Zone 1, outside the flood plain that extends through the centre of Smallfield. In this respect the site has an advantage over the other Smallfield sites, many of which are affected by flooding to a greater or lesser degree. • Sustainability Appraisal: A review has been undertaken of the Sustainability Appraisal produced by Lepus Consulting on behalf of the Council. The review has applied their own scoring method to the SA impacts. Consider adjustments need to be made to some of the scoring criteria for a range of sites. The review concludes that the site ranks highly against other sites around Smallfield including some of those categorised as 'Amber'.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Smallfield is identified as a Tier 2 settlement (Semi-Rural Service Centre) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>SMA 013 is a category 3 site – Sites outside areas for further investigation. The site had been ruled out from further consideration due to landscape evidence. However, evidence has been submitted during this consultation that needs to be considered in more detail.</p> <p>The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority</p>

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	<p>and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	SMA 014
Site Address	Land off Rookery Hill, Smallfield
Current categorisation of the site	Category 3 - Red
Number of comments received	19
Comment IDs	SC508, SC527, SC656, SC772, SC884, SC1040, SC2686, SC2705, SC2803, SC2845, SC2913, SC3023, SC3059, SC3400, SC3499, SC3564, SC3599, SC3618, SC4089
Key comments	<p>General</p> <ul style="list-style-type: none"> • There are three footpaths bounding and crossing the site and a bridleway running along the eastern edge of the site. • The site is unsuitable for further investigation for all the reasons as stated by the Council. • The site is unsuitable for either further investigation or development. <p>Green Belt</p> <ul style="list-style-type: none"> • Object to the proposed urban sprawl. • Relieved that the site has been removed from areas for consideration. These would have been a serious infringement of Green belt policy and completely unsustainable within the National Planning Policy Framework (NPPF). <p>Infrastructure</p> <ul style="list-style-type: none"> • The school and doctor's surgery serve surrounding areas are at or nearing capacity. • The doctor's surgery is running to near full capacity. If the population expands in the village, this situation can only get worse. Surgery buildings and car park have little scope for further expansion. Improvement to drainage infrastructure will be needed. • Concern about the lack of infrastructure and amenities. • Site is unsuitable due to lack of infrastructure and amenities. • Increase in population will inevitably bring more pupils to school. Porta cabins are already used. <p>Comments from Thames Water Utilities</p> <ul style="list-style-type: none"> • The waste water network is unlikely to support the demand anticipated from this development. • Strategic drainage infrastructure is likely to be required. • Minor infrastructure upgrades may be required. • It is important not to under estimate the time required to deliver necessary infrastructure. For example: Sewage Treatment Works upgrades can take 18 months to 3 years to design and build. <p>Highways / transport</p> <ul style="list-style-type: none"> • Development of the site would have a very serious effect on traffic flow, particularly on Chapel Road, Normans Road,

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	<p>Scotts Hill, Rookery Hill and Dayseys Hill.</p> <ul style="list-style-type: none">• Inadequacy of the deteriorating local roads and lanes to support development.• Smallfield is not served by a train line and the bus service is limited and dwindling. Reliance on car usage is a necessity for most residents. Unless these issues are resolved, most of these sites for consideration will have to include car usage. <p>Landscape / character</p> <ul style="list-style-type: none">• Development of the site would have a significant detrimental effect on the character of the area. <p>Flooding</p> <ul style="list-style-type: none">• Area prone to surface water flooding.• Parts of Smallfield are on a flood plain.• Antiquated drainage system struggles to cope currently and by adding to it will cause further misery to existing houses and to the new ones. <p>Comments from the Environment Agency</p> <ul style="list-style-type: none">• Smallfield was subject to significant flooding during December 2013 and January 2014. Investigations concluded that the source of the flooding was from various sources including surface water and foul water.• The lead Local Flood Authority, Surrey County Council, have progressed with a detailed investigation to commence a Flood Alleviation Scheme. This study has produced an Initial Assessment that highlights potential options and recommendations that can be taken forward.• Recommend that no sites in Smallfield should be taken forward for future housing allocations until the results of the flood alleviation scheme are agreed. The majority of these sites identified should be safeguarded as areas for any potential flood alleviation scheme; be it flood storage or new channels.• The Council has recently recognised the requirement for a Flood Alleviation Scheme in Smallfield by allocating future Community Infrastructure Levy (CIL) funds to this project over the next three years.• It is anticipated that a preferred option and business case for the scheme will be completed by 2018 and that any construction would proceed in 2019/20.• The exact funding arrangements for any Flood Alleviation Scheme remain unclear and as a consequence there may still be some need for third party contributions. In this case there may be some potential for these development sites to be considered if they can offer some possible contribution to any wider flood scheme. However it will be impossible to assess the precise details until further evidence has been produced to confirm the technical and economic possibility for any scheme.
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Council's response	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Smallfield is identified as a Tier 2 settlement (Semi-Rural Service Centre) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>SMA 014 is a category 3 site – Sites outside areas for further investigation. The landscape evidence considers that the site is unsuitable for development. No evidence has been submitted during this consultation to the contrary. The site is therefore ruled out from further consideration through the Local Plan process and will not be subject to the exceptional circumstances test.</p> <p>The Council notes the comments made, in particular on matters relating to infrastructure, flooding and character. Although this site will not form part of the Preferred Strategy for the Local Plan, this information could be useful for informing further iterations of the Council's evidence base.</p>
Action	None

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Site Reference	SMA 015 (ENA 18)
Site Address	Chapel Road, Smallfield
Current categorisation of the site	Category 1 - Green
Number of comments received	17
Comment IDs	SC433, SC509, SC742, SC1026, SC1183, SC1319, SC1586, SC2664, SC2657, SC2783, SC2825, SC3024, SC3449, SC3579, SC4069, SC4135, SC4167
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • Surrounded by residential properties. • Object to residential development. • Site suitable for development provided flood mitigation work is carried out, not just to the site and surrounding properties. • This is a brownfield site therefore it should be prioritised for development, provided that flood mitigation is carried out to site and surrounding properties. <p>Infrastructure</p> <ul style="list-style-type: none"> • Infrastructure would not be able to cope with development (schools, doctors). • Poor sewerage infrastructure – drains frequently block during heavy rains. • Thames Water Utilities does not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site. <p>Highways / transport</p> <ul style="list-style-type: none"> • Development would cause too much traffic and heavy floods on the roads. <p>Flooding</p> <ul style="list-style-type: none"> • Consider the yield of the site to be zero due to flood risk issues and satisfying the sequential test. • Site is on a flood plain. • Risk of ground water flooding. • Site is under water when it rains. • Concern regarding flood risk on this site and for surrounding properties. • Queries regarding flood mitigation. • The majority of the site is within Flood Zone 3. This designation prohibits the development of the site for residential use, unless both a sequential and exception test can be passed, as housing is not considered a 'water compatible' land use. • The site is also at substantial risk of surface and groundwater water flooding. • A comprehensive flood risk assessment, including flood flow modelling, a drainage design and mitigation scheme, will need to be undertaken as part of any future planning

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	<p>proposal in line with policy DP21.</p> <ul style="list-style-type: none">• Site contains a culverted section of The Weatherhill Stream (main river), any development within 8 metres of the culvert will require permission from the Environment Agency.• The site is located within Flood Zone 3, with approximately 40% of the site covered by Zone 3b identified by Planning Practice Guidance as 'The Functional Floodplain' and by the Council's Strategic Flood Risk Assessment as 'comprises land where water has to flow or be stored in times of flood'. This designation prohibits housing development within the site unless a sequential and exception test can be passed in line with policy DP21 and National Planning Policy Framework (NPPF) paragraphs 100 to 104. <p>Environmental</p> <ul style="list-style-type: none">• A full land contamination assessment and remedial works will need to be undertaken before residential development can begin. <p>Landscape / character</p> <ul style="list-style-type: none">• The site falls within the Surrey Historic Landscape Characterisation Area 8. Settlement related, medium estates (post-1811 and pre-1940).• The site is considered in principle to have a high capacity to accommodate development without producing detrimental landscape effects, provided it is in keeping with the form and scale of its surroundings. This is due to the sites urban location and surrounding partially residential land uses. <p>Heritage</p> <ul style="list-style-type: none">• The site is over the 0.4 hectare size threshold set out in the Core Strategy and therefore requires an archaeological assessment and evaluation to be undertaken prior to development. <p>Employment / economic</p> <ul style="list-style-type: none">• Loss of further commercial property reducing further employment opportunities.• The Tandridge Economic Needs Assessment refers to this site as having a very poor quality of environment, where the condition of the building is described as "<i>poor</i>" and as far as Northdown House is concerned, the property has remained unlet since 2011. The premises have been continuously marketed for a period of 5 years without success.• A distinct lack of demand for offices has been shown in this location and a list of businesses can be produced who expressed an initial degree of interest, but decided not to pursue lease terms for various reasons, particularly having regard to its location and the layout and age of the building.• This should not be developed as it is a commercial area, offering the potential for employment.
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	<p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none"> • The Tandridge Economic Needs Assessment refers to this site as having a very poor quality of environment, where the condition of the buildings is described as “<i>poor</i>” and as far as Northdown House is concerned, the property has remained unlet since 2011. The premises have been continuously marketed for a period of 5 years without success. • A distinct lack of demand for offices has been shown in this location and a list of businesses can be produced who expressed an initial degree of interest, but decided not to pursue lease terms for various reasons, particularly having regard to its location and the layout and age of the building. • Site owners have no intention of redeveloping the land for employment generating purposes, the site is currently being used by family members which they wish to retain at least in the short term. • Site occupies a sustainable location in close proximity to everyday needs in terms of shopping, schools and community facilities, being situated within the built up area of Smallfield. It is ecologically suitable for residential purposes and cannot be said to occupy a landscape considered sensitive to accommodating future residential development. It does not comprise public open space and whilst reference is made to flood risk by way of surface water and groundwater flooding; it is nevertheless pertinent to state that ever since the owner purchased the site in 1995, they have at no time experienced any flooding on any part of the land in their ownership.
<p>Council’s response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Smallfield is identified as a Tier 2 settlement (Semi-Rural Service Settlements) in the Council’s Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>SMA 015 is a Category 1 site – Sites not in the Green Belt. The site is a commercial site within the built-up area of Smallfield.</p> <p>The Council will need to ensure that the relevant economic factors are appropriately considered and necessary steps taken to secure economic vitality going forward. Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the amount of land which may be needed to accommodate jobs growth and support local businesses. The Local Plan will make provision for the benefit of jobs, commerce and the local economy. It will also need to balance</p>

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	<p>those jobs with the availability of suitable homes. The Council is also updating the Economic Needs Assessment and the findings will inform the final plan.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council notes all other comments made, in particular on matters relating to heritage, landscape and character. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	SMA 017
Site Address	Land at Green Lane, Outwood
Current categorisation of the site	Category 3 - Amber
Number of comments received	14
Comment IDs	SC526, SC885, SC1041, SC2706, SC2688, SC2805, SC2846, SC3563, SC3619, SC3600, SC3677, SC3719, SC3721, SC4090
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • An established traveller site is located close by. • Expensive for the Council to prepare the location for habitation and fail to see how the Council can hope to get any value for money when only six pitches are envisaged. • Significant number of Traveller pitches already located in and near Burstow. Significant portion of funding allocated to Traveller communities needs. Disproportionate burden on southern parishes upheld in recent survey and having detrimental effect on resources for other sections of community. <p>Infrastructure</p> <ul style="list-style-type: none"> • There are a lack of amenities in Outwood with the exception of the church and three pubs. • The school and doctor's surgery serving surrounding areas are at or nearing capacity. • Lack of amenities in the village of Outwood i.e. no shops except a butcher. <p>Green Belt</p> <ul style="list-style-type: none"> • Object to the proposed urban sprawl. <p>Highways / transport</p> <ul style="list-style-type: none"> • Very poor public transport. <p>Environmental</p> <ul style="list-style-type: none"> • Concerned about noise, air and vibration pollution from the proximity to the M23. • Consider environmental and World Health Organisation (WHO) standards for human habitation are unlikely to be met. <p>Comments from the Environment Agency</p> <ul style="list-style-type: none"> • Smallfield was subject to significant flooding during December 2013 and January 2014. Investigations concluded that the source of the flooding was from various sources including surface water and foul water. • The lead Local Flood Authority, Surrey County Council, have progressed with a detailed investigation to commence a Flood Alleviation Scheme. This study has produced an Initial Assessment that highlights potential options and recommendations that can be taken forward.

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	<ul style="list-style-type: none"> • Recommend that no sites in Smallfield should be taken forward for future housing allocations until the results of the flood alleviation scheme are agreed. The majority of these sites identified should be safeguarded as areas for any potential flood alleviation scheme; be it flood storage or new channels. • The Council has recently recognised the requirement for a Flood Alleviation Scheme in Smallfield by allocating future Community Infrastructure Levy (CIL) funds to this project over the next three years. • It is anticipated that a preferred option and business case for the scheme will be completed by 2018 and that any construction would proceed in 2019/20. • The exact funding arrangements for any Flood Alleviation Scheme remain unclear and as a consequence there may still be some need for third party contributions. In this case there may be some potential for these development sites to be considered if they can offer some possible contribution to any wider flood scheme. However it will be impossible to assess the precise details until further evidence has been produced to confirm the technical and economic possibility for any scheme. • The site is located in areas where mains drainage is not in place need to comply with the Environmental Permit Regulation and may need a permit to discharge. We will object to new developments that pose an unacceptable risk of pollution to groundwater from sewage effluent, trade effluent or contaminated surface water. This applies if the source of pollution is an individual discharge or the combined effects of several discharges, or where the discharge will cause pollution by mobilising contaminants already in the ground. In all cases we will object to any proposal to discharge untreated sewage to groundwater. • The site is within 250 metres of a former landfill and there may be potential for landfill gas to be generated. The Environmental Health Officer needs to be aware of these sites. • When development is proposed on the site, the presence of the waterbodies and water courses need to be taken into account. All development near small rivers should be set back at least 8m to ensure that there is a proper riparian corridor. This is a requirement of Section 117 in the National Planning Policy Framework (NPPF). • Ponds are Priority Habitats (Natural Environment and Rural Communities Act 2006) and need to be protected and enhanced. If any of them are lost during development of the site, then their loss needs to be compensated for.
<p>Council's response</p>	<p>National Planning Policy requires the Council to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. Planning Policy for Traveller Sites (PPTS) requires councils to set</p>

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	<p>pitch and plots targets which address the likely permanent and transit site accommodation needs of travellers in the council's area, working collaboratively with neighbouring local planning authorities.</p> <p>As part of the evidence base for the new Local Plan, a Gypsy and Traveller Accommodation Assessment (GTAA) is being prepared in accordance with a joint methodology with a number of other Surrey Authorities to ensure that a consistent approach is being taken to the assessment of gypsy traveller needs. This updated study will replace the 2013 GTAA, which was prepared on the basis of the previous definition of traveller. The GTAA 2017, which will be published in due course, brings together the results of desk-based research, stake-holder interviews and engagement with members of the travelling community to conclude on the accommodation needs of the gypsy, traveller and travelling showpeople population in the District and provide estimates for additional pitch provision (gypsy/traveller) and plot provision (travelling showpeople) for the period to 2033. The work carried out in the preparation of this report, and the conclusions it reaches regarding future need, will be utilised in preparing the Local Plan and allocating sites.</p> <p>The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made. This information could be useful for informing further iterations of the Council's evidence</p>
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	base.
Action	<p>The Council is committed to seeking to meet the needs of all members of the community, and will carefully consider the findings of the Traveller Accommodation Assessment to identify the need for Traveller accommodation in the District.</p> <p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	SMA 018
Site Address	Land at Burstow Stables, Green Lane, Shipley Bridge
Current categorisation of the site	Category 2 - Amber
Number of comments received	11
Comment IDs	SC613, SC1028, SC1590, SC1732, SC2662, SC2668, SC2786, SC2828 SC3075, SC3584, SC4071
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • The site is not appropriate for further development. • There are already lots of travellers pitches in Burstow and close by. • It appears there is a discrepancy in numbers of pitches in the document. The current use does not indicate that there is an existing pitch on the site. This needs clarification. The total yield is 23 pitches including the existing, with the net increase of 18 pitches in total for these three sites if site SMA018 is amended in its description to state one existing pitch on the site. • There is a disproportionate burden on parishes in the south of Tandridge, and this has been upheld in the recent survey carried out by Tandridge District Council, that is having a detrimental effect upon resources that are impinged for other sections of our community. <p>Infrastructure</p> <ul style="list-style-type: none"> • Concern that the drains would not be able to tolerate more water. • Increased pressure on existing infrastructure. <p>Flooding</p> <ul style="list-style-type: none"> • The local area is susceptible to flooding and with more water going down the drains from additional dwellings, flood risk would increase. <p>Heritage</p> <ul style="list-style-type: none"> • The site is over the 0.4 hectares size threshold set out in the Core Strategy that requires archaeological assessment and evaluation to be undertaken prior to development.
Council's response	<p>National Planning Policy requires the Council to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. Planning Policy for Traveller Sites (PPTS) requires councils to set pitch and plots targets which address the likely permanent and transit site accommodation needs of travellers in the council's area, working collaboratively with neighbouring local planning authorities.</p> <p>As part of the evidence base for the new Local Plan, a Gypsy and Traveller Accommodation Assessment (GTAA) is being prepared in accordance with a joint methodology with a number of other Surrey Authorities to ensure that a consistent approach is being taken to</p>

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	<p>the assessment of gypsy traveller needs. This updated study will replace the 2013 GTAA, which was prepared on the basis of the previous definition of traveller. The GTAA 2017, which will be published in due course, brings together the results of desk-based research, stake-holder interviews and engagement with members of the travelling community to conclude on the accommodation needs of the gypsy, traveller and travelling showpeople population in the District and provide estimates for additional pitch provision (gypsy/traveller) and plot provision (travelling showpeople) for the period to 2033. The work carried out in the preparation of this report, and the conclusions it reaches regarding future need, will be utilised in preparing the Local Plan and allocating sites.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made. This information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>The Council is committed to seeking to meet the needs of all members of the community, and will carefully consider the findings of the Traveller Accommodation Assessment to identify the need for Traveller accommodation in the District.</p> <p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	SMA 020
Site Address	Land at Green Farm Cottage, Smallfield
Current categorisation of the site	Category 3 - Amber
Number of comments received	17
Comment IDs	SC221, SC510, SC759, SC886, SC1043, SC1133, SC1639, SC2707, SC2690, SC2807, SC2848, SC3025, SC3061, SC3601, SC3620, SC4093, SC4278
Key comments	
	<p>General</p> <ul style="list-style-type: none"> Three footpaths bound and cross the site. These public footpaths would be affected by development of this site, some of which are not shown on the map, nor are any mentioned in the Site Description. <p>Green Belt</p> <ul style="list-style-type: none"> This is inappropriate development in the Green Belt and will lead to create further urban sprawl to the detriment of the settlement. There are no exceptional circumstances to justify the removal of this land from the Green Belt status. <p>Infrastructure</p> <ul style="list-style-type: none"> The school and doctor's surgery serve surrounding areas and would be unable to cope with the increase in population. Existing infrastructure could not sustain a housing development. Thames Water advises that the wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. <p>Highways / transport</p> <ul style="list-style-type: none"> Increased traffic and pollution on the roads. Smallfield is surrounded by a network of narrow country lanes that are used to reach more major roads such as the A22 and A25. The only possible access is through a narrow strip of land leading to Plough Road. The junction at Plough and Redehall Roads is already extremely busy at peak times and its layout makes crossing the junction very difficult. Road access through a heavily congested road. A combination of SMA 004, SMA 020 and SMA 027 would allow a small by-pass from Plough Road to Redehall Road and, if constructed in a similar way to The Langshott Estate in Horley, it could provide a safe passage of vehicles that do not need to use the village shops, school or doctor's surgery. Whilst there will still be easterly/westerly movements there would be a quite a large reduction through the centre.

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	<p>Landscape / character</p> <ul style="list-style-type: none">• The village has a strong community and will lose its identity.• The number of units being suggested would increase the size of the parish by a massive 25% and would damage the character and feel of the village by its very size. <p>Environmental</p> <ul style="list-style-type: none">• The A25 junction is very slow moving and there is already pollution hotspot at this junction that is monitored sometimes. Several hundred more houses will only make this much worse. <p>Flooding</p> <ul style="list-style-type: none">• The site is not suitable for development as it is on a flood plain and prone to surface flooding. <p>Sustainability Appraisal</p> <ul style="list-style-type: none">• Dispute that development would have a negative impact on the cultural heritage since the site is large enough to accommodate development. <p>Comments from the Environment Agency</p> <ul style="list-style-type: none">• Smallfield was subject to significant flooding during December 2013 and January 2014. Investigations concluded that the source of the flooding was from various sources including surface water and foul water.• The lead Local Flood Authority, Surrey County Council, have progressed with a detailed investigation to commence a Flood Alleviation Scheme. This study has produced an Initial Assessment that highlights potential options and recommendations that can be taken forward.• Recommend that no sites in Smallfield should be taken forward for future housing allocations until the results of the flood alleviation scheme are agreed. The majority of these sites identified should be safeguarded as areas for any potential flood alleviation scheme; be it flood storage or new channels.• Tandridge District Council has recently recognised the requirement for a Flood Alleviation Scheme in Smallfield by allocating future Community Infrastructure Levy (CIL) funds to this project over the next three years.• It is anticipated that a preferred option and business case for the scheme will be completed by 2018 and that any construction would proceed in 2019/20.• The exact funding arrangements for any Flood Alleviation Scheme remain unclear and as a consequence there may still be some need for third party contributions. In this case there may be some potential for these development sites to be considered if they can offer some possible contribution to any wider flood scheme. However it will be impossible to assess the precise details until further evidence has been
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	<p>produced to confirm the technical and economic possibility for any scheme.</p> <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none"> • The main access into the site is gained from Plough Road, where an approximate 40 metre width of frontage is available for an enhanced access into the site. Good sightlines exist at the Plough Road access. A secondary access into the site is gained from Redehall Road although this a narrower access, suitable as an emergency access or together with sites. • The site is the largest of the sites highlighted in Smallfield within the Housing and Economic Land Availability Assessment (HELAA) and therefore provides the opportunity for a comprehensive development of a readily available site. It provides the opportunity for a mix of uses, including employment, educational and health uses together with capacity for large scale housing development. • The site could accommodate flood alleviation measures. • The Council's proposed housing target of 470 dwellings a year cannot possibly be accommodated within the existing urban areas. It is inevitable that Green Belt releases will be required in Tandridge District. • Any noise or contamination impacts can be overcome by way of mitigation. • The site is in a good sustainable location with very few constraints except its location in the Green Belt. • There is opportunity for development that could be sensitively planned to remain in keeping with the attributes of the location, of low landscape and visual impact and to make some improvements to the existing features. • The site is large enough site to bring significant benefits to the village of Smallfield and located in a very sustainable position close to the centre of the village with excellent access points and opportunities to enhance links to the village centre.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Smallfield is identified as a Tier 2 settlement (Semi-Rural Service Centre) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>SMA 020 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and</p>

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	<p>shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

Local Plan Sites Consultation Comments

Site Reference	SMA 021
Site Address	Land at Greenleas House, Smallfield
Current categorisation of the site	Category 3 - Amber
Number of comments received	15
Comment IDs	SC222, SC511, SC760, SC887, SC1044, SC2463, SC2692, SC2708, SC2808, SC2849, SC3026, SC3602, SC3621, SC3894, SC4094
Key comments	<p>General</p> <ul style="list-style-type: none"> A public footpath runs across the site. <p>Green Belt</p> <ul style="list-style-type: none"> This is inappropriate development in the Green Belt and will lead to creating further urban sprawl to the detriment of the settlement. <p>Infrastructure</p> <ul style="list-style-type: none"> School and doctors' surgery unable to cope but the increase in population unlikely to justify new school/second surgery. Thames Water does not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site (on the information given). <p>Highways / transport</p> <ul style="list-style-type: none"> Smallfield is surrounded by narrow country lanes used to access major roads. No opportunity to widen them or stop people using them. <p>Environmental</p> <ul style="list-style-type: none"> Site unsuitable as abuts area of Ancient woodland. <p>Landscape / character</p> <ul style="list-style-type: none"> Size of development would change the character of village. <p>Flooding</p> <ul style="list-style-type: none"> Area prone to surface water flooding. <p>Comments from the Environment Agency</p> <ul style="list-style-type: none"> Smallfield was subject to significant flooding during December 2013 and January 2014. Investigations concluded that the source of the flooding was from various sources including surface water and foul water. The lead Local Flood Authority, Surrey County Council, have progressed with a detailed investigation to commence a Flood Alleviation Scheme. This study has produced an Initial Assessment that highlights potential options and recommendations that can be taken forward. Recommend that no sites in Smallfield should be taken forward for future housing allocations until the results of the flood alleviation scheme are agreed. The majority of these sites identified should be safeguarded as areas for any potential flood alleviation scheme; be it flood storage or

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	<p>new channels.</p> <ul style="list-style-type: none">• Tandridge District Council has recently recognised the requirement for a Flood Alleviation Scheme in Smallfield by allocating future Community Infrastructure Levy (CIL) funds to this project over the next three years.• It is anticipated that a preferred option and business case for the scheme will be completed by 2018 and that any construction would proceed in 2019/20.• The exact funding arrangements for any Flood Alleviation Scheme remain unclear and as a consequence there may still be some need for third party contributions. In this case there may be some potential for these development sites to be considered if they can offer some possible contribution to any wider flood scheme. However it will be impossible to assess the precise details until further evidence has been produced to confirm the technical and economic possibility for any scheme. <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none">• As there is clearly a limited supply of non-Green Belt sites, exceptional circumstances do exist and we welcome the opportunity to review the range of sites being considered.• We feel there is a need to plan for a mix of development sizes to ensure distinct benefits are provided (affordable housing, infrastructure, community facilities) without the intrusiveness of a major large scale new settlement.• The site is also well placed to access a wider range of community and leisure facilities, employment opportunities, shops and services and public transport links located within Horley (3km west) and Crawley (8km south west). Gatwick Airport is located within 4km and provides a further range of job opportunities of a varied nature.• Our client's land bounds the existing village confines and would form a natural and logical village extension that could deliver approximately 169 homes. This is a scale capable of delivering localised benefits, but would not be of such a scale that it will alter the character and function of the settlement.• The site should be subject to a Green Belt boundary amendment and the land inset from Green Belt designation in line with the remainder of the village as part of Part 3.• The site also benefits from distinct and strong defensible boundaries. The north and majority of the eastern aspects bound the existing village confines, which further enhances the logical nature of the site. The south and western boundaries of the site are well tree lined (Ancient Woodland) and would be reinforced and have to be retained as part of a wider comprehensive landscape strategy. This would help ensure that there is no potential for future expansion.• Development of the site would not undermine this Green
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	<p>Belt objective.</p> <ul style="list-style-type: none">• The site does not lie within a Conservation Area or within close proximity to any listed buildings.• The benefit of releasing the site for a high quality housing development would vastly outweigh the level of harm caused to the open character of the Green Belt and the key functions it seeks to fulfil.• Development on this site would contribute to the achievement of sustainable development due to a series of economic, social and environmental benefits. The delivery of housing would also provide an economic benefit during and after build out. Construction jobs would be maintained or created, and household expenditure generated by future residents would support economic activity locally.• Vehicular access to the site is currently taken from Redehall Road and Wheelers Lane. A more detailed technical highway note detailing the suitability of the site is appended for information.• No trees on site (or within 50 metres of the site) are protected by a Tree Preservation Order. However, the site is surrounded by a boundary of mature trees and Bridgeham Wood, which are classified as Ancient Woodland and a potential Site of Nature Conservation Importance respectively. The existing high quality trees are considered to present an excellent opportunity to enhance the future residential environment, both by acting as focal points within new areas of public open space, and by helping to screen the development from the wider surroundings.• Subject to the findings of further survey work and the design of a sensitive masterplan, it is considered that development is highly deliverable in ecological terms and the site is not of such ecological value that it would prohibit development.• Landscape and visual impact is unlikely to represent a constraint to development on this site, and the site also offers very good opportunities to successfully mitigate adverse impacts.• A desktop flood risk study carried out concluded that the majority of the site is located within Flood Zone 1 and is at low risk of flooding. Only approximately 20% of the site area to the north is identified within Flood Zone 2 and none of the site lies within Flood Zone 3.• Sustainable drainage systems can be included in the development proposals to manage site surface water. Attenuation storage could be provided on-site to ensure that runoff rates are restricted to mimic existing Greenfield runoff rates to comply with the Non-Statutory Technical Standards for Sustainable Drainage and in accordance with contemporary industry best practice.• The brownfield element may need some wider investigation, albeit contamination is unlikely to be a constraint to development.
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	<ul style="list-style-type: none"> • There are no known archaeological remains on site, nevertheless, any necessary archaeological work could be secured by condition on any future planning permission and the overall the heritage risk is considered low. • In summary, the site borders the currently defined town confines and would form a natural and logical extension and would provide a sustainable urban extension in part because to the north, east and part of the south the site is surrounded by residential development. • There are no planning reasons why an appropriate level of new housing should not be provided on the site given the critical need to release Green Belt land to boost the supply of housing in Tandridge.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Smallfield is identified as a Tier 2 settlement (Semi-Rural Service Centre) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>SMA 021 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence</p>

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	<p>from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	SMA 027
Site Address	Land at May Cottage, Smallfield
Current categorisation of the site	Category 3 - Amber
Number of comments received	16
Comment IDs	SC224, SC512, SC761, SC888, SC1045, SC1134, SC2695, SC2711, SC2851, SC3028, SC3062, SC3063, SC3606, SC3622, SC4144, SC4095
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • There is a public footpath to the southern edge of the site. • The site offers potential for development of 20/30 houses as a ribbon along the roadside similar to properties around it. • The site may offer potential for development (on a smaller scale) and could accommodate 25 properties to ensure it was in keeping with surrounding area. • Consideration to the type of housing offered is important. Provision of age restricted smaller homes and starter homes are needed. • SMA 004, 020 and 027 should be considered for development together. <p>Green Belt</p> <ul style="list-style-type: none"> • Inappropriate development in the Green Belt and will lead to creating further urban sprawl to the detriment of the settlement. <p>Infrastructure</p> <ul style="list-style-type: none"> • The school and doctor's surgery serve surrounding areas and would be unable to cope. • Major infrastructure improvements in roads, drainage, education and medical provisions and parking would be required to support this development. • Thames Water does not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site. <p>Highways / transport</p> <ul style="list-style-type: none"> • Increased traffic and pollution on the roads. • Increase in traffic movements along Redehall Road – an already dangerous and busy road would increase too much. • Smallfield is surrounded by a network of narrow country lanes that are used to reach more major roads such as the A22 and A25. • Local roads have lots of hair-pin bends, they are not particularly safe now and any increase in traffic loads is going to make this much worse. • A combination of SMA 004, SMA 020 and SMA 027 would allow a small by-pass from Plough Road to Redehall Road and, if constructed in a similar way to The Langshott Estate in Horley, it could provide a safe passage of vehicles that do not need to use the village shops, school or doctor's

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	<p>surgery. Whilst there will still be easterly/westerly movements there would be a quite a large reduction through the centre.</p> <p>Landscape / character</p> <ul style="list-style-type: none">• The village has a strong community and will lose its identity.• Development would be out of keeping with the character and feel of the village. <p>Comments from the Environment Agency</p> <ul style="list-style-type: none">• Smallfield was subject to significant flooding during December 2013 and January 2014. Investigations concluded that the source of the flooding was from various sources including surface water and foul water.• The lead Local Flood Authority, Surrey County Council, have progressed with a detailed investigation to commence a Flood Alleviation Scheme. This study has produced an Initial Assessment that highlights potential options and recommendations that can be taken forward.• Recommend that no sites in Smallfield should be taken forward for future housing allocations until the results of the flood alleviation scheme are agreed. The majority of these sites identified should be safeguarded as areas for any potential flood alleviation scheme; be it flood storage or new channels.• Tandridge District Council has recently recognised the requirement for a Flood Alleviation Scheme in Smallfield by allocating future Community Infrastructure Levy (CIL) funds to this project over the next three years.• It is anticipated that a preferred option and business case for the scheme will be completed by 2018 and that any construction would proceed in 2019/20.• The exact funding arrangements for any Flood Alleviation Scheme remain unclear and as a consequence there may still be some need for third party contributions. In this case there may be some potential for these development sites to be considered if they can offer some possible contribution to any wider flood scheme. However it will be impossible to assess the precise details until further evidence has been produced to confirm the technical and economic possibility for any scheme. <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none">• The redevelopment of this site would not result in the development boundaries spreading further. In this case, the site is bounded on three sides by built form and part of the site is already classified as previously developed land.• The site is located within the Smallfield area. Existing development to the north, south and west all falls within the Smallfield area. Therefore the allocation of the site would not result in neighbouring towns merging into one another.
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	<ul style="list-style-type: none"> • Part of this site is Previously Developed Land and as such the redevelopment of this area would be appropriate development. Moreover, the function of this parcel of land is limited. • Releasing this land from the Green Belt would not conflict with the five purposes of the Green Belt. In particular, the site is infilling within the Smallfield area, this being bounded on three sides by built form. • The site has clear, defined boundaries that are physical features, readily recognisable and likely to be permanent, these being the built form adjoining the boundaries coupled with mature trees which define the site area. • The site should have been considered further in the Local Plan process. Moreover, it has been demonstrated that the site is available, achievable and deliverable and would satisfy the test for exceptional circumstances.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Smallfield is identified as a Tier 2 settlement (Semi-Rural Service Centre) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>SMA 027 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the</p>

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	<p>Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

Local Plan Sites Consultation Comments

Site Reference	SMA 030
Site Address	Land North of Plough Road, Smallfield
Current categorisation of the site	Category 3 - Amber
Number of comments received	14
Comment IDs	SC225, SC768, SC889, SC1046, SC1594, SC2464, SC2697, SC2712, SC2810, SC2853, SC3623, SC3608, SC4096, SC4281
Key comments	<p>Green Belt</p> <ul style="list-style-type: none"> • Development would lead to urban sprawl. • Development of the site would extend the boundary of the village out into the Green Belt and this may set a precedent that developers would then use to further erode the Green Belt along the periphery of the village. • There are no exceptional circumstances that can justify removing this land from the Green Belt. <p>Infrastructure</p> <ul style="list-style-type: none"> • The school and doctor's surgery serve the surrounding areas and would be unable to cope. • Thames Water advises that the wastewater network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. • The drainage system operates at capacity at present and without new infrastructure could not support any increase. <p>Highways / transport</p> <ul style="list-style-type: none"> • Meadow View cannot support the increase in traffic movements that 180 units would generate. • The only access to this site could be into Meadow View off Plough Lane. Plough Road could not sustain the amount of additional traffic that would be generated from the development of this site. • Meadow View cannot support the increase in traffic movements that 180 units would generate. • Increased traffic and pollution on the roads. • Smallfield is surrounded by a network of narrow country lanes that are used to reach more major roads such as the A22 and A25. • Local roads have lots of hair-pin bends, they are not particularly safe now and any increase in traffic loads is going to make this much worse. <p>Social</p> <ul style="list-style-type: none"> • The village has a strong community and will lose its identity. <p>Landscape / character</p> <ul style="list-style-type: none"> • Development of this site would detrimentally affect the

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	<p>character of the wider landscape and unacceptably begin to merge two parishes.</p> <p>Flooding</p> <ul style="list-style-type: none">• The area also is known locally for surface water flooding.• The junction of Meadow View/Plough Lane constantly floods under heavy rainfall.• This field also floods, as does the entrance to Meadow View road. <p>Comments from the Environment Agency</p> <ul style="list-style-type: none">• Smallfield was subject to significant flooding during December 2013 and January 2014. Investigations concluded that the source of the flooding was from various sources including surface water and foul water.• The lead Local Flood Authority, Surrey County Council, have progressed with a detailed investigation to commence a Flood Alleviation Scheme. This study has produced an Initial Assessment that highlights potential options and recommendations that can be taken forward.• Recommend that no sites in Smallfield should be taken forward for future housing allocations until the results of the flood alleviation scheme are agreed. The majority of these sites identified should be safeguarded as areas for any potential flood alleviation scheme; be it flood storage or new channels.• Tandridge District Council has recently recognised the requirement for a Flood Alleviation Scheme in Smallfield by allocating future CIL funds to this project over the next three years.• It is anticipated that a preferred option and business case for the scheme will be completed by 2018 and that any construction would proceed in 2019/20.• The exact funding arrangements for any Flood Alleviation Scheme remain unclear and as a consequence there may still be some need for third party contributions. In this case there may be some potential for these development sites to be considered if they can offer some possible contribution to any wider flood scheme. However it will be impossible to assess the precise details until further evidence has been produced to confirm the technical and economic possibility for any scheme. <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none">• The village of Smallfield is categorised as a tier two settlement. Landform considers Smallfield sits at the top of this tier on the basis of its strategic location, sustainable credentials and its ability to grow in the future.• The village contains the following key local facilities; a primary school (Burstow Primary School), small supermarket (Co-op), community centre (Centenary Hall), pub (The
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	<p>Plough Furrow (inn), pharmacy (Smallfield Pharmacy) and playing fields.</p> <ul style="list-style-type: none"> • Smallfield is a highly sustainable tier two settlement and an appropriate location for major residential growth in the district. • Since the publication of the Housing and Economic Land Availability Assessment (HELAA), further work that has been undertaken. • Flood alleviation in consultation with Surrey County Council who is the Lead Local Flood Authority (LLFA). This work has established that implementation of development at the site has the potential to provide wider flood relief for Smallfield as part of a surface water run-off management scheme. • A Technical Note concludes that the site represents a logical extension to the existing settlement form to the west. Existing boundary vegetation contributes to site enclosure. The topography of the area is relatively flat and therefore additional planting in the form of a suitable green infrastructure buffer would limit views from the area of countryside to the east. • The site offers the opportunity to provide flood storage areas as it is located between the source of the surface water flooding and the village drainage network. The site is of sufficient size to provide a substantial area of flood storage. Therefore, development of the site could help deliver a developer funded flood alleviation scheme as a part of any housing development. • The 2016 Housing and Economic Land Availability Assessment (HELAA) explains that “the site is considered developable” and no concern is raised with highways, access or transportation in respect of SMA 030. A Technical Note confirms this. • A Phase I Ecology Report confirms there are no overriding ecological constraints to the delivery of an appropriately designed development. The report concludes that there would not be any significant adverse impacts to designated sites, habitats or protected and notable species. Moreover, there is scope to provide biodiversity enhancements over the existing situation. • In the context provided by Historic England’s Good Practice Advice Note 1 (The Historic Environment in Local Plans), there is no heritage or archaeological constraint to the allocation of this site for future development. • The development could provide a mix of housing with a net developable area of circa 6 hectares which, at an average density of 30 dwellings per hectare, equates to circa 180 new homes. This is in accordance with the findings of the 2016 Housing and Economic Land Availability Assessment (HELAA).
<p>Council’s response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which</p>

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	<p>the Local Plan is being prepared. Smallfield is identified as a Tier 2 settlement (Semi-Rural Service Centre) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>SMA 031 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made. This information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	SMA 031
Site Address	Bridgeham Farm, Smallfield
Current categorisation of the site	Category 3 - Amber
Number of comments received	11
Comment IDs	SC226, SC735, SC890, SC1047, SC2714, SC2699, SC2855, SC3398, SC3609, SC3624, SC4100
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • The site should not be included. Object to the proposed investigation that would lead to urban sprawl. • This site is suitable for further investigation and development of up to 10/12 units. <p>Green Belt</p> <ul style="list-style-type: none"> • This proposal would extend the boundary of the village into the Green Belt that could set a precedent that developers would then use to further erode the Green Belt along the periphery of the village. <p>Infrastructure</p> <ul style="list-style-type: none"> • Impact on local infrastructure, including schools and health facilities (GP). • The school and doctor's surgery serve surrounding areas and would be unable to cope. • Thames Water does not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site. • The proposed yield is modest and would not cause undue stress upon local infrastructure. • The drainage system operates at capacity at present and without new infrastructure could not support any increase. <p>Highways / transport</p> <ul style="list-style-type: none"> • Any development carried out in this area should also include upgrading to provide pedestrian access to the village on both sides of the road. • There are no footpaths near the proposed development, meaning these houses will not be suitable for engendering local village life – i.e. walking into the village rather than increasing car movements. • Road traffic would be increase traffic and pollution on the roads. • Smallfield is surrounded by a network of narrow country lanes that are used to reach more major roads such as the A22 and A25. <p>Ecology</p> <ul style="list-style-type: none"> • Significant work would be required to ensure the adjoining Ancient woodland would not be negatively impacted upon by the development.

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	<ul style="list-style-type: none"> • The adjoining Ancient woodland must be protected. <p>Social</p> <ul style="list-style-type: none"> • The village has a strong community and will lose its identity. <p>Flooding</p> <ul style="list-style-type: none"> • The area also is well known locally for its surface water flooding. • This site is located on the edge of an area which is very prone to flooding, and I would have great concern about this. <p>Comments from the Environment Agency</p> <ul style="list-style-type: none"> • Smallfield was subject to significant flooding during December 2013 and January 2014. Investigations concluded that the source of the flooding was from various sources including surface water and foul water. • The lead Local Flood Authority, Surrey County Council, have progressed with a detailed investigation to commence a Flood Alleviation Scheme. This study has produced an Initial Assessment that highlights potential options and recommendations that can be taken forward. • We would recommend that no sites in Smallfield should be taken forward for future housing allocations until the results of the flood alleviation scheme are agreed. The majority of these sites identified should be safeguarded as areas for any potential flood alleviation scheme; be it flood storage or new channels. • Tandridge District Council has recently recognised the requirement for a Flood Alleviation Scheme in Smallfield by allocating future CIL funds to this project over the next three years. • It is anticipated that a preferred option and business case for the scheme will be completed by 2018 and that any construction would proceed in 2019/20. • The exact funding arrangements for any Flood Alleviation Scheme remain unclear and as a consequence there may still be some need for third party contributions. In this case there may be some potential for these development sites to be considered if they can offer some possible contribution to any wider flood scheme. However it will be impossible to assess the precise details until further evidence has been produced to confirm the technical and economic possibility for any scheme.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Smallfield is identified as a Tier 2 settlement (Semi-Rural Service Centre) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable</p>

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	<p>development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>SMA 031 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council’s Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes the comments made, in particular on matters relating to ecology. This information could be useful for informing further iterations of the Council’s evidence base.</p>
Action	The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.

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Site Reference	SMA 032
Site Address	Hade Woods Farm, Cogmans Lane, Smallfield
Current categorisation of the site	Category 3 - Amber
Number of comments received	10
Comment IDs	SC891, SC1048, SC2701, SC2715, SC2811, SC2857, SC3610, SC3625, SC4097, SC4282
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • On the Land Registry Deed, title SY473238 there is a covenant which states "that no hut, shed, caravan, house on wheels or temporary building(s) for the purpose of or entrenched for human habitation and no gypsy encampment shall be at any time be permitted to be on such premises or any part thereof and that fences adequate to keep out cattle and sheep shall be required and erected and maintained on said land." • The site should not be included. • There is a significant number of Traveller pitches located near to Burstow, some of the sites are in adjoining parishes and one is in the adjacent district. However the residents attend schools within Burstow, are registered with local surgeries and a significant proportion of funding is allocated to helping the traveller communities' needs. • There is a disproportionate burden on parishes in the south of Tandridge, and this has been upheld in the recent survey carried out by Tandridge District Council, that is having a detrimental effect upon resources. <p>Green Belt</p> <ul style="list-style-type: none"> • Object to the proposed development that would lead to urban sprawl. • A planning application for change of use of land was issued on the 10/10/2013, for the stationing of a mobile home for residential accommodation for a Gypsy Traveller family with associated development. This was refused. There are no exceptional circumstances that exist to release this site from the Green Belt. <p>Infrastructure</p> <ul style="list-style-type: none"> • Impact on local infrastructure, including schools and health facilities (GP). <p>Flooding</p> <ul style="list-style-type: none"> • The site is at risk of surface water flooding and is considered inappropriate for further development. • The site regularly floods and there is a high water table which would preclude the use of a septic tank as a suitable non pollutant solution for efficient disposal. <p>Environmental</p> <ul style="list-style-type: none"> • Possibility that environmental damage has occurred due to

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	<p style="text-align: center;">leaking fuels and oils at the site.</p> <p>Landscape / character</p> <ul style="list-style-type: none"> • The site already contains a large number of scrap lorries and other vehicles which detrimentally affect the character of the wider landscape. <p>Comment's from the Environment Agency</p> <ul style="list-style-type: none"> • Smallfield was subject to significant flooding during December 2013 and January 2014. Investigations concluded that the source of the flooding was from various sources including surface water and foul water. • The lead Local Flood Authority, Surrey County Council, have progressed with a detailed investigation to commence a Flood Alleviation Scheme. This study has produced an Initial Assessment that highlights potential options and recommendations that can be taken forward. • Recommend that no sites in Smallfield should be taken forward for future housing allocations until the results of the flood alleviation scheme are agreed. The majority of these sites identified should be safeguarded as areas for any potential flood alleviation scheme; be it flood storage or new channels. • The Council has recently recognised the requirement for a Flood Alleviation Scheme in Smallfield by allocating future CIL funds to this project over the next three years. • It is anticipated that a preferred option and business case for the scheme will be completed by 2018 and that any construction would proceed in 2019/20. • The exact funding arrangements for any Flood Alleviation Scheme remain unclear and as a consequence there may still be some need for third party contributions. In this case there may be some potential for these development sites to be considered if they can offer some possible contribution to any wider flood scheme. However it will be impossible to assess the precise details until further evidence has been produced to confirm the technical and economic possibility for any scheme.
<p>Council's response</p>	<p>National Planning Policy requires the Council to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. Planning Policy for Traveller Sites (PPTS) requires councils to set pitch and plots targets which address the likely permanent and transit site accommodation needs of travellers in the council's area, working collaboratively with neighbouring local planning authorities.</p> <p>As part of the evidence base for the new Local Plan, a Gypsy and Traveller Accommodation Assessment (GTAA) is being prepared in accordance with a joint methodology with a number of other Surrey Authorities to ensure that a consistent approach is being taken to the assessment of gypsy traveller needs. This updated study will</p>

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	<p>replace the 2013 GTAA, which was prepared on the basis of the previous definition of traveller. The GTAA 2017, which will be published in due course, brings together the results of desk-based research, stake-holder interviews and engagement with members of the travelling community to conclude on the accommodation needs of the gypsy, traveller and travelling showpeople population in the District and provide estimates for additional pitch provision (gypsy/traveller) and plot provision (travelling showpeople) for the period to 2033. The work carried out in the preparation of this report, and the conclusions it reaches regarding future need, will be utilised in preparing the Local Plan and allocating sites.</p> <p>The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made. This information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>The Council is committed to seeking to meet the needs of all members of the community, and will carefully consider the findings of the Traveller Accommodation Assessment to identify the need for Traveller accommodation in the District.</p> <p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	SMA 033
Site Address	The Oaks/Oak Trees, 2 Oaklands, Green Lane, Shipley Bridge
Current categorisation of the site	Category 2 - Amber
Number of comments received	10
Comment IDs	SC513, SC614, SC1029, SC2669, SC2671, SC2789, SC2829, SC3029 SC3585, SC4072
Key comments	<p>General</p> <ul style="list-style-type: none"> There are already a lot of traveller pitches in Burstow and close by. <p>Infrastructure</p> <ul style="list-style-type: none"> Increased pressure on existing infrastructure. There is a disproportionate burden on parishes in the south of Tandridge, and this has been upheld in the recent survey carried out by Tandridge District Council, that is having a detrimental effect upon resources. This is therefore not an appropriate site for further development. A significant amount of funding for education and health is allocated to helping Traveller communities' needs. <p>Highways / transport</p> <ul style="list-style-type: none"> There is a footpath on the northern edge of the site.
Council's response	<p>National Planning Policy requires the Council to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. Planning Policy for Traveller Sites (PPTS) requires councils to set pitch and plots targets which address the likely permanent and transit site accommodation needs of travellers in the council's area, working collaboratively with neighbouring local planning authorities.</p> <p>As part of the evidence base for the new Local Plan, a Gypsy and Traveller Accommodation Assessment (GTAA) is being prepared in accordance with a joint methodology with a number of other Surrey Authorities to ensure that a consistent approach is being taken to the assessment of gypsy traveller needs. This updated study will replace the 2013 GTAA, which was prepared on the basis of the previous definition of traveller. The GTAA 2017, which will be published in due course, brings together the results of desk-based research, stake-holder interviews and engagement with members of the travelling community to conclude on the accommodation needs of the gypsy, traveller and travelling showpeople population in the District and provide estimates for additional pitch provision (gypsy/traveller) and plot provision (travelling showpeople) for the period to 2033. The work carried out in the preparation of this report, and the conclusions it reaches regarding future need, will be utilised in preparing the Local Plan and allocating sites.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued</p>

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	<p>engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council notes all other comments made. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council is committed to seeking to meet the needs of all members of the community, and will carefully consider the findings of the Traveller Accommodation Assessment to identify the need for Traveller accommodation in the District.</p> <p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	SMA 034
Site Address	Land east of Alenho (Kew Garden), Antlands Lane, Shipley Bridge
Current categorisation of the site	Category 3 - Amber
Number of comments received	9
Comment IDs	SC892, SC1049, SC2703, SC2717, SC2813, SC2860, SC3611, SC3627, SC4099
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • The site should not be included. • There is a significant number of Traveller pitches located near to Burstow, some of the sites are in adjoining parishes and one is in the adjacent district. However the residents attend schools within Burstow, are registered with local surgeries and a significant proportion of funding is allocated to helping the traveller communities' needs. • There is a disproportionate burden on parishes in the south of Tandridge, and this has been upheld in the recent survey carried out by Tandridge District Council, that is having a detrimental effect upon resources. <p>Green Belt</p> <ul style="list-style-type: none"> • Object to the proposed development that would lead to urban sprawl. <p>Infrastructure</p> <ul style="list-style-type: none"> • Impact on local infrastructure, including schools and health facilities (GP). <p>Flooding</p> <ul style="list-style-type: none"> • The site is at risk of surface water flooding and is considered inappropriate for further development. <p>Comments from the Environment Agency</p> <ul style="list-style-type: none"> • Smallfield was subject to significant flooding during December 2013 and January 2014. Investigations concluded that the source of the flooding was from various sources including surface water and foul water. • The lead Local Flood Authority, Surrey County Council, have progressed with a detailed investigation to commence a Flood Alleviation Scheme. This study has produced an Initial Assessment that highlights potential options and recommendations that can be taken forward. • Recommend that no sites in Smallfield should be taken forward for future housing allocations until the results of the flood alleviation scheme are agreed. The majority of these sites identified should be safeguarded as areas for any potential flood alleviation scheme; be it flood storage or new channels. • The Council has recently recognised the requirement for a Flood Alleviation Scheme in Smallfield by allocating future CIL funds to this project over the next three years.

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	<ul style="list-style-type: none"> • It is anticipated that a preferred option and business case for the scheme will be completed by 2018 and that any construction would proceed in 2019/20. • The exact funding arrangements for any Flood Alleviation Scheme remain unclear and as a consequence there may still be some need for third party contributions. In this case there may be some potential for these development sites to be considered if they can offer some possible contribution to any wider flood scheme. However it will be impossible to assess the precise details until further evidence has been produced to confirm the technical and economic possibility for any scheme.
<p>Council's response</p>	<p>National Planning Policy requires the Council to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. Planning Policy for Traveller Sites (PPTS) requires councils to set pitch and plots targets which address the likely permanent and transit site accommodation needs of travellers in the council's area, working collaboratively with neighbouring local planning authorities.</p> <p>As part of the evidence base for the new Local Plan, a Gypsy and Traveller Accommodation Assessment (GTAA) is being prepared in accordance with a joint methodology with a number of other Surrey Authorities to ensure that a consistent approach is being taken to the assessment of gypsy traveller needs. This updated study will replace the 2013 GTAA, which was prepared on the basis of the previous definition of traveller. The GTAA 2017, which will be published in due course, brings together the results of desk-based research, stake-holder interviews and engagement with members of the travelling community to conclude on the accommodation needs of the gypsy, traveller and travelling showpeople population in the District and provide estimates for additional pitch provision (gypsy/traveller) and plot provision (travelling showpeople) for the period to 2033. The work carried out in the preparation of this report, and the conclusions it reaches regarding future need, will be utilised in preparing the Local Plan and allocating sites.</p> <p>The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be</p>

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	<p>considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council is committed to seeking to meet the needs of all members of the community, and will carefully consider the findings of the Traveller Accommodation Assessment to identify the need for Traveller accommodation in the District.</p> <p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

Local Plan: Sites Consultation - Comments

Site Reference	TAT 005
Site Address	Land to the rear of Paynesfield Road, Tatsfield
Current categorisation of the site	Category 2 - Amber
Number of comments received	13
Comment IDs	SC13, SC114, SC329, SC516, SC615, SC657, SC779, SC1340, SC1497, SC1591, SC3032, SC3671, SC3740
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • The availability of all of the land at TAT 005 is questioned. <p>Green Belt</p> <ul style="list-style-type: none"> • Green Belt land should be protected. • Concerns regarding the proposed release of Green Belt. • The site represents an opportunity to meet housing need without harming the Green Belt. • The site does not fulfil same role as countryside around Tatsfield in preventing sprawl and encroachment. • Site provides rural buffer of sporadic development and open land between Tatsfield and Biggin Hill. • Village does not make an important contribution to openness and should be inset. • The boundary of the Defined Village should not be altered. <p>Infrastructure</p> <ul style="list-style-type: none"> • Thames Water has advised that no infrastructure concerns regarding wastewater infrastructure capability are envisaged. <p>Highways / transport</p> <ul style="list-style-type: none"> • Concerned about the impact of development on local roads. • The roads are narrow and have sink holes. • Access to the site is via un-made Westmore Road. • There is a bridleway on the western side of the site. • There are many unadopted roads in Tatsfield. Will these be tarmacked, along with concrete driveways, and thus increase flood risk? <p>Housing</p> <ul style="list-style-type: none"> • Little potential for housing elsewhere in Tatsfield, as much of the village has already been developed. <p>Landscape / character</p> <ul style="list-style-type: none"> • Development would directly affect existing residents in terms of views. <p>Environmental</p> <ul style="list-style-type: none"> • Object to new development that poses risk of groundwater pollution from sewage effluent, trade effluent or contaminated surface water. • Site requires archaeological assessment prior to

Local Plan: Sites Consultation - Comments

	<p>development.</p> <ul style="list-style-type: none"> • Site is within 250 metres of a former landfill. Where mains drainage are not in place, need to comply with the Environmental Permit Regulation and may need a permit to discharge.
Council's response	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Tatsfield is identified as a Tier 3 settlement (Rural Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan does not seek to allocate sites in or adjacent to settlements in Tier 3 of the hierarchy.</p> <p>The Council notes the comments made, in particular on matters relating to infrastructure, landscape and pollution. Although this site will not form part of the Preferred Strategy for the Local Plan, this information could be useful for informing further iterations of the Council's evidence base.</p>
Action	None.

Local Plan Sites Consultation Comments

Site Reference	WAR 005
Site Address	282 Limpsfield Road, Warlingham
Current categorisation of the site	Category 2 - Amber
Number of comments received	40
Comment IDs	SC32, SC243, SC348, SC382, SC478, SC517, SC570, SC616, SC658, SC734, SC976, SC1082, SC1132, SC1182, SC1258, SC1287, SC1418, SC1428, SC1430, SC1501, SC1608, SC1730, SC1767, SC1974, SC2217, SC2552, SC2325, SC2983, SC3035, SC3067, SC3208, SC3431, SC3461, SC3737, SC3766, SC3835, SC4077, SC4129, SC4163, SC4195
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • There are other development locations that are more suitable, with less impact. • Question the need for more retirement dwellings when the existing ones are not full. • The site would not add to the Warlingham community, e.g. employment or affordable housing. • This is one of the best spots to see stars in Warlingham. Although this will not prevent development alone, once gone, it cannot be replaced. • Support small scale development of affordable housing. • Need to look properly at brownfield and underused sites first. • All applications on these sites have been refused. • There has been too much infill development where single homes are redeveloped as flats. • The site would meet the three dimensions of sustainable development. • There is a public footpath on western side and bridleway on northern side, regularly enjoyed by walkers. • Site WAR 005 is brownfield and has existing development to the south and east. • The impacts of development could be ameliorated by maintaining the existing defined boundaries and landscape enhancements. This includes the possibility to include a landscape buffer and/or open space within any layout proposals. <p>Green Belt</p> <ul style="list-style-type: none"> • Green Belt should be a last resort. • Development in the Green Belt is inappropriate. • Development would cause urban sprawl from Croydon. • Building on Green Belt is cheaper and more profitable but development should happen on existing built sites. • Sites in the plan would not be constituted as 'infilling', an occasion in which Green Belt development is accepted. • Shelton Avenue and Greenacres prevent Whyteleaf, Hamsey Green and Warlingham merging. • Warlingham will join Hamsey Green and Chelsham and Farleigh- the Green Belt keeps them separate.

Local Plan Sites Consultation Comments

	<ul style="list-style-type: none">• Development would result in coalescence of two villages- Warlingham and Whyteleafe.• The site has clear, defined boundaries that are physical features, readily recognisable and likely to be permanent.• Site contributes little to the Green Belt purposes, but does contribute to the setting of Warlingham and keeping it open.• As confirmed by the Green Belt Assessment Part 2 the site does not meet the purposes of including land within the Green Belt therefore releasing this land from the Green Belt would not conflict with the five purposes of the Green Belt. <p>Infrastructure</p> <ul style="list-style-type: none">• No regard for additional strain this development will have on local services, including parking needs at train station and flooding issues, recycling and waste facilities are inadequate.• No mention of addressing additional school needs.• Retirement homes would increase the need for medical and social services.• Thames Water does not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.• Query if the costs of upgrading the necessary infrastructure will be covered within the development costs.• With the majority of the development yield in Warlingham in this Category and as an adjacent authority, Croydon Borough Council requests that Tandridge District Council ensures there is the capacity within the existing schools to accommodate the potential growth in child population.• No proposals for how inadequate infrastructure would be addressed. <p>Highways / transport</p> <ul style="list-style-type: none">• Additional traffic will have an adverse impact and increase danger.• Concern for school children's safety at as new junction at Tithepit Shaw Lane is close to Warlingham school. Proposed entry and exit points are on limited view corners.• Parking will need to be provided as part of the development or congestion on Lingfield Road will be even worse.• Where would the people here work – there is no employment in Warlingham, so travel to London or Croydon would occur, and there is no train station nearby, so people will drive <p>Flooding</p> <ul style="list-style-type: none">• Sites already have the issue of the Bourne River and run off from Caterham on the Hill, which could lead to increased run off towards Kenley.• The surface water run-off can be dealt with through SUDs proposals at the planning application stage and should
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Local Plan Sites Consultation Comments

	<p>therefore not preclude development.</p> <ul style="list-style-type: none">Existing flood plain and subject to surface water flooding. <p>Social</p> <ul style="list-style-type: none">The site is not a current recreation ground; it is a private members club.The sports facilities are well located as they allow ease of access.The site is still in use - saying it is not is down to poor research.Area needs more sport facilities, not fewer.Contributes to health and well being.Query whether suitable alternative play space, within walking distance, would be found as a replacement.Sport England is likely to object to this development unless the loss of it is justified by an up to date assessment, or if it is replaced by an equivalent or better quality playing field. Any loss should be incorporated into policy so that it can be scrutinised at Examination in Public. Sport England would object to this development under their statutory role in the planning system to protect playing fields.The site is currently designated as a playing field; any future development scheme will therefore be subject to consultation with Sport England.The loss of this and Shelton Avenue would significantly reduce sporting opportunities, and facilities should be provided as part of the development.Loss of a sports field would be contrary to national policy.No indication of when the open space assessment will take place, so cannot know if this site will be included or rejected from Local Plan. <p>Landscape / character</p> <ul style="list-style-type: none">Significant negative impact on the character of the village.Substantial building on this site, particularly along its frontage, would be very damaging to the village's character.Any development must be limited and low scale, with the frontage to Limpsfield Road being kept treed and open. <p>Environmental</p> <ul style="list-style-type: none">No plan for an Environmental Impact Assessment yet as the development would increase CO₂, water table and flood risk.There is only one bus service, so the air pollution owing to the need for cars will increase.Potential sources of contamination (e.g. fly tipping) have been removed and any remediation could be part of the development strategy.Risk of water contamination as the underground aquifer is under this site.
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Local Plan Sites Consultation Comments

	<p>Ecology</p> <ul style="list-style-type: none"> • Lots of wildlife exists on site all year round. • The northern plot is likely to have some value for S41 biodiversity. • The Tree Preservation Order (TPO) would not preclude development on this site. • Priority habitat and broadleaf trees. <p>Heritage</p> <ul style="list-style-type: none"> • The nearby listed building cannot be seen from the site due to existing development, but could be addressed as part of an historical assessment as part of a planning application. <p>Housing</p> <ul style="list-style-type: none"> • Acknowledge the need for housing, but the Council should be forceful in opposing the general building of large numbers of home. • Warlingham does not need any further 'Retirement Homes'.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Warlingham is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>WAR 005 is a Category 2 site – Green Belt sites within an area for further investigation. The site is currently a recreation ground. Any loss of open space would have to be considered in accordance with the quantity and access standards identified in the most up to date Tandridge Open Space Assessment.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence</p>

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	<p>from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council notes all other comments made, in particular on matters relating to heritage and character. This information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	WAR 008
Site Address	Land north of Greenhill Lane, Warlingham
Current categorisation of the site	Category 3 - Red
Number of comments received	44
Comment IDs	SC14, SC67, SC276, SC302, SC342, SC392, SC518, SC659, SC767, SC828, SC898, SC1020, SC1180, SC1185, SC1253, SC1265, SC1267, SC1323, SC1680, SC1965, SC2282, SC2336, SC2476, SC2562, SC2568, SC2584, SC2620, SC3010, SC3036, SC3053, SC3070, SC3090, SC3117, SC3133, SC3171, SC3237, SC3297, SC3382, SC3432, SC3485, SC3838, SC4081, SC4201, SC4447
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • Agree that this site should be removed from Local Plan. • Disagree that this site should be discounted. • Part of this site fronting on to Harrow Road would be suitable for housing as long as adequate parking was catered for and Harrow Road itself could be upgraded and speed humps removed. • There is a covenant on this land to prevent it from development. • The Housing and Economic Land Availability Assessment (HELAA) description is misleading as the site is not next to a built up area. There is also only one shop nearby. • The Local Plan does not reflect local circumstances. • There is a covenant on this land to prevent it from development. <p>Green Belt</p> <ul style="list-style-type: none"> • The Green Belt provides the distinction between Warlingham and the surrounding villages, and if it were to be built on, it would merge them together. • The site would not count as infilling as only abuts development on one side, and therefore not compliant with paragraph 89 of the National Planning Policy Framework (NPPF). • Should not build on the Green Belt just because it is cheaper to do so. • Site does not serve the purposes of restricting sprawl and safeguarding the countryside from encroachment. It does not provide a defensible boundary to the Green Belt. • Building on any of the fields around WAR 008 would devalue its status as Green Belt. • This area prevents the merging of Warlingham and Chelsham, protecting the countryside from encroachment and checking the unrestricted sprawl of development. • The contribution to separation between the settlements of Warlingham and Chelsham has been given 4 out of 5 as has the potential of mitigation. Both of these scores could easily be 5 out of 5 where 5 means there is no possibility of mitigation.

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- Disagree that the site serves purposes 1 and 3 of the Green Belt. The site is surrounded by development on all sides with development along Farleigh road to the west, Greenhill Lane to the south, Harrow Road and Great Park to the north and Chelsham to the east. The site effectively sits as an island surrounded by the existing built development that makes up the settlement of Warlingham. It does not prevent sprawl nor does it safeguard from encroachment.
- Further, the site does not provide or form part of a defensible boundary to this part of the Green Belt. A more defensible boundary could be provided along Chelsham Road through the release of the site for redevelopment and appropriate master planning.
- Disagree with the Council's conclusion in relation to purpose 2. Chelsham is a very small settlement which the Council describes in the Green Belt Assessment (GBA) Part 2 as having no services and a dispersed character. It is not a neighbouring town and is already part of Warlingham through the Great Park development and residential dwellings along Harrow Road. It is already very difficult to distinguish a boundary or separation between Chelsham and Warlingham.

Infrastructure

- Existing local infrastructure, not least the traffic flow which is appalling even now during peak times, but also existing schools, sewerage, shops and doctors could not support any large scale development here.
- There will be increased pressure on local infrastructure to accommodate 600 units and their residents, with difficulties with general practices, schools, clinics and other facilities which are already struggling.
- Possibly add to the drainage problem at Farleigh/Sunnybank junction.
- This is a big site and would need extra services i.e. doctors, school, local shops, transport improvements if it is to go ahead.
- The site is a considerable distance from a hospital.
- More houses mean more crime and more resources on policing.
- Strategic drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.
- The resulting upgrade for sewers that would be required would be very expensive for the developer and delay development of these sites, probably for years.
- Thames Water advises that the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development.

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	<p>Highways / transport</p> <ul style="list-style-type: none">• Bridleways on 2 sides. Request under Rights of Way Improvement Plan (ROWIP) for circular multi user path within the site.• Chelsham is not well served by transport. On a local level, the commuter car park at Upper Warlingham is full between 8:00 and 8:30 in the morning. The bus service is hourly and it is not possible to commute to the station over 2 miles away. It is semi-rural and inadequate and due to be curtailed even more.• The road is private and owned by each householder, so firstly the road/access would not be improved to accommodate the development.• Limpsfield Road and Farleigh Road are already very congested at peak times.• Traffic is often seen to be at a standstill from Addington Road, Croydon to Farleigh Court Golf Club seeing the average commute time from Warlingham to Selsdon being 25-45 minutes depending on the severity of the peak time traffic. Further, the traffic on Limpsfield Road often sees traffic at a standstill from Sanderstead Roundabout to Tithepitshaw Lane, seeing commuting times of anything up to an hour along that road during peak time traffic.• The buses are hampered by the narrow roads of Warlingham, and the routes provided are less than adequate in terms of making a meaningful commuting journey, meaning that they are often underused, and running without passengers.• Poor parking facilities lead to more congestion and bottlenecks.• Harrow Road is too narrow for parking.• The National Cycle Path 21 runs very close to the proposed developments.• The village green is already a race track endangering local residents and counteracting its value as a shopping centre, encouraging residents to walk there. <p>Flooding</p> <ul style="list-style-type: none">• The land is prone to flooding.• The ecological score should be higher as the land does flood. In inclement weather a spring comes out of the Ancient woodland and flows across Chelsham Road into the bridle path opposite which floods and remains quite boggy and damp into the summer months. <p>Ecology</p> <ul style="list-style-type: none">• The land has many trees protected by Tree Preservation Orders (TPO's).• Concerns about loss of wildlife and trees.• Concerned that the environmental assessments have failed to note the diversity of the wildlife that exists
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	<p>within Warlingham's Green Belt land, in particular the land parcels of WAR 008, 011, 018, 023. There are bats, deer, badgers, foxes, owls, Natterjack toads and wild birds (to name but a few species).</p> <ul style="list-style-type: none">• The assessments conducted so far by the Council fails to take into account that certain species (including those listed above) will be sighted dependent upon the time of year of the inspection itself and the required weather conditions.• Site used as a green corridor by wildlife. <p>Environmental</p> <ul style="list-style-type: none">• This will destroy a glorious open space at the back of Warlingham village with an impact on the environment and the landscape of this area.• Lots of green spaces are being built on.• Site would require car travel to reach areas for employment, leading to more air pollution. <p>Landscape / character</p> <ul style="list-style-type: none">• Sensitivity of the landscape of the site has been overestimated, including not identifying housing along Farleigh Road as part of Warlingham, not identifying fully the relationship between settlement pattern and topography and not fully recognising the significant for potential mitigation available through sensitive development. Score should actually be 18 out of 35.• Landscape value should be 13 instead of 15, changing it from moderate to slight. This is due to an overestimation of the scores for local distinctiveness and recreation and public assets/locally valued spaces.• It will ruin an Area of Great Landscape Value (AGLV) including Ancient woodland.• The boundary hedge is broken and allows views into and out of the area.• Need to protect the village and stop the destruction of Warlingham.• Chelsham is already part of Warlingham in effect, and is not a neighbouring town - it has no services and a dispersed character.• This land protects the character of the area.• Character of the village is being eroded and spoilt.• The 12 cottages on Alexandra Avenue are 130 years old; a new housing development next to it will not be in character.• More houses can only have a strong negative effect on rural Chelsham and the reason many people choose to live here. <p>Heritage</p> <ul style="list-style-type: none">• The site is next to a listed building. <p>Social</p> <ul style="list-style-type: none">• Used by the local community with a hand gliding club
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	<p>launching from the field.</p> <ul style="list-style-type: none">• Sites used for paragliding, kiting and kite sailing.• Dog walkers use the field as an amenity and the Hunt has been seen in the field on Boxing Day last Christmas.• Horse riders are an important part of the community and the neighbourhood would be a poorer place if they were lost due to not feeling safe on the roads any longer.• The development of this land should be designed to contribute positively to making the area better for people. The volume of housing proposed is inappropriate to the context of the open and green space within a Green Belt area and fails to take the opportunities available for improving the character and quality of this semi-rural area and the way that it functions and should not be accepted.• Article 8 of the Human Rights Act states that a person has the substantive right to respect their private and family life – this would be contravened by such a development and its impact. <p>Housing</p> <ul style="list-style-type: none">• Sites are small and may not allow for enough provision of low cost or affordable housing. <p>Rebuttal from Developer / Planning agent</p> <ul style="list-style-type: none">• Following review of the Council's landscape evidence, the Charities instructed landscape consultants Scarp to carry out a detailed appraisal of the landscape sensitivity and value of WAR 008. Scarp has undertaken a more comprehensive landscape and visual appraisal of the WAR 008 site than that undertaken for the Landscape Capacity and Sensitivity Study (LCSS). The findings are that;• the LCSS assessment is flawed in some critical aspects; and• The site has a much greater capacity to accommodate development on landscape grounds than reported in the LCSS.• Within Section 5 of Scarp's appraisal an analysis has been provided on the WAR 008 assessment findings.• Scarp has attributed scores to each of the assessment criteria used in the LCSS for determining landscape sensitivity and landscape value. Reasoned justifications are provided where the Scarp assessment scores differ from those identified in the LCSS.• <i>Landscape Sensitivity</i><ol style="list-style-type: none">i. In terms of landscape sensitivity, the LCSS has given the WAR 008 site an overall landscape sensitivity judgement of Substantial, scoring 23 out of 35 and falling just within the Substantial range of 22-28.ii. Scarp considers that the sensitivity of the site landscape has been overestimated, primarily on account of the LCSS;iii. not identifying housing along Farleigh Road as part
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	<p>of Warlingham;</p> <ul style="list-style-type: none"> iv. not fully identifying the relationship between settlement pattern and topography; and v. not fully recognising the significant potential for mitigation available through sensitive development master-planning. vi. Scarp has given an overall landscape sensitivity judgement of Moderate, scoring 18 out of 35 and falling within the Moderate range of 15-21. <p><i>vii. Landscape Value</i></p> <ul style="list-style-type: none"> i. In terms of landscape value, the LCSS has given the WAR 008 site an overall landscape value judgement of Moderate, scoring 15 out of 35 and again falling just within the Moderate range of 15-21. ii. Scarp has given an overall landscape value judgement of Slight, scoring 13 out of 35 and falling within the Slight range of 08-14. iii. The difference in scoring relates to an over-estimation of the scores for 'Local Distinctiveness' and 'Recreation and public assets / locally valued spaces' in the LCSS assessment.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Warlingham is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>WAR 008 is a Category 3 site – Sites outside areas for further investigation. The site had been ruled out from further consideration due to landscape evidence. However, evidence has been submitted during this consultation that needs to be considered in more detail.</p> <p>The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a</p>

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	<p>number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes the comments made, in particular on matters relating to infrastructure, flooding and character. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.

Local Plan Sites Consultation Comments

Site Reference	WAR 011
Site Address	Green Hill Lane, Warlingham
Current categorisation of the site	Category 3 - Amber
Number of comments received	36
Comment IDs	SC69, SC242, SC343, SC373, SC519, SC529, SC660, SC749, SC899, SC1021, SC1251, SC1268, SC1324, SC1449, SC1682, SC1966, SC2284, SC2339, SC2477, SC2563, SC2604, SC2622, SC2753, SC3027, SC3037, SC3094, SC3119, SC3134, SC3174, SC3213, SC3236, SC3302, SC3387, SC3840, SC4088, SC4227
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • Object to further development in the semi-rural area of Warlingham. • Support further assessment of this site. • A number of sites in the plan are small and would not meet the threshold for providing affordable housing. • The Local Plan does not reflect local circumstances. • There is a bridleway on one side of the site. • Warlingham is not an urban centre, it has limited facilities. • Alexandra Avenue is a private road with owners holding the deeds for the right of way. It cannot be used for access. <p>Green Belt</p> <ul style="list-style-type: none"> • Erosion of Green Belt that will lead to urban sprawl. • Only bordered by a road on one side so is not limited infilling. • Chelsham, Warlingham and Farleigh should remain separate. If developed, Warlingham would be brought to within 200 metres of Chelsham. • Green Belt contributes to the health and wellbeing of residents. • Disagree with the Council's assessment in relation to purposes 1 (restrict sprawl) and 3 (safeguarding the countryside from encroachment). The site is bounded by development to the west, east and south and its boundary with Greenhill Lane visually serves as the edge of the built up area of Warlingham. The site does not serve any purpose in relation to restricting sprawl and encroachment. Also disagree with the Council's conclusion in relation to purpose 2 (merging of neighbouring towns) for the reasons set out above. • The lack of any consideration around the development of brownfield sites within the Warlingham area, which would be preferable if it were to save our Green Belt land. <p>Infrastructure</p> <ul style="list-style-type: none"> • More people will need more food and the upgraded Sainsbury's now has less car parking spaces. • Medical facilities will require more parking spaces too. • More schools will be needed or expanded.

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	<ul style="list-style-type: none">• Thames Water does not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.• The drainage system cannot cope. <p>Highways / transport</p> <ul style="list-style-type: none">• The public transport system cannot cope.• Access via Green Hill Lane would be very difficult, so a new road would be required. This would have to feed into the already busy junction of Sunny Bank/Farleigh Road or into Chelsham Road.• Severe traffic flow problem as road used to access Croydon and on street parking causes delays.• The current lane is un-adopted and full of potholes.• Existing roads would not cope with more cars.• Horse riders and cyclists would be in danger on local road network.• Alexandra Avenue would be the only access.• Public transport is not good as access to railway is not easy and bus system is inadequate.• Two routes to Croydon from Warlingham, Limpsfield Road and Farleigh Road, both of which are congested at peak times.• Chelsham Road is by no means a main road as it is far too narrow and restrictive. It appears from the plans that access from the fields marked as WAR 023 and WAR 011 is to be onto the Chelsham Road from a southern point. It is difficult, and sometimes quite dangerous, pulling out into Chelsham Road from Alexandra Avenue at the moment, let alone having vehicles from a further 60 houses using this stretch of road.• Roads and homes in the area, notably Sunnybank and Chelsham Road were not designed nor intended to take the current parking and traffic volumes and it is difficult to navigate along Sunnybank or Chelsham Road without frequently having to pull in to allow oncoming traffic to pass.• Parking should be provided in excess of the foreseeable needs of the additional homes to provide space for additional parking to take it off road and thereby improve the traffic flow of the wider area. <p>Flooding</p> <ul style="list-style-type: none">• Risk of flooding as field can often be boggy with standing water.• The lane is often water logged at the bottom. <p>Environmental</p> <ul style="list-style-type: none">• Currently used for rural pursuits and horse grazing.• Less open space for children to play and learn, with the increased need to travel by car to other locations, having an effect on pollution.
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	<ul style="list-style-type: none">• There is a shortage of green open spaces in Warlingham.• Assessment lacks the identification of ancient hedgerow and woodlands surrounding WAR 008, 011, 018, 023 as well as lack of mention of bridle paths.• Potential of groundwater contamination.• Site provides a vital green corridor. <p>Ecology</p> <ul style="list-style-type: none">• Development will damage the habitat of wildlife.• Many varieties of birds can be seen in the fields.• Badgers, deer, bats and skylarks are present on site.• The Site-Based Ecology Assessment concludes that a part of WAR 011 is ecologically sensitive. Approximately half of the site is considered to have neighbourhood interest. However the assessment acknowledges that, pending further surveys, that part may be open to partial development, with retention of semi-natural areas that contribute to local ecological networks particularly along Greenhill Lane.• There has recently been management works in relation to this part of the site in order to clear brambles and other vegetation of limited ecological value. Following this, and when the relevant survey windows open, we reserve the right to submit ecology assessments to provide further and more detailed information on the then current ecological sensitivities at WAR 011.• Site may contain a ground nesting skylarks.• Should it not follow that if WAR 008 is ecologically sensitive, then so should be 011, 018 and 023 as they are not separate.• Development could drive some wildlife out of the village altogether.• Assessments do not take account of the fact that some species will only be sighted at certain times of year.• Appalling to note that clearing of WAR 011 has already begun without regard to the wildlife issues.• The hedge separating WAR 011 from WAR 023 is species rich, providing likely bat habitation. Birds include blue tits, sparrows, finches, dunnocks and once-seen whitethroats. The western area of the inner site is woodland regrowth, and badger and deer have been reported in its vicinity. <p>Landscape / character</p> <ul style="list-style-type: none">• The sensitivity of the site landscape has been over-estimated on account of the Landscape Capacity and Sensitivity Study (LCSS).• Not adequately identifying the relationship between settlement pattern and topography.• Not fully recognising the negligible sensitivity of the site in terms of contribution to separation between settlements.• The score should be 11 rather than 13 (remaining as slight).
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	<ul style="list-style-type: none">• In terms of landscape value, the Landscape Capacity and Sensitivity Study (LCSS) has given the WAR 011 site an overall landscape value judgement of Slight, scoring 11 out of 35 and again falling within the Slight range of 08-14.• The overall landscape value judgement should be Slight, scoring 10 out of 35 and falling within the Slight range of 08-14.• Disagree with the Landscape and Capacity Sensitivity Study (LCSS) for WAR 023 and WAR 011, and we point out that the Study is in conflict with itself. It suggests that by building on these sites, Warlingham's settlement pattern would somehow be 'completed', p. 21, though there is no reason for assuming it is incomplete as it stands. Such a logic is merely circular. Indeed, both of these fields are situated in a valley, which does not make them typical of Warlingham's urban area.• Visibility into these sites is not limited as Landscape and Capacity Sensitivity Study (LCSS) states.• Development is contrary to the Landscape Character Assessment Study (LCSS) which states need for protection of chalk down woodland.• Development would be out of character with local area.• Land currently contributes to the rural feel of the area and air quality.• Warlingham has historical value and any modern housing would not be in keeping with character. <p>Heritage</p> <ul style="list-style-type: none">• Historic buildings (grade 1 listed church) nearby. <p>Social</p> <ul style="list-style-type: none">• Would be a loss of privacy and increase in noise and light pollution for local people.• People would not be encouraged to go to the woodland and open spaces anymore and enjoy the outdoors - loss of amenity.• Would be an unsustainable influx of people.• These sites are used for paragliding.• Horses/riders rely on low traffic volumes to enjoy this healthy recreational pursuit. It would not be possible or safe with increased traffic.• It is absurd to consider destroying the habitat that horses live on / use for the 'protection of the environment' and to instead replace open Green Belt land, compromise bridleways, removing horses, walkers and cyclists for building development. <p>Sustainability Appraisal</p> <ul style="list-style-type: none">• The Sustainability Appraisal appears to seek to justify their development by using Green Lane as a barrier but in truth the physical separation between Warlingham and Chelsham
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	<p>occurs at the width restriction barrier at Alexandra Avenue which acts as a stop to car parking along Chelsham Road and marks the divide between town and countryside.</p> <p>Housing</p> <ul style="list-style-type: none">• Doubt plans would account for affordable housing.• Chelsham and Farleigh sites as a whole would add 1000+ dwellings, this is a 20% increase. <p>Rebuttal from Developer / Planning agent</p> <p>A. Green Belt Assessment Part 2</p> <ul style="list-style-type: none">• It is again important to note that the Council have undertaken their assessment in relation to an area much wider than the extent of site WAR 011 and this has resulted in an accurate assessment of the merits of WAR 011 on its own.• Disagree with the Council's assessment in relation to purposes 1 (restrict sprawl) and 3 (safeguarding the countryside from encroachment). The site is bounded by development to the west, east and south and its boundary with Greenhill Lane visually serves as the edge of the built up area of Warlingham. The site does not serve any purpose in relation to restricting sprawl and encroachment.• Disagree with the Council's conclusion in relation to purpose 2 (merging of neighbouring towns). <p>B. Landscape Capacity for Development</p> <ul style="list-style-type: none">• The Council's LCCS states that the site is relatively unconstrained and has a high landscape capacity to accommodate housing development in the wider landscape, provided its form is closely related to and in scale with the adjacent settlement.• Scarp's more detailed landscape and visual appraisal of WAR 011 concludes that it has a greater capacity to accommodate development on landscape grounds than reported in the Landscape Capacity and Sensitivity Study (LCSS). <p>C. Landscape Sensitivity</p> <ul style="list-style-type: none">• In terms of landscape sensitivity, the LCSS has given the WAR 011 site an overall landscape sensitivity judgement of Slight, scoring 13 out of 35 and falling within the Slight range of 08-14.• Scarp considers that the sensitivity of the site landscape has been over-estimated on account of the LCSS;<ol style="list-style-type: none">1. not adequately identifying the relationship between settlement pattern and topography; and2. not fully recognising the negligible sensitivity of the site in terms of contribution to separation between settlements.• Scarp has also given an overall landscape sensitivity judgement of Slight, but a score of 11 out of 35 within the Slight range of 08-14. <p>D. Landscape Value</p> <ul style="list-style-type: none">• In terms of landscape value, the LCSS has given the WAR 011
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	<p>site an overall landscape value judgement of Slight, scoring 11 out of 35 and again falling within the Slight range of 08-14.</p> <ul style="list-style-type: none"> • Scarp has given an overall landscape value judgement of Slight, scoring 10 out of 35 and falling within the Slight range of 08-14. • The minor disagree relates to the assessment score for 'Perceptual aspects' for the reasons stated in Table 4.2 of Scarp's report. <p>E. Ecology Assessment</p> <ul style="list-style-type: none"> • The Site-Based Ecology Assessment concludes that a part of WAR 011 is ecologically sensitive. Approximately half of the site is considered to have neighbourhood interest. However the assessment acknowledges that, pending further surveys, that part may be open to partial development, with retention of semi-natural areas that contribute to local ecological networks particularly along Greenhill Lane. • There has recently been management works in relation to this part of the site in order to clear brambles and other vegetation of limited ecological value. Following this, and when the relevant survey windows open, we reserve the right to submit ecology assessments to provide further and more detailed information on the then current ecological sensitivities at WAR 011.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Warlingham is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>WAR 018 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an</p>

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	<p>Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to the landscape, character, environment and ecology. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

Local Plan Sites Consultation Comments

Site Reference	WAR 012
Site Address	Land at Farleigh Road, Warlingham
Current categorisation of the site	Category 2 - Amber
Number of comments received	27
Comment IDs	SC346, SC356, SC421, SC480, SC618, SC756, SC1085, SC1260, SC1419, SC1453, SC1426, SC1629, SC1744, SC1798, SC1818, SC2221, SC2261, SC2480, SC2556, SC2986, SC3078, SC3433, SC3463, SC3497, SC3767, SC4165, SC4233
Key comments	<p>General</p> <ul style="list-style-type: none"> • Support brownfield development in Warlingham, but this has not been managed properly. • Building will set a precedent. • It is currently unclear what further information is required to inform this consideration, or whether it will be the responsibility of the Council or future developers to provide. • Yield should be reduced to 32. • Need to have consideration of the existing footpath that passes through the centre. • Footpath on southern edge. <p>Green Belt</p> <ul style="list-style-type: none"> • Green Belt is cheaper to build and thus attractive to developers. • No reasonable grounds for building on the Green Belt. • Appreciate there are existing buildings nearby to the site, but it is still fronted by extensive Green Belt, and any development would not be infill, it would be an extension which is not acceptable as part of paragraph 89 of the National Planning Policy Framework (NPPF). • Do not agree that this site does fulfil any of the Green Belt purposes. • Any development on this site will add to and create further urban sprawl. • Development along this Green Belt corridor would lead to future boundary reconfiguration and remove land from Tandridge and transfer it to London Boroughs. • Any development would be contrary to Green Belt considerations. • Has always been Green Belt and nothing has changed, so query why it no longer meets the purposes. • If the Green Belt laws are overruled, the residents will lose confidence in other areas too. • Very Special Circumstances do not exist to warrant development. • The strong sense of containment stated in the Green Belt Assessment (GBA) contradicts the Landscape Capacity and Sensitivity Study (LCSS) and should be noted.

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	<p>Infrastructure</p> <ul style="list-style-type: none">• Thames Water does not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.• Local schools and services would not be able to cope (e.g. schools, doctors, roads, gas, utilities, water, electric, sewerage). Query whether the costs of upgrades will be covered by development.• Cyclists and horse riders as well as pedestrians and drivers would be in danger if there were an increase in road use.• No mention of the infrastructure that will be provided.• The public footpath provides a safe route for local children to walk to school.• The Meadows would not be a suitable point of access.• There are Thames Water sewage surge tanks on the land directly behind 29A Boxwood Way. Thames Water needs permanent access and it was previously stated that no buildings should be in close proximity.• Potential future design schemes will also need to take account of the recent storm water attenuation works carried out by Thames Water to the east of the site. This involved a new foul sewer pipe and storm water storage tanks buried near to the site entrance in 2007.• Do not need more retirement homes which do not bear the costs of infrastructure.• If access were to be from Farleigh Road into Park Lane, the visibility would be poor as is on a bend.• With the majority of the development yield in Warlingham in this Category and as an adjacent Authority, Croydon requests that Tandridge Council ensures there is the capacity within the existing schools to accommodate the potential growth in child population. It is noted that reference is made to the supporting Infrastructure Delivery Plan to be prepared. Croydon Council will be looking to see this further supporting evidence at the next stage of the Local Plan covering site allocations. <p>Highways / transport</p> <ul style="list-style-type: none">• Access would be problematic as site is currently accessed by a narrow track and would need major upgrading, causing great disruption.• Would require an improved public transport system but the roads are not good or wide enough.• No easy access to rail stations.• Buses are not good or frequent.• Congestion is already severe. <p>Flooding</p> <ul style="list-style-type: none">• Flooding would be likely to increase.• Flooding will occur elsewhere instead.
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	<ul style="list-style-type: none">• The site already has the Bourne to contend with and run off from Caterham on the Hill, they could increase surface water run off to other locations, putting a risk on the contamination of drinking water.• Partially at risk of surface water flooding.• A comprehensive flood risk assessment will be needed, including a drainage scheme. <p>Environmental</p> <ul style="list-style-type: none">• Would spoil a beautiful area.• Would result in loss of an amenity area.• This is a wonderful area for equestrians and part of the attraction of Warlingham for people from Croydon and other urban areas.• Fields are well used by walkers.• Development would have a severe impact on ancient woodland.• Development would result in the loss of privacy and an increase in light, noise and air pollution. <p>Heritage</p> <ul style="list-style-type: none">• There is a grade II listed building and ancient woodland nearby. <p>Landscape / character</p> <ul style="list-style-type: none">• The site does not make a major contribution to the landscape merits of the Area of Great Landscape Value (AGLV) to the north.• The site is unlikely to be proposed for inclusion in the Area of Outstanding Natural Beauty (AONB) - therefore a protected landscape concern to its allocation for housing would be difficult to justify, provided planting along the northern boundary were to be included as a planning requirement.• Landscape value has been underestimated, due to the distinctive valley typology, the high degree of physical and visual linkage to the wider landscape, and visual permeability of the site. Should have been given more weight.• In an area of Area of Great Landscape Value (AGLV) but in view of this, the site does not make a major contribution to the landscape merits of the countryside beyond to the north.• Building would be highly visible in this open site.• Concern over proposed yield - would need careful consideration so as to not negatively impact the style and character of surrounding housing on this highly visible site.• Warlingham is a village and more housing would be detrimental to the village character.• The three settlements of Warlingham, Farleigh and
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Local Plan Sites Consultation Comments

	<p style="text-align: center;">Chelsham wish to remain separate with individual character.</p> <p>Ecology</p> <ul style="list-style-type: none"> • Hedges and trees contain lots of wildlife and birds; bats, owls, slow worms, lizards, deer, squirrels, badgers and foxes. • An increase in pollution would lower wildlife numbers. <p>Social</p> <ul style="list-style-type: none"> • Crucial that we do not lose open space and bridle paths; do not want to lose recreation opportunities. • Residents will feel let down, having bought properties in a rural area, which then turns to urban. • Public access across this site is valuable.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Warlingham is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>WAR 012 is a Category 2 site – Green Belt sites within an area for further investigation. The site is currently a grazing paddock and riding school.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the</p>

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	<p>positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council notes all other comments made, in particular on matters relating to heritage, landscape and character. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

Local Plan Sites Consultation Comments

Site Reference	WAR 016
Site Address	Edgeworth Close, Whyteleafe
Current categorisation of the site	Category 1 - Green
Number of comments received	24
Comment IDs	SC434, SC446, SC743, SC1248, SC1362, SC1610, SC1728, SC2004, SC2005, SC2006, SC2030, SC2226, SC3105, SC3206, SC3284, SC3410, SC3451, SC3636, SC3763, SC4061, SC4120, SC4123, SC4168, SC4243
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • In principle, no objection to residential infill if adequate parking and noise mitigation is provided. • Oppose the disposal of large amounts of Council property as part of the Assets Review. • Notice that Whyteleafe in section 3.28 was not considered as a location for further consideration, could this explain why there is so much development, of an inconsistent nature, without consideration of the visual impact or privacy (as noted in some site assessments) within Whyteleafe, and why the only remaining areas of Green Belt (site WAR 016) are also now being considered for development. • This land was granted as amenity land as part of the lease of the houses on this road. <p>Infrastructure</p> <ul style="list-style-type: none"> • Thames Water does not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site. • Need significant investment in infrastructure before any development occurs, including roads, doctors, schools and drain cleaning. • Developers should have to build the promised works first e.g. play grounds, doctors, schools, drains. • The land is ideally situated next to the train station car park, which could be expanded to reduce roadside parking. <p>Highways / transport</p> <ul style="list-style-type: none"> • Existing shortage of parking must be addressed first – the area proposed to be developed is currently used as overflow parking. • Commuter parking has not decreased in the slightest since the erection of the two tier car park in Upper Warlingham station area. • Already difficult for emergency vehicles to gain access to the close. <p>Flooding</p> <ul style="list-style-type: none"> • The management of surface water must be considered for these sites. • This site is located in close proximity of a Source Protection Zone 1.

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	<p>Environmental</p> <ul style="list-style-type: none"> • The Environment Agency (EA) would object to development proposals for sites on extremely sensitive settings (i.e. being on a principle aquifer and in a Source Protection Zone for a public water supply abstraction) if they pose an inherent hazard to groundwater. • The developers need to identify all the potential pollution linkages and apply best available techniques to mitigate the risks. Information should be provided to satisfactorily demonstrate that the risk to controlled waters has been fully understood and can be addressed through appropriate measures. This proposed site is located in close proximity of a Source Protection Zone 1 (10 - 150 metres). <p>Open space</p> <ul style="list-style-type: none"> • Concerns about protecting public recreational space, improving the standard of design, provision of land for local community use, alleviate the pressure of on street parking around transport hubs, consider higher densities, avoid development that could become too urban in appearance. • All green space is needed, not just Green Belt. • The access to the site during construction would be problematic. <p>Sustainability Appraisal</p> <ul style="list-style-type: none"> • Concerns over the robustness of the Sustainability Appraisal, as it is identical to WAR 032.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Whyteleafe is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>WAR 016 is a Category 1 site – Sites not in Green Belt. The site is currently amenity land.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through</p>

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	<p>continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	WAR 018
Site Address	Land adjacent to Kennel Farm, Chelsham
Current categorisation of the site	Category 3 - Amber
Number of comments received	38
Comment IDs	SC68, SC241, SC290, SC374, SC404, SC520, SC661, SC750, SC900, SC1018, SC986, SC1252, SC1269, SC1451, SC1683, SC2225, SC2285, SC2341, SC2473, SC2478, SC2564, SC2569, SC2605, SC2623, SC2757, SC3031, SC3038, SC3058, SC3096, SC3120, SC3175, SC3303, SC3355, SC3389, SC3884, SC3837, SC4085, SC4219
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • The site would be suitable without detriment to other properties. • Do not support gated community, which is unaffordable to most locals. • Retaining the status quo is the best option. • The Local Plan does not reflect local circumstances. • Estimated yield is too high. • Density is contrary to Policy CSP 19 – should be between 467 and 622 as a maximum yield. • If the site were to be developed at a density which is in keeping with the area, would question whether there would be enough stock to justify development on the Green Belt. • The site is in Chelsham, not Warlingham. • The Local Plan failed to recognise development would change the footprint of Chelsham. • Warlingham is not urban and does not have the facilities to cope with more development. • Sites are used for leisure purposes; paragliding, bridleways and walking. • Area is valuable for social and leisure activities. <p>Green Belt</p> <ul style="list-style-type: none"> • Development will result in urban sprawl. • This plot needs to be given a higher score for contribution to separation between settlements as a score of 2 is too low. <p>Infrastructure</p> <ul style="list-style-type: none"> • More people require more food. Upgraded Sainsbury's does not have enough parking already. • Need more medical facilities with more parking. • More schools needed. • Thames Water does not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site. <p>Highways / transport</p> <ul style="list-style-type: none"> • Access onto Chelsham Road would be easy. • Need adequate parking spaces allowed. • Development would be cut off from surrounding transport

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	<p>and services.</p> <ul style="list-style-type: none">• Existing traffic flow problem.• The site borders a very busy road that is the sole access for a number of properties.• Is far from a main bus route and railway station. Cars are relied upon.• Local services cannot cope with more development - roads, doctors, dentists, schools, transport.• Roads are too narrow and pedestrians, cyclists and horse riders would be put in danger.• The only routes into Croydon (Limpsfield Road and Farleigh Road) are already congested at peak times.• Only served by one, irregular bus service. <p>Flooding</p> <ul style="list-style-type: none">• The area is at risk of flooding during periods of heavy rainfall, as well as surrounding roads, making traffic worse. This would put new development at risk.• The site ends at a crossroads junction that historically floods, the poor condition, design and lack of maintenance of the road infrastructure does not help matters, however this plot is totally unsuitable for development of any kind. <p>Environmental</p> <ul style="list-style-type: none">• More vehicles will result in an impact on air quality.• Impact on air pollution and related illness.• Noise pollution will increase. <p>Ecology</p> <ul style="list-style-type: none">• Local wildlife would diminish as would peace and quiet.• Valuable wildlife.• If WAR 008 has been ruled out due to ecological sensitivity, then surely so should the adjacent sites.• The assessment lacks the identification of the ancient hedgerow and woodland that surround the land parcels of WAR 008, 011, 018, 023. <p>Character</p> <ul style="list-style-type: none">• Development would totally change the surrounding area.• The area should be assessed differently to Warlingham as it is more rural.• Development at this location would encroach on the rural feeling that Chelsham enjoys and bring it closer to the development of Warlingham.• Modern development would be totally out of place.• A large development would completely change the character of the area. <p>Heritage</p> <ul style="list-style-type: none">• Close proximity to a grade II listed building.
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	<p>Housing</p> <ul style="list-style-type: none"> • If the sites are small, they will not reach the threshold for contributing to the affordable housing provision. • Any new housing should be affordable. <p>Employment</p> <ul style="list-style-type: none"> • Employment prospects would not improve with such a vast influx of residents.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Warlingham is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>WAR 018 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to the environment, character, heritage and ecology. This information could be useful for informing further iterations of the</p>

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	Council's evidence base.
Action	The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.

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Site Reference	WAR 019
Site Address	Former Shelton Sports Club, Warlingham
Current categorisation of the site	Category 2 - Amber
Number of comments received	53
Comment IDs	SC33, SC240, SC324, SC349, SC353, SC386, SC364, SC370, SC479, SC521, SC538, SC571, SC619, SC636, SC670, SC745, SC973, SC1087, SC1135, SC1136, SC1266, SC1417, SC1425, SC1431, SC1631, SC1766, SC1731, SC2222, SC2330, SC2444, SC2459, SC2557, SC2709, SC2785, SC2866, SC2984, SC3039, SC3522, SC3735, SC3836, SC4080, SC4147, SC4196, SC4217, SC4238, SC4218, SC4297, SC4303, SC4344, SC4353, SC4368, SC4384, SC4443
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • The plan does not address the broader impact of community housing and affordability. • The owner of Shelton sports club has purposefully mismanaged the site by making the rents too high so it cannot be used by clubs, so that redevelopment is possible due to the site appearing no longer necessary. • Site should be affordable housing for younger local people who want to stay in the area but cannot afford it. • Fully support small scale, affordable housing proposals. • Warlingham has suffered from infill development where one house has been redeveloped into blocks of flats, with impact on infrastructure. • The process should be rather more than an open offer to site owners to put forward their sites. • Croydon is endeavouring to meet its housing demands by allowing higher density redevelopment of already built up areas, and by not building on the Green Belt. • Many of the perceived constraints are actually opportunities, e.g. new footpath connections/cycle links and new vehicular access. • If sites have to be found, this should be one of them as it has good existing transport links and would be less detrimental to surrounding areas compared to other sites. • There are more appropriate sites with less overall impact. • Unacceptable to have a large settlement in the south of the District proposed, as well as Green Belt sites in the rest of the District. • The buildings on site are still in use so an alternative should be found. • If builders wish to profit, they should do so by developing existing plots rather than cheaper, greenfield alternatives. • The site is in a sustainable location that would meet the Building for Life criteria, based on surrounding neighbourhood. • A school would be better in an area like this that is susceptible to flooding.

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	<p>Green Belt</p> <ul style="list-style-type: none">• Development of the Green Belt should be a last resort.• Disagree with building on Green Belt, but this is more of a brownfield site, given the existing sports facilities on site, rather than rural countryside.• Site should not be removed from the Green Belt. Nothing has changed about the land since it was originally designated as Green Belt.• The Green Belt Assessment is flawed and fictitious, and has not been corrected.• The Council should look carefully at case law and the exceptional circumstances test.• There are no grounds to demonstrate that building on the Green Belt is appropriate as per paragraph 89 of National Planning Policy Framework (NPPF).• This sites development would lead to the increasing sprawl of Croydon and bring Hamsey Green to Warlingham with no buffer. Crewes Valley is very important in keeping the settlements separate.• No exceptional circumstances to demonstrate that the development outweighs the harm to development.• The Council cannot apply one set of rules to one parcel of land, and a different set to another.• The willingness of a landowner to develop does not meet the exceptional circumstances case.• The reasons for a piece of land originally being designated as Green Belt should be respected, and not disregarded based on what planning officers think and a flawed Green Belt Assessment.• Planning Practice Guidance (PPG) states that unmet housing need is not an exceptional circumstance.• Previous planning applications have been refused on Green Belt grounds, the impact on openness and the requirement of this land to prevent the coalescence of Warlingham and Whyteleafe.• Croydon has steadfastly defended the Green Belt against development as the importance of them is recognised for recreational space. <p>Infrastructure</p> <ul style="list-style-type: none">• There is not enough consideration for the extra strain this will place on local services. By improving infrastructure afterwards, spikes occur where there is extra strain, with no certainty that it will actually be improved. The more strain put on infrastructure, the more costly the repairs.• If these dwellings were for over 50s, there would need to be a lot more medical facilities provided locally.• Croydon Council requests that the Council ensures there is the capacity within the existing schools to accommodate the potential growth in child population.• There are several locations where the inherent composition
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	<p>of the North Downs is causing the road structure to float, move and fail.</p> <ul style="list-style-type: none">• Query if the cost of upgrading infrastructure will be borne by the developers.• Should not be a retirement village (planning application), where no Community Infrastructure Levy (CIL) is paid by developers.• The main sewer in Westhall Road failed and took weeks to repair, made difficult by the age and depth of the sewer.• Risk of water contamination if the pumping station is put at further risk. <p>Highways / transport</p> <ul style="list-style-type: none">• There will be a significant impact on traffic and congestion, raising the level of danger or road traffic accidents (Hillbury Road, Westhall Road, Tithepit Shaw Road, Shelton Avenue, Limpsfield Road).• Rail services are not sufficient and nor is the parking at nearby stations.• The area provides very limited local employment, so people will have to travel to work.• The access at Shelton Avenue is not suitable for emergency vehicles, made worse by the on street parking and the recent planning application to turn old police housing into housing without enough parking.• Previous attempts to develop these sites have shown that there is no other acceptable access route than Hillbury Road, which is too dangerous.• Access at Hillbury Road would be dangerous as it is on an obscured view corner.• The site is also constrained by point of access and vision splay issues given the narrowness of the access way and the presence of houses on either side. The Department for Transport provides guidance for new junctions to be free of obstacles above 600mm within the required 2.4 x 48 metres.• Site is well served by bus stops, footpaths and cycle routes and railway stations. <p>Flooding / water</p> <ul style="list-style-type: none">• Increase water table and flood risk.• Added strain on fresh and waste water, sewerage and associated services.• Specific drainage or flood mitigation measures are not proposed.• Site has the Bourne to contend with and surface water run-off from Caterham on the Hill could increase run off to other side of valley.• Development would present a risk to the quality of the groundwater since there is a major aquifer on the site.• A comprehensive flood risk assessment, including drainage scheme will be needed.
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	<p>Environmental</p> <ul style="list-style-type: none">• The ecological assessment recommends against developing land where the access to the site would have an impact on ecology.• Two footpaths on edges of site.• This site (along with WAR 005) form a green corridor between Warlingham and Whyteleafe.• Regularly see wildlife on site; deer, fox, bats, birds, insects and flowers. Once lost cannot be replaced.• Large mature trees would have to be removed to gain access from Hillbury Road.• There are areas of less natural importance than this site.• The site is not within or adjoining any environmental protection areas which would impact on the sites potential for development.• The ecology study reduced the yield down to 67 units.• The ecology study clearly highlights the areas of the site that are unsuitable for development in ecological terms. The proposed new access road from Hillbury Road would cross and destroy the areas shown on the site assessment map deemed ecologically sensitive.• Increase of CO2 levels. <p>Landscape / character</p> <ul style="list-style-type: none">• Warlingham is in danger of losing its village status.• Substantial weight must be given to the harm and impact of the proposal on the semi-rural character of the area. <p>Social</p> <ul style="list-style-type: none">• Development of this site and WAR 005 does not add to the community, in terms of increasing employment opportunities or providing affordable housing.• Concern for younger community as the entry and exit for this site is close to Warlingham School. <p>Open space</p> <ul style="list-style-type: none">• Open spaces are crucial for both physical and mental health and should not be removed. Particularly due to the obesity problem currently exhibited in Tandridge.• Potential to increase the public amenity space and open space facilities.• We should be encouraging more sport and recreation space, rather than taking it away.• There is current under supply of sporting facilities.• The fact that the sports facility is disused is not a reason to allow development.• Although the 2015 Open Space study said there was no surplus or deficit, when factoring in population growth, an additional 17.64 hectares of outdoor playing fields will be needed by 2033.
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	<ul style="list-style-type: none"> • Building on open space will be contrary to the Council's vision. <p>Housing need</p> <ul style="list-style-type: none"> • Question the need for more retirement dwellings, when the existing ones are struggling to be sold. • The outcome of a Strategic Housing Market Assessment (SHMA) is untested and should not automatically be seen as a proxy for a final housing requirement in the Local Plan. • A number of sites in Warlingham are small and therefore there is concern they would not have provision for low cost of affordable housing. If the plan is to meet the residents' needs, then it should not be about providing expensive housing, but smaller affordable homes.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Warlingham is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>WAR 005 is a Category 2 site – Green Belt sites within an area for further investigation. The site is a former sports and recreation facility.</p> <p>The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>Any loss of open space would have to be considered in accordance with the quantity and access standards identified in the most up to date Tandridge Open Space Assessment.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p>

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	<p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to character and the environment. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.

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Site Reference	WAR 023
Site Address	Land at Alexandra Avenue, Warlingham
Current categorisation of the site	Category 3 - Amber
Number of comments received	36
Comment IDs	SC70, SC340, SC375, SC522, SC530, SC662, SC752, SC901, SC1023, SC1270, SC1249, SC1325, SC1407, SC1647, SC1684, SC2224, SC2286, SC2345, SC2479, SC2570, SC2606, SC2624, SC2565, SC2747, SC3033, SC3041, SC3121, SC3100, SC3135, SC3156, SC3244, SC3304, SC3392, SC3841, SC4086, SC4222
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • Agree site should be removed from the Green Belt. • All the proposed homes would create a large influx of people to Warlingham. • The Local Plan does not reflect local circumstances. • The field is used for recreational purposes; allotments, paragliding, dog walking, horse riding. • The assessment of WAR 008 should follow to WAR 011, 018 and 023 too. • WAR 011 and 023 are effectively one and are a buffer which prevents the extension of Warlingham. • Current density of Warlingham is low, and Chelsham is even lower. • Further large scale development and urbanisation would not be welcome. • Warlingham is not an urban centre, it has very limited facilities. <p>Green Belt</p> <ul style="list-style-type: none"> • The site forms the boundary between Warlingham and Chelsham so they would merge if developed. • There is only development on one side, so it is not infilling. • Development will lead to urban sprawl. • A swathe of land to the east provides a green barrier to retain a separation. • Chelsham Road and Greenhill Lane provide natural boundaries to encompass the site and prevent sprawl. • The areas of Green Belt which are integral to checking urban sprawl do not contain this site. • Concerned that development will risk more Green Belt being lost to development. • Green Lane is not the barrier - it is the width restriction barrier at Alexandra Avenue. • Given that WAR 023, 011, 008 and 018 are beautiful open countryside valued by residents, it depends upon Green Belt legislation to safeguard it from encroachment. • When the Green Belt designation was implemented, there was no such pressure to release land within the Local Planning Authority area.

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	<p>Infrastructure</p> <ul style="list-style-type: none">• Thames Water does not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.• More people need more food and the upgraded Sainsbury's now does not have enough parking.• More schools and doctors would be needed.• The water supply in the area is inadequate and the mains have burst twice recently. <p>Highways / transport</p> <ul style="list-style-type: none">• The two roads to the North Downs are already very congested.• Traffic cannot cope already.• The inevitable consequence of developing these pieces of land will be that cars will be parked along Chelsham Road causing a danger to horse riders, amongst others.• The road is private and owned by each householder so firstly the road/access would not be improved to accommodate the development.• Local roads are narrow and would be even more dangerous for pedestrians.• Local buses are infrequent and access to other transport is not easy.• Limpsfield Road and Old Farleigh Road are both already congested.• Alexandra Avenue is a private unadopted road and the properties have deeds for a right of way.• Chelsham Road is not a main road and is too narrow for access.• Bus routes are less than adequate, made worse by the narrow roads. This means they are not reliable for commuting and therefore often underused.• The homes and roads in Chelsham area were not intended to take the parking and traffic volumes of today.• Entire area is poorly served by parking and bottlenecks exist at Chelsham Road, Harrow Road and Sunnybank.• Poor location for an exit onto Chelsham Road where it is narrow and common land deciduous woodland. <p>Flooding</p> <ul style="list-style-type: none">• The lane at the bottom is often water logged.• Risk of flooding as the fields can get very boggy with standing water. <p>Environmental</p> <ul style="list-style-type: none">• Negative impact on pollution, especially as people would have to drive to green spaces once they have been developed.• Increase in residents will increase pollution, to the detriment
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	<p>of residents and the environment.</p> <ul style="list-style-type: none">• More development would make horse riding more dangerous and there would be less capacity to use the roads.• Loss of amenity as paddock used for horse riding and grazing. <p>Ecology</p> <ul style="list-style-type: none">• Ecology study fails to take into account that species sighted will be dependent on time of year of the survey.• Local wildlife and peace and quiet would be lost.• Would be damaging wildlife and their habitats (badgers, deer, bluebells, bats).• WAR 011, 018, 023 and 008 form a green corridor.• Concerned that the assessment lacks the identification of the ancient hedgerow and woodland that surround the land parcels of WAR 008, 011, 018, 023. <p>Landscape / character</p> <ul style="list-style-type: none">• The site and the nearby listed asset of Chelsham Place Farm are on the same elevation, so based on mature boundary features nearby, there would be minimal visual impact.• Better management of the landscape is needed.• Disagree with the Landscape Capacity and Sensitivity Study (LCSS). It says that building on this site would complete the settlement pattern, but it is not incomplete as it stands. This site is in the valley, which is not typical of the settlement pattern, which is based on the elevated area. The visibility into this site is not limited.• Site would be visible both to and from.• Site WAR 023 is flanked on the southern boundary and the north eastern boundary by public highways acting as hard boundary features. In addition to this, the site marked as site WAR 008 (Land to the north of Greenhill Lane), has been identified as having a low capacity to take development in the landscape. Therefore, as far as we can see, the LPA have considered WAR 008 unsuitable for development.• This, however, presents an opportunity to act as a buffer to check unrestricted sprawl in the countryside. Should site WAR 023 be developed, not only does it benefit from hard boundary features and screening from natural features, Greenhill Lane will also act as a boundary to protect from further sprawl.• Further to above, the proposals indicate that the development of WAR 023 would have limited landscape impact and not detract from the original purposes of the Green Belt. The development of WAR 023 provides for sensible, sustainable development and a 'rounding off' of the settlement boundary up to a physical and tangible development boundary feature, being Greenhill Lane.• Although there would be a requirement to develop 'open
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	<p>countryside', the proposed site would appear a sensible and sustainable extension to the village form. As detailed above, the natural constraints of the land will prevent further expansion without careful consideration of the impacts. It is therefore felt based on the positioning of the parcel that the land could come forward without any significant encroachment into open countryside.</p> <ul style="list-style-type: none"> • There is mention of the consideration of the impact of the potential development of WAR 023 on the Grade II listed property known as Chelsham Place Farm. As mentioned above, the relief of the landscape would indicate that there wouldn't be any significant risk of impacting negatively on the feature by allowing the land to be developed. • Development would impact on the character and rural nature of the area. • Development would be out of character with the surrounding area. <p>Housing</p> <ul style="list-style-type: none"> • If the sites are small, they may not have the provision for affordable housing.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Warlingham is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>WAR 023 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a</p>

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	<p>concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to the environment, landscape, character and ecology. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	WAR 025
Site Address	Land at Farm Road, Warlingham
Current categorisation of the site	Category 3 - Amber
Number of comments received	19
Comment IDs	SC345, SC523, SC663, SC676, SC757, SC902, SC989, SC1181, SC1272, SC1317, SC1706, SC2485, SC3065, SC3042, SC3144, SC3279, SC3435, SC3830, SC4241
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • The development should be of low density. <p>Green Belt</p> <ul style="list-style-type: none"> • Although the site is in close proximity to buildings, it is still extensively fronted by Green Belt, so development would not count as infilling. • Development would lead to urban sprawl. • This land checks urban sprawl, but is well hidden in the landscape. • The village's boundary with the Greenbelt should be as soft as possible. <p>Infrastructure</p> <ul style="list-style-type: none"> • Thames Water does not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site. • Development should come with sufficient infrastructure (doctors, schools, parking bays, dentists). <p>Highways / transport</p> <ul style="list-style-type: none"> • It would require access via the very busy main Limpsfield Road, and it is very close to the Roundabout junction at Sainsbury's, not much traffic currently accesses the road in this area and any increase would be hazardous, and add to an already over stretched local road network. • Site would only be suitable if traffic could be routed straight onto Limpsfield Road. • Vehicles would have to use the current narrow road widths of Blanchmans Road and Gresham Road to connect to the B269. • Traffic is so bad on weekdays that buses have to terminate early and passengers have to swap routes. • Access is a problem since neither site (WAR 025 and 035) can or should be accessed by any other means than Small Farm Lane and, from it, the two roads leading towards Limpsfield Road, Gresham Avenue and Blanchmans Road. Both these roads are already sufficiently parked, and moving along them in both directions is frequently not possible. Gresham Avenue exits onto Limpsfield Road facing a supermarket car park, and turning out of both roads is difficult due to poor visibility where there is parking and

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	<p>pedestrians and heavy traffic.</p> <ul style="list-style-type: none"> On the other side of High Lane, common land completes the closure towards the roundabout junction where Chelsham Road meets Limpsfield Road. This makes access to the site from the east unacceptable. <p>Environmental</p> <ul style="list-style-type: none"> Any development must be done very sensitively given the proximity to important ecological sites such as the Nature Reserve, blend into the wider landscape and be consistent with nearby existing development. Next to Blanchmans nature reserve and Site of Nature Conservation Interest (SNCI) and Ancient woodlands. Should not land lock a nature reserve and break any green corridors. <p>Ecology</p> <ul style="list-style-type: none"> Sites have been chosen at random and will deface the village by taking away the flora and fauna. There should be a wildlife corridor to allow animals as large as deer to get from Woldingham Valley up to Blanchman's Farm Local Nature Reserve (LNR), as this land provides an important route at the moment. Nearby historic wood contains owls, deer and bats and development would disrupt this. The Wildlife and Countryside Act 1981 states it is illegal to harm or disturb the roost sites of Pipistrelle bats. <p>Landscape / character</p> <ul style="list-style-type: none"> Development here would be highly visible as it is in a valley. Site prevents development abutting high value natural landscape. <p>Heritage</p> <ul style="list-style-type: none"> Near the Grade II Listed Chelsham Place. <p>Housing</p> <ul style="list-style-type: none"> Sites will inevitably be bought by buy to let investors without long term investors. This will not increase the affordable housing stock.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Warlingham is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p>

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	<p>WAR 025 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council notes all other comments made, in particular on matters relating to the environment, landscape, heritage, ecology. This information could be useful for informing further iterations of the Council’s evidence base.</p>
Action	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	WAR 029
Site Address	West of Farleigh Road, Warlingham
Current categorisation of the site	Category 3 - Red
Number of comments received	16
Comment IDs	SC344, SC524, SC664, SC784, SC903, SC1179, SC1273, SC1322, SC2484, SC2625, SC3043, SC3055, SC3102, SC3434, SC3839, SC4235
Key comments	<p>General</p> <ul style="list-style-type: none"> • The Local Plan does not reflect local circumstances. • Warlingham is a valuable yet undervalued area of Tandridge. <p>Green Belt</p> <ul style="list-style-type: none"> • Development of this site would not be infilling, a form of development not considered inappropriate in the National Planning Policy Framework (NPPF). • Development would lead to urban sprawl. • The site should not be developed as it meets the key Green Belt purposes of preventing the coalescence of neighbouring built up areas and safeguards attractive countryside. • Development would make a hard edge to the Green Belt. • Development would merge Chelsham and Warlingham. • The use of the Crewes Valley land for equestrian and outdoor recreation relates well to the Green Belt purposes. <p>Infrastructure</p> <ul style="list-style-type: none"> • Thames Water does not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site. • The main drainage connections would be to the main outfall sewer near Sunny Bank. Owing to capacity restraints it is unlikely that Thames Water would allow the use of the existing sewer. The resulting upgrading that would be required would be very expensive for the developer and delay development of these sites, probably for years. • Infrastructure is not there and cannot cope, e.g. schools, doctors, and access roads. <p>Highways / transport</p> <ul style="list-style-type: none"> • Question whether safe access could be built off the narrow Farleigh Road. • Development around Warlingham would increase traffic along Limpsfield Road and Old Farleigh Road, which are already very congested. <p>Environmental</p> <ul style="list-style-type: none"> • The site provides important open space for residents. • Woodland to the south and north of Crewes Wood is Ancient woodland and a Site of Nature Conservation Interest (SNCI).

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	<p>Landscape / character</p> <ul style="list-style-type: none"> • Major visual impact as a public footpath runs along the northern boundary and is visible from the rear of many houses. • Housing at the clearly defined boundary towards Farleigh Road is elevated and overlooks the site as does housing around Crewes House. • Provides far reaching views of the countryside. • Development would have a major detrimental impact on the landscape and environment of Warlingham.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Warlingham is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>WAR 029 is a category 3 site – Sites outside areas for further investigation. The landscape evidence considers the site is unsuitable for development. No evidence has been submitted during this consultation to the contrary. The site is therefore ruled out from further consideration through the Local Plan process and will not be subject to the exceptional circumstances test.</p> <p>The Council notes the comments made. Although this site will not form part of the Preferred Strategy for the Local Plan, this information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>None.</p>

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Site Reference	WAR 032
Site Address	Godstone Road Car Park, Godstone Road, Whyteleafe
Current categorisation of the site	Category 1 - Green
Number of comments received	22
Comment IDs	SC63, SC362, SC435, SC729, SC747, SC1247, SC1361, SC1384, SC1690, SC1427, SC1533, SC1729, SC2303, SC2875, SC3207, SC3353, SC3453, SC3639, SC3764, SC3885, SC4149, SC4242
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • Any development of this site should be as part of a wider town centre strategy for Whyteleafe, to ensure a mix of development. • Current Policy DP3 restricts non-commercial land use within local centres, so this site would be contrary unless class A use is included. • Selling off public assets by the council for housing development is detrimental. • Sloped entrance road and deep reinforced retaining wall. <p>Infrastructure</p> <ul style="list-style-type: none"> • Thames Water does not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site. • Not enough school places locally or doctors surgeries. • Money from developments needs to be spent on local infrastructure. • Promised works should be done before development occurs- e.g. doctors, play areas. <p>Highways / transport</p> <ul style="list-style-type: none"> • Concerns where the alternative parking will be. This will affect shoppers and workers as people look for alternatives (e.g. shop elsewhere and park on residential roads). • The removal of car parks seems short sighted, likely to cut across the Council's parallel objective to encourage economic activity and support the retail sector. • As the car park can only be used by permit holders, it is likely that those who spend a great deal of time in the area are those who park there. Therefore the loss of the car park would be detrimental. • Car parking is already limited - need more not less. • The Local Plan will lead to an increase in vehicles with no proposals for new car parks. • Development of this site should not be at a net loss of car parking but would be acceptable if alternative parking were to be provided. • Query whether the impact of loss of parking been properly considered. • Increase in population will make congestion and parking worse.

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	<ul style="list-style-type: none"> • On a main shopping parade so an appropriate transport assessment would be required. <p>Flooding</p> <ul style="list-style-type: none"> • Do not agree that flood risk is very low. • Surface water management is an imperative consideration if this site were to be allocated. • Existing drains and gullies are insufficient. • A comprehensive flood risk assessment is needed as the site borders an area at considerable risk of fluvial and surface water flooding. <p>Landscape / character</p> <ul style="list-style-type: none"> • The site comprises a visual break between the shop front, providing more distant views of the wooded valley. A visual assessment will be needed to see the impact on the openness. <p>Ecology</p> <ul style="list-style-type: none"> • An ecology assessment is needed as there are mature trees on the site. <p>Environmental</p> <ul style="list-style-type: none"> • The land is contaminated. • The Environment Agency would object to development proposals for sites on extremely sensitive settings (i.e. being on a principle aquifer and in a Source Protection Zone for a public water supply abstraction) if they pose an inherent hazard to groundwater. The developers need to identify all the potential pollution linkages and apply best available techniques to mitigate the risks. • Information should be provided to satisfactorily demonstrate that the risk to controlled waters has been fully understood and can be addressed through appropriate measures. These proposed sites are located in close proximity of a Source Protection Zone 1 (10 - 150 metres). <p>Sustainability Appraisal</p> <ul style="list-style-type: none"> • Doubt over some of the ratings given in the Sustainability Appraisal.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Whyteleafe is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p>

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	<p>WAR 032 is a Category 1 site – Sites not in Green Belt. The site is brownfield and currently consists of an area of parking.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to parking. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	WAR 033
Site Address	Land adjacent High View, Beech Farm Road, Warlingham
Current categorisation of the site	Category 3 - Amber
Number of comments received	16
Comment IDs	SC71, SC315, SC350, SC904, SC1178, SC1733, SC2350, SC2482, SC3104, SC3122, SC3306, SC330, SC3679, SC3980, SC4091, SC4236
Key comments	
Key comments	<p>General</p> <ul style="list-style-type: none"> • No objection as most of site is already occupied by static caravans but dwellings can be seen from some distance and so screening should be provided. • Question how the Council will deliver the number of pitches as set out in the Gypsy and Traveller Accommodation Assessment (GTAA 2013). Category 2 sites only account for 12 net pitches but there is an overall need of 63 pitches for Gypsy and Travellers and 26 plots for Travelling Show People. Croydon borough cannot accommodate any future need. • The Council says there is no evidence of unmet need - question when the Council will publish its evidence. • The site currently has pitches in excess of the number permitted on it. • This area should not be considered as part of the Local Plan until such time as a separate assessment is made as part of the wider provision of Gypsy and Traveller sites and the outstanding planning application is determined. • Seems to be that as sites are being illegally used for fly tipping, they are eligible for development rather than protection from illegal activity. • Question call for sites method as it allows new sites at any time, so people cannot comment. • Inappropriate location for pitches as in an isolated, rural area. • No consideration of brownfield sites. • Inappropriate site. • Caravans already on the site without permission. <p>Green Belt</p> <ul style="list-style-type: none"> • Plots are surrounded by Green Belt on which there would be a visual impact. • Would lead to urban sprawl. • Would be inappropriate development and therefore be harmful to the Green Belt and impact the rural character of the area. • Need to protect the Green Belt for health purposes. <p>Infrastructure</p> <ul style="list-style-type: none"> • Need to ensure supporting infrastructure is in place in terms of health care and education. • Unsuitable site as isolated from public transport, health

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	<p>care, schooling or shop.</p> <ul style="list-style-type: none"> • Lack of infrastructure in Warlingham area; GPs, dentists, schools, roads. <p>Ecology</p> <ul style="list-style-type: none"> • Will lead to the detriment of wildlife and nature. • Ancient woodland and Site of Nature Conservation Interest (SNCI) to the east. <p>Environmental</p> <ul style="list-style-type: none"> • Need to protect against environmental damage. • Site is thought to be contaminated. • Within 250 metres of a former landfill and there may be potential for landfill gas to be generated. The Environmental Health Officer needs to be aware of these sites. <p>Landscape / character</p> <ul style="list-style-type: none"> • Is in a candidate Area of Outstanding Natural Beauty (AONB). • Area of Great Landscape Value (AGLV). • Isolated, rural setting of scenic beauty. <p>Heritage</p> <ul style="list-style-type: none"> • Ancient Monument is nearby at Chelsham Court Farm
<p>Council's response</p>	<p>National Planning Policy requires the Council to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. Planning Policy for Traveller Sites (PPTS) requires councils to set pitch and plots targets which address the likely permanent and transit site accommodation needs of travellers in the council's area, working collaboratively with neighbouring local planning authorities.</p> <p>As part of the evidence base for the new Local Plan, a Gypsy and Traveller Accommodation Assessment (GTAA) is being prepared in accordance with a joint methodology with a number of other Surrey Authorities to ensure that a consistent approach is being taken to the assessment of gypsy traveller needs. This updated study will replace the 2013 GTAA, which was prepared on the basis of the previous definition of traveller. The GTAA 2017, which will be published in due course, brings together the results of desk-based research, stake-holder interviews and engagement with members of the travelling community to conclude on the accommodation needs of the gypsy, traveller and travelling showpeople population in the District and provide estimates for additional pitch provision (gypsy/traveller) and plot provision (travelling showpeople) for the period to 2033. The work carried out in the preparation of this report, and the conclusions it reaches regarding future need, will be utilised in preparing the Local Plan and allocating sites.</p> <p>The National Planning Policy Framework allows the boundary of a</p>

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	<p>Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council notes all other comments made, in particular on matters relating to the environment. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>The Council is committed to seeking to meet the needs of all members of the community, and will carefully consider the findings of the Traveller Accommodation Assessment to identify the need for Traveller accommodation in the District.</p> <p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	WAR 034
Site Address	Caravan, High View, Beech Farm Road, Warlingham
Current categorisation of the site	Category 3 - Amber
Number of comments received	13
Comment IDs	SC71, SC905, SC1177, SC1734, SC2351, SC2483, SC3110, SC3124, SC3309, SC3680, SC3980, SC4092, SC4239
Key comments	<p>General</p> <ul style="list-style-type: none"> • No objection as there are already static homes there, but screening should be provided. • Question how the Council will deliver the number of pitches as set out in the Gypsy and Traveller Accommodation Assessment (GTAA) 2013. Category 2 sites only account for 12 net pitches but there is an overall need of 63 pitches for Gypsy and Travellers and 26 plots for Travelling Show People. Croydon borough cannot accommodate any future need. • Sites WAR 033 and 034 have been proposed but the consultation document admits that it has no evidence of unmet need. Question when the Council will publish its evidence. • The area should not be considered until an assessment of Traveller need has been made. • Concerned that the Council's Local Plan's proposals for WAR 033 and 034 appear to suggest, that as the fields are being used illegally for fly tipping, that they are in some way eligible for development rather than additional protection from this illegal activity. • Should not be acceptable because there are already caravans there without permission. • Lack of consideration of brownfield sites. • Site is not suitable on sustainability grounds as it is isolated from shops, public transport, schools and health care. • Caravans already on site without permission. <p>Green Belt</p> <ul style="list-style-type: none"> • Detriment to the character of the Green Belt. • The site is in a rural and isolated location so unsuitable for traveller pitches. <p>Landscape / character</p> <ul style="list-style-type: none"> • The site is visible from all aspects. • In a candidate Area of Outstanding Natural Beauty (AONB) • Area of Great Landscape Value (AGLV). • Isolated, rural setting of scenic beauty. <p>Environmental</p> <ul style="list-style-type: none"> • Important to prevent environmental damage and pollution. • Need to protect the countryside for health purposes. • Proposed development is sited within 250 metres of a

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	<p>former landfill and there may be potential for landfill gas to be generated. The Environmental Health Officer needs to be aware of these sites.</p> <p>Ecology</p> <ul style="list-style-type: none"> • Ancient woodland and Site of Nature Conservation Importance (SNCI) to the east. • Increase in pollution as a result of development to the detriment of nature and wildlife. <p>Heritage</p> <ul style="list-style-type: none"> • Ancient Monument is nearby at Chelsham Court Farm.
<p>Council's response</p>	<p>National Planning Policy requires the Council to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. Planning Policy for Traveller Sites (PPTS) requires councils to set pitch and plots targets which address the likely permanent and transit site accommodation needs of travellers in the council's area, working collaboratively with neighbouring local planning authorities.</p> <p>As part of the evidence base for the new Local Plan, a Gypsy and Traveller Accommodation Assessment (GTAA) is being prepared in accordance with a joint methodology with a number of other Surrey Authorities to ensure that a consistent approach is being taken to the assessment of gypsy traveller needs. This updated study will replace the 2013 GTAA, which was prepared on the basis of the previous definition of traveller. The GTAA 2017, which will be published in due course, brings together the results of desk-based research, stake-holder interviews and engagement with members of the travelling community to conclude on the accommodation needs of the gypsy, traveller and travelling showpeople population in the District and provide estimates for additional pitch provision (gypsy/traveller) and plot provision (travelling showpeople) for the period to 2033. The work carried out in the preparation of this report, and the conclusions it reaches regarding future need, will be utilised in preparing the Local Plan and allocating sites.</p> <p>The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council notes all other comments made, in particular on matters relating to the environment. This information could be useful for</p>

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	informing further iterations of the Council's evidence base.
Action	<p>The Council is committed to seeking to meet the needs of all members of the community, and will carefully consider the findings of the Traveller Accommodation Assessment to identify the need for Traveller accommodation in the District.</p> <p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	WAR 035
Site Address	Galloway Lodge, High Lane, Warlingham
Current categorisation of the site	Category 3 - Amber
Number of comments received	19
Comment IDs	SC351, SC347, SC525, SC665, SC677, SC746, SC906, SC987, SC1274, SC1701, SC1702, SC2223, SC2486, SC3044, SC3066, SC3280, SC3832, SC3842, SC4240
Key comments	
	<p>General</p> <ul style="list-style-type: none"> • Bridleway on one side. • Will spoil a nature reserve and safe place to walk. • Development should be of low density with soft edging to the Green Belt. <p>Green Belt</p> <ul style="list-style-type: none"> • Would lead to urban sprawl. • Meets the purposes well in stopping urban sprawl and conserving countryside. • Although there are buildings in close proximity, they are still fronted by extensive Green Belt so development would not be infilling. • Green Belt should be protected on principle and excluded from development. • The Green Belt Assessment (GBC) focusses too much on looking at whether purposes are met but should also take account the other circumstances, identified in paragraph 85 of National Planning Policy Framework (NPPF). • No need for the land to remain permanently open, it is already developed in part and bordered by development. It is privately owned and not publically accessible. • Green Belt boundary would not need to be altered as additional development prospects are limited. • Site has good defined physical boundaries and development could ensure further planting to strengthen boundaries. • A reliance on sites which scored poorly in Green Belt performance, could favour sites in less sustainable location, such as the site on Tilburstow Hill Road (as referenced in Employment Needs Assessment) which is inaccessible Previously Developed Land not adjacent to a settlement. • Although would result in development of a site currently within the countryside, it would not extend the urban boundary of Warlingham. • The site does not contribute towards meeting Green Belt purposes 1, 2 or 4. In response to purpose 3, any site currently designated as being within the Green Belt is likely to safeguard the countryside from encroachment, however in this case, the site is bordered on three sides (north east and west) by development and notably on the northern and western boundaries, by the limits of Warlingham. In addition, the site is defined by mature boundaries to the

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	<p>east and west with permanent features being present along these boundaries by way of High Lane and Plantation Lane respectively. In the context of the National Planning Policy Framework (NPPF), if the land does not fulfil the purposes of including land within the Green Belt, then it need not be defined as such.</p> <p>Infrastructure</p> <ul style="list-style-type: none">• Thames Water does not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site. <p>Highways / transport</p> <ul style="list-style-type: none">• Would require access via the very busy main Limpsfield Road, and very close to the Roundabout junction at Sainsbury's, nothing much currently accesses the road in this area and any increase would be hazardous, and add to an already over stretched local road network.• Oppose access being created from Farm Road as would increase traffic on Gresham Avenue.• Would have to use the current narrow road widths of Blanchmans Road and Gresham Road to connect to the B269. A dramatic increase in traffic up these narrow roads to access these sites, which already have much on-road parking.• The bus route is often so delayed due to traffic that it terminates early.• Propose access through the western boundary to connect to Farm Road but would welcome discussions on this.• Development would be detrimental to adjoining bridleway and spoil the view for walkers. <p>Flooding</p> <ul style="list-style-type: none">• The site floods badly in the winter with large amounts of surface water. <p>Landscape / character</p> <ul style="list-style-type: none">• Subject to locating development within appropriate parts of the site and alongside mitigation planting to the eastern and southern boundaries, development could be acceptable within the site.• Is well screened in the landscape.• In an Area of Great Landscape Value (AGLV) so development would be detrimental to openness and rural character.• The area of Warlingham, Farleigh and Chelsham is a semi-rural environment. The three settlements wish to remain separate retaining their own individual character. <p>Ecology</p> <ul style="list-style-type: none">• There are three Sites of Nature Conservation Interest (SNCI) nearby (Dukes Dene Scarpe, Highlands Farm and Slines
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	<p>Field).</p> <ul style="list-style-type: none"> • Biodiversity Opportunity Area (BOA) stretches through the Warlingham Valley. • A phase 2 ecology report in relation to a previous application on this site concluded that subject to standard mitigation and compensation measures, there should be no loss of protected species status from the redevelopment of the site. • The site should be a wildlife corridor to allow animals to get from Woldingham Valley up to Blanchmans Farm. • The site is ecologically sensitive. • This area is on the outskirts of Warlingham and Chelsham and High Lane is the last road before the surrounding area becomes fields and woodland heading out towards Botley Hill. This piece of land adjoins the Halliloo valley and also The Blanchmans Farm Nature reserve. It plays an important role in sustaining a wildlife corridor between the areas. • Nearby nature reserve would be affected. <p>Heritage</p> <ul style="list-style-type: none"> • Near Grade II Listed Chelsham Place. <p>Housing</p> <ul style="list-style-type: none"> • Sites will be filled with buy to let investors so will not necessarily open up housing opportunities and will change the neighbourhood.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Warlingham is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>WAR 035 is a Category 3 site – Sites outside areas for further investigation. However, the National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council acknowledges that infrastructure is a concern for a</p>

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	<p>number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to landscape, heritage, character and ecology. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.

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Site Reference	WHY 010
Site Address	Land at Torwood Farm, Whyteleafe
Current categorisation of the site	Category 3 - Red
Number of comments received	9
Comment IDs	SC763, SC907, SC967, SC1016, SC1246, SC1812, SC2215, SC3558, SC3887
Key comments	<p>General</p> <ul style="list-style-type: none"> • Agree that site is unsuitable - it has Green Belt value and access would have a negative impact on the ecology, environment and struggling infrastructure. • Further development will remove any differentiation between London and Surrey. <p>Green Belt</p> <ul style="list-style-type: none"> • Development would lead to urban sprawl. • The site is important in separating settlements and buffering areas of ecological importance. <p>Infrastructure</p> <ul style="list-style-type: none"> • Thames Water does not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site. • There are not enough schools and doctors. • Sewerage system is outdated and needs major investment to even cope with existing need. • Local recycling centres cannot cope with demand. <p>Highways / transport</p> <ul style="list-style-type: none"> • The site is off a road that is barely wide enough for two cars. • Salmons Lane cannot take any further traffic, a road which residents of this site would mostly head to. • Roads are already overburdened due to recent developments. • There are minimal to no bus routes. • Station car parks are heavily used and overpriced so cars park on the road and cause obstructions. • Conditions of roads and footpaths have been negatively impacted by development. <p>Flooding</p> <ul style="list-style-type: none"> • This site has flood risk issues. • Increased incidence of flooding cannot be ignored. At peak times, water pressure for homes on high ground drops considerably. <p>Ecology</p> <ul style="list-style-type: none"> • Proposals to enhance and protect ecology. Woodland corridor across the site to connect two Ancient woodland parcels.

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	<ul style="list-style-type: none"> • Existing conifer planting to be removed and offset with supplementary deciduous planting of local provenance to promote biodiversity. New structure planting, create wetland habitats and transform grassland of lower value to support richer biodiversity. • Two potential options have been submitted to accommodate development whilst protecting ecology. <p>Landscape / character</p> <ul style="list-style-type: none"> • Landscape value as open land in this parish is important to preserve. <p>Environmental</p> <ul style="list-style-type: none"> • Noise and pollution has increased drastically over recent years.
<p>Council's response</p>	<p>Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared. Whyteleafe is identified as a Tier 1 settlement (Urban Settlement) in the Council's Settlement Hierarchy (2015). The Preferred Strategy for the Local Plan aims to meet development needs through delivery of sustainable development on sites within and on the edge of Tier 1 and 2 settlements, where exceptional circumstances exist that justify altering the Green Belt boundary.</p> <p>WHY 010 is a Category 3 site – Sites outside areas for further investigation. The site has been ruled out from further consideration due to ecology evidence. However, evidence has been submitted during this consultation that needs to be considered in more detail.</p> <p>The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>The Council notes the comments made, in particular on matters relating to infrastructure. This information could be useful for informing further iterations of the Council's evidence base.</p>
<p>Action</p>	<p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	Blindley Heath
Current categorisation of the site	New and extended settlement option
Number of comments received	136
Comment IDs	SC162, SC202, SC272, SC312, SC377, SC408, SC1370, SC786, SC820, SC963, SC1053, SC1068, SC1171, SC1276, SC1310, SC1303, SC1408, SC1508, SC1526, SC1530, SC1537, SC1560, SC1570, SC1599, SC1616, SC1628, SC1726, SC1749, SC1760, SC1800, SC1772, SC1778, SC1793, SC1838, SC1842, SC1846, SC1858, SC1840, SC1877, SC1891, SC1955, SC1981, SC1993, SC2033, SC2036, SC2043, SC2126, SC2154, SC2135, SC2210, SC2227, SC2233, SC2292, SC2249, SC2326, SC2317, SC2361, SC2430, SC2433, SC2519, SC2523, SC2592, SC2730, SC2788, SC2798, SC2750, SC2850, SC2867, SC2921, SC2943, SC3018, SC3056, SC3072, SC3076, SC3109, SC3089, SC3114, SC3148, SC3150, SC3138, SC3220, SC3227, SC3228, SC3192, SC3168, SC3241, SC3281, SC3305, SC3344, SC3311, SC3376, SC3394, SC3403, SC3424, SC3428, SC3450, SC3511, SC3517, SC3452, SC3494, SC3512, SC3516, SC3532, SC3548, SC3603, SC3567, SC3688, SC3804, SC3825, SC3850, SC3851, SC3919, SC3890, SC3906, SC3954, SC3918, SC3989, SC3940, SC3977, SC4060, SC4010, SC4066, SC4016, SC4102, SC4146, SC4106, SC4116, SC4226, SC4283, SC4261, SC4319, SC4296, SC4305, SC4345, SC4437, SC4730
Key comments	General
	<ul style="list-style-type: none"> • There is an opportunity to create a viable town, with a distinctive centre/sense of place. • Provision of a range of facilities and amenities in central Tandridge would benefit residents in Blindley Heath and the District. • Strategic development at Blindley Heath could fulfil strategic objectives facing the District; smaller piecemeal extensions to larger settlements in the north would exacerbate current sustainability problems. • A new sustainable rural community would be the most realistic deliverable and beneficial option for delivery. It may be easier to plan for and deliver infrastructure in the case of a new or extended settlement. • There is a spatial imbalance in the District which has been caused by locating development in the larger northern settlements; options for providing more services and facilities in the south should be identified to relieve development pressure in the north. • The site has been classified by the Council as being unsuitable for development. • Blindley Heath does not have the existing environment, infrastructure or services to achieve sustainable development. • Development at Blindley Heath would be unable to provide sufficient infrastructure or jobs to justify the harm to the Green Belt. • Development would not minimise the need to travel, particularly by car, which is a requirement of the Core Strategy.

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	<ul style="list-style-type: none">• The site would be unable to grow further, so the settlement will have to rely on infrastructure in other areas.• It is regrettable that the exact location of the settlement is not indicated. <p>Green Belt</p> <ul style="list-style-type: none">• There are no reasons for “further investigation” at Blindley Heath as the Green Belt is fit for purpose.• New development would lead to urban sprawl, reduce community separation and would substantially impact the openness of the Green Belt.• The Green Belt needs to be protected as it cannot be replaced. It should be protected for sake of the environment, the wildlife it supports and for future generations to enjoy.• Resultant impacts on the Green Belt would be minimised by development at Blindley Heath; there would be little impact beyond the defined site.• The Council’s own Green Belt review has concluded that no further development is appropriate in Blindley Heath, therefore it cannot be right to suggest substantial encroachment. <p>Infrastructure</p> <ul style="list-style-type: none">• It is better to plan a new settlement with all necessary infrastructure (roads, drainage, doctors, schools, internet access and sustainable energy sources) than have piecemeal additions to villages, which overstretches the existing infrastructure.• A new settlement at Blindley Heath would place additional pressures on nearby town centres such as Oxted; on medical services (e.g. The Lingfield Surgery); on local schools; on local railway stations; and this should be recognised in the planning of new infrastructure. The new settlement should be required to deliver new education, medical, highway and transport infrastructure.• Existing local infrastructure (including: schools; telecoms; roads and road junctions; railways; electricity, gas and water supply; wastewater; schools; parking; medical facilities; social care; open space and leisure facilities) does not cope with current usage. This should be rectified before any further development.• Concern that the scale of development proposed at Blindley Heath is insufficient to deliver the new infrastructure that is required to meet its needs. Major development is likely to be unsustainable.• New infrastructure should be delivered in advance of new housing.• There is a risk that new infrastructure would not be delivered in a timely fashion, or at all, because of viability issues.
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	<ul style="list-style-type: none">• The provision of additional infrastructure would lead to more development of the countryside and Green Belt, causing environmental harm.• Infrastructure requirements should take into account the changing demographics (i.e. the increase in the proportion of residents over 65 years old). <p>Highways / transport</p> <ul style="list-style-type: none">• Blindley Heath is poorly connected by public transport to nearby towns and major employment centres. Bus services are not regular enough and do not meet train timetables. Development would not reduce reliance on the car.• Transport infrastructure is inadequate to support major development and it is unclear how a safe road access to the new settlement could be achieved. Extensive improvements would be needed, but this would further encroach on the Green Belt.• Roads such as the A22, A25 Byers Lane and Ray Lane are very busy and often congested; development at Blindley Heath would only add to the excessive traffic problem and could cause gridlock on local roads.• Major routes (M25, M23) are busy or operating at capacity, and congestion leads to problems on other roads (A25, A22). More traffic would decrease road safety for pedestrians and road-users on the A22. Development would only be acceptable if it could be upgraded to alleviate congestion.• The A22 road is obsolete and should be replaced by a new road, for which sufficient funding should be made available.• Tandridge Lane suffers from fog and ice in the winter.• There is limited capacity to increase usage of the East Grinstead-London line and increasing capacity of the cross country route from South Godstone would create noise pollution.• Commuters would add to the pressure on rail services and parking at Lingfield, Hurst Green and Oxted.• The rail bridge at South Godstone restricts traffic flows and road widening would be needed.• Concern that local parking and rail infrastructure would not be developed / improved to support a large development. More information on proposed new infrastructure (what and how) is required.• The site should not be recommended for development unless the County Council can guarantee the construction of a new road. <p>Social</p> <ul style="list-style-type: none">• Development would lead to the destruction of a farming community.• Development would materially impact the standard of living of current residents in the area. It would bring untold
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	<p>damage to the community's health and quiet enjoyment.</p> <ul style="list-style-type: none">• There is little in the way of local entertainment or shops and limited prospects for developing new viable community shops.• A further 2000 dwellings would adversely affect the balance of the local community. Community infrastructure and a supermarket would need to be provided to enhance community well-being and social cohesion.• The proposed settlement would become a commuter town without any community spirit.• The area would become an undesirable place to live due to social problems arising from the development of cheap new housing without sufficient facilities and services. The lack of entertainment facilities in the area would increase anti-social behaviour.• An increase in housing is likely to lead to an increase in the crime rate.• Blindley Heath could be suitable as a retirement village, with all facilities and services that might be required by people over the age of 55 and implement ideas from the South Korean city of Songdo ("world's first smart city"). <p>Environmental</p> <ul style="list-style-type: none">• It appears that part of the development would be on a historic landfill site and thus potentially on contaminated ground.• Additional vehicles and congestion on local roads will increase local air pollution.• Development could increase light and noise pollution in the area which could adversely affect local wildlife.• There would be impacts on local amenity due to increased speeding, congestion and vibration from traffic.• There would be an increase in carbon emissions, contravening the Council's strategy.• The area is adversely affected by Gatwick flight paths. <p>Flooding</p> <ul style="list-style-type: none">• The area is unsuitable for new development because it regularly floods and climate change is predicted to worsen flood risk.• Development could seriously exacerbate Blindley Heath's and Edenbridge's existing flood risk. The site is an area of extensive flood plain for the River Eden and so needs to remain free of development.• Haxted Road is downstream and already suffers from problems with flooding. The A22 (in several places) and Byers Lane also suffer from flooding.• The soil is Wealden clay, which hinders drainage of surface water. There is no mention of how this will be dealt with.• Blindley Heath is at risk from groundwater flooding; increased surface water run-off would add to this flood risk.
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Ecology

- Blindley Heath Site of Special Scientific Interest (SSSI), the area of Ancient woodland and the Local Nature Reserve need to be protected. The presence of designated sites should preclude the area's consideration for a new town.
- Increased flooding could cause permanent damage to the local ecosystem.
- The surrounding floodplain is a biodiversity opportunity area, so the impact of development will require mitigation.
- Concern at loss of habitat and pollution caused by residential development. The countryside is very important for local wildlife that relies on the farmland, including protected species (great crested newts, brown long-eared bats, soprano pipistrelle bats and barn owls).
- There would be impacts on the Site of Special Scientific Interest (SSSI) (identified as a constraint by the Council).
- There would be no improvements to the quality and usefulness of the urban fringe Green Belt as a result of developing a new settlement at Blindley Heath.

Sustainability Appraisal

- Support for the Council's finding that a strategic scale, mixed use development could provide a range of facilities and amenities for Blindley Heath.
- Technical evidence demonstrates that the site can accommodate a sustainable rural community without detriment to wider landscape character; visual amenity, biodiversity, flooding or highway infrastructure.
- The proposed development would fail a sustainability test.

Housing

- The Council should apply the housing allocation in strict order of the settlement hierarchy (Blindley Heath is identified in the third of four tiers).
- Unmet housing need does not outweigh the likely harm to the Green Belt.
- The cost of housing is beyond average wage earners in the District. Local homes are needed for local people, particularly for families who want affordable housing for their children.
- If new development must occur in the Green Belt, it should provide affordable housing.
- The need for additional infrastructure is likely to dispense with the need to offer affordable housing.
- Delivery of new houses will be many years away because of inherent delays in planning for such a scale of development.
- More than 85% of the projected housing need will be for retirees, which suggests that serious consideration should be given to building a self-contained retirement village.

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	<p>Employment / economic</p> <ul style="list-style-type: none">• There is a lack of employment opportunities in this area. It is unsustainable to provide c.2,500 new homes and have the majority of working age residents commute out of the District for work.• A new sustainable rural community could support existing businesses, provide new enterprise opportunities and a mix of housing that could aid retention of key employee groups.• New enterprise opportunities will not be of interest to local residents because many people commute to London or Crawley for work.• If increased housing were matched with increased economic development, then a new settlement would be more likely to avoid increased commuting for work.• The Council should acknowledge that Blindley Heath is not the most suitable location for development due to the loss of working farms. <p>Landscape / character</p> <ul style="list-style-type: none">• The area is of exceptional rural traditional character (large uninterrupted fields, heathland and woodland), with wide open and far-reaching views of the countryside. The landscape has insufficient capacity to accommodate new housing; development would have a significant detrimental/unacceptable impact on the character of local villages (Blindley Heath, Crowhurst and Tandridge).• Blindley Heath does not fit the parameters (accessibility to services, public transport and other infrastructure) required for residential development within the Green Belt. Blindley Heath is part of the greenest part of the District and very little consideration has been given as to how this would change. Development should adjoin existing built-up areas, and should surround towns with train stations.• Blindley Heath is on the fringe of an Area of Outstanding Natural Beauty (AONB) and is surrounded by green fields and woodland. New concrete structures would damage these environs.• New services and facilities would not compensate for the loss of rural character.• The Blindley Heath development would be a ribbon development along a busy road.• Development at Blindley Heath would lead to settlement coalescence and urbanisation of a rural area.• Further development of Blindley Heath could avoid damaging the beauty of the landscape, because some areas around the A22 have already been developed. Success would depend on an overall landscape strategy to incorporate natural and water features.• An appraisal of the site (SC1858) finds it capable of accommodating a sustainable rural community without unacceptable detriment to the character and integrity of the
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	<p>wider Green Belt/landscape.</p> <ul style="list-style-type: none"> • Suggest that the terms of reference, the assumptions and methodology of the landscape appraisal are flawed. • Question whether the proposed area for a new settlement can accommodate 2,000 new homes at an appropriate density for the rural area.
<p>Council's response</p>	<p>The Preferred Strategy includes allocation of a strategic site capable of delivering development based on Garden Village principles. Blindley Heath is just one location being considered through further consultation for the identification of a broad area for a Garden Village.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to the environment, ecology and social impacts. This information could be useful for informing further iterations of the Council's evidence base. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and Highways Authority, and the Environment Agency, that some of these matters will be considered further. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council will also be updating its evidence in relation to housing and employment needs.</p>
<p>Action</p>	<p>Consultation is scheduled in Summer/Autumn 2017 on potential areas for a Garden Village, as part of the Council's agreed Local Plan Preferred Strategy.</p> <p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

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Site Reference	South Godstone
Current categorisation of the site	New and extended settlement option
Number of comments received	188
Comment IDs	SC65, SC214, SC200, SC273, SC227, SC233, SC295, SC277, SC281, SC292, SC316, SC317, SC318, SC320, SC378, SC400, SC406, SC418, SC1371, SC514, SC723, SC775, SC748, SC818, SC821, SC824, SC815, SC977, SC1066, SC1054, SC1143, SC1172, SC1175, SC1192, SC1193, SC1292, SC1275, SC1288, SC1409, SC1527, SC1538, SC1539, SC1569, SC1559, SC1600, SC1638, SC1630, SC1675, SC1716, SC1750, SC1741, SC1780, SC1761, SC1784, SC1802, SC1843, SC1837, SC1839, SC1859, SC1913, SC1951, SC1994, SC1975, SC2003, SC2022, SC2024, SC2037, SC2052, SC2053, SC2044, SC2127, SC2160, SC2136, SC2234, SC2206, SC2253, SC2229, SC2231, SC2248, SC2250, SC2318, SC2321, SC2357, SC2362, SC2427, SC2434, SC2418, SC2474, SC2508, SC2491, SC2520, SC2521, SC2542, SC2594, SC2667, SC2742, SC2745, SC2723, SC2731, SC2738, SC2740, SC2716, SC2797, SC2780, SC2781, SC2787, SC2816, SC2820, SC2827, SC2856, SC2861, SC2925, SC2931, SC2920, SC2939, SC3017, SC3071, SC3077, SC3092, SC3111, SC3149, SC3123, SC3139, SC3189, SC3216, SC3219, SC3230, SC3224, SC3250, SC3258, SC3275, SC3289, SC3296, SC3301, SC3341, SC3310, SC3374, SC3430, SC3427, SC3447, SC3448, SC3496, SC3519, SC3529, SC3551, SC3514, SC3518, SC3557, SC3577, SC3561, SC3581, SC3560, SC3694, SC3805, SC3827, SC3852, SC3859, SC3844, SC3892, SC3917, SC3935, SC3905, SC3939, SC3912, SC3916, SC3979, SC4020, SC4022, SC4006, SC4059, SC4067, SC4148, SC4224, SC4185, SC4191, SC4199, SC4260, SC4220, SC4232, SC4276, SC4279, SC4304, SC4298, SC4348, SC4350, SC4439, SC4386, SC4731
Key comments	General
	<ul style="list-style-type: none"> • Speculative development is a “greed” led approach. • Design is an important consideration for new developments. • The future impact of development should be considered, and has not been yet. • Question why site boundaries have not been defined. Difficult to comment if it is not known where the site is. • Concerned this site area is just the starting point, and the site will be bigger. • Development must provide an improvement to the local quality of life. • If a new settlement is included in the Local Plan at South Godstone, local residents need to clearly set out their infrastructure requirements. • This is an opportunity to improve an area and create a viable town with a distinctive centre and sense of place. • This is a logical location for large scale development, given the landscape assessments, existing transport infrastructure, access to train station and an excellent school. • South Godstone is linear settlement and well designed major development with supporting infrastructure could transform the area for the better.

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	<ul style="list-style-type: none">• Given the housing need, it is logical to consider a new settlement.• An increased population would create demand for shops and opportunities to provide additional services.• The proposal would benefit the whole District.• Should consider a higher quantum of homes for a new settlement (4000-5000).• A new settlement relieves the burden from infilling.• Providing a new settlement enables councils to make realistic and cost-effective expectations/demands from developers.• Children could walk to school.• Commutable to London.• A new settlement is a more appropriate approach than fragmented dispersed development across the District.• The inclusion of the South Godstone site as a new garden village would provide greater flexibility in planning for housing in Tandridge and could form part of a hybrid approach to delivering the objectively assessed housing need.• Do not support a new or extended settlement at South Godstone.• The site is graded red and therefore is unsuitable / is an unsuitable area for development. It is unclear why this area is being considered.• A new or extended settlement would split the village, creating separate settlements (currently split in two by the A22, and would be split in three by this proposal). The part of the village on the other side of the railway line would be isolated from the main village and become a separate community.• The proposal is too large and unsustainable. It would fail a sustainability test. It does not meet the specifications of sustainable development in terms of economic, social or environmental. It should be removed as a site for consideration.• Create a dormitory town.• Density will be too high.• This is over development of the area.• Tandridge District is one of the most desirable places to live in the country. A new settlement will create a run down housing estate.• A new settlement would breach the ridge line of the high ground to the south of the railway.• A new settlement would not meet the housing need.• Create blight on property values. <p>Green Belt</p> <ul style="list-style-type: none">• Object in principle to building on the Green Belt.• Do not support amending Green Belt boundaries.
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	<ul style="list-style-type: none">• New development would lead to urban sprawl (particularly as there is no southern border), reduce community separation and would substantially impact the openness of the Green Belt.• Coalescence, merging of towns. Development would lead to minimal separation between the village and Blindley Heath.• The Green Belt needs to be protected – once it is gone, it is gone forever.• This is a slippery slope. Once lose Green Belt, will begin to lose more. It endangers the concept of Green Belt.• Many people moved here on the understanding that Green Belt is and will be protected.• Development is contrary to the five purposes of Green Belt.• One purpose of Green Belt is to protect the special character of towns and villages. Development is contrary to this.• The land performs its Green Belt function very well.• Inconsistent applications of Green Belt policy, as planning applications for minor developments have been refused.• No exceptional circumstances. Unmet housing need is not an exceptional circumstance.• The Green Belt Study rules out this site.• The Green Belt study still leaves many of the areas of land considered ‘to be further assessed’.• The Green Belt Study is flawed. It is not prepared according to Government guidance or the correct methodology.• The area has defined boundaries and should be an inset village. It is not a sprawling settlement that lends itself to a large development.• The Council’s stated objective of protecting the Green Belt in Tandridge does not appear to be supported by the Local Plan documents.• Further iterations of the Green Belt review should establish the contribution that South Godstone Garden Village land makes to the five purposes of Green Belt.• Development would ruin the countryside.• Should recognise the impact of development on the countryside’s intrinsic character and beauty. <p>Infrastructure</p> <ul style="list-style-type: none">• It is better to plan a new settlement with all the necessary infrastructure (roads, drainage, doctors, schools, internet access and sustainable energy sources) than have piecemeal additions to villages, which overstretches the existing infrastructure.• If the site does come forward, it is vital consideration is given to the infrastructure implications.• Appropriate infrastructure must be in place before any plans are approved. Appropriate infrastructure to support a new settlement could and should include new schools, new
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	<p>primary care health facilities, new care homes and community centres and at least one large supermarket.</p> <ul style="list-style-type: none">• It will take a long time to provide the infrastructure.• A new settlement at South Godstone would place additional pressures on nearby services (e.g supermarkets); on medical services (e.g. Lingfield Surgery); on local schools; on local railway stations.• No additional infrastructure appears to be planned.• The matter of how infrastructure should be improved and to what degree, in order to accommodate this development has not been broached or viably considered.• Provision of schools and medical facilities needs to meet a threshold in terms of the number of homes. Concerned this will lead to more housing just to meet the thresholds.• More land than specified would be needed to actually provide the infrastructure needed.• The Education Funding Agency would welcome the opportunity to work closely with Tandridge DC to investigate the feasibility of opening a free school(s) on this site.• Current infrastructure does not support a development of this size. There is only a garage/petrol station (selling expensive groceries), a pub and a hairdresser (document says there is a range of shops, which is incorrect). There is no evening entertainment, no shops, no doctor's surgery, no dentist, no police station, no fire services, no community centre. The area has lost its grocers, newsagents and general store, shops, post office and off licence.• Godstone and Lingfield Doctor's Surgery does not have any capacity for additional patients. There are long waiting times for a doctor's appointment. There is concern about additional strain on social services.• A recent survey indicated the national average for GP:patient ratio is 1:1,577 and for East Surrey is 1:1,414. Seven out of 10 areas in Tandridge are already well above these averages with no capacity to increase further.• There is a shortage of GPs• There is poor access to hospitals.• Hospital facilities are under pressure and do not have the capacity to cope. East Surrey Hospital A&E cannot cope now. The hospital already has a large catchment area.• It is challenging to find a NHS dentist.• The local school and nurseries are over subscribed. There is only one school. Primary school class sizes will increase, and change the school from a village school. The secondary school is at capacity, and already one of the largest in the country (2,500 students).• Concern about power cuts. The electricity system is unreliable and served by overhead pylons. Residents have had to rely on generators. There is no gas supply in some areas.
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	<ul style="list-style-type: none">• Sewers are overloaded, and erupt during heavy rainfall. Properties have experienced sewage flooding.• There is no mains drainage (Tandridge Lane and Crowhurst Lane End are not on mains drainage). Drainage and sewage is a private facility which is at capacity.• Water pressure is minimal.• There is water stress.• There are limited recreational facilities in the village.• There is intermittent broadband service. Recently, owners would not allow BT to run new Fibre Optic internet cables over their land to service the houses in Crowhurst Lane End and nearby houses in Tandridge Lane.• There is patchy mobile phone reception.• Unlikely to be a supermarket as these are in Redhill and Crawley.• Access via blue light services to Redhill is difficult with response times poor.• The South East is already overpopulated. <p>Comments regarding the location of the site in terms of infrastructure</p> <ul style="list-style-type: none">• South Godstone is well placed for the secondary schools in Oxted, which are served by school buses.• The Redhill-Tunbridge line is currently under-used and has capacity for a substantial increase in services.• There are regular, direct trains to London Victoria (41 minutes) and London Bridge (55 minutes) that are ideal for residents of South Godstone commuting to London. The proposed settlement would be within walking distance of Godstone station, removing any need for increased parking and avoiding the addition of commuter traffic onto the A22 at peak times. By contrast, rail services to London from Hurst Green and Oxted are over-crowded and their car parks are full from early morning; parking control on roads around those stations is already extensive and an inconvenience to residents of Hurst Green and Oxted.• Godstone also offers regular rail services to other employment and retail centres. Redhill (12 minutes), Tunbridge (20 minutes) and East Croydon (35 minutes), meaning that residents of the new settlement would have a range of employment and retail offers without creating extra traffic on already busy roads. Further afield, there are good connections to Ashford International for Eurostar services, Gatwick Airport and Guildford, which would be attractive to residents and could attract business so as to establish employment as part of the new settlement. <p>Highways / transport</p> <ul style="list-style-type: none">• No new development should be proposed without Surrey County Council putting forward a strategy for road management in the area (to manage the amount of traffic
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	<p>and solve local parking issues).</p> <ul style="list-style-type: none">• South Godstone is poorly connected by public transport to nearby towns and major employment centres. Bus services are not regular enough (there is only one bus service an hour). There is no public transport to Oxted. Residents need to own a car to live here / each family needs two cars.• There is poor public transport, especially in the evenings.• Need better consideration of parking within new developments, with higher provision (including visitor parking) and garages not counted.• Inadequate road network.• A22 and local roads are already congested, and will be worse/grind to a halt if this proposal happens.• Create bottlenecks in East Grinstead area.• Surrey Highways Assessment report identifies that the M25/A22 interchange and A22/A264 at Felbridge are already at capacity without any further development.• Traffic has increased substantially over last 10 years.• A22 and Tillburstow Hill Road are dangerous (narrow, bendy and hilly, with limited sight lines, and often the speed limit is exceeded).• A22 is heavily used by HGVs.• There are many accidents on the A22.• There are frequently queues to the M25 and to Blindley Heath traffic lights.• A22 is the only road access to the site and unsuitable for the proposed volume of use. Major roadworks would be required.• Roadworks on the A22 bring chaos.• A22 splits the site.• A22 would need to be widened.• There is a railway bridge at South Godstone which restricts traffic flow to a single lane in each direction. A22 and Tandridge Lane are both restricted where they run under railway bridges.• Harts Lane/A22 junction is problematic. At peak time, it is very difficult to cross this junction.• Tandridge Lane, Miles Lane and Crowhurst Lane are insufficient to sustain increased traffic.• Challenging to upgrade local road network, as many are single carriageways.• Only support the proposal if the road network is upgraded to alleviate congestion on the A22.• M25 is at capacity.• Tandridge Lane and Tillburstow Hill Road have low bridges controlled by lights.• Question whether there has been any consideration of building a bypass.• Tandridge Lane is an unclassified narrow, single carriageway, with no lighting, infrequent pavement, rural
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	<p>lane which is unsuitable to take additional traffic, or serve as an access point. There are often accidents. It passes under a very narrow railway bridge close to the proposed entrance to the site. It is in poor repair. It suffers badly with fog, frost and black ice in winter.</p> <ul style="list-style-type: none">• Agricultural vehicles frequently use the local roads.• Long queues at traffic light junction of Ray Lane and the A22.• This would create 4000 extra cars on the local road network.• Vibrations of traffic will cause damage to properties. <p>Rail services</p> <ul style="list-style-type: none">• 8,000 extra residents would overwhelm the existing rail infrastructure.• South Godstone has a railway station. Services are operated by Southern Rail (currently the worst performing operator in the country). The service is erratic.• The nearest stations are Oxted and Lingfield on the direct East Grinstead line to London. South Godstone is a cross-country line (need to change at Redhill for London). People will drive to Oxted and Lingfield for the direct train service. South Godstone station is not well used, as people prefer to drive to stations with direct trains to London.• The cross-country route accessible from South Godstone (providing London access at Redhill) would need significant increase in the number of services, the noise of which would further detract from the local area.• The trains on the East Grinstead line are already 12 carriages and there is no scope to add additional services.• South Godstone railway station is not fully accessible for wheelchair users. There is no disabled access to enable travel to Redhill, as there is no disabled entrance on the south side.• The length of the platform means only four carriages can be used.• There is insufficient parking at the station.• The Tonbridge to Redhill railway line is notoriously unreliable.• Footpaths cross the railway line.• The train line in South Godstone is expensive to use and unreliable.• There are frequent train strikes.• More people now drive to nearby towns to use 'better' train services.• The Council's plans have not considered improvements to the railway service.• Some residents prefer having a quiet station to travel from.• The last train does not stop at Godstone station.• Challenging to upgrade the station.• Trains experience severe over crowding.
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	<p>Pedestrians</p> <ul style="list-style-type: none">• Challenging to walk locally as hedges are not cut back and there is little street lighting.• No / narrow pavements. <p>Cycling</p> <ul style="list-style-type: none">• There are a limited number of cycle lanes in the village. <p>Social</p> <ul style="list-style-type: none">• The lack of entertainment facilities in the area would increase anti-social behaviour / crime. Few police / police under pressure.• Adversely affect quality of life of existing residents.• Loss of community spirit.• Land is well used for walking / dog walking / horse riding. The land has a number of footpaths and bridleways which presently criss-cross the fields providing recreational access to countryside for walkers and riders.• Impact on health and wellbeing. <p>Environmental</p> <ul style="list-style-type: none">• The Technical Assessment makes no mention of the pollution caused by the oil exploration.• Increase noise / light / air pollution.• The Green Belt provides a buffer to absorb pollution.• More local land will need to be returned to intensive agricultural use, to help meet the global increase in population.• Recommend that an independent environmental impact survey be completed as part of this consultation.• It would be irresponsible to build additional houses under the Gatwick Flight Path. <p>Ecology</p> <ul style="list-style-type: none">• Adverse impact on the Site of Special Scientific Interest (SSSI). Sites of Special Scientific Interest should be protected.• Adverse impact on wildlife, nature, environment and habitats. Wildlife includes: bats, dormice, owls, deer, badgers, foxes, birds, geese and ducks.• Animals that rely on farmland (birds, insects) are already in sharp decline and this development would exacerbate the problem by destroying valuable habitats.• A recent survey of farmland in the area confirms that there are thriving colonies of great crested newts, brown long eared bats and soprano pipistrelle bats, and barn owls. These species would suffer from the loss of habitat and increased light pollution.• Trees should not be removed. The land is heavy clay and
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	<p>needs trees to soak up some of the rainwater.</p> <ul style="list-style-type: none">• The trees in Laghams Wood are all protected by Tree Protection Orders.• Impact on ancient woodland, and the balanced ecosystem that relates to the trees.• Development would have an enormous impact on the amenity of local residents. <p>Landscape / character</p> <ul style="list-style-type: none">• Adverse impact on views (houses constructed on this site will occupy an elevated position and be visible from just about any point in the village ruining views).• South Godstone is on the top of a hill.• The Landscape and Visual Assessment suggests that the land is well contained and will not be visible from many directions.• There is more up-to-date evidence available to revisit some of the landscape and visual assessment conclusions the Council has reached on the parcels of land comprising the South Godstone Garden Village. This evidence (provided by SC3917) should be considered.• Impact on Area of Outstanding Natural Beauty (AONB).• The area should be National Park in the Surrey Hills.• Posterngate Farm is an Area of Great Landscape Value (AGLV).• Loss of agricultural land. More reliant on food imports. It is increasingly important the country has good agricultural land, following Brexit.• The character of the area should be protected.• South Godstone is a small rural village, and development would ruin the character of the area, and it would lose its identity as a village. Villages are important to the character of Tandridge and should not be changed into towns, and lost. This is not an urban area.• The village is surrounded by countryside and a beautiful landscape, contributing to its character.• Widening roads will adversely change the character of the area.• The reason people choose to live in the District is because of the Green Belt, the character of the area and the beautiful and rural landscape. Large scale development will change this and ruin the character of the area.• If new homes are built to the north of the village on land belonging to Posterngate Farm it will ruin the approach to the village from the north.• Distinct communities (Bletchingley, Godstone, South Godstone and Blindley Heath) should remain so and should not be permitted to merge into one another by new development.
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	<p>Flooding</p> <ul style="list-style-type: none">• The area is unsuitable for new development because it regularly floods and climate change is predicted to worsen flood risk.• Development will increase flood risk.• Flooding has worsened in recent years.• No indication of how flooding will be dealt with, and no attention given to climate change or surface water flooding.• NPPF requires areas of flood risk to be avoided (sequential approach).• Local farming land is part of the flood relief system – to build on it would increase flood risk.• The village and A22 regularly flood (at Posterngate Farm and near the RSPCA / between South Godstone and Posterngate Farm / north of the intersection with Miles Lane and Harts Lane, flooding from the woodland to the west of the road).• The A22 is often closed to traffic after heavy rainfall, which isolates the village. Whilst a soak away at Posterngate Farm has helped to address one of the problems, it has only effectively moved the problem further up the A22 to create a new area of flooding. At the opposite end of the village by Byers Lane, in extreme cases even buses are unable to pass through the floods. Fire engines have been called to assist.• Byers Lane and roads to the west are over-used and dangerous: an increase in traffic volume will exacerbate these problems.• The west side of the A22 Posterngate is a natural flood plain.• Flooding occurs opposite the Wonham House development spilling deep muddy water across the whole of the road.• Surrey County Council and Tandridge District Council have done nothing to help alleviate flood risk.• “Lagham” is an Anglo Saxon word for bog.• Flooding will become worse if trees are removed.• The road under the railway bridge is often flooded (approx. 0.5m deep).• The village has been cut off by flooding previously.• Wealden clay causes poor drainage with flooding from both surface water and river levels occurring already. Development would significantly increase the amount of surface run off, which could not go into the local river system without causing river flooding both locally and down-stream in the River Eden flood plain.• The winter of 2013/2014 with its heavy rainfall resulted in large swathes of the proposed settlement area being flooded with surface water for weeks. The flooding and road closures are acknowledged in The Flood Investigation Report undertaken by the Council in October 2015.• Flooding causes traffic chaos and delays.
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	<ul style="list-style-type: none">• Development will endanger further settlements downstream to flooding.• The area to the north of the existing village is subject to considerable snow-drift risk during harsh winters because of the open nature of the land in the direction of the prevailing wind. <p>Housing</p> <ul style="list-style-type: none">• Support new homes delivered in a sustainable way.• More affordable housing is needed, rather than large properties.• More council housing is needed.• If any houses are built in the village, it should be affordable.• Affordable housing is not appropriate here, as it will not be affordable.• Conflict between truly affordable housing and providing it in a rural location, as need to rely on a car.• The proposed quantum of housing is not needed in South Godstone.• Suitable housing to enable downsizing is not available.• Retirement housing needed. The Council should take innovative steps to address this. The health and longevity of retirees improves substantially when they live in purpose-built self-contained retirement villages. Providing these would help encourage people to move from large family homes. Should include a retirement village within a new settlement. Consider Songdo, the first Smart city.• More homes for 1 or 2 people are needed, including bungalows.• Housing is too expensive here and out of reach of most young employed people living in the District with parents. <p>Employment / economic</p> <ul style="list-style-type: none">• There is a lack of employment opportunities in this area.• Access to local employment is very limited because of poor transport links.• Residents will need to travel by road for work, creating commuter towns. Even though there is a station, most people drive to work.• Should develop areas where there are employment opportunities and reduce the need to travel.• Question why employment uses should be retained in preference to Green Belt.• The assumption is that housing will support growth and attract new jobs to the area but there is little infrastructure in place to support new businesses.• Increased housing should be matched by increased economic development, to ensure that new development does not just create more dormitory accommodation for London commuters.
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	<p>Heritage</p> <ul style="list-style-type: none">• Laghan Manor is an important historical building with significant associated importance in the land around it including the Park Pale.• Impact on listed buildings. The area is within sight of a Grade II Listed Building.• Area is of archaeological interest.• This is an area of historic interest such as the quarries of the past and further back Roman occupation with Hill forts and other local archaeology found.• The Local Plan 2001 states that South Godstone has continued to be recognised as a Rural Settlement originating from the Medieval period. <p>Viability / deliverability</p> <ul style="list-style-type: none">• Question the viability of the proposal given the large amount of infrastructure that will be required to support the development.• Much of the land is not for sale (“not available”). Question how this land was selected.• Some of the land was sold in individual plots about 10 years ago.• It will take many years to deliver a new settlement.• Delivery will be complex with many landowners involved.• The high cost of infrastructure is likely to result in less affordable housing being provided. <p>Sustainability Appraisal</p> <ul style="list-style-type: none">• Further iterations of the Sustainability Appraisal should apply the “tilted balancing exercise” as required by paragraph 14 of the National Planning Policy Framework (NPPF), whereby adverse impacts need to significantly and demonstrably outweigh the benefits of delivering housing needs; or specific policies (such as Green Belt) indicate that development should be restricted. The National Planning Policy Framework (NPPF) does not attach the same weight to all assessment criteria included in the current Sustainability Appraisal and this needs to be taken into account. <p>The Strategy</p> <ul style="list-style-type: none">• It is impossible to understand how the delivery strategies have been formed when it is stated that vital policies such as the Green Belt Assessment, an Infrastructure Policy, the Traveller Planning Policy and many others have not yet been prepared or taken into consideration.• Only two of the seven areas considered for new settlements have capacity to be a new settlement. What are the reasons for this and why are these two the exceptions?• The potential harm is not outweighed by provision of
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	<p>housing or jobs.</p> <ul style="list-style-type: none"> • A new settlement will not prevent infill. It is not either or, it will be both. • A new settlement should be the right site and not just because land is available. • South Godstone does not fit the parameters (accessibility to services, public transport and other infrastructure) required for residential development within the Green Belt. South Godstone is part of the greenest part of the District. Development should adjoin existing built-up areas, and should surround towns with train stations. • The strategy should be to provide smaller sites on the edge of settlements. • Development should be distributed between settlements rather than imposed on a few.
<p>Council's response</p>	<p>The Preferred Strategy includes allocation of a strategic site capable of delivering development based on Garden Village principles. South Godstone is just one location being considered through further consultation for the identification of a broad area for a Garden Village.</p> <p>The Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council acknowledges that flood risk and utility provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>The Council notes all other comments made, in particular on matters relating to environment, ecology and social impacts. This information could be useful for informing further iterations of the Council's evidence base. It will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and Highways Authority, and the Environment Agency, that some of these matters will be considered further. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>The Council will also be updating its evidence in relation to housing</p>

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	and employment needs.
Action	<p>Consultation is scheduled in Summer/Autumn 2017 on potential areas for a Garden Village, as part of the Council's agreed Local Plan Preferred Strategy.</p> <p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>

Local Plan: Sites Consultation - Additional Comments

Theme / Topic	Associated Comment IDs	Key Comments
Comments on individual settlements / areas		
Bletchingley	SC2553, SC2911	<p>General</p> <ul style="list-style-type: none"> • The A25 is the only trunk road through the area and it is at capacity. • Clerks Croft and Court Lodge Farm was not being considered and now is. • Clerks Croft is constantly used by walkers. • Both Area of Outstanding Natural Beauty. • Narrow access.
Blindley Heath	SC722	The distance between settlements of Lingfield and Blindley Heath at Parcel 036 is not "significant".
	SC1106, SC1139, SC3441, SC56, SC1883	<p>Infrastructure</p> <ul style="list-style-type: none"> • Limited infrastructure and services (including railway). • Adverse impact on congestion (cause considerable traffic into Lingfield and use services). • Road accidents have occurred along the stretch of road on the A22 between Blindley Heath and the Godstone roundabout. • Area prone to flooding. • There are no plans for a new surgery in the Blindley Heath settlement.
	SC3288	Loss of recreational land at Featherstone is concerning as it is one of the few public amenities in the village.
	SC2110, SC3418, SC3568, SC914, SC3848, SC4111	<p>New settlement</p> <p>Oppose any new large settlement options in Blindley Heath. It would double its residents.</p> <ul style="list-style-type: none"> • Blindley Heath assessed as red, but then declared suitable for large settlement. Why have different methodologies been applied? The Council needs to be transparent. • Not explained or its location identified. • No sequential testing of alternative sites which may be able to deliver comparable schemes. • Substantial but isolated. • Adverse impact on Green Belt. • Not sustainable. • Remote from any rail link. <p>Overstretched infrastructure, flood risk, poor community facilities. Knock on impact on infrastructure in Lingfield.</p> <p>In principle in agreement, but need to listen to comments of local residents.</p>
Caterham / Caterham on	SC66, SC71, SC98, SC282, SC385, SC811,	<p>Infrastructure</p> <ul style="list-style-type: none"> • Supporting infrastructure is lacking and has not

Local Plan: Sites Consultation - Additional Comments

Theme / Topic	Associated Comment IDs	Key Comments
the Hill	SC916, SC961, SC1056, SC1111, SC1119, SC1232, SC1232, SC1234, SC1952, SC2295, SC2457, SC2602, SC2896, SC2936, SC3193, SC3209, SC3252, SC3232, SC3369, SC3443, SC3459, SC3663, SC3643, SC3757, SC3743, SC3847, SC4313, SC978, SC1064, SC3537, SC2644	<p>kept pace with recent developments. Urgent need for investment.</p> <ul style="list-style-type: none"> • Roads congested and narrow. • Rat run to Croydon. • Not feasible to build more roads / widen roads. • Impact of development on school places – current problems getting primary school places. • Impact of development on health services (Doctors and East Surrey Hospital operating over capacity). • The Chaldon Pumping Station can no longer produce enough tap water for the needs of the area. • The recent sink hole on The Yorke Gate development is very near to the Bellway strip, the area between Yorke Gate and the Hambledon strip. At the other end of the Bellway strip there was a landslide of clay this year which made Green Lane impassable. • Low water pressure and gas pressure. <p>Parking</p> <ul style="list-style-type: none"> • New properties have limited parking. • There is a need to reduce the pavement to allow for additional parking near the Co-op. • Should reduce width of paved area on west side (near Magnets new show room) and enable space on east of Croydon Road for diagonal parking. West side should retain as much linear parking as possible but with two disabled and two delivery bays. <p>Town Centre</p> <ul style="list-style-type: none"> • Town centre is struggling to keep retail businesses open. • Town centre needs regenerating – lack of parking is a problem (Rose and Young should be subject to a Compulsory Purchase Order for parking). <p>Flooding</p> <ul style="list-style-type: none"> • History of flooding (including last year). Properties flooded. • Collapsed drain; the Council and Surrey County Council done little to help. • Strategic Flood Risk Assessment no reference to June flooding of Caterham on the Hill, or Environment Agency surface water flooding maps. • Caterham flood action group – feasibility study underway to seek long term solution “the reduction of flow in the delicate Caterham drive

Local Plan: Sites Consultation - Additional Comments

Theme / Topic	Associated Comment IDs	Key Comments
		<p>sewer". Will take time but must be honoured.</p> <ul style="list-style-type: none"> • Planning permission for new properties must be refused due to flood risk. • SC1064 provides a link to a selection of photos and videos that show the impact of flooding on family homes in Caterham. • Surrey County Council (SCC) report on surface and foul water infrastructure (April 2016). The report predicted the flow of the flash flood (June 2016) which devastated homes. • No funding available to fix the problem. <p>Environment</p> <ul style="list-style-type: none"> • Value the recreational land in the area. • A large part of this Caterham Green Belt corridor provides breathing space and recreation for the people of Caterham. Deer, badgers, owls, and other wildlife that inhabit the corridor cannot survive in isolated pockets. <p>Housing / development</p> <ul style="list-style-type: none"> • There should be no more development here. • Many new homes built recently (34% increase). • The area has taken its fair share of housing in Tandridge. • The area is full. • Affordable housing will not stay affordable here. • Sensible extension to Caterham should be planned for, allowing improvements to facilities and infrastructure. <p>Character</p> <ul style="list-style-type: none"> • Area has been progressively spoilt. • Affordable housing here would not be in keeping with the area. <p>Environment</p> <ul style="list-style-type: none"> • Loss of trees. • Loss of Green Belt / must not be sacrificed. • Impact on wildlife. <p>General</p> <ul style="list-style-type: none"> • Unsustainable to provide more housing without the infrastructure. • Impact on human rights and stress levels of residents.
	SC3537	Welcome that Caterham has been excluded from further consideration as a potential extended

Local Plan: Sites Consultation - Additional Comments

Theme / Topic	Associated Comment IDs	Key Comments
		<p>settlement. However, the lists of 'strengths', 'weaknesses', 'threats' and 'opportunities' is simplistic and incomplete. There are further grounds for ruling out Caterham as an Extended Settlement, particularly the lack of suitable local infrastructure and the impossibility of providing significant enhancement of the highway network.</p>
	SC3978, SC3582	<p>Caterham on the Hill, Caterham Valley, Chaldon and Whyteleafe (the CR3 area) Neighbourhood Plan The CR3 Forum is preparing a Neighbourhood Plan on behalf of four parish councils, which aims to promote distinctive, vibrant and self-sufficient communities that ensure quality of life for everyone. The main priorities for the CR3 area have been compared with how the Local Plan addresses them, and the following comments are offered:</p> <p>Social The CR3 area cannot restore social sustainability from the imbalance of recent housing development (2003-2013) if it continues to be developed in relation to the rest of the District. The Sites Consultation document considers further development of community infrastructure (a public park (CAT 052) and community allotments (CAT 077)). The capacity of local services and facilities should have been taken into account by the Council; an approach that involves unplanned piecemeal development will not solve the problems in infrastructure provision that have been caused by the level of recent development.</p> <p>Environment In effect, the Local Plan has a presumption in favour of developing green spaces: the Sites Consultation document puts forward potential development sites that are almost exclusively Green Belt and public open spaces. The Site Consultation document is only site-specific and does not consider the wider collective value of the green spaces that surround settlements in the CR3 area. It is unrealistic to expect off-setting of local impacts on biodiversity through the enhancement of sensitive areas; ecology needs to be a higher priority for new design.</p> <p>Employment / economy The Sites Consultation document provides no strategy to achieve the aims of supporting local businesses; attracting inward investment; and capitalising on connections with London, Gatwick and the south east.</p>

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		<p>Sites are only being considered for residential development. Ex-employment sites will be lost: Kenley Airfield (CAT 004) East Surrey Waterworks (CAT 019), Maybrook House (CAT 041).</p> <p>Flooding More work is required to inform the Local Plan as Tandridge does not currently have a Surface Water Management Plan.</p>
Chaldon	SC286	<p>General</p> <ul style="list-style-type: none"> • Unsustainable location for development. • Local infrastructure cannot cope. • Rural character (including the roads). • Loss of Green Belt / should be preserved. • Landscape should be protected. • Wildlife should be protected.
Dormans Park and Dormansland	SC105	<p>Insetting If Dormans Park is inset, the area to the Swissland Hill should remain in the Green Belt. The area is of great importance to maintaining the openness of the Green Belt and separates Dormans Park from Felcourt. The area has a number of properties within it and is situated close to environmental designations.</p>
	SC4004, SC4177, SC1305	<p>Object to insetting</p> <ul style="list-style-type: none"> • Area should remain washed over by Green Belt. • There is considerable openness. • Reasons it is Green Belt remain valid today. • There is no viewpoint from which the whole village is visible due to surrounding trees and sloping topography. • Many of the houses in the village look over the tops of adjoining houses to views of the countryside. • The village therefore can be said to be performing an important contribution to the openness of the countryside by being hidden from view. • Contrary to Green Belt study, the area has a very rural feel. • Dormansland and Dormans Park are surrounded by Green Belt by areas of Local Landscape Significance and Areas of Outstanding Natural Beauty so should remain in Green Belt. • Dormans Park has many open aspects, Hillcrest, Park Road, The Lake, The Approach, Lake View etc. This openness has not been reflected in Green Belt Assessment. • Dormansland could have limited infilling which has been identified in the proposed Neighbourhood Plan. However, Dormansland is not presented

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		objectively and performs an important contribution to the openness of the countryside by being hidden from view.
	SC3891	<p>Dormansland Neighbourhood Plan Steering Group</p> <p>Infrastructure The village's existing facilities are very well used but some appear to have exceeded their useful life. A community hall that is accessible, cost efficient and located in the village of Dormansland is an aspiration of residents, to replace the Memorial Club. The site on West Street (DOR 007) would be a good location for a new Memorial Club, parking, allotments and potentially a community orchard (the existing could be redeveloped for housing). Additional (off-street) parking for the train station is also required to reduce damage to verges and avoid issues with parked cars on the road. This could be enabled by the development of new market housing. A field directly opposite the station would be suitable for a new parking/housing development.</p> <p>Character The village should not be inset from the Green Belt because it is likely to harm the current sense of openness and the settings of listed buildings. Increasing the density of development would harm the open feel and built character of the village.</p>
	SC2698	<p>Environment New homes in the area have been to the detriment of flora and fauna. Trees have been lost. Trees need to be regrown.</p>
	SC4177	<p>Services Limited access to services, other than railway station with limited parking. More housing will increase pressure.</p>
	SC4177	No unmet housing need in Dormans Park.
Harestone	SC3314	Should protect sylvan nature and low density character of this special neighbourhood.
Hurst Green	SC80, SC109, SC119, SC191, SC308, SC352, SC481, SC1920, SC2088, SC2108, SC2408, SC2574, SC2575, SC2694, SC2722, SC2806, SC3154, SC3814, SC3806, SC3822, SC3922, SC3931, SC3953,	<p>Infrastructure</p> <ul style="list-style-type: none"> • Roads are congested and not easy to access. • It is unclear how construction will take place as the HGV's cannot get down the roads without damaging them. • The doctors surgery cannot cope (promised satellite health provision with recent housing but not happened). • The railway is already over capacity and there is not

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	SC4394, SC2087	<p>enough car parking at the stations available.</p> <ul style="list-style-type: none"> • There area does not have fibre-optic. • The school is using temporary buildings to meet need. • Loss of children's play areas. • Development in Hurst Green may be possible subject to infrastructure provision. <p>Green Belt / countryside</p> <ul style="list-style-type: none"> • Development around Hurst Green will contribute to urban sprawl. • Loss of greenfield. • Object to encroachment into the Green Belt. • Need to keep as a green place. <p>Other comments</p> <ul style="list-style-type: none"> • Development will affect quality of life. • Loss of identity. • Lots of development here over past few decades. • Increasingly becoming a dormitory town – not sustainable.
Kenley and Coulsdon Commons	SC3530	<p>Comments are being provided on behalf of the City of London, owner and manager of 'City Commons' including Kenley and Coulsdon Commons:</p> <ul style="list-style-type: none"> • Primary interest of the City of London with regard to the Local Plan is to ensure that the habitats and species of Kenley and Coulsdon Commons are protected from harm. • These areas are public open spaces with free right to roam. • The health of the Commons is under severe pressure and the combination of urban effects is recognised as a significant contributory factor. • Impact of pollution. • It is essential that housing development includes sufficient green space to provide recreational and amenity areas for new residents.
Lingfield	SC48, SC56, SC116, SC722, SC1920, SC2034, SC2093, SC2396, SC2538, SC2547, SC2593, SC2765, SC2734, SC2791, SC2824, SC2965, SC3045, SC2093, SC56, SC2083, SC3893, SC2490, SC4045	<p>Infrastructure</p> <ul style="list-style-type: none"> • Infrastructure cannot cope. Roads currently congested. • Infrastructure must be in place before homes are built. • Lingfield surgery now exceeds that ratio at over 2,628 : 1. (source – NHS UK). Lingfield Surgery already has the highest patient to doctor ratio in Tandridge. • The primary school is full. • The station car park is full, causing parking

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		<p>problems elsewhere.</p> <ul style="list-style-type: none"> • There are two services per hour. • There is only a part time on call fire station. • Play parks not suitable for all children. • Lingfield does not have the shops to support all the new development. <p>Green Belt</p> <ul style="list-style-type: none"> • Inappropriate development. • No exceptional circumstances. • Loss of Green Belt. • Loss of openness. • Merging of settlements. • Insetting would allow densities to increase, which could damage their open and rural character. • Areas removed from the Green Belt should have defensible boundaries. <p>Flooding</p> <ul style="list-style-type: none"> • Flooding around Haxted Road is a major issue. • Drainage and flood risk concerns. <p>Environment</p> <ul style="list-style-type: none"> • Environment should be protected. • Loss of open space/greenfield. <p>Character</p> <ul style="list-style-type: none"> • Character should be protected. • The rural nature of the area will be destroyed. <p>Heritage and landscape</p> <ul style="list-style-type: none"> • Adverse impact on conservation area. • Loss of views. • Visual impact on the village. • The assessment should properly and comprehensively include other listed buildings in Lingfield which make a substantial contribution to the special character of "Historic" Lingfield but which are not situated within the designated Conservation Area. • The elevated position of the village, and the predominance of the Grade I Listed church above the skyline with the houses clustered around it, makes the views towards the village notable. • There are considerable far reaching views outwards across the surrounding countryside, towards the Surrey Hills and North Downs to the north and the High Weald Area of Outstanding Natural Beauty to

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		<p>the south east.</p> <p>Other comments</p> <ul style="list-style-type: none"> • Lingfield is on the Gatwick flight path and as a result this will cause health, noise and disturbance issues for residents. • Difficult to access sites. • Limited employment opportunities. • Too much development in Lingfield recently. • Anti social behaviour (loss of community). • Not proposing homes for local people.
	SC1109	<p>Lingfield Surgery</p> <ul style="list-style-type: none"> • The surgery does not have any existing capacity. Rooms in full use, and cannot accommodate further clinical staff without major increase in building size. No areas at under capacity, and hot desking in operation. • Any further development in the area would require significant additional infrastructure and services including; a larger surgery building with additional GP's, Nurses and Admin staff and a larger District Nurse team. • The surgery does not have any planning in place to meet future housing growth in Tandridge The severe space constraints within the surgery building restrict any additional growth to accommodate a sudden, large influx of new patients. • Nationwide shortage of GPs. The surgery is short of one salaried GP, being covered by a locum. • The GP team currently have an average patient list of 1,850 patients per GP which is larger than the national ratio of 1,577 but far lower than the reported figure of 2,628 which was published in the local newspaper on 27th January 2016. • GPs and Nurses already see extra patients at the end of their clinics to avoid patients having to use A&E or Walk in Centres but it would be medically unsafe for GP's and Nurses to add an indefinite number of patients to each clinic and therefore there has to be a cut-off point. The surgery offers a significant number of appointments over and above the requirement of the NHS contract.
Oxted	SC38, SC238, SC274, SC279, SC331, SC338, SC352, SC458, SC1896, SC1899, SC2018, SC2567, SC2574, SC2617, SC2722,	<p>Infrastructure</p> <ul style="list-style-type: none"> • No consideration of the infrastructure in Oxted. • Should not build without infrastructure. • The existing health centre cannot be expanded as there is no space and the property is rented. • The Health Centre is stretched.

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	SC3040, SC3154, SC3814, SC3922, SC4308, SC1963, SC2644	<ul style="list-style-type: none"> The schools are full. The traffic is at a standstill daily. <p>Other comments</p> <ul style="list-style-type: none"> Increasingly dormitory town – not sustainable. The Council has not removed the Gasometer, which is a good alternative for development. Adverse impact on character of the area. Sensible extension to Oxted should be planned for, allowing improvements to facilities and infrastructure.
	SC164, SC1256, SC1899, SC1327, SC1922, SC1899	<p>Parking</p> <ul style="list-style-type: none"> Parking is a massive problem in the area (the biggest problem in Oxted at present). Question why building on car parks when parking is a major problem. Parking should not be looked at as a separate issue to housing. The two need to be considered together. <p>Proposals</p> <ul style="list-style-type: none"> Move the Council offices to Moorhouse and put parking on the existing site and on the gasholder. Build a multi storey car park at the station. Build a multi storey in central Oxted. Build a large car park at Stoney field.
	SC2460, SC2567, SC2729, SC3613, SC3806, SC4324, SC4394	<p>Character</p> <p>Unique rural character and charm will be adversely affected.</p>
	SC2567, SC2574, SC2575, SC4324	Loss of greenfields / Green Belt.
	SC3944	Lack of vision for the area.
	SC1327, SC2091, SC2575, SC4005	Oxted does not need all this extra housing.
	SC1899	The development proposed in South Godstone and Blindley Heath will cause commuting to Oxted.
	SC2087	Several sites in and around Oxted should be considered. Stoney field seems appropriate but access should be by Barrow Green Road.
Smallfield	SC16, SC44, SC193, SC293, SC314, SC1872, SC2461	Object to development in Smallfield due to overstretched infrastructure, issues with flooding and impact on rural village.
	SC1130	This is a large sustainable village with a post office, pharmacy, butchers, greengrocers, Co-op, garage, DIY shop, doctors' surgery, primary school and a large village hall.

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		There is a lot of traffic - opportunity to plan housing and infrastructure, including village by pass.
	SC2305	There is some infrastructure in the village; shops and schools. Land around the village does not have a high amenity value.
	SC3298	There are some large sites available where the appropriate infrastructure could be built. The land is also cheaper leading to more affordable housing.
Godstone	SC823	Too much development in Godstone. Development should be proportionately distributed around district.
	SC1878, SC3337, SC4374	A lot of lorries travel through Godstone as it is a short cut. Traffic will swamp the village.
	SC3337, SC4015, SC4374	Infrastructure <ul style="list-style-type: none"> • Development should be restricted until infrastructure is provided. • Infrastructure cannot cope (including sewerage/drainage system). • Parking is a problem. • Schools are over subscribed.
South Godstone	SC247, SC248, SC291, SC323, SC357, SC358, SC419, SC969, SC980, SC1077, SC1106, SC2038, SC2100, SC2073, SC2432, SC2739, SC2754, SC2755, SC3194, SC3441, SC4315, SC2073, SC2073, SC2073, SC1059, SC1128, SC1883, SC2490	Infrastructure <ul style="list-style-type: none"> • There is insufficient infrastructure in South Godstone to support development. Infrastructure at capacity. • The plan does not say anything about improved services. • Lambs Business Park has already had relaxed planning and has created more traffic and HGVs in the area. • A22 congested and narrow; problems at 30mph section and traffic lights at Blindly Heath. • Bus service is inadequate. • St Stephens School (one school in area), health services and dentists are at full capacity. Additional school places needed. Concerns about increase school traffic. • Incorrect to say there is a range of shops. • Electricity supply problems. Flooding <ul style="list-style-type: none"> • There is already flooding along the A22. • Flood risk needs to be addressed before any more development. • Surface flood risk - The village being at a low point caught between the North Downs and Tillburstow Hill, sites protect village. The water is needed to replenish the major aquifer which the sites are

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		<p>located close to.</p> <p>Character</p> <ul style="list-style-type: none"> • It is a village and should stay that way. • Adverse impact on character of the area. <p>Environment</p> <ul style="list-style-type: none"> • Wildlife will be destroyed. • The area is actively farmed and so this industry will be lost from this location. • Sites are sufficiently close to the reservoirs and Bay Pond Sites of Special Scientific Interest to make a significant contribution to the ecology and bio-diversity in the area. • Woodland helps diminish pollution. <p>Other comments</p> <ul style="list-style-type: none"> • Ruin quality of life for residents / sense of community. • Limited work opportunities here – majority will have to travel. • The land is separate from the existing settlement and the railway is a substantial barrier. • Loss of Green Belt in the area. • Concerns about safety and need for additional policing.
	SC604	The two developments on the A22 near South Godstone would be more suitable for larger scale projects.
	SC1416, SC2305, SC2547, SC2754, SC2755, SC3000, SC3418, SC4193, SC914, SC1457, SC3848, SC4111, SC2490	<p>New settlement at South Godstone</p> <ul style="list-style-type: none"> • Impact and general concerns on services / infrastructure in Lingfield / does not have the supporting infrastructure to be sustainable. • Should speak to local residents about what infrastructure could be provided. • Increase traffic on congested roads. • Flooding (under railway bridge, and Tandridge Lane to the south). Flood zone 2. Surface water flood risk. • Insufficient public transport. • Reliance on car. • Needs more than one access. • Concerns about capacity of A22 (particularly junctions close to South Godstone, including Harcourt Road). • It is not needed. • Become a small town (lose sense of community). • Loss of Green Belt.

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		<ul style="list-style-type: none"> • The stated reasons for 'further investigation' in the Green Belt review document are not recognised as valid. • Contradicts policy Core Strategy Policy CSP2 which says if cannot accommodate outside Green Belt, will direct to land immediately adjoining built up areas within Green Belt. • Loss of agricultural land and woodland. • Impact on Site of Special Scientific Interest. • Cannot guarantee jobs provided are taken by local people. • No sequential testing of alternative sites that could deliver comparable schemes. • Would support if it would actually provide homes for local people / infrastructure.
South Nutfield / Nutfield	SC1293, SC2057, SC2254, SC2420, SC2445, SC2621, SC2759, SC3137, SC3500, SC3831, SC4034, SC4000, SC4198, SC1936, SC1967	<p>Infrastructure</p> <ul style="list-style-type: none"> • Limited infrastructure. • Limited public transport. • There are parking problems and traffic congestion. • South Nutfield has one school that is over subscribed. <p>Green Belt</p> <ul style="list-style-type: none"> • This is valuable Green Belt, it prevents coalescence. • Risks merger with neighbouring settlements. <p>Insetting</p> <ul style="list-style-type: none"> • Object to change in Green Belt status / oppose inseting from Green Belt. Insetting is subjective - how has openness been defined? What identifiable boundary has been used? • Risks inappropriate development - no exceptional circumstances to justify change. • Green Belt study says sites perform the function of Green Belt so why being considered? <p>Character</p> <ul style="list-style-type: none"> • Impact on character of area – the Council's report does not fairly reflect the true character of the area. • It is a commuter village. <p>Other comment</p> <ul style="list-style-type: none"> • The settlement hierarchy has incorrectly assessed the area. • South Nutfield has reasonably contributed to housing completions.

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	SC1540	<p>Nutfield</p> <ul style="list-style-type: none"> • does not meet the criteria for a village as it does not have any shops for day to day needs, Post Office or allotments and has only very limited places of work. • Assessment should have considered visual impact of the settlement. The settlement's topography means that it is screened and hidden from view from both the north and south, so does not impact upon the openness of the Green Belt land surrounding it. The impact of the railway line embankments and the meanderings of the north / south road (Mid Street) means that the extent of its buildings is never seen in its entirety. In addition a significant proportion of its homes are effectively screened from its various roads as a result of the village's sloping terrain.
	SC1540	South Nutfield: Failure to consider visual impact.
Tatsfield	SC1339	<p>Agree with the conclusions relating to the following sites: TAT 001, TAT 003, TAT 006, TAT 007, TAT 008, TAT 009, TAT 010, and TAT 011.</p>
Warlingham	SC326, SC355, SC385, SC397, SC916, SC970, SC2270, SC2319, SC2294, SC2364, SC2417, SC2426, SC2442, SC2522, SC2558, SC2752, SC2862, SC3115, SC3285, SC3372, SC3510, SC3833, SC4184, SC4290, SC4068, SC3980, SC3980	<p>Quantity of development</p> <ul style="list-style-type: none"> • There should be no development in Warlingham/ concern about the amount of development proposed. • Too much development here – services cannot support anymore. <p>Infrastructure</p> <ul style="list-style-type: none"> • Infrastructure cannot cope (including roads and parking). • Development out of proportion with infrastructure. • The doctors and schools are oversubscribed. • Parking at the station is dangerous. • Traffic congestion (Limpsfield Road and Old Farleigh Road). • Serious traffic accidents on Old Farleigh Road (including fatality). • Concerns regarding electricity supply. • Recently houses had to be evacuated due to leaking gas main. • Concerns regarding sewage. • On a local bus route, but hampered by narrow roads. • Pavements narrow or non existent. • Bank closed in June. • Resist loss of key services.

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		<p>Character / quality of life / environment</p> <ul style="list-style-type: none"> • Destroy the community / affect the quality of life / loss of identity / concern about a potential rise in crime. • Development is destroying the character of the area / environment / ruin the countryside / loss of greenspace • The area is becoming scruffy. • Concern about trees that have been cut down. • Impact on biodiversity and wildlife. • Nearby Area of Great Landscape Value, helps protect the countryside and should not be eroded. Landscape not fully appreciated (see Landscape Character Assessment Report). • Concern about flood risk. <p>Green Belt</p> <ul style="list-style-type: none"> • Should protect the Green Belt. • Land serves purposes of Green Belt. • Green Belt protects character of village. • Cause settlements to merge and become a sub district of Croydon. • Planning applications have been refused. • Object to boundary change.
	SC4184	It is a village. Using language like built up or urban mis-describes it and makes it sound more suitable for development.
	SC2364	Concerned about development of private residential gardens.
	SC381	<p>There are some areas where suitable 2/3 bed homes could be delivered.</p> <ul style="list-style-type: none"> • Corner of Daniels land and along Harrow Road. • Field adjacent Kennel Farm. • Site of former youth club. • Area from knights to junction of Ledgers Road. <p>Sites for smaller family homes could be provided at land rear of Shelton Avenue to Hilbury Road, extend Alexandra Avenue through to former allotments site.</p>
	SC916, SC1326, SC2417, SC3069, SC4184	<p>Character</p> <ul style="list-style-type: none"> • The character of the area is changing. • If expanded, it will lose its character. • Once the Local Plan is adopted, still need to fight to preserve the character of the village, and ensure the Council has maximum powers to resist over development and inappropriate development.
Woldingham	SC2070	<p>Woldingham Association</p> <p>Disagree that higher density in Woldingham has a part</p>

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		<p>to play in meeting development needs in Tandridge. Would destroy the character of the area.</p> <p>Higher densities would:</p> <ul style="list-style-type: none"> • Be contrary to the recently adopted Woldingham Neighbourhood Plan which requires that plot sizes remain at 0.2ha or above. • Be contrary to Tandridge Local Plan Part 2 DP8 which seeks to maintain existing plot sizes. • Result in buildings dominating the landscape which is the complete opposite of the essential characteristic of Woldingham that all of the adopted Woldingham Supplementary Planning Documents recognise and support. • Urban pattern of development would be detrimental to the character of Woldingham which numerous Inspectors have described as “spacious and sylvan” in planning appeals. • Not be deliverable because accommodating the increase in density in Woldingham would not be possible because of limited, privately owned infrastructure which only has capacity for low density development.
Whyteleafe	SC2823	Little sense of community.
	SC1233	<ul style="list-style-type: none"> • Oppose development on Green Belt around Whyteleafe (refs GBA 002, 004, 007 and 008). • Oppose any attempt to extend the settlement.
	SC1233	Cause and effect of 2014/15 flooding in Whyteleafe have not been considered in site assessments. A flood mitigation strategy should be done before any development is considered.
Associated technical documents		
General	SC111, SC1119, SC1233, SC1540, SC3429, SC3537	The links between the technical assessments and the main sites paper are not easy to follow and require a considerable effort to identify supporting evidence. The individual site assessments do not reflect all the evidence contained in the technical assessments. These technical assessments appear to have been written in isolation, with often conflicting conclusions. Assessments need to be brought together. Concerned reports have been produced independently and without reference to one another.
	SC1207, SC1901, SC3783, SC4184, SC1471, SC3777	<p>Evidence Base</p> <ul style="list-style-type: none"> • Evidence base is flawed and contradictory. • The evidence base has made significant assumptions that undermine the whole plan. • The documents are unfit for purpose / inadequate / deficient / interim. • Not yet credible to demonstrate that development

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		<p>would promote sustainable communities.</p> <ul style="list-style-type: none"> • The link between the technical assessments and the main sites paper is difficult to follow. • The individual site assessments do not reflect all the evidence contained in the technical assessments. • The technical assessments appear to have been written in isolation, with often conflicting conclusions.
	SC2258	Evidence focused on sites, but should instead try and collect evidence to better understand the needs and priorities of the community.
	SC2758, SC3547	<p>Documents need an Executive Summary (not easy to read). Evidence should be clearer and easier to navigate.</p> <p>Greater London Authority's housing evidence base is drafted so that it meets the needs of both professionals and Londoners. It has a single explanatory sentence followed by detailed statistical information and where necessary a commentary on these statistics.</p>
	SC3040	No evidence that key infrastructure providers have been consulted e.g. NHS, electric, gas, water companies, highways.
	SC3143, SC3142	Impossible to understand how the delivery strategies have been formed when it is stated that vital studies such as the Green Belt Assessment, an Infrastructure Policy, the Traveller Planning Policy and many others have not yet been either prepared or taken into consideration.
	SC3267	Paragraph 158 of National Planning Policy Framework requires the Local Plan to be based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. It does not demonstrate this.
	SC3547	The Council is not considering existing evidence; it is starting from a blank sheet when do not need to. The Green Belt assessment was done in 2011.
	SC4028	Need to have proper dialogue with Surrey County Council and use their evidence/response to inform the plan.
Spatial Approaches Topic Paper	SC1540	<p>Nutfield Parish Council Green Belt</p> <ul style="list-style-type: none"> • While Tandridge District Council is correct in highlighting that the term exceptional circumstances is the subject of case law, the Parish Council feels that its review of existing case law fails to demonstrate an in depth knowledge of relevant cases. • "Exceptional circumstances test" – using this

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		<p>phrase is misleading. There is no standard set of assessment criteria to demonstrate exceptional circumstances. Rather it is an individual site by site judgement based on the particular circumstances of each.</p> <ul style="list-style-type: none"> • Paragraph 12.1 – highlights that determining “exceptional circumstances” is “a process more appropriate for a later iteration of the Plan”. The Parish Council questions the feasibility of Tandridge District Council undertaking this process for all of the Category 2 and 3 sites given the resource requirements needed to make a sound planning judgement for each individual site. • Altering the Green Belt boundary – the Parish Council is concerned that this Section fails to specifically highlight the principles (established by case law) to be taken into account when a planning authority is considering altering or extending a Green Belt boundary .
Ecology	SC1207, SC2065, SC3115	<p>Ecology</p> <ul style="list-style-type: none"> • Ecological assessments are incomplete. • Some of the most relevant s41 species (UK BAP priority species) were deliberately excluded from the analysis. • Harvest mice, grass snakes, slow worms and common toads are all found in Chaldon, but their conservation needs were ignored. • Records of dormice adjacent to CAT039 were also not taken into account. • There is no logical reason why botanists were commissioned to examine sites, but mycologists, ornithologists, insect specialists, herpetologists and mammalogists were not. • Environmental assessments have failed to note the diversity of the wildlife that exists. • Environmental assessments do not follow the guidance provided by Natural England, and the Department for Environment Food and Rural Affairs on Protected Sites and Species published 6 October 2014. Concerned that the Ecological Assessments methodology have excluded important data. • The high quality biodiversity data from Chaldon does not appear to have been taken into account. • Tandridge District Council only selected a small sample of species rather than include the entire list. • The justification on the species selected is incorrect and has resulted in an unfair bias against some

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		<p>Chaldon sites.</p> <ul style="list-style-type: none"> The report does not consider the value of sites for fungi. Consideration of the invertebrate diversity of sites has been largely overlooked.
	SC4184, SC3980	Cannot be reliable if conducted on a single day (see the 'Site Based Ecology Assessments for Warlingham and Whyteleafe'). Needs longer and more careful review.
	SC1280	<p>Surrey Wildlife Trust and Surrey Nature Partnership</p> <ul style="list-style-type: none"> Welcome the importance afforded to matters concerning the protection of the natural environment throughout the document, and especially the very thorough application of the commissioned ecological constraints analysis (Site Based Ecology Assessments, 2016) in furthering selection of sites unsuited for development in the emerging Local Plan (ref. paragraph 1.25). We especially welcome the approach to interpreting the constraints analysis as presented through paras.3.17-21. All likely constraints appear to have been covered in the analysis, including proximity and/or adjacency of any sites (for example Sites of Special Scientific Interest, and of Nature Conservation Importance – Site of Nature Conservation Interest), and habitats (e.g. Ancient woodland; S.41 Habitats of Principal Importance) of recognised importance for their biodiversity. Opportunities for requiring focussed biodiversity enhancements in areas of greatest need also appear to have been recognised, through due reference to the existence of Biodiversity Opportunity Areas where relevant. Where further study is required to gauge the known ecological constraints, this has been duly recognised within the document (as, for example where the two sites have been identified as possible new or extended settlements).
Education	SC1196	<p>The Surrey County Council assessment of places appears to indicate on a macro level, that no additional school places are required until 2021 in Tandridge at Primary level. For the 2016 admission, only 88% of children in the CR3 area were able to attend their first choice school. This means some families have children in multiple schools or children have to travel some distance to get to the 2nd or 3rd choice schools.</p> <p>The CR3 Neighbourhood Plan data states that there are currently 3,377 school places (2362 Primary and 1015 Secondary) in the CR3 area which includes the Valley</p>

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		and Harestone wards (excluding private provision). It is projected that there will be an increase in the number of children of 12% to 5,078 over the next 20 years. This then assumes there would be a requirement of school places in the region of 3,707 (Assuming the same percentage continues to be educated privately). This would assume an increase in school places required in the Caterham area of 330. This figure is not included in the Strategic Infrastructure Assessment report, which suggests no net increase in school places is required in Tandridge. Therefore no assumed supporting infrastructure has been built in the cash requirement to support housing growth. This is clearly an incorrect assumption.
	SC3106	<p>Education Funding Agency</p> <ul style="list-style-type: none"> • Correspondence provides the Education Funding Agency's response to the above consultation document. The Education Funding Agency aims to work closely with local authority education departments and planning authorities to meet the demand for new school places and new schools. • The Education Funding Agency encourages Tandridge District Council to safeguard land for the provision of new schools to meet government planning policy objectives as set out in paragraph 72 of the National Planning Policy Framework. • Significant growth in housing stock is expected in Tandridge District Council within the plan period to 2033. This will place significant pressure on social infrastructure such as education facilities. The Local Plan must therefore ensure that sufficient land is allocated for school use to meet the needs of this significant growth with robust forecasts to identify medium to long-term capacity requirements. • The Education Funding Agency encourages collaborative working with local authorities during all stages of planning policy development to help guide the development of new school infrastructure and to meet the predicted demand for primary and secondary school places. • In developing policies for new schools, consideration should be given at an early stage in the site appraisal process as to how the use of public transport, cycling and walking can be encouraged to help reduce the number of car journeys to and from new schools. The inclusion of a well-developed green travel plan can help to ensure that new schools are better integrated with

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		existing communities.
	SC1568	<p>Surrey County Council</p> <ul style="list-style-type: none"> • Further growth will bring all of the school planning areas close to or over capacity and will require at least one further expansion in the North of the District. • Tandridge are projected in the immediate future and an expansion of De Stafford School is currently being consulted upon, as part of the strategy for meeting this demand.
Environmental	SC2380, SC2754, SC2755	<p>Environmental Impact Assessment</p> <ul style="list-style-type: none"> • Cannot find the accompanying Environmental Impact Assessment. • Environmental Impact Assessment should be completed.
Flooding	SC1196, SC3429	<p>The Strategic Flood Risk Assessment appears to only assess the larger schemes proposed for development, but do not include an assessment of the existing causes of flooding and mitigation of these.</p> <p>Whilst each site has been assessed for surface and groundwater flooding, the assessment does not consider the aggregate impact development will have on the ability of drains, sewers or aquifers to absorb additional capacity. There is evidence that local drains can no longer cope through the Caterham Valley, with limited capacity on Church Hill and on Station Avenue leading to ongoing localised flooding. The flood event that happened in Caterham on 7th June 2016 was significant; however there have been 3 other rainfall events more significant than this.</p> <p>1st October 1993 - 70.0mm 23rd December 2013 - 69.4mm 15th September 2000 - 57.2mm 7th June 2016 - 49.2mm (Source - Met Office measurements from Kenley)</p> <p>With the frequency of these events increasing in recent years, there appears to be a link between development and the impact of these events. The Strategic Flood Risk Assessment does not fully consider the risk and, in its current form, is flawed. No decision can be made until a proper assessment of the drainage capacity is carried out.</p> <p>The Infrastructure Needs and Assessment reviews major pinch points within the area and within it</p>

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		highlighted funding required for the Caterham Bourne Flood Alleviation Scheme. However this has a conflict at its heart. If you increase the diameter of the Bourne where it crosses under the Godstone Road, you promote a faster flow downstream putting at risk the Kenley Water Treatment Works, which is not considered as part of the report. This Water Treatment Works supplies 85,000 people throughout the area, both inside and outside of Surrey, and any increase in flood risk at this site (albeit outside of the assessment area) will have a significant impact on the people of Caterham.
	SC1064	All planning applications should take regard of surface water flood risk with same level of scrutiny as Flood Zone 3b.
	SC1111, SC1119, SC1064	The serious flooding in June this year demands far greater flood risk assessment than currently contained in the paper. The Atkins Report and the recent Sec 19 investigation into the flooding in Caterham both provided clear evidence of the failure of the current drainage system. A number of homes were also flooded in Chaldon, with the drains failing to cope with surface water. Roffes Lane, Chaldon suffered serious flooding. Development on sites close to Roffes Lane would significantly raise the risk of flooding without major and costly improvements to the sustainable drainage system.
	SC1064	'Tandridge District Council North of downs draft district plan 1998', approved by full council in 2001, Policy EV4 states, "Planning permission will be resisted for any development which, in the opinion of the Council (after consultation with the Environment Agency, Thames Water and adjoining local authorities) would create additional surface water run-off leading to an increased flood risk in areas down stream". Why has this report not been adhered to?
Green Belt Study	SC3777	The Sites Consultation document does not appear to have taken the Green Belt Assessment into account. The Stage 1 Green Belt Assessment contains errors, omissions and is misleading, leading to inadequate further assessments.
	SC1111, SC1119	Support the assessment that the entire Green Belt within Chaldon serves at least one of the purposes as designated in the National Planning Policy Framework. Expect therefore that there will be no development on Green Belt land within Chaldon and the wider CR3 area, other than on sites that fully meet the exceptional circumstance test set out in the National Planning Policy Framework.

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	SC2060	<p>Parcel 036</p> <ul style="list-style-type: none"> • Incorrect statements made in Green Belt Assessment App D at D 37.9 and 37.10, the distance between Blindley Heath is not “significant”. • Parcel 036 serves to prevent Lingfield and Blindley Heath from merging and development here should be resisted. • It is wrong for the Council to only assess Parcel 036, in relation to the fourth purpose of the Green Belt, by only the designated conservation area within Lingfield. There are several listed houses and buildings outside Lingfield’s Conservation Area.
	SC2110, SC2104, SC2256, SC2431, SC2449, SC2743, SC2722, SC2887, SC3040, SC3097, SC3492, SC3814, SC3806, SC4005, SC4313, SC4481, SC4502, SC3126	The Green Belt Assessment Part 2 do not meet the requirements of Government guidance and omit key evidence so are not fit for purpose for developing a sound Local Plan.
	SC3267	Identifies unauthorised and temporary traveller pitches, but this does not justify reassessment of Green Belt which has previously been considered (National Planning Policy Framework) as unsuitable for such use. This is therefore simply a case of changing the parameters to accommodate what is identified as an issue.
	SC3500, SC2083, SC3980	Green Belt should be looked at as a whole, not in patches. Assessment been made re parcels, in complete isolation to neighbouring parcels. Parcels are artificial constructs which divide sections of Green Belt performing a single purpose. Subdivision does not facilitate an assessment of the role of the wider Green Belt around a settlement, and consequently tends to diminish the purposes which the Green Belt fulfils.
	SC3980	If the purpose of the assessment is to understand how well the land around Tandridge is matching up to Green Belt policy, it is extraordinary that the parcel assessments do not specifically and consistently consider whether that land actually exhibits the essential characteristic of Green Belt land.
	SC3980	The assessment asks, ‘Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?’ In responding to this question, the assessment appraises landscape features which separate settlements. Nevertheless, the presence of existing landscape

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		features is no guarantee of their permanence or that settlements will not merge.
	SC3980	In assessing whether a parcel of Green Belt assists in safeguarding the countryside from encroachment, the assessment asks: 'What type of development exists within the area?' However, in assessing the development within a parcel the description of development does not distinguish between appropriate development within the Green Belt (such as mineral workings; facilities for outdoor sport, farmsteads and isolated dwellings) and inappropriate development. Nor is this question cross referenced to whether the development was present at the time the Green Belt was designated. This leads to an exaggeration of the amount of development within a parcel – all of which may be entirely compatible with Green Belt policy.
	SC3980	The fourth Green Belt purpose. The assessment reviews how each parcel preserves the setting and special character of historic towns. There are cases where the setting of a single conservation area is included in different Green Belt parcels. This tends to dilute the function played by the setting in any one parcel – leading to only a moderate performance of this role. If the artificial construct was drawn more appropriately to reflect this purpose, however, or the assessment was more holistic, there would be no underplaying of this purpose. Unfortunately, the assessment misinterprets the Historic England definition of setting and focuses only on views outwards from the conservation area. Historic England state that although views of or from an asset will play an important part, the way in which an asset is experienced in its setting is also influenced by other environmental factors such as noise, dust and vibration; by spatial associations; and by an understanding of the historic relationship between places. The contribution that setting makes to the significance of a heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.
	SC3980	The fifth Green Belt purpose. The assessment of each parcel of Green Belt land has not reviewed the role of the area in achieving the fifth Green Belt purpose (to assist in urban regeneration, by encouraging the recycling of derelict and other urban land). There is nothing in the National Planning Policy Framework to suggest that any one of the 5 purposes is more or less important than the other, and the failure to assess against one of the five purposes requires explanation. If

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		<p>the Council is working on the basis that all Green Belt land in the district has the potential to serve the 5th purpose, then this should be clearly stated. If the Council does not consider that all Green Belt land in the district has the potential to serve this purpose, then there is no justification for not assessing it as part of the review.</p> <p>However, the documents are inconsistent with regards to whether the fifth purpose has been assessed. While the methodology states that the fifth purpose was not assessed, the Green Belt Assessment Report refers throughout to the 5 purposes and that the Council has carried out its assessments using all 5 purposes.</p>
	SC3547, SC1540	The implications of the study for 'washed over' settlements should have been better highlighted.
	SC3547	The Green Belt study should have been a Regulation 19 consultation too.
	SC2128	Green Belt assessment is weak, and does not consider all five required factors. The 'parcelling' of the land throughout the District has resulted in assessments being made in relation to Green Belt relevance, in complete isolation to the neighbouring parcels.
	SC3547	The Part 2 assessment, like those in Part 1, has been almost entirely based on subjective judgements which are not backed up by any substantive factual evidence. Had the assessors paid any regard to the factual evidence readily available in previously published documents, different conclusions would have been reached in respect of both settlements. For example, in Tandridge District Council's Green Belt Settlements Review Discussion Paper, of the 14 settlements assessed, Nutfield scored the lowest in terms "of how well the village works as a community" (paragraph 9.53), and the overall conclusion was that it did not rate highly in terms of sustainability.
	SC3730, SC4299, SC1540	Approach to Green Belt and the Study and consulting on sites that have been excluded from further investigation serves to encourage development and speculative applications, and raise hope value.
	SC4004	The assessment is far more subjective than that for the Housing and Economic Land Availability Assessment sites and there are inconsistencies between assessments of different areas.
	SC4004	It could be argued that any building detracts from the openness of the countryside. There is no attempt to objectively assess openness or its level of importance.
	SC4004	Challenging to understand the conclusion re the National Centre for Young People with Epilepsy (NCYPE).

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	SC1059, SC1128	In the Green Belt Assessment appendix D clause D.27.21 states that "parcel 026 has not safeguarded the countryside from encroachment, as South Godstone has expanded over the years." This is completely incorrect as almost all development since the 1950s has taken place only within the Defined Village boundaries. There has therefore been no encroachment into the Green Belt.
	SC1059, SC1128	Appendix E of the Settlement Assessments contains a glaring error. In clause E.8.2 it is stated that the Green Belt around the village is only visible from properties in Hunters Chase. In fact all the properties in Lagham Park which face North and West back directly onto open Green Belt land and would therefore be adversely affected by any adjacent development there.
	SC1540	National Planning Policy Framework paragraph 86 states 'open' and 'openness' relates only to a village. Yet village is not defined. No prior thought as to whether it fulfils the criteria of being a village. Surprising given the Inspector examining its draft Core Strategy in 2008 raised this (paragraphs 6.33 to 6.38 Inspector's Report deal with this issue).
	SC1540	Unable to explicitly identify the definition of open and openness. Based upon the text within the assessment reports it appears that the definition is very narrow and only relates to the volume of buildings. In Nutfield Parish Council's view such a narrow definition is inappropriate when considering the character of a settlement which inevitably will have some level of development. In a recent Appeal Court judgement (Turner v Secretary of State for Communities and Local Government) Lord Justice Sales held that visual impact is implicitly part of the concept of "openness of the Green Belt". "The question of visual impact is implicitly part of the concept of "openness of the Green Belt" as a matter of the natural meaning of the language used in paragraph 89 of the National Planning Policy Framework. I consider that this interpretation is also reinforced by the general guidance in paragraphs 79-81 of the National Planning Policy Framework , which introduce section 9 on the protection of Green Belt Land."
	SC3537	Concerned that, within Area for Investigation (AFI) 008, "the land accommodating Queens Park" is recommended for further review. This area does not separate Caterham on the Hill from Caterham Valley, but it does form a key link in the continuous strip of Green Belt running roughly north to south from Kenley Airfield and the Salmons Lane area through to the

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		south-east part of Chaldon. Concerned that severing this strip into two sections could weaken the integrity of the strip as a whole. It is also evident that Queens Park provides a valuable area of recreational and community green space.
	SC3537	The Green Belt Review suggests that a small area of Green Belt behind Ninehams Road (AFI 049) could be removed from the Green Belt. This proposal makes no sense; the land is an integral part of Coulsdon Common.
	SC3980	Green Belt Assessment, Part 2, App. 2, Area for Further Investigation 003, describes this area in detail, concluding that: 'In addition to serving purposes 1 and 3 [of Green Belt], this Area for Further Investigation effectively serves Green Belt purpose 2 in preventing Warlingham from merging with Chelsham. Furthermore, overall, the character of this Area for Further Investigation remains open and undeveloped in its appearance. In light of the above conclusions it is concluded that this area should not be considered further as part of the Green Belt Assessment.' Agree with these conclusions and would add that the urban encroachment into this area of modern housing would also in our view violate purpose 4 of the Green Belt. Relate these conclusions to all four fields separately and jointly.
	SC2070	<p>Woldingham Association Green Belt Assessment:</p> <ul style="list-style-type: none"> • Disagree with the approach not to amend the Green Belt Assessment (2015) where that land is no longer under consideration for allocation in the new Local Plan, because robust and accurate Green Belt Assessments are crucial to ensuring that the Green Belt is protected in the future. Concerned that there is not a 5 year housing land supply, the Green Belt assessment would be used in the planning balance. Unless the assessments are corrected, any future balancing exercise would use Green Belt Assessments which significantly under-state the importance of the Woldingham parcels to the Green Belt, which puts these parcels at greater risk. The risk is reduced when the assessments are amended to show that the Woldingham parcels fulfil the Green Belt purposes. • Retaining the existing Green Belt around Woldingham is the top priority of local residents as shown by the Woldingham Neighbourhood Plan survey results. • The parcel assessments conclude that purpose

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		<p>1 is fulfilled, albeit “moderately”. The Association believes that purpose 1 is fulfilled unequivocally, and that “moderately” is not supported by evidence because:</p> <p>i) The Green Belt Assessment Report and Appendix A: Historic Assessments explain that the Green Belt in the north of the District, where Woldingham is located, is part of the Metropolitan Green Belt. However, this history has not been applied either consistently or correctly to either the Strategic or individual parcel assessments. For example, GBA003 is included in Strategic Area A whose assessment correctly concludes in paragraph B.2.1.1 that “the Green Belt within this area has been effective in meeting this purpose.”</p> <p>ii) The fundamental aim of the Metropolitan Green Belt is to check the unrestricted sprawl of London. Three of the five Green Belt purposes were defined at that time and so would have been taken into account when the land in the parcel was included in the Metropolitan Green Belt. This is also explained in Paragraph B.2.1.1 of Appendix B: Strategic Green Belt Assessments [eg: emphasis added]:</p> <p>The Greater London Plan 1944 set out the concept of the Metropolitan Green Belt and recognised the need to prevent the conurbation of London sprawling out.....The main reason for the Green Belt and where the boundaries were drawn around settlements in the north of the District was to contain the sprawl from London and resist coalescence.</p> <p>iii) The parcel assessments also correctly conclude that the parcels are open and that there has been minimal change since they were included in the Metropolitan Green Belt, so the parcels also exhibit permanence. Openness and permanence are the essential characteristics of the Green Belt.</p> <p>iv) The conclusions made in the parcel assessments and in Response 799 and 800 appear to imply that topography and landscape features such as woodlands are sufficient to contain sprawl. However, when the Metropolitan Green Belt boundaries were drawn there was a requirement to only include land which it was deemed necessary to keep permanently open. Therefore, the assessment undertaken at that time must have concluded that, even considering the</p>

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		<p>existing topography and landscape features, the Metropolitan Green Belt designation was necessary to keep the land permanently open and also that the land fulfilled the purposes of the Metropolitan Green Belt defined at that time.</p> <p>v) All of the above confirms that the Woldingham parcels are effective at containing sprawl and so unequivocally fulfil purpose 1.</p> <ul style="list-style-type: none"> • The assessments conclude that purpose 2 is not fulfilled. The Association believes that this is not supported by evidence because little has changed since the Metropolitan Green Belt was designated, Woldingham and London have not merged, and settlements near Woldingham, such as Warlingham and Caterham, have also not merged with Woldingham. Therefore, the parcels fulfil purpose 2, both in the context of London as well as more locally. • The assessments conclude that purpose 3 is not fulfilled. The Association believes that this is not supported by the evidence base because the description of the parcel (paragraph D.4.14) correctly states that little has changed and also that the parcels contain “some large expanses of countryside”. This means that the parcel has been effective at safeguarding the countryside from encroachment and so fulfils purpose 3. • The assessments conclude that purpose 4 is not fulfilled. The Association believes that this is not supported by evidence because page 32 of the Green Belt Assessment Report states “ The Green Belt provides the rural character of Woldingham” a statement with which we wholeheartedly agree. The adopted Woldingham Neighbourhood Plan, previous Local Plans (1992 and 2001, 2008), and currently adopted Supplementary Planning Documents all describe Woldingham as a historic village (first recorded in the Domesday Book) with special character. Given the above, we conclude that purpose 4 is also fulfilled. • The assessments conclude that purpose 5 is not fulfilled. The Association believes that this is not supported by evidence because the parcels are located in the Metropolitan Green Belt, and so purpose 5 is fulfilled when considered in the context of London. There are also examples of regeneration in the inset area of Woldingham in

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		<p>the form of small redundant commercial premises being converted into residential accommodation. Therefore, the parcels also fulfil purpose 5.</p> <ul style="list-style-type: none"> The 2015 Green Belt Assessments considerably weaken the protection of the Metropolitan Green Belt around Woldingham compared to the situation before these assessments were published and so the Association believes that the Metropolitan Green Belt around Woldingham may now be at greater risk. The Association believes that correcting the Green Belt Assessments is essential to a robust and consistent evidence base that is capable of successfully defending the Green Belt in the future.
	SC1936, SC1967	<p>Nutfield Conservation Society</p> <ul style="list-style-type: none"> Green Belt Assessment 2016 (Green Belt Part 2) is silent regarding the actual protections that could be applied to settlements subject to further investigation for insetting. The Local Plan should contain the specific safeguards to be applied to specific settlements (to be taken out of the Green Belt) and thus will be subject to consultation. The Category 3 status for both settlements confirms both sites are in areas that do perform the function of the Green Belt. Category 3 sites should not be considered further. Flawed methodology will result in a flawed Local Plan. Definitions of inset are provided in glossaries in Green Belt Parts 1 and 2. The Part 2 definition differs from that in Part 1. Unable to find Defined Village definition and Critical Review also notes this. The Council has advised that Defined Villages are settlements that have an identifiable boundary which is not necessarily the parish or other administrative boundary.
Health	SC1196	<p>Caterham Valley Parish Council</p> <ul style="list-style-type: none"> The current Surrey Infrastructure Plan Study states that the assumptions made regarding the costs to deliver the requirement have not been validated by the NHS and therefore will potentially be higher than estimated. The data presented in the plan suggests no further requirement for additional GP's over the period until 2030 and does call out that it does not include the demography on a micro level within health centre catchments. Caterham Valley is now characterised by a higher than average number of

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		<p>elderly care homes which do require additional support in the delivery of GP services to residents.</p> <ul style="list-style-type: none"> • The 2011 census details that 15.6% of residents in Caterham Valley (including Harestone) are over the age of 65. • From 1998 to 2014 there was an increase in GP visits of 24%. GPs are facing rising demand with the number of patients over 65 expected to increase by almost 50% by 2031 (Source: BMA General Practice Briefing 2014). • The Surrey Infrastructure Plan Study states that the assumptions made are using best practice, however this conflicts with the assessment that has happened in the CR3 Area which predicts an increase in the number of residents over the age of 65 doubling by 2030 (CR3 Neighbourhood Plan supporting documents).
	SC1568	<p>Surrey County Council</p> <ul style="list-style-type: none"> • An assessment will be carried out before any decision is made to develop any recreation sites. • Concerned if impacts of negative air quality were not thoroughly assessed.
Infrastructure Study	SC2070	Infrastructure Studies are not an accurate audit either of existing capacity or future capacity issues because much of the infrastructure is privately owned, funded or maintained, and so out of the scope of infrastructure providers.
Landscape Capacity and Sensitivity Study	SC1540, SC4126	Not included information from this study. Findings not been properly taken into account.
	SC3777	Individual sites have not been described in terms of wider landscape considerations: the characteristics of the wider landscape and how individual sites contribute to these have not been analysed. The collective value of sites needs to be considered, particularly in relation to the setting of national designations (such as Area of Outstanding Natural Beauty and Site of Special Scientific Interest).
Sustainability Appraisal	SC1111, SC1119	The Sustainability Appraisal grid appears to have little bearing on the overall site assessments and some of the appraisals are incorrect. The Sustainability Appraisal is there to ensure that developments are sustainable but often the assessments do not match the evidence. For example, no site within Chaldon should be given a ++Green for transport.
	SC1207, SC1755	<ul style="list-style-type: none"> • The Sustainability Appraisal grid appears to have little bearing on the overall site assessments and some of the appraisals are incorrect. • No site within Chaldon should be given a ++Green for transport.

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		<ul style="list-style-type: none"> It would be helpful to have clarity on how the Sustainability Appraisal scores will be used to assess the sites that remain in the process.
	SC2822	Sustainability means maintaining existing infrastructure.
	SC3265	<p>Infrastructure</p> <ul style="list-style-type: none"> There is no mention of any impact upon the local school in-take, the report merely mentions the development is nearby. It is a safe assumption that 75% of units will have at least one child and Nutfield Primary School has no capacity. The reliability of trains at Nutfield Station is not as convenient as suggested nor is the bus service, in fact clause 3.12.13 of the Sustainability Appraisal is wrong to suggest air quality will benefit. Although some do commute, the reality is that the existing infrastructure does not compensate for the fact each existing household has at least one car and each new unit will inevitably introduce an additional car to the road network. There is currently a waiting list for Woodlands Doctor's surgery. New residents are forced further afield. Residents do suffer noise pollution due to the helicopters operating out of Redhill Aerodrome and proximity of the M23.
	SC3235, SC914	Presumption in favour of Sustainable Development – sustainability must be taken in the context of Tandridge as a whole, not on a site by site basis. The Council has misinterpreted sustainable development.
	SC3375	Cannot believe the development of these sites with the associated rise in population, energy consumption and inevitable rise in air pollution and water use are deemed to be largely insensitive with respect to landscape and ecology. Furthermore every single site is considered to be neutral from a sustainability assessment with respect to climate change mitigation and adaptation.
	SC4004, SC3537	<p>The Sustainability Appraisal scores need to be reviewed in light of the Ecology and Landscape Studies. It would be helpful to know how the Sustainability Appraisal scores will be used to assess the sites that remain in the process.</p> <p>The Topic Paper states that evidence from the Landscape and Ecology studies has been taken into account in the individual site assessments. However, it is noted that the Sustainability Assessment is treated</p>

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		differently. Its findings are not incorporated in the 'colour coding' for the site assessments, but are tagged on at the end as matters to be resolved at a later stage in the review process. This is unsatisfactory, as some sites may need to be ruled out as unsustainable.
	SC1017	Re 3.15.2 Ten of the urban sites in Warlingham are in central Warlingham. Two sites are between Upper Warlingham Station and Whyteleafe Station. Two sites are 2.5km east of the Warlingham Village at the northern end of Chelsham Court Road. The point above from the report is inaccurate and indicates that there is some confusion still about the status of Chelsham. It is not part of Warlingham; it has been here since the Domesday Book and is a separate rural place, with no urban feel to it. Chelsham and Warlingham are not consistently seen as separate entities and this is a mistake.
	SC1017	Chelsham is quite far from the main bus route to Croydon, which it is assumed that the author is referring to and a very long way from the railway station.
	SC4126	Consultee makes a detailed assessment on the Sustainability Appraisal framework.
	SC1022	The Sustainability Appraisal is inconsistent, with contradicting results. Specialists involved have done each independently with no accurate final conclusion.
	SC3777	The Sustainability Appraisal process should reflect the underlying technical assessments and inform a red/amber/green site rating; however the scoring matrices only reflect environmental sustainability (in terms of the technical evidence). The linkage between the underlying evidence base and final conclusions is obscure rather than transparent. The scores must be considered provisional and on a site-specific basis. More consideration should be given to reasonable alternatives.
Housing and Economic Land Availability Assessment / site assessment	SC163,	An appropriate assessment of woodland and trees should be undertaken in line with legislation and national policy.
	SC1540	No validation process of completed assessments.
	SC1540	Using a standard pro-forma has skewed the assessment, because: <ul style="list-style-type: none"> • By their very definition, settlements will be developed to some extent, making Part D redundant. • It was not sufficiently nuanced to capture the individual characteristics of smaller settlements, such as Nutfield and South Nutfield. For example,

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		<p>while neither village has a conservation area, both settlements, and Nutfield in particular has a wealth of historic buildings, with a total of 24 having an English Heritage listing.</p> <ul style="list-style-type: none"> • There is no explicit assessment of density and the layout of the settlement being investigated.
	SC230, SC217, SC234, SC352, SC403, SC4184	<ul style="list-style-type: none"> • Why are sites that are red and unsuitable in the Regulation 18 Sites consultation document deliverable and developable in the Housing and Economic Land Availability Assessment? • Why are more sites being considered still?
	SC1111, SC1119, SC3743	<p>It is an error that sites CAT 039 and CAT042 are still included in the list of Housing and Economic Land Availability Assessment sites that are deliverable and developable (Appendix 3). These sites have been graded red and ruled out from further consideration. If these sites are not removed from Appendix 3, then the conclusion could be drawn that the sites will still be developed outside the Local Plan process.</p> <p>If sites have been removed from further consideration from the Local Plan, they must also be removed from Housing and Economic Land Availability Assessment Appendix 3. They should therefore be moved to the Unavailable and Unsuitable Sites (Appendix 4) at the next Housing and Economic Land Availability Assessment review.</p>
	SC2110, SC2104, SC2256, SC2431, SC2449, SC2743, SC2722, SC2887, SC3040, SC3097, SC3492, SC3814, SC3806, SC4005, SC4313, SC4481, SC4502, SC4126, SC3980, SC3126	<p>The Housing and Economic Land Availability Assessment 2016 site assessments do not meet the requirements of Government guidance and omit key evidence so are not fit for purpose for developing a sound Local Plan.</p> <p>The assessment does not take into account:</p> <ul style="list-style-type: none"> • The presence or setting of heritage assets (listed buildings; conservation areas, archaeological remains etc.) or the impact of development on such assets (National Planning Policy Framework paragraph 129); • The impacts on biodiversity including designated habitats, areas likely to provide habitats for protected species; areas acting as stepping stones for the migration of species (National Planning Policy Framework paragraphs 114; 117 – 119); • The wider impacts on the landscape and green infrastructure context of the site (rather than just site features) using the Landscape Character Assessment (National Planning Policy Framework paragraph 109); • The impacts on public open space (National

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		<p>Planning Policy Framework paragraph 73–74);</p> <ul style="list-style-type: none"> • The availability of sustainable transport links (National Planning Policy Framework paragraph 35); • the proximity of sites to services and facilities (National Planning Policy Framework paragraph 34); • The suitability of vehicular access for the scale of development envisaged (rather than the presence of existing access points) (National Planning Policy Framework paragraph 32); • The impact on the environment and amenity experienced by would be occupiers and neighbouring areas (National Planning Policy Framework paragraph 17); • The impact on the designated Green Belt (whilst this is assessed in a separate document, the presumption against inappropriate development should be noted as a major constraint at this stage). <p>Without this assessment, the Housing and Economic Land Availability Assessment should not form the basis for assessing reasonable alternative development options or the long term planning strategy for the area.</p>
	SC2566	My address has a different "suitability for development" designation than my immediate neighbours to the west towards Broadbridge Lane which are considered suitable. This puts my address at a considerable disadvantage for determining future commercial opportunities.
	SC3264, SC3903	Tandridge District Council has assumed that all sites about which it has consulted in this document have been put forward by either the land owner or his/her agent. At least one land owner in South Godstone has not put his land forward yet this has been considered by Tandridge District Council. Tandridge District Council has not taken the time to verify the land has been put forward with the agreement of the owner before carrying out expensive and time consuming land assessments.
	SC3613, SC4184, SC3537, SC3980	It is contradictory, for example, the sites consultation is at odds with Housing and Economic Land Availability Assessment 2016 App 6 Employments sites in terms of home development. Errors, confusions, omissions, exaggerations, misleading and unclear English. Does not accord with evidence from other councils.
	SC4184	Absence of references to important elements of the natural and historical landscape in and around sites,

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		and the way that this diminishes the importance of their setting and their contribution to that setting, including as Green Belt. Diminishes the significance of each site, and also the landscape itself.
	SC4247	WAR 019 is not suitable. Loss of Green Belt and recreational use. Impact on wildlife. The site has been mismanaged to ensure development.
	SC1017	Figure 1 shows the Tandridge District Settlement hierarchy, and shows that at the bottom of the pyramid are the Limited and Unserviced Settlements. By definition, this refers to Chelsham. There is no page number but the pyramid is on the same page as point 4.14. This should feed into the transport comments more prominently.
	SC1017	Chelsham is a separate and distinct settlement to Warlingham, yet it is not being given separate consideration, rather included within Warlingham for the purposes of the Local Plan.
	SC3537	Planning policy designations, such as Green Belt and conservation areas, are not taken into account in the Housing and Economic Land Availability Assessment exercise. The only difference between the two planning jargon terms 'deliverable' and 'developable' is whether the site is likely to come forward within five years ('deliverable') or later than that ('developable'). Recommend that, in any future Housing and Economic Land Availability Assessment sites update, all these points should be made much clearer.
	SC3537	It is not clear why, in the Housing and Economic Land Availability Assessment covering report, there are tables in sections 8 and 9 showing a precise total of 16,104 dwellings as the District's potential housing supply during the Local Plan period 2013 to 2033 (un-paginated document, online pages 34 and 36). Many of the Housing and Economic Land Availability Assessment sites have already been graded 'red' ("ruled out from further consideration") in the Sites Consultation document and others are also likely to prove unacceptable. The total figure in the 2016 Housing and Economic Land Availability Assessment report is therefore unhelpful and misleading. We recommend that, if Housing and Economic Land Availability Assessment is further updated, its text and conclusions should make clear that this is only a theoretical exercise which bears little relation to what is actually likely to appear in the submitted Local Plan.
	SC4111	Sites not been assessed against proximity to shops/towns, which is perverse seeing the emphasis placed on the Council on meeting the needs of an

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		ageing population.
	SC2998	<p>Caterham and Chaldon Residents Group</p> <ul style="list-style-type: none"> • The Housing and Economic Land Availability Assessment does not take into account the Green Belt, and therefore does not comply with Government guidance. • To date the Council has either misunderstood or wilfully ignored the advice of their own expert consultant on protecting the Green Belt, as well as Government planning policy and guidance on the issue. • The Council does not appear to have co-operated with other Councils on the question of possible Green Belt boundary changes. • A large number of policy constraints are taken into account by the Council in looking at the suitability of sites, but the Green Belt is not one of them. • Confusion between very special circumstances and exceptional circumstances. • The Council should prepare a separate brownfield register, listing all the brownfield sites in the District, whether they are being considered for development, and if not, and the reasons why not. This will enable the public to see how well the Council is doing in its use of brownfield land. The Housing and Economic Land Availability Assessment is not suitable for this purpose, as it will not include brownfield sites that are not being considered for development.
Duty to Cooperate	SC106, SC314, SC2110, SC2305, SC914, SC4111, SC3980	<p>In regards to Duty to Cooperate:</p> <ul style="list-style-type: none"> • There needs to be liaison with neighbouring authorities but we should not be taking their housing needs. • Croydon should do more estate regeneration rather than Tandridge have to accommodate its need. • Considerable regeneration taking place in Croydon – without using Green Belt. • Government expects each District to share the responsibility of providing new housing, but that does not mean that any one district should be responsible for the failure of its neighbours to provide housing where most needed. • No evidence of co-operation (as per National Planning Policy Framework paragraph 157). Parish Councils say there has not been any co-operation with them. • The projected housing need for the surrounding districts needs to be in the document.

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		<ul style="list-style-type: none"> Development in other districts puts pressure on infrastructure in Tandridge.
	SC1496	<p>Sevenoaks District Council</p> <ul style="list-style-type: none"> Sevenoaks District Council is an adjoining council to Tandridge, therefore important to work together to address strategic cross-boundary issues. Sevenoaks District Council is currently preparing a new Local Plan (2015-2035) and has started evidence gathering. Welcome ongoing discussions with Tandridge District Council. Objectively Assessed Need: Whilst it is recognised that there are cross-boundary interactions between Sevenoaks and Tandridge, the links from Tandridge are stronger to other authorities in Surrey and West Sussex. It is likely to be during late 2017/early 2018 when the District Council will be clearer about its ability, or not, to progress sustainable development that meets identified needs in either its own area or housing market area. This is due to the high level of Green Belt (93%) and Area of Outstanding Natural Beauty (60%) within Sevenoaks District. As it may not be possible to meet Objectively Assessed Need in full for the District, Sevenoaks District Council will continue to engage with its neighbouring authorities within the identified housing market area, and also wider neighbours including Tandridge District Council, under Duty to Co-operate for further discussions on how this issue can be resolved. Sevenoaks District Council has a Memorandum of Understanding with Maidstone Borough Council, with regards to the ability to meet the Objectively Assessed Need requirement, and this can be provided to Tandridge District Council upon request. Should significant development be brought forward in Oxted, considerations should be given to the impact on highways, especially along the A25 and M25 Junction 6 as there might be increased usage as a result. Sevenoaks District Council believes that Tandridge District Council's approach to the Site Consultations for the new Local Plan is positive and proactive in light of current national planning policy.

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	SC3501	<p>Crawley Borough Council</p> <ul style="list-style-type: none"> • The document gives sites a green, amber or red colour according to their apparent capacity to accommodate development. Sites are also categorised according to whether they lie outside of the Green Belt, within an area of Green Belt identified as being 'for further investigation', or within an area of Green Belt falling outside of such areas. We recognise that the latter distinction relates to the varying extent to which areas of the Green Belt are considered to perform their function as such. The way in which this distinction is expressed is nonetheless slightly confusing given that the Council recognises that further evidence is still needed in relation to sites falling 'outside Areas for Further Investigation'. • We commend the Council's recognition of the need to give detailed consideration to the environmental and other constraints on particular sites even where they currently fall within the Green Belt. • Welcome the further detail given in the consultation document regarding the potential for new and extended settlements. • There are some sites identified that are close to the Crawley boundary, including some amber sites around Smallfield (outside an 'area for further investigation'). The development of these sites would lead to a significant increase in population close to Crawley's boundary, and would therefore request the opportunity for further involvement in the event that sites in this area come forward. • Query whether the Council's current assessment of the District's Objectively Assessed Need takes account of the 2014-based Household Projections published by the Department of Communities and Local Government in July 2016? • There is limited capacity in Crawley borough to meet its projected requirement for employment land. Looks forward to further elaboration of Tandridge's plans for provision of employment land, and would welcome the opportunity to work with Tandridge District Council to discuss strategic employment needs.
	SC1727	<p>London Borough of Croydon</p> <p>Further evidence is needed to better understand the need for traveller sites in an up to date context of the new definition of 'travellers' as set out in Planning Policy for Traveller Sites (2015). The Council would appreciate it if Tandridge could share this information</p>

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		regarding any changes to the need for traveller sites at the earliest opportunity.
	SC1932	<p>West Sussex County Council Welcome further engagement on cross-boundary infrastructure matters relating to the emerging Local Plan.</p> <p>Transport The selection of sites for inclusion in the Local Plan should be informed by a transport evidence base, which identifies the cumulative impacts of proposed development allocations and sets out mitigation measures where necessary. It is noted that further transport modelling based on more detailed information is planned following the current Sites Consultation stage, including consideration of potential mitigation. This is welcomed and it is requested that the County Council is afforded the opportunity to input into the study work where there are cross-boundary impacts, and consider the results prior to the Regulation 19 stage of the Local Plan process.</p> <p>Education There may be cross-border implications for sites located close to the boundary with West Sussex. In order to mitigate the impact that extra children would have on existing schools in West Sussex, it would be appropriate for financial contributions towards funding future capital schemes, both for primary and secondary schools, to be allocated to West Sussex County Council. As background, it should be noted that there is a need for a further secondary school in Crawley in the longer term. With the Borough having no suitable sites, a site in a neighbouring authority area may become a priority to serve growth in the area.</p>
	SC1931	<p>Reigate and Banstead Borough Council We would like to be kept up to date as you progress with your site allocations and continue to consult and engage with us as part of the ongoing requirements for Duty to Cooperate, including with regard to potential site allocations (particularly those close to our shared boundaries) and infrastructure provision.</p> <p>Reigate and Banstead Borough Council is also progressing its Development Management Plan part which will include site allocations; the Regulation 18 consultation version was consulted on between 1st August and 10th October 2016. As such, we would request that you take account of this as you progress</p>

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		your plan development, including when carrying out transport modelling that relevant sites in Reigate and Banstead are included.
Settlement Hierarchy	SC2070	<p>Woldingham Association</p> <ul style="list-style-type: none"> • Disagree with the conclusion in the 2015 Settlement Hierarchy that Woldingham is a sustainable location for development. • The Settlement Hierarchy methodology ignores important sustainability factors when considering Woldingham, so the conclusions in the Settlement Hierarchy are neither robust nor consistent with the National Planning Policy Framework. The conclusions also do not reflect the inherently limited infrastructure in Woldingham. • Concerned that classification of Woldingham as a “detached built up area” is being changed to “sustainable rural settlement.” Concerned this could lead to rural exception schemes. The proposed change is not justified because the evidence base shows that Woldingham continues to have an absence of local day to day essential services and employment and no scheduled bus service. • Classifying Woldingham as sustainable further exacerbates unsustainable travel patterns. • Specific infrastructure factors should be recognised in the future alteration to the Settlement Hierarchy by moving Woldingham to the category of unsustainable locations for development.
Social	SC3267	There is no evidence regarding health and wellbeing.
Strategic Housing Market Assessment	SC1920, SC2305	Reigate and Banstead appealed to the Government and had their requirement reduced by 50%. Has Tandridge challenged its figure?
Transport	SC3264	There is no mention of M23 All Lanes Running construction.
	SC3264, SC3903	Surrey County Council has done some modelling – query why is this valuable information is not available.
	SC3413, SC3583	It is not good enough to say Surrey County Council is responsible for highways.
	SC2490	Lack of an up to date report that is publicly available. Leaving infrastructure assessments and delivery schedules to be prepared later does not enable consultees to comment upon what impact this infrastructure may have. Importantly whether measures are adequate and what data has been used

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		<p>to make key decisions.</p> <p>Regarding A22, evidence is currently anecdotal and there is lack of up to date data. Bypass is impossible without need to acquire third party land.</p>
	SC1137	<p>Transport for London</p> <ul style="list-style-type: none"> • Although there are no Transport for London managed rail operations, infrastructure or projects in the Local Plan area, cross boundary Transport for London bus services run into the District, providing links to Coulsdon, Purley and Croydon from Caterham on the Hill, Caterham Valley and Warlingham, and from Tatsfield to New Addington (for Tramlink). Transport for London also manages the A22 and A23 roads within London. Some of the District's railway stations will benefit from peak-hour Thameslink services from 2018, which will provide more capacity and better connectivity into central London. Network Rail/the train operating company would be best placed to advise on Southern and Thameslink national rail services. Any development proposed on sites immediately adjacent to rail lines or stations would need to be designed to ensure that there were no negative impacts on rail operations or infrastructure and should be the subject of early consultation with the relevant rail authorities. • As a general principle, sites proposed for large-scale housing development should be easily connected to rail stations by foot, cycle and public transport. Any large-scale growth proposed in places without direct rail access will have to be carefully planned and supported by bus and cycle routes to the nearest stations in order to reduce new car trip generation. Transport for London would want to ensure that the site allocations took into account the need to minimise the impacts on the A22 or A23 road corridors within London. Transport for London would also welcome the opportunity to work with the Council to explore options to improve bus services in the areas covered by Transport for London supported routes where large-scale development is proposed. This could include extending routes to serve new developments (subject to viability) and/or securing supporting bus infrastructure, such as stops and shelters and bus standing, in new development areas. • Funding will obviously be a key issue and we would

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		<p>expect developers to fund such bus service enhancements through s106 agreements, for example by pump priming route extensions, and/or s278 agreements, for example provision of bus stops and shelters. Even in areas that have rail stations, the exact location of large-scale development will be important to consider, as will the subsequent ease of connecting to the local station. For large-scale employment uses, proximity to rail stations and other public transport will be important. Care should be taken in the provision of car parking to avoid encouraging additional trips on an already congested road network.</p>
	SC1524	<p>Highways England</p> <ul style="list-style-type: none"> • Proposals at Redhill Aerodrome could have a considerable impact on M23 Junctions 8 to 9 and/or the M23, if a new junction were to be introduced. • Highways England would not be able to support connection to this part of the network unless robust evidence demonstrates that: <ul style="list-style-type: none"> a) in accordance with Department for Transport Circular 02/13 paragraph 39 access is required to support “strategic planned growth” (bearing in mind the minimum levels of development that have been required elsewhere to warrant a new junction on the strategic road network); and b) access can be provided safely and maintain journey reliability and operational efficiency.
	SC3098	<p>Network Rail Network Rail have the following comments to make on the Consultation Document:</p> <p>Level Crossings</p> <ul style="list-style-type: none"> • The safety of the operational railway and of those crossing it is of the highest importance to Network Rail and railway crossings are of a particular interest in relation to safety. • Consultation document puts forward a number of potential sites for residential development. Some of these sites are located within close proximity to level crossings situated within Nutfield, Lingfield, Oxted, Hurst Green, Limpsfield and Whyteleafe. Any proposed development at these sites will need to consider and assess their potential impact on nearby level crossings. • Network Rail would like to work with the Council and developers in order to ensure that proposed

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		<p>developments do not have an adverse impact on the safety of level crossings.</p> <p>Red Lane Hollands Level Crossing</p> <ul style="list-style-type: none"> Red Lane Hollands Level Crossing is situated to the South of Hurst Green Station in the Hollands area. The consultation document contains a number of potential residential development sites within the surrounding area of Red Lane Hollands Level Crossing. The crossing is situated on the tight bend of a footpath and contains whistle-boards in order to aid pedestrians to cross the railway. Network Rail's Local Level Crossing Manager has received a number of complaints from new homers in the area in relation to the noise from the whistle-boards. Network Rail would be concerned by an increase in usage of the crossing without the introduction of additional safety measures. The preferred option would be to close the crossing and divert the footpath over an existing bridge located to the north of the crossing. Any proposed development in the area will need to consider and assess the potential impact on the usage of the footpath crossing. Early engagement in relation to the crossing and possible mitigation measures should be sought. <p>Developments adjacent to operational railway land and infrastructure</p> <ul style="list-style-type: none"> A number of the proposed development sites presented within the Consultation document are located adjacent to operational railway land and infrastructure. Tandridge District Council and potential developers should be aware of and consider Network Rail's standard guidelines and requirements when developing sites located adjacent to or in close proximity to Network Rail's land, assets and operational railway infrastructure.
	SC1568	<p>Surrey County Council</p> <ul style="list-style-type: none"> Transport issues would be the impact on congestion and safety issues through the villages located alongside the A22 and the M25. The access arrangements to the A22 would need significant improvement to accommodate further development. The A22 junction with the A264 at Felbridge would need significant mitigation.

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Common themes		
Strategy	SC4192	Concerned that the Plan can no longer deliver more than a fraction of the objectively assessed need for the plan period. Following the findings of the Site Consultation document, the Plan does not come close to delivering neither the 5-year housing supply, nor the wider housing need across the plan period.
	SC234	You have used consultant's capacity for development, landscape impact and ecology to grade sites.
	SC285, SC297	Should give consideration to retaining key workers who can live and work in the District. Consideration should also be given to the people who may live in the District but work outside and spend their disposable income in the town centres. A balance should be struck with preserving the environment and improving the infrastructure.
	SC337, SC2817, SC3783, SC4255, SC4111, SC2644	Small developments around the edge of existing villages are sustainable as long as they do not link adjacent settlements. Can help improve infrastructure and facilities.
	SC1125, SC1914, SC3088, SC3698, SC4015	Small developments are not sustainable. Create problems for existing communities. Do little to achieve housing number.
	SC381	Sites should be allocated to the south of the District where there is more suitable space and access to main roads.
	SC1457	Direct development to urban fringe, as the issues paper says these areas suffer from neglect.
	SC396	Should provide development on small sites around the District so that there is a better balance of people being able to live closer to where they work and the traffic issues will be spread out rather than being concentrated in one location.
	SC542	Do not support settlements being expanded.
	SC3264, SC4481, SC4502, SC4111	Creating dormitory towns / areas of South East London, Gatwick/Crawley.
	SC562, SC4184, SC3537	Category red sites should be protected, and not developed. Red sites should be removed from the list.
	SC3429	Many amber sites should be red sites on landscape and ecological grounds.
	SC562, SC591, SC975, SC1107, SC1176, SC1281, SC1333, SC1922, SC2349, SC2408, SC2379, SC2435, SC2460, SC2567, SC2752, SC2729, SC2762,	<p>Housing numbers</p> <ul style="list-style-type: none"> • This is over development of the District / housing number too high. • Query where these people are coming from . • Do not need these houses. • No economic need for large scale house building (Tandridge has high levels of employment and low

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	SC2822, SC3040, SC3235, SC3286, SC3413, SC3510, SC3583, SC3753, SC3931, SC3944, SC3950, SC4005, SC4288, SC914, SC1017, SC2083, SC3377, SC4111, SC2998	<p>unemployment).</p> <ul style="list-style-type: none"> • Cannot sustainably deliver this amount of housing. • Plan confuses need with demand. • It will not help provide homes for people from Tandridge. • Significant increase on 2008 target – no reason given. • No account taken of historic over supply and evidence about the circumstances of delivery. Over supply of housing was the result of former employment sites that are no longer available.
	SC814, SC3720	This is not an integrated plan - an integrated plan is housing, transport, education, healthcare and employment opportunities all being provided together.
	SC823	No further reference has been made to Approaches 1-5 and unsure as to why Tandridge District Council is now concentrating all their efforts on Approach 6.
	SC916	New development should be established in areas such as those earmarked in: Blindley Heath and South Godstone where public amenities can be developed in-line, and in proportion to the number of new dwellings.
	SC1079	How is the housing shortfall to be met?
	SC1126, SC1176, SC1471	<p>Local Plan</p> <ul style="list-style-type: none"> • The Local Plan needs to be realistic, achievable and sustainable. • Plan in current form is unrealistic.
	SC1176	Need a Local Plan to protect the District from speculative development.
	SC1255	Strategy does not reflect rural character or beauty of the area.
	SC2363	Support proportionate distribution across the District.
	SC3980	Concentration of proposed sites in the north of the District, but majority of commercial sites are in the south. Impact for commuting.
	SC3265	Should develop where infrastructure is good, not try and retrofit the infrastructure.
	SC2363	Should continue same rate of development, not increase.
	SC3267, SC3235	Strategy promises to protect Green Belt (foreword), but Green Belt assessment has reduced this protection by proposing sites in the Green Belt.
	SC3267, SC3568, SC4028, SC4029, SC914	<p>Constraints can be applied to reduce housing number. Why has this not been done? The amount of Green Belt is a constraint.</p> <p>Unmet need is unlikely to outweigh harm to Green Belt, therefore Green Belt should be used as a constraint.</p>
	SC2238, SC2290, SC2308, SC2599,	Strategy should be to make forceful argument to Government that it should create attractive places

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	SC2822, SC3345, SC4029, SC1457	away from the SE where people want to live and build businesses / that housing numbers cannot be sustainably met / other areas are not as fixated on building on Green Belt.
	SC1250, SC3568	<p>Timing and distribution</p> <ul style="list-style-type: none"> • Development should be spread across the plan period and not concentrated at the start, since the latter would make it much more difficult to deliver the necessary updates to infrastructure to accommodate the increased population. • Include in the Plan policies to ensure the phasing of development up to 2033 and the provision of necessary additional infrastructure. • Spread over plan period so not pressurised to accommodate more if target met early.
	SC2528	<p>Guiding principles should be used:</p> <ul style="list-style-type: none"> • Higher density closer to transport, retail and recreational hubs such as Oxted. • Development further away on brownfield, and on major roads, including Previously Developed Land in Green Belt. • Innovation in construction, e.g. modular housing over existing car parks. • Protect green spaces.
	SC2538, SC3888	Strategy should be forward thinking – not just thinking about numbers, and should be thinking about the future environment and community.
	SC3566, SC3730, SC3788, SC4111	Strategy should not be based on landowner's aspirations. These sites should be removed from the plan. Should have mapped constraints first, not started with site suggestions. Should analyse transport routes and built up areas.
	SC3264	You regularly state in the Local Plan Sites Consultation, "The site could come forward for housing development before the Local Plan is adopted under existing planning policy" yet you have not said whether sites which have this comment linked thereto would be considered as part of the target number of homes to be developed under the Local Plan when adopted. If they are not to be included in the Local Plan, then this will further increase the number of unnecessary homes to be built in Tandridge.
	SC3613	Sites considered only for housing number, not for how they contribute to mixed use and healthy communities.
	SC3613, SC4004, SC4184	No assessment of cumulative impacts of sites close to each other.
	SC4029	Plan gives 7 delivery options, but 5 of these include development in a collection of villages, so no real choice. Most of these villages are in the north of

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		District. All suggest that building on the Green Belt is a given. Suggest continuing with small scale development on brownfield, not Green Belt.
	SC1457	Approach 4 is inappropriate. Can meet over 90% of housing need without resorting to Approach 4. Should apply the approaches sequentially.
	SC4111, SC4192	First draft of plan presented options and indicated that one of these would be selected. This has not happened, and now presented with long list of sites with no overall strategy. No explanation for this change in approach.
	SC4192	No weighting is given to sites which deliver one or more spatial options; the spatial options themselves have no bearing on site assessment leaving the 2 consultations conflicted on several key points.
	SC4184, SC3980	Strategy is urbanisation.
	SC4198	Waste of public money if strategy is found unsound.
	SC3980	Do not support the disposal of large amounts of Council property as a result of Assets Review.
Vision	SC3154, SC3944, SC4111, SC4126, SC3980, SC2128	<p>General</p> <ul style="list-style-type: none"> • Plan is devoid of vision, strategy and cohesive policies. • Document is effectively a partially complete Strategic Housing and Economic Land Availability Assessment. • There are glimpses of a pre-determined strategy such as at paragraph 3.3 but these are never explicit and are tantalisingly few and far between. • At odds with sustainable development. • The vision does not mention Green Belt, which must be recognised as an asset.
	SC4029	Regarding accessibility, agree but need adequate parking. Improving road network needs support from Surrey County Council / Government. Improved public transport should not be an excuse for reduced or not residential parking spaces.
	SC4068	Want a 'vision' that protects our environment and communities for future generations.
Issues	SC3267	The plan should identify an issue and objective to protect the Green Belt.
	SC3267, SC3980	<p>Town Centres</p> <ul style="list-style-type: none"> • Town Centres / Retail and Leisure issues only likely to be exacerbated by proposed development. • Towns in Tandridge are small and cannot compete with large centres and facilities such as Redhill, Reigate, Crawley and Croydon. • Retail and leisure is narrowly defined in the plan – should encourage something different rather than

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		<p>compete with larger towns nearby.</p> <ul style="list-style-type: none"> Bias towards youth activities – centres need to cater for all generations.
	SC3267	Health and well being issues will be exacerbated.
	SC3547	In its Issues and Approaches consultation Tandridge District Council identified a number of possible Delivery Approaches. It would have been helpful if these had been updated in terms of homes delivered since 2013, homes in development, and sites with residential planning applications.
	SC2083, SC2128	The Core Strategy recognised a number of issues which were said to be vitally important to the District, yet 5/10 issues are not included in the Tandridge Plan at the present time
	SC2083	The issues identified in the Tandridge Plan do not reflect the issues that are actually relevant in the District neither does it attempt to protect what is vitally important to the District and to its residents, the Green Belt and open spaces, sports and recreational facilities.
Objective	SC4184	The location of sites is contrary to the objective to reduce commuting.
	SC4184	Sites proposed are contrary to the objective to protect the value of a range of natural assets.
Policy context /policies	SC3547	In the absence of any draft Local Plan policies or any reference to the key principles within a Local Plan it is difficult to fully assess the full consequences of altering the Green Belt boundary to enable development on these sites.
	SC4184, SC3980	Not drawn up policies on heritage, biodiversity, tourism.
	SC4192	Upon reviewing these sites, categorised by the Plan as " <i>sites already having a good prospect of being considered for development under current adopted policy</i> " it becomes clear that adopted policy not only fails to support residential development; but in most cases, is opposed to such development (due primarily to policy protecting public open space and amenity).
Villages	SC4184, SC3980	Object to classification of settlements as urban or built up. Characters need to be better reflected.
Objectively Assessed Need	SC1, SC48, SC49, SC56, SC125, SC191, SC215, SC217, SC230, SC234, SC279, SC322, SC352, SC403, SC417, SC542, SC550, SC562, SC565, SC599, SC586, SC634, SC709, SC722, SC788, SC823, SC806, SC812, SC787, SC917, SC975,	<p>Evidence base</p> <ul style="list-style-type: none"> Housing figure of 9,400 houses is flawed / artificially inflated / is too high / miscalculated. Used extreme worst case outcome. If the Council accepts this figure, they are contradicting their own Barristers evidence that was given to the Inspectorate at the 2014 Public Inquiry. No evidence for figure. The Council does not have a clear understanding of

Local Plan: Sites Consultation - Additional Comments

Theme / Topic	Associated Comment IDs	Key Comments
	SC954, SC981, SC982, SC1079, SC1125, SC1236, SC1245, SC1505, SC1678, SC1790, SC1862, SC1894, SC1901, SC2021, SC2060, SC2093, SC2100, SC2110, SC2203, SC2256, SC2258, SC2290, SC2267, SC2308, SC2431, SC2449, SC2435, SC2546, SC2599, SC2574, SC2575, SC2617, SC2629, SC2743, SC2722, SC2765, SC2762, SC2764, SC2887, SC2940, SC2962, SC3040 SC3118, SC3097, SC3101, SC3140, SC3154, SC3231, SC3267, SC3235, SC3337, SC3342, SC3345, SC3375, SC3413, SC3418, SC3402, SC3500, SC3492, SC3508, SC3583, SC3613, SC3783, SC3814, SC3788, SC3792, SC3806, SC3888, SC3931, SC3942, SC3944, SC3950, SC4028, SC4029, SC4029, SC4004, SC4005, SC4030, SC4044, SC4046, SC4177, SC4184, SC4258, SC4299, SC4313, SC4288, SC4452, SC4481, SC556, SC2104, SC2940, SC3792, SC3922, SC914, SC1017, SC1471, SC2048, SC2083, SC3377, SC3848,	<p>need as per National Planning Policy Framework requirement.</p> <ul style="list-style-type: none"> • Asked to comment on a plan on which the basis we do not support. • Higher than other areas. • McDonald deduces that the new housing units needed each year within Tandridge by 2033 will be between 425 and 472 units per annum. Given this, it seems perverse that McDonald then goes on to recommend that the Local Plan provides a worst case scenario of 470 additional housing units each year for the Local Plan period especially as in para 92 McDonald suggests that 450 may be the actual requirement. McDonald also gives a lower figure than his 470 annual supply of homes in paras 103 and 105. Clearly just taking the bottom end of the range 425 immediately changes the 20 year need down to 8,500. Therefore taking a mid-point of say 450 extra units would seem the most reasonable giving 9,000. Tandridge District Council does not explain why using higher figure. • Occupancy figure too low and unrealistic (1.6) – why has the Census 2011 occupancy of 2.43 not been used? • Tandridge only has a relatively small requirement for housing; the projections are very sensitive to changes in assumptions about the future and this should be borne in mind. It is not clear whether the housing need is fully substantiated. • The Objectively Assessed Need was only looked at over one year 2006/07 and the impact that year might have had, rather than looking at the trend over a number of years. • The annual figure of 284 affordable homes is too high as is largely reliant on inflated assumptions of need for housing adopted by the Council. <p>Brexit / immigration / migration</p> <ul style="list-style-type: none"> • Brexit has now reduced the amount of inward migration. • No large housing development should be allowed until there is understanding of the reduction of immigration. • Population increase is due to immigration. • Number doubled to account for inflow from London. • Unsustainable number as allowing for a large number of people to move here from outside of the area.

Local Plan: Sites Consultation - Additional Comments

Theme / Topic	Associated Comment IDs	Key Comments
	SC4068, SC4111, SC4126, SC3980, SC4404, SC4404, SC3801, SC3515, SC3509, SC3126, SC2644, SC2128, SC1936, SC1967, SC1755, SC1936, SC1967, SC2998	<ul style="list-style-type: none"> • Should not project historically high levels of in-migration forward. • Sensible to re-estimate in few years time as do not know the outcome of Brexit negotiations and impact on immigration. The housing need is not a need at all but a representation of desire based on projected population migration. There is no imperative to satisfy this desire unless Tandridge feels it should play a part in the development of London's (and now Croydon's) commercial success or it welcomes the opportunity to 'sell' more homes. • Objectively Assessed Need is designed to accommodate inward migration from other areas such as London. • Over supply of housing was the result of former employment sites that are no longer available. Use of those sites artificially inflated inward migration from London so cannot be used for future projections. • No economic driver for inward migration. • The housing need figure was based on average figures over ten years for inward migration. In the case of Tandridge these were distorted by one-off large scale developments on brown field sites, such as Caterham Barracks. These figures were then mechanically projected into the future, with the result that a District, which is predominantly rural in character, has a grossly inflated housing needs figure. <p>Housing / population</p> <ul style="list-style-type: none"> • These houses are not for local people / the housing requirement is above purely local needs. • Biggest problem is over population. • There are 1700 families on housing waiting list in Tandridge – this does not justify the housing number or scale of housing proposed. • 470 homes per annum is a sustainable option. <p>Increase</p> <ul style="list-style-type: none"> • No explanation given for why population increase in next 20 years is 70% greater than in previous years. • No explanation of why the Objectively Assessed Need has so greatly increased from levels in the Core Strategy. • Query how the Council can be so sure the need for housing will be so high in the future. Tandridge has

Local Plan: Sites Consultation - Additional Comments

Theme / Topic	Associated Comment IDs	Key Comments
		<p>one of the lowest birth rates in Surrey and older people vacate their homes. Where is the increase coming from?</p> <ul style="list-style-type: none"> • National statistics shows population growth actually slowing down in Tandridge. • Population growth within Tandridge is not some natural phenomena but a consequence of Tandridge planning strategy of providing new homes that local people cannot afford to buy or rent. • The London factor needs explaining. <p>Constraints / Duty to co-operate</p> <ul style="list-style-type: none"> • Objectively Assessed Need has not taken constraints into account. • It is not the legal responsibility of the Council to plan for neighbouring council's needs. <p>Process</p> <ul style="list-style-type: none"> • Methodology shrouded in secrecy. • Figure decided by a consultant, not according to National Planning Policy Framework. • Assumptions used in the model need to be open, clear and published. • No credible response or willingness to revise faulty estimates. • Why has the figure not been challenged? Should be. • Council needs to make a sensible Housing Needs Assessment. • Guildford Borough Council is relooking at Objectively Assessed Need following Brexit vote and immigration estimates. • Residents should be told how the figure has been calculated. • Should have looked at how many homes are needed for people in the District. • Need an independent review of Objectively Assessed Need. • Verification and validation of processes needed to ensure model is appropriate. • Normal practice to include some measures of confidence – why has this not been done? • The work is very expensive, and caused overspend. • Why were the consultants changed?
	SC558	There is a significant need for bungalows.

Local Plan: Sites Consultation - Additional Comments

Theme / Topic	Associated Comment IDs	Key Comments
Consultation process	SC1, SC27, SC38, SC49, SC79, SC56, SC98, SC125, SC191, SC215, SC217, SC230, SC234, SC279, SC322, SC338, SC403, SC417, SC542, SC550, SC565, SC586, SC634, SC722, SC724, SC823, SC981, SC982, SC1245, SC1894, SC1901, SC1926, SC2060, SC2110, SC2256, SC2258, SC2251, SC2313, SC2431, SC2446, SC2449, SC2574, SC2575, SC2743, SC2722, SC2765, SC2806, SC2887, SC2962, SC3015, SC3118, SC3143, SC3142, SC3814, SC3907, SC3950, SC4005, SC4184, SC4288, SC4481, SC4502, SC1926, SC1471, SC2048, SC3377, SC4111, SC4126, SC3980, SC4192, SC2128	<p>Consideration of previous comments</p> <ul style="list-style-type: none"> • Little evidence that the previous consultation comments have been taken into account. • The Council does not listen to residents (no comments supported approach 6 – large urban extension/new settlement – but now decided this is what is needed.) • What was the purpose of the previous consultation? – as ignored the first six approaches and opted for seventh. • No statement is made on how the previous round of Regulation 18 consultation has influenced the site assessments. <p>Responses to comments</p> <ul style="list-style-type: none"> • Do not agree with how the comments on the last consultation have been summarised. • The Council has not answered the points made by respondents in the first consultation. • The Council has ignored parish councils. • Many responses just say noted and do not address issues raised / not responded to issues raised. • Still waiting to hear Council's response to first consultation. • Resident's comments resulting from the Council's response to comments on the Issues and Approaches consultation state the Council has side-stepped comments instead of answering them and that ideas have been dismissed without giving reason why. <p>Resident's views</p> <ul style="list-style-type: none"> • The plan is out of line with residents wishes. • No input in plan from residents. • Council presumed everyone is a NIMBY but just want more information. • Consultees did not receive correspondence. <p>Future consultation</p> <ul style="list-style-type: none"> • More consultation needed (including need to consult on additional sites suggested to Housing and Economic Land Availability Assessment). • Not clear if there will be further consultation on Category 2 or 3 sites. Tandridge District Council has had 8 months to do site appraisals, when will decisions be made? • The Council said it will keep adding new sites to the process. Unfair to the public who cannot respond if they do not know about it beforehand.

Local Plan: Sites Consultation - Additional Comments

Theme / Topic	Associated Comment IDs	Key Comments
		<ul style="list-style-type: none"> • Consultation must take place when the proposal is at the formative stage. • Consultation must not be tokenistic. <p>Timescales</p> <ul style="list-style-type: none"> • Adequate time must be given for consideration and response.
	SC2295	Welcome the recognition by the Council of views and concerns expressed in the first round of consultation, which has led to some very unsuitable sites now being discounted.
	SC99, SC709, SC722, SC814, SC823, SC1306, SC2060, SC2214, SC2694, SC3265, SC3720, SC3833, SC3990, SC4029, SC4107, SC1471 SC3848	<p>Awareness of the consultation</p> <ul style="list-style-type: none"> • Not made aware of the consultation (did not receive the leaflet advertising it and the events). • Inadequate communication. • Query how extensively Oxted Parish Council consulted its residents. <p>Publicity</p> <ul style="list-style-type: none"> • Events not publicised well. • Publicity poor and bland. • Object to use of 'spin'. <p>Events</p> <ul style="list-style-type: none"> • Events were at the start of consultation when people were not aware of it. • Events held at inconvenient times of day for workers. • Short lead in time. • Not enough planners present.
	SC722, SC1050, SC2060, SC2593, SC2996, SC3115, SC3293, SC3568, SC3547, SC3907, SC4028, SC4029, SC4051, SC4184, SC1233, SC1540, SC3218, SC3848, SC3980, SC4045	Inconvenient time of year for consultation (Christmas). An 8 week consultation another time of year would have been more appropriate. Future consultations should avoid this time of year, or take account of it and offer longer.
	SC722, SC3568	The consultation period was too short.
	SC787	It would have been better to just consult on suitable sites.
	SC296, SC2072, SC2172, SC2308, SC2791, SC3547, SC3720, SC3907	The online system is too complicated to make comments / find documents.
	SC1471	Leading questions in the questionnaire.

Local Plan: Sites Consultation - Additional Comments

Theme / Topic	Associated Comment IDs	Key Comments
	SC2083	Parish Councils should be consulted in detail, separately to public consultation process. Should work in partnership with councils.
	SC122, SC232	The roadshows were undertaken with professional attitude and were informative and helpful.
	SC528, SC633	The young people who want and need these sites are afraid to speak up against the NIMBYs. Those who want to see housing need to fight all those groups opposing it because they do not want it near them.
	SC556, SC709, SC722, SC814, SC823, SC1050, SC1306, SC1299, SC1464, SC1505, SC1511, SC1520, SC1781, SC1926, SC2028, SC2060, SC2093, SC2100, SC2316, SC2446, SC2599, SC2739, SC2754, SC2755, SC2858, SC2996, SC3015, SC3115, SC3194, SC3264, SC3265, SC3267, SC3293, SC3288, SC3373, SC3375, SC3547, SC3613, SC3730, SC3903, SC3907, SC3942, SC4028, SC4046, SC4051, SC4184, SC4198, SC914, SC1233, SC1471, SC1540, SC4068, SC4111, SC4126, SC3980, SC3126, SC1936, SC1967, SC4045	<p>The document</p> <ul style="list-style-type: none"> • Hard to understand / incoherent / incomplete / vast / unprofessional / complex. • Confusing and contradictory (CATEGORY 2 Sites Page 63 – Red Sites – statements throughout the document appear contradictory. Either the sites are not for further investigation or they are). • Purpose of site categorisation is confusing. • Colour attributed to categories based on how performed against evidence. This is very limited and inappropriate basis for categorisation. • Too much information to digest. Need to read plan and evidence. • It is difficult to make an assessment on each of the sites because of the different places where the information is presented. • There is an attempt at explaining the Category Level of the sites, but the language is confusing and the large number of pages makes finding the sites difficult. The use of the colours, especially in the text boxes, make it more difficult to interpret the comments. • The colour grading gives little idea if sites are suitable or not. • The reps coding is difficult to follow and there are errors in places. • Need to be an expert to understand. • There is not enough detail on each site. • Maps produced at inappropriate scales. • Confusing as refers to so many previous documents. • Verbose and repetitive document. • Coding of sites is confusing – e.g. OXT022, OXT024, OXT054 and OXT056, despite the numbering, relate to sites next to one another. • Language is too technical, does not explain purpose of Local Plan. • Not well written. • Information buried in excessively long document.

Local Plan: Sites Consultation - Additional Comments

Theme / Topic	Associated Comment IDs	Key Comments
		<ul style="list-style-type: none"> • Evidence hard to understand (e.g. Green Belt study). • Such a deluge of information that people will focus on their own area rather than considering plan as a whole. • Complexity of the subject and volume of documents make significant demands on the layperson. • No guidance on navigation through the documents. • The process discourages responses. <p>Suggestions</p> <ul style="list-style-type: none"> • A summary booklet should have been provided. • Should have been presented from a resident's point of view. Suggest a residents' information pack. • To get the most feedback from respondents you could state concisely:· The instructions from the government that you must satisfy.· The number of new households identified with a simple breakdown by source, type of resident, house and broad distribution across Tandridge by area.· How the infrastructure will be adjusted to meet demand.· The sites put forward for consultation (as has been done)· A summary of how the development might affect Tandridge overall an educated opinion supported by figures of say how many extra cars, surgery, school places, retail outlets etc. it will imply It would be possible to do this in less than two A4 pages plus the site details. <p>Process</p> <ul style="list-style-type: none"> • Why asking for comments on sites that it says will not be considered further / need further consideration? • Caused blight and long term damage. • Waste of time consulting on a plan that does not make a clear statement of what is required and how its going to be achieved. • Due to the vast detail and complexity of the documentation presented, the consultation is neither fair nor lawful within the parameters of Articles 8 and 10 of the European Convention on Human Rights (ECHR). • Site subject to further investigation – should have been done before consultation. • Consultation not run in accordance with HM Guide to Consultation.

Local Plan: Sites Consultation - Additional Comments

Theme / Topic	Associated Comment IDs	Key Comments
		<p>Communications</p> <ul style="list-style-type: none"> • Councillors and officers not well informed at events – officers giving conflicting information. • Councillors contradicting the plan = confused. • Councillors unable to explain to residents.
	SC4288, SC3848	Better presented than last consultation document.
	SC1540	Premature to issue this consultation – too many unknowns, therefore respondents do not have enough information to respond.
	SC3103	Scoring of sites focusses on housing delivery. Where are the boxes for delivery of other services and the capacity?
	SC2267	The Local Plan preparation process has been made more complex than it needs to be by the Council.
	SC722, SC788, SC823, SC2060, SC3118, SC3613, SC4029, SC4452, SC1471, SC3848	Concerned there is a pre-determined outcome. The Council said no decisions have been made, but sites have been ruled out and the Sustainability Appraisal states that Oxted contains 24 sites allocated for housing.
	SC812	Consultation asks if residents agree with the Council's conclusions where no conclusions are presented. This is unsound.
	SC1125, SC3267	Councillors are elected to represent the views of local residents and have not done so and have given way too easily to the demands of the Inspector. Concerned about party political line, Councillors should be able to represent their constituents freely
	SC1255	Should ask residents if they would be willing to purchase any of the sites for recreational benefit.
	SC1456, SC1786	Viewed plan at Council reception but pages were missing. As the plans have not been made available in all formats for the public to see, it cannot be deemed to be a complete public consultation.
	SC2100, SC2754, SC2755	At the original presentation, the potential impact on South Godstone was identifiable as a development of 468 houses on the Posterngate Farm site immediately to the North of the village. Now we are facing the possibility of the village being expanded by 2000 houses. No one at the original presentation was made aware of this. Is it now necessary to raise two sets of objections – one for each proposal?
	SC2072	Unfair and unconstitutional that Godstone ward has no representation on planning committee.
	SC2599, SC3267, SC3375, SC3907, SC3987, SC4193,	<p>Misleading readers in the following ways</p> <ul style="list-style-type: none"> • There is no explanation of inseting and washed over.

Local Plan: Sites Consultation - Additional Comments

Theme / Topic	Associated Comment IDs	Key Comments
	SC1339, SC1471, SC1540, SC1540, SC3377, SC3537, SC3848, SC4111, SC3980	<ul style="list-style-type: none"> • There is no explanation of why there is a need to inset from the Green Belt. • Councillors have been saying that the Government has imposed a housing number; this is incorrect. • Stating River Eden is 'known to flood' – the area does flood. • To let readers think issues are being considered when they are not. • The main document refers to exceptional circumstances that might permit eventual development, allowing reader a false sense of security that such development is only very remotely possible. • Saying the plan will protect Green Belt then proposing Green Belt sites. • Section 2 (what plan does and does not do) is misleading. • Taking these new settlement sites forward for further consideration serves to undermine the conclusions reached by the Sites Consultation document. If the Council is willing to consider additional evidence and give 'further consideration' to sites identified as 'not to be considered further' then this renders the Sites Consultation unsound as an evidence base. • Stating scenarios that are untrue; e.g. must comply with National Planning Policy Framework and build more homes, at risk if do not, special measures. • No refining of delivery approaches from previous consultation. Misleading without this context. • Paragraphs 3.3 and 3.5 are particularly misleading. • Saying need to build houses to fix infrastructure. • Green Belt Study makes recommendations regarding which areas should remain Green Belt, but the topic paper says no decisions have been taken. • Plan does not make clear the number of homes trying to provide or to what extent can be provide without using Green Belt. It is possible to work this out from information supplied, but hard to undertake. • Amber sites are subject to further study so people do not know if they are or are not to be developed. If read document carefully, even red sites could be reintroduced in future. • Point 5 of Health and Well-being states that Tandridge residents are the 'third worst' for depression in a comparison of the East Surrey Clinical Commissioning Group with other Surrey

Local Plan: Sites Consultation - Additional Comments

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		<p>Clinical Commissioning Groups. Yet the East Surrey Clinical Commissioning Group does not just cover Tandridge, but also sizeable centres like Redhill, Reigate and Horley, which are actually in the Reigate and Banstead District. The figure cannot therefore be accurate to Tandridge alone. Plus there are only 8 such groups in Surrey, which would make East Surrey Clinical Commissioning Group about average by comparison. The tone and meaning of this point are misleading. Moreover, 5.6% is not a 'prevalence' as stated in this point. That is exaggeration.</p>
	SC3146	Process driven by profit for developers.
Green Belt	SC1, SC7, SC9, SC17, SC38, SC44, SC49, SC80, SC109, SC116, SC125, SC164, SC191, SC215, SC217, SC230, SC234, SC238, SC247, SC274, SC279, SC337, SC322, SC352, SC357, SC403, SC441, SC454, SC562, SC586, SC634, SC722, SC724, SC954, SC1245, SC1327, SC1896, SC1894, SC1901, SC2021, SC2029, SC2060, SC2093, SC2077, SC2104, SC2072, SC2214, SC2238, SC2546, SC2553, SC2765, SC2764, SC2962, SC3154, SC3267, SC3500, SC3955, SC4029, SC4004, SC1017, SC1233, SC2048, SC3848, SC4126, SC3980, SC4404, SC3801, SC3515, SC3509, SC2128	<ul style="list-style-type: none"> • The Council has not corrected its flawed Green Belt Assessment. • The Council should not be building on the Green Belt. • The sites meet the five purposes of Green Belt. • The Green Belt is serving its purposes well. • Little point categorising types of Green Belt, Green Belt is Green Belt. • The Local Plan should have due regard to national Green Belt policy. • Residents highly value the Green Belt.
	SC547, SC581, SC724, SC806, SC809, SC787, SC916, SC917, SC918, SC969, SC975, SC991, SC1067, SC1195, SC1293, SC1264, SC1311, SC1313,	<ul style="list-style-type: none"> • Object (in principle) to building on the Green Belt. • Question legality of building on the Green Belt. • If anything, Green Belt should be increased as serving a larger population. • New homes should not be at the sacrifice of the Green Belt. • Using Green Belt is contrary to legal advice given to

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Theme / Topic	Associated Comment IDs	Key Comments
	SC1281, SC1333, SC1341, SC1343, SC1416, SC1505, SC1747, SC1876, SC1878, SC1922, SC1915, SC1977, SC2029, SC2038, SC2099, SC2100, SC2073, SC2088, SC2167, SC2202, SC2290, SC2257, SC2267, SC2288, SC2294, SC2308, SC2388, SC2442, SC2445, SC2460, SC2475, SC2599, SC2617, SC2752, SC2754, SC2755, SC2729, SC2822, SC2823, SC2806, SC2824, SC2862, SC2841, SC2898, SC3115, SC3118, SC3091, SC3101, SC3143, SC3147, SC3146, SC3191, SC3167, SC3194, SC3201, SC3264, SC3314, SC3406, SC3539, SC3605, SC3566, SC2663, SC3757, SC3788, SC3792, SC3833, SC3922, SC3903, SC3987, SC3942, SC3946, SC3973, SC4029, SC4034, SC4003, SC4046, SC4234, SC4247, SC4299, SC4300, SC4311, SC4315, SC4341, SC4393, SC4394, SC4397, SC4401, SC4422, SC4452, SC4417, SC914, SC3377, SC3429, SC3848, SC4068	the Council from Paul Brown QC. <ul style="list-style-type: none"> • Sets a precedent. • Should plan positively to enhance the Green Belt (paragraph 81 National Planning Policy Framework).
	SC604, SC809, SC822, SC954, SC991, SC996,	Brownfield first <ul style="list-style-type: none"> • Object to building on Green Belt before all

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Theme / Topic	Associated Comment IDs	Key Comments
	SC1255, SC1343, SC1896, SC1876, SC1887, SC1922, SC1915, SC2021, SC2029, SC2099, SC2110, SC2270, SC2257, SC2294, SC2453, SC2528, SC2629, SC2710, SC2754, SC2755, SC2729, SC2817, SC2823, SC2819, SC2841, SC3345, SC3406, SC3402, SC3944, SC3946, SC3801, SC3515, SC3509	<p>brownfield sites have been explored (e.g. gas holder site).</p> <ul style="list-style-type: none"> • The Council should do more to explore brownfield sites. • Gas holder site should be a priority for the Council. • Higher density should be explored. • Developers are sitting on brownfield sites.
	SC954, SC2574, SC2758, SC914, SC4045	<ul style="list-style-type: none"> • National Planning Policy Framework says there should be no harm to the Green Belt - this has been ignored. • The presumption in favour of sustainable development does not apply to Green Belt. • National Planning Policy Framework says Local Plans should meet Objectively Assessed Need, but not at cost of Green Belt. • Harm to Green Belt will not be outweighed by gain in housing number.
	SC548, SC631, SC1343, SC2251, SC2460, SC2602, SC2754, SC2755, SC3101, SC3288, SC3402, SC3500, SC3566, SC4029, SC4034, SC4033, SC4044, SC4258, SC4290, SC4290, SC4324, SC4397, SC4401, SC4422, SC914, SC1233, SC1471, SC2083, SC4068	<ul style="list-style-type: none"> • Create sprawl – the District is not an overflow from London / Croydon. • Sites should be safeguarded against further residential development to retain a green corridor between settlements and to prevent further sprawl. • Green Belt should prevent sprawl/merger of settlements.
	SC528, SC4255, SC2644	Green Belt needs to be released to satisfy the high volume of development needs in the District - a reduction to 92% Green Belt is not unreasonable.
	SC812, SC558, SC787, SC822, SC1416, SC2203, SC2212, SC2214, SC3154, SC3265, SC3235, SC3613,	<p>Exceptional circumstances</p> <ul style="list-style-type: none"> • There are no exceptional circumstances presented in the document. The only circumstance the Council has put forward is the willingness of landowners to develop their land.

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Theme / Topic	Associated Comment IDs	Key Comments
	SC3730, SC3888, SC3907, SC4029, SC914, SC1471, SC1540, SC2083, SC3377, SC4126, SC4404, SC3801, SC3515, SC3509, SC2128, SC1755	<ul style="list-style-type: none"> • Fails to set out why necessary to use Green Belt when brownfield remains undeveloped. • No Green Belt sites should be suggested without exceptional circumstances. • Unsure of the meaning of exceptional circumstances. • Unmet housing need is not a sufficient reason, nor is the suitability of an individual site for housing. • Premature to suggest exceptional circumstances exist. • Prejudgement that there will be exceptional circumstances. A Green Belt study opens the door to suggestion that there are exceptional circumstances. • Warped presentation of justification for Green Belt release. • Every time review the plan, the Council will argue some form of exceptional circumstances. • The test for exceptional circumstances should be set as high as possible to afford maximum protection of Green Belt. <p>Suggested exceptional circumstances</p> <ul style="list-style-type: none"> • Need for bungalows.
	SC3267	Inappropriate development – does not meet exceptions listed in paragraph 89 of National Planning Policy Framework.
	SC2599, SC2621, SC3088, SC3375, SC3831, SC3907, SC3942, SC4004, SC3893, SC1755, SC1936, SC1967	<p>Insetting</p> <ul style="list-style-type: none"> • Object to inseting land from the Green Belt. • How can an area no longer contribute to openness? • If inset, densities will be increased. • Any areas removed should have defensible boundaries, including traveller sites. • Is this a legal duty? If not, do not do. No value in doing this - planning policies in villages will be superseded by Neighbourhood Plans. This is an open invitation for developers. • Question the value of and need for assessing whether rural settlements should be inset. • Query if it is a legal duty to inset, and if not, to not do. • Surprised that the matter of inset is not included as being of particular interest and is not specifically addressed. • Exceptional circumstances must be demonstrated to justify inseting.
	SC599, SC1079, SC2574,	<ul style="list-style-type: none"> • Building on the Green Belt is against political

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Theme / Topic	Associated Comment IDs	Key Comments
	SC2575, SC3040, SC3143, SC2257, SC2599, SC2752, SC3142, SC3193	<p>promises (promises are not being kept).</p> <ul style="list-style-type: none"> London is not building on the Green Belt / Croydon is not releasing any Green Belt.
	SC627, SC667, SC969, SC990, SC991, SC996, SC1505, SC2100, SC2349, SC2453, SC2546, SC3406, SC4029, SC4030, SC1963, SC3801, SC3515, SC3509	Once Green Belt is developed, it is gone forever.
	SC4192	<p>No discussion was undertaken in the Sites Consultation into whether the harm caused by developing essential open space 'not' in the Green Belt is more harmful than releasing potential development sites from the Green Belt.</p> <p>The Sites Consultation appears to make automatic provision to sites not located in the Green Belt; giving them an arbitrary high score simply because they lack a Green Belt designation. By using this method, the Sites Consultation fails to objectively assess the impact of housing delivery on these sites. The report does not question whether more appropriate sites could be released from the Green belt, but rather prioritises unsuitable sites based solely on their lack of a Green Belt designation.</p>
	SC3537	All of the sites graded 'amber' lie within areas of the Green Belt which are recommended to remain within the Green Belt. The Sites Consultation Topic Paper attempts to explain why this is so, but this conflict is unacceptable. All local sites which are recommended to remain within the Green Belt should be graded 'red' on Green Belt grounds alone and removed permanently from the Local Plan Review.
	SC2065	Tandridge has the highest amount of Green Belt, so it should be considered a special case.
	SC982, SC2739, SC2806	Building on the Green Belt is not in the best interests of residents.
	SC2313, SC3783, SC2364	The Council is inconsistent in its application of Green Belt policy. Planning applications are refused due to Green Belt policy, yet the Local Plan proposes considerable development in the Green Belt. See the Inspector's report on the extension to Greenlawns Cemetery. The report said it was inappropriate development in the Green Belt. If a cemetery is inappropriate development then housing estates should not even be considered.

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Theme / Topic	Associated Comment IDs	Key Comments
	SC2295	Welcome the weight given by the Council to factoring in two crucial issues: maintaining the Green Belt and infrastructure needs.
	SC3457, SC1540	Tandridge District Council should have taken the opportunity to consider whether building on Green Belt sites is in accordance with the National Planning Policy Framework overriding principle of “sustainable development” both as a general principle and specifically with reference to each sites considered. At the very least considering each site against each of its three dimensions (economic, social and environmental) would have made it easier for community groups and residents to respond in a more informed way than the current 16 criteria, of which only two were used to reach the conclusions set out in the consultation document.
	SC3848	Allocation of Traveller sites is a way to circumnavigate Green Belt policy. Accommodation is very similar to regular housing. What is stopping these homes being occupied by the settled community?
	SC4111	Not all Green Belt needs is particularly pretty and needs protecting. Things cannot stand still. However, development must not be allowed that changes the character of the District with the creation of new conurbations.
	SC1207	<p>Chaldon Village Council</p> <ul style="list-style-type: none"> • Chaldon Village Council fully supports the assessment that the entire Green Belt within Chaldon serves at least one of the purposes as designated in the National Planning Policy Framework. • As a result of the Green Belt Assessment for Chaldon, no sites within Green Belt should be developed on. • Chaldon Village Council is concerned that sites CAT 039 and CAT042 are still included in the list of Housing and Economic Land Availability Assessment sites that are deliverable and developable. These sites have been graded red and ruled out from further consideration.
	SC1755	<p>Dormansland Parish Council</p> <ul style="list-style-type: none"> • Wish to see Green Belt protected and opposed to inappropriate development or alteration to its boundaries • There is no attempt to objectively assess openness or its level of importance. • Dormansland village and Dormans Park contribute to the openness of the countryside by being hidden from view.

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		<ul style="list-style-type: none"> • Dormans Park has a very rural feel with large detached houses set apart on large plots in mature woodland with naturalised wooded gardens. There are no clear boundaries; the estate merges into the surrounding fields and woodland emphasising its rural character. • National Centre for Young People with Epilepsy (NCYPE) should remain part of the Green Belt.
	SC1936, SC1967	<p>Nutfield Conservation Society</p> <ul style="list-style-type: none"> • National Planning Policy Framework does not appear to define openness; this omission is probably based on a logical presumption that openness can only be decided on an individual site basis. • Openness is subjective and ultimately may be a matter for a court ruling. The conclusion that they do not contribute to the openness can only be an opinion and is subjective judgement, especially as the Council has not defined openness. • Exceptional circumstances are not defined however National Planning Policy Framework states that exceptional circumstances are unlikely to include unmet housing need. Suggests a similar situation to that of openness applies. • Green Belt boundaries in place since 1958, displaying permanence. National Planning Policy Framework paragraphs 83 and 86 may be interpreted to offer potentially contradictory advice. • Disappointed that having acknowledged the conflict in the guidance the general tone of the consultation appears to be directed towards removing land from the Green Belt rather than preserving the status. Also concerned that the consultation appears to be aimed at identifying exceptional circumstances and ways in which the qualification of unlikely to include unmet housing need may be overcome and the Council's decision to include Category 3 sites for further assessment. • Neither paragraphs 83 or 86 offer an obligation to conduct a boundary assessment when preparing a Local Plan. • The existing evidence is clear that the current designations of Nutfield and South Nutfield are appropriate and do not require amendment and removal from the Green Belt. • The National Planning Policy Framework says that in the absence of Green Belt protection for inset settlements, "other means should be used". There

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Theme / Topic	Associated Comment IDs	Key Comments
		is no indication in the Site Consultation document of what policy protections would be put in place.
Infrastructure	SC1, SC7, SC9, SC17, SC27, SC49, SC99, SC106, SC109, SC113, SC119, SC122, SC125, SC164, SC192, SC215, SC217, SC230, SC232, SC234, SC238, SC247, SC274, SC279, SC322, SC352, SC390, SC403, SC449, SC441, SC454, SC481, SC542, SC556, SC547, SC548, SC550, SC562, SC581, SC582, SC586, SC591, SC576, SC609, SC626, SC627, SC629, SC634, SC722, SC724, SC814, SC823, SC808, SC811, SC787, SC961, SC822, SC827, SC916, SC969, SC990, SC975, SC954, SC982, SC995, SC1067, SC1025, SC1050, SC1079, SC1056, SC1075, SC111, SC1126, SC1107, SC1119, SC1127, SC1207, SC1232, SC1234, SC1236, SC1245, SC1256, SC1313, SC1281, SC1327, SC1326, SC1333, SC1341, SC1343, SC1505, SC1747, SC1862, SC1896, SC1878, SC1922, SC1901, SC1914, SC1977, SC2021, SC2029, SC2060, SC2099, SC2073, SC2110, SC2087, SC2104, SC2172, SC2196, SC2202, SC2203, SC2212, SC2256, SC2258, SC2238, SC2251, SC2257, SC2267,	<p>General infrastructure comments</p> <ul style="list-style-type: none"> • The infrastructure cannot cope / adverse impact on local infrastructure. • Concern about the current critical state of infrastructure. • We have not forecasted, planned for or paid for the required services. Shortfall in funding. • There is a lack of services in villages. • Infrastructure has not kept pace with housing / overprovided. • Infrastructure first, before housing. • Infrastructure should be planned alongside new housing. • Use New Homes Bonus and Community Infrastructure Levy to improve infrastructure. • Infrastructure is not considered in any depth. • Infrastructure cannot sustain the growth proposed. • There is no commitment from Surrey County Council to improve infrastructure. • The Council must clarify whether or not it is dependent on Government funding for future house building to meet current infrastructure needs. <p>Considering infrastructure in the plan</p> <ul style="list-style-type: none"> • The Council has written to 10 surgeries, received no responses and then made an unjustified conclusion that there are no specific issues at present. • The Plan needs to be realistic about infrastructure in terms of what can actually be achieved and when. • The Council has not taken into consideration the pressures on existing infrastructure or new infrastructure provision for the sites in the consultation. • Asked to comment on housing sites but not the infrastructure. • An infrastructure study is needed. Local Plan is flawed without it. The Plan has failed to address infrastructure delivery. • The introduction says the Local Plan is an opportunity to deliver the infrastructure the District needs, but infrastructure does not form part of any of the assessments. • Nonsensical that there is no assessment of

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	SC2274, SC2313, SC2288, SC2308, SC2363, SC2388, SC2359, SC2401, SC2366, SC2378, SC2421, SC2431, SC2449, SC2435, SC2460, SC2461, SC2538, SC2574, SC2575, SC2585, SC2593, SC2629, SC2752, SC2754, SC2722, SC2758, SC2765, SC2729, SC2755, SC2762, SC2814, SC2822, SC2806, SC2824, SC2841, SC2898, SC2887, SC2940, SC2962, SC3040, SC3015, SC3118, SC3097, SC3143, SC3147, SC3136, SC3140, SC3142, SC3154, SC3167, SC3264, SC3265, SC3267, SC3235, SC3288, SC3345, SC3406, SC3413, SC3396, SC3402, SC3441, SC3492, SC3510, SC3539, SC3566, SC3583, SC3698, SC3753, SC3757, SC3720, SC3743, SC3814, SC3788, SC3792, SC3806, SC3822, SC3888, SC3903, SC3907, SC3955, SC3920, SC3931, SC3944, SC3946, SC3953, SC3971, SC3973, SC4028, SC4029, SC4003, SC4005, SC4030, SC4033, SC4046, SC4184, SC4198, SC4258, SC4247,	<p>infrastructure.</p> <ul style="list-style-type: none"> • Paragraph 162 of the National Planning Policy Framework requires local planning authorities to assess infrastructure. This has not been done adequately on either a neighbourhood or Local Plan level. • Without infrastructure information only providing half the story. • Cannot be considered deliverable if do not know infrastructure requirement. • Document does not make enough reference to existing infrastructure deficiencies. • No coherent approach to infrastructure. • Not good enough to make vague promises. • The understanding from reviewing consultation documents is that the infrastructure delivery plan would be implemented alongside the Local Plan, however there is no evidence to support this. • Council not demonstrated its ability to fund infrastructure – Surrey County Council will not spend money on traffic problems. • Needs to be consultation on infrastructure before any more consultation on housing numbers. • Tandridge District Council should carry out a full review of infrastructure provision with Surrey County Council. • If only category 1 and 2 sites were to be pursued, the pattern of development makes no provision for public amenity or infrastructure, nor provides any methodology for replacing the public amenity lost through development. • Infrastructure does not form part of any of the assessments • It is unacceptable that the infrastructure evidence statement for each site is repeated. • Chaldon and the wider CR3 area have suffered from a prolonged period of overdevelopment, poor design and a lack of supporting infrastructure. • There has been poor economic growth, with a lack of new businesses and local employment opportunities. • Essential services are stretched and close to breaking point (doctors, schools, retail centres, leisure and sports facilities). <p>Health</p> <ul style="list-style-type: none"> • Need more medical / GP services. • Need more NHS dental services.

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	SC4299, SC4288, SC4290, SC4300, SC4311, SC4378, SC4393, SC4395, SC4397, SC4401, SC4422, SC4452, SC4417, SC4481, SC4502, SC464, SC914, SC1233, SC1196, SC1963, SC2048, SC2083, SC3377, SC3429, SC3537, SC3848, SC4111, SC3980, SC4404, SC3801, SC3515, SC3509, SC3777, SC4192, SC3126, SC2490, SC2128, SC4045, SC2998	<ul style="list-style-type: none"> • National shortage of doctors. • Doctor's surgeries are operating at capacity with long waiting times. • Oxted Health Centre covers the whole Oxted, Hurst Green and Limpsfield area. The surgery currently struggles to provide a good service to the existing population, with a 3 week waiting time for an appointment to see a GP. • Lingfield Surgery has one the highest doctor to patient ratios in the country. • The nearby hospitals are small and East Surrey Hospital is often stretched to its limits. There is no other hospital within easy distance in an emergency. <p>Education</p> <ul style="list-style-type: none"> • Need more school places. • Local secondary school is one of largest in the country with 2,500 pupils. • Rely too much on private schools, but fell foul of this in recession with additional pressure on school places. • Schools are operating at capacity and are oversubscribed. <p>Trains</p> <ul style="list-style-type: none"> • Need better rail services at peak time. • There are frequent rail strikes. • The trains are full / at capacity. • Need more and longer trains. • The Council has no influence over the railways and capacity • It is not possible to run more trains through East Croydon at rush hour. • There are no available seats on trains at peak time. • Few live close to stations so drive to stations. • There will be no further improvements in the main line rail service in Tandridge District Council during the period 2016 to 2043. • Parking at railway stations is expensive and insufficient, causing commuters to park on roadsides. Additional parking close to stations is required. • Improvement unlikely given physical constraints. <p>Public transport</p> <ul style="list-style-type: none"> • Public transport is not good enough. • The bus service is threatened / no scheduled bus

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		<p>service.</p> <p>Roads / traffic</p> <ul style="list-style-type: none"> • Roads cannot cope with the volume of traffic / at capacity. • Need wider roads in some places. • Narrow country lanes, with no pavement. • Need better traffic management. • School drop off/ pick up congestion. • Speeding traffic. • A22 experiences severe congestion – safety concern. Would need to be upgraded. • Concerned about the junction between A22/ Tilburstow Hill Road and its ability to cope. • Godstone Road now experiences very heavy traffic and it is increasingly difficult to cross the road without a pedestrian crossing. • Many pot holes. • M23 All Lanes Running project will cause traffic disruption. • M23 All Lanes Running construction (of which there is no mention in any of the Local Plan consultation papers including supporting documentation) is proposed to be implemented at the same time as the Tandridge District Council Local Plan, under current consultation, resulting in increased construction traffic on motorway/All Purpose Trunk Road and neighbouring roads within Tandridge District Council's region. • M25 often jammed and no viable alternative route. • Improvement unlikely given physical constraints. • The B2031 through Chaldon and Caterham on the Hill experiences heavy traffic at either end of its route, but without a major new roadbuilding scheme, there is little that can be done to ameliorate this situation. <p>Parking</p> <ul style="list-style-type: none"> • Need more parking in shopping areas. • Roadside parking near stations is problematic. • Cannot get a parking space at Oxted station after 10.30am. <p>Drainage / sewerage</p> <ul style="list-style-type: none"> • Surface water and foul water drainage problems. • Sewerage system cannot cope.

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		<p>Flooding</p> <ul style="list-style-type: none"> • Concern about increase flood risk. • Many occurrences of flooding. <p>Other</p> <ul style="list-style-type: none"> • Not enough police / no police on streets / increase crime – concerned about safety. • Impact on crematoriums. • Concerned about waste infrastructure and recycling. • No supporting community centres for elderly. • Mobile phone / broadband network patchy / high speed broadband is not available / not planned. • Insufficient access for emergency services. • Quality of shops needs to be maintained, and supported by bus services.
	SC732	<p>Thames Water</p> <p>Thames Water is the statutory sewerage undertaker for the western and northern parts of the Tandridge District and the statutory water undertaker for a small area in the north of the District and are hence a “specific consultation body” in accordance with the Town and Country Planning (Local Planning) Regulations 2012.</p> <p>General Comments In Relation to Water Supply and Sewerage/Wastewater Infrastructure:</p> <ul style="list-style-type: none"> • New development should be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure (National Planning Policy Framework paragraph 156 and 162). Thames Water is disappointed that previous representations in this respect have not been incorporated into the revised draft Neighbourhood Plan. • Local Plans should be the focus for ensuring that investment plans of water and sewerage/wastewater companies align with development needs (National Planning Practice Guidance). It is important to consider the net increase in water and wastewater demand to serve the development and also any impact that developments may have off site, further down the network. • It is therefore important that developers demonstrate that adequate water supply and wastewater infrastructure capacity exists both on and off the site to serve the development and that it would not lead to problems for existing users.

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		<ul style="list-style-type: none"> Thames Water consider that text along the lines of the following should be added to the Local Plan: <p>“Water Supply, Wastewater and Sewerage Infrastructure Developers will be required to demonstrate that there is adequate water supply, waste water capacity and surface water drainage both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing water and/or waste water infrastructure. Drainage on the site must maintain separation of foul and surface flows. Where there is an infrastructure capacity constraint the Council will require the developer to set out what appropriate improvements are required and how they will be delivered. Further information for Developers on water supply and sewerage infrastructure can be found on Thames Water’s website at: http://www.thameswater.co.uk/home/11425.htm Or contact can be made with Thames Water Developer Services By post at: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading RG1 8DB; By telephone on: 0800 009 3921; Or by email: developer.services@thameswater.co.uk”</p> <p>The proposed housing sites drain to a number of Thames Water Sewage Treatment Works (STW) – Burstow STW, Beddington STW, Crawley STW and Longreach STW. Burstow is a small STW works so the provision of information as early as possible to inform our assessments of the works is important.</p>
	SC3790	<p>Southern Water</p> <ul style="list-style-type: none"> It is normal practice for Southern Water to request sites that will connect into our network to do so 'as the nearest point of adequate capacity' and that this wording is included within each site specific policy within the relevant development plan document. Southern Water has a statutory duty to serve new development and relies on the planning system and the use of planning conditions to ensure appropriate timing of development and infrastructure. Southern Water would seek support for new infrastructure in a standalone policy that reflects the requirement for infrastructure to be taken

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		account of as part of the process in determining planning applications.
	SC1931	<p>Reigate and Banstead Borough Council Infrastructure</p> <ul style="list-style-type: none"> Note that at this stage there are no firm infrastructure plans to support the potential site allocations being consulted upon. We would emphasise the need for at least a basic review of the infrastructure requirements in conjunction with early work to test potential development sites. We would like a better understanding of any cross-boundary impacts upon infrastructure that could result from the allocation (and subsequent development of) sites, including new or extended settlements. This would principally be in relation to transport, flood mitigation, educational facilities, and healthcare. We would expect that the infrastructure requirements be fully tested and clear delivery mechanisms identified. We request that you engage with us where potential cross boundary impacts from possible development are identified. We are particularly concerned to understand the impact of sites close to our shared boundary particularly those listed around Burstow and Smallfield which could potentially amount to over 1,500 extra homes. This level of development could create increased pressure for schools or healthcare in and around the Horley area as well as having an impact on the local road network. <p>Transport</p> <ul style="list-style-type: none"> We seek reassurance that the impacts upon local roads and transport, and the Strategic Road Network, will be taken into account as part of the further work to select sites for allocation for development, including in regard to impacts affecting neighbouring boroughs. Our Development Management Plan Regulation 18 transport assessment (2016) describes a number of 'hotspots' on the roads of Reigate and Banstead, with little or no remaining capacity, that could be affected by relatively minor increases in traffic, adding to congestion problems. Of particular relevance are a number of 'hotspots' along the A25 in Reigate and Banstead, including parts of Redstone Hill and Nutfield Road. The sites consultation document lists a number of potential sites for homes and employment in the vicinity of

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		<p>South Nutfield, close to Redhill, including two possible sites for expansion and/or intensification of industrial use. Site ENA 03 is noted as having the potential to introduce additional heavy goods vehicles on the roads, and the document concedes that access to public transport would be limited. In addition, several sites for potential housing are included further east around Godstone.</p> <ul style="list-style-type: none"> • We are therefore mindful of the potential impacts upon the A25 in the area from additional development, and note that your consultation document does concede potential need for mitigation of effects. • We are also conscious of potential effects upon the Strategic Road Network, including the M25 and the M23, and junctions in or close to Reigate and Banstead Borough. A number of sites are listed for potential allocation for housing in the Smallfield area which (together) have the potential to deliver in the region of 1,560 homes and could potentially affect Junction 9 on the M23. Similarly, other large areas of housing, such as new / extended settlements, or employment (ENA 03, ENA 26, and ENA 12), could contribute to congestion and pollution and we would expect transport assessments to inform decisions about allocation of sites along with the other evidence noted. • We would also expect to be kept aware of the potential effects on rail services of using lines for additional freight (ENA 12).
	SC827, SC996, SC1250, SC3922	<p>Important appropriate Community Infrastructure Levy/S106 contributions are sought from developers to provide infrastructure. Any development must make infrastructure provision.</p>
	SC528, SC633	<p>It is inevitable infrastructure is overstretched - the Government / Council should help towards costs.</p>
Flooding	SC41, SC109	<p>The fields both sides of Ray Brook act as a flood plains, the stream is already at its maximum capacity. There is already surface water coming from the north near Featherstone. Should not build on flood plains.</p>
	SC2841, SC3015, SC3167, SC3201, SC3920, SC3973, SC4288, SC1064, SC1471, SC2083, SC3980, SC3741, SC2128	<p>Development will increase flood risk and drainage problems. Full flood risk assessments are needed for sites. Should direct development away from flood zones (sequential test). Should not develop on flood plains.</p>

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	SC3931	Flooding is dismissed as a fixable problem. The detail is lacking.
	SC3103, SC3267, SC3375, SC4288, SC1064, SC3980	Need to consider impact of climate change. Climate Change will be exacerbated by development. The plan does not go far enough to deal with this issue.
	SC3686	All development near main rivers, whether or not a Water Framework Directive waterbody, should be set back at least 8m to ensure that there is a proper riparian corridor. This is a requirement of Section 117 of the National Planning Policy Framework.
	SC1207	<p>Chaldon Village Council</p> <ul style="list-style-type: none"> The serious flooding in June this year demands far greater flood risk assessment than currently contained in the paper. Development on sites close to Roffes Lane would significantly raise the risk of flooding without major and costly improvements to the sustainable drainage system.
	SC4045	<p>Lingfield Neighbourhood Planning Steering Group</p> <p>Flooding is a serious issue over most of the District and in the south the clay soils drain poorly and are prone to flash flooding. The proposed sites are in the drainage basin of the River Eden and both areas have flood risk to a degree and a very high risk of making flooding worse elsewhere unless extensive mitigation is put in place. This will add cost to the development, possibly making it unviable.</p>
	SC1931	<p>Reigate and Banstead Borough Council</p> <ul style="list-style-type: none"> Note that some sites listed contain areas of surface water flooding potential, particularly for sites around Smallfield, and at Redhill Aerodrome and Priory Farm employment sites. In addition some sites are flood zone 2 (SMA 033) and flood zone 3 (SMA 015). Specifically in relation to flood risk, need to be reassured that the flood risk associated with future development / site allocations has been considered and the cumulative impact that development on potential site allocations could have on the wider area.
Open Space	SC109, SC217, SC481, SC556, SC2621, SC2898, SC3613, SC3757, SC3814, SC3806, SC3847, SC3953, SC4003, SC4394, SC3429, SC3848, SC3980, SC3741, SC2128	Should not build on open space/ recreation areas. It is important to the existing community and should be protected. Evidence suggests no recreational areas are surplus to requirements. New homes have small gardens and need public open space nearby.

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	SC1500	<p>Sport England</p> <ul style="list-style-type: none"> • Sport England wishes to see local planning policies that seek to protect, enhance and provide for sports facilities based on robust and up-to-date assessments of need in accordance with paragraphs 73 and 74 of the National Planning Policy Framework. • Sport England is not prescriptive on the precise form and wording of policies, but advises that a stronger plan will result from attention to taking a clearly justified and positive approach to planning for sport. • Sport England notes the local authority's consideration that "a site-specific open space assessment would be required to better understand the implications of development on this site and any impact on the provision of playing pitches and recreation facilities in accordance with the standards set out in the Tandridge District Open Space Assessment 2015". Sport England considers that such an approach would not be underpinned by a robust assessment of needs for sports facilities and playing pitches. Sport England would encourage the Council to develop a Playing Pitch Strategy and Sports Facilities Strategy in line with our Playing Pitch Strategy guidance and Assessing Needs and Opportunities Guide which can be found here: https://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/playing-pitch-strategy-guidance.
Environment	SC164, SC215, SC422, SC449, SC2029, SC2445, SC2453, SC2460, SC2599, SC2621, SC3566, SC3833, SC1963	<p>Area of Outstanding Natural Beauty</p> <ul style="list-style-type: none"> • Should protect the Area of Outstanding Natural Beauty and welcome that the Council has avoided sites within it. • Should protect the countryside - need for housing should not be at the cost of the countryside and green spaces. • There are candidate areas for Area of Outstanding Natural Beauty.
	SC547, SC1311, SC1896, SC2073, SC2294, SC2453, SC2814, SC2841, SC3265, SC3920, SC1540, SC3980	Development will have a negative impact on Area of Outstanding Natural Beauty / landscape / views / Site of Special Scientific Interest including Blindley Heath Common. Failed to take account of candidate Area of Outstanding Natural Beauty areas.
	SC548, SC629, SC667, SC724, SC809, SC811, SC975, SC995, SC1281,	<p>Negative impacts</p> <ul style="list-style-type: none"> • Environment / biodiversity / wildlife / woodland / Local Nature Reserves.

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	SC1326, SC1862, SC1896, SC1922, SC2029, SC2065, SC2288, SC2319, SC2421, SC2754, SC2755, SC2823, SC2898, SC3091, SC3201, SC3267, SC3510, SC3757, SC3792, SC4033, SC1017, SC1128, SC3980, SC3777, SC3741	<ul style="list-style-type: none"> • Migrating birds. • Slow worms. • Loss of trees. • Ancient woodland (cannot be recreated elsewhere). • Further consultation with Surrey Wildlife Trust, RSPB etc. needed. • Casual approach to the environment. • If development proceeds, trees and hedges should remain to protect wildlife and bio diversity. • Japanese knotweed in places. • Biodiversity needs to be better understood. • No account of combined biodiversity, and chains of green infrastructure.
	SC2083	More homes, more carbon footprint. Development should have limited cost to the environment, supporting air/ground source heating and solar energy for new developments.
Character	SC481, SC556, SC548, SC550, SC581, SC582, SC627, SC667, SC1067, SC1127, SC1250, SC1264, SC1341, SC1862, SC1876, SC1922, SC1900, SC2018, SC2029, SC2099, SC2073, SC2274, SC2294, SC2308, SC2421, SC2404, SC2585, SC2621, SC2841, SC3091, SC3101, SC3191, SC3167, SC3235, SC3402, SC3510, SC3663, SC3743, SC3831, SC4029, SC4034, SC4030, SC4033, SC4198, SC4299, SC4315, SC4393, SC4395, SC4422, SC2083, SC3377, SC4068, SC2128	General Character <ul style="list-style-type: none"> • The Local Plan will negatively alter the character of the District / ruin beauty of area / rural character. • Development must be in character with its surroundings and of a type and density which complements the existing neighbouring development including the provision of adequate amenity space. • Core Strategy Policy CSP18 should be retained to ensure character of area is protected. • Green Belt is vital to maintaining character of area. • Do the proposals represent the distinctive character of the area? • Does not reflect the distinctive characteristics of the District.
Heritage	SC548, SC809, SC2029, SC2099, SC2404, SC3931, SC4184, SC3980, SC4045	General Heritage <ul style="list-style-type: none"> • Impact of development on listed buildings and historical assets. • Impact on conservation areas. • Need to preserve our heritage (roman roads, ancient landmarks).

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Theme / Topic	Associated Comment IDs	Key Comments
		<ul style="list-style-type: none"> • Plan does not do enough to preserve and promote historic and natural landscape. • Green Belt corridor from many sites remaining for further consideration should be designated as a conservation area. • Absence in the Sites Consultation and also Housing and Economic Land Availability Assessment of references to important elements of the natural and historical landscape in and around sites.
	SC1140	<p>Historic England</p> <ul style="list-style-type: none"> • Concerned that a heritage assessment has not been carried out as part of the exercise to determine the suitability of sites and or new/extended settlements for development. • Site allocations should consider location in terms of impact on heritage, but also opportunities for the historic environment, e.g. a new development may better reveal the significant of heritage assets (National Planning Policy Framework paragraph 137). • The Local Plan should set out a positive strategy for the conservation and enjoyment of the historic environment, in which the desirability of sustaining and enhancing the significance of heritage assets should be considered (National Planning Policy Framework paragraph 126); the associated statutory duty regarding the desirability of preserving or enhancing the character or appearance of a conservation area must be considered in this regard (S72, Planning (Listed Buildings and Conservation Areas) Act 1990); <ol style="list-style-type: none"> I. Development will be expected to avoid or minimise conflict between any heritage asset's conservation and any aspect of the proposal, taking into account an assessment of its significance (National Planning Policy Framework paragraph 129); II. Great weight should be given to an asset's conservation and the more important the asset, the greater the weight to the asset's conservation there should be (National Planning Policy Framework paragraph 132); III. Local Plans must be prepared with the objective of contributing to the achievement of sustainable development (National Planning Policy Framework paragraph 151). As such, significant adverse impacts on the three dimensions of sustainable development (including heritage and therefore

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		<p>environmental impacts) should be avoided in the first instance. Only where adverse impacts are unavoidable should mitigation or compensation measures be considered (National Planning Policy Framework paragraph 152). Any proposals that would result in harm to heritage assets need to be fully justified and evidenced to ensure they are appropriate, including mitigation or compensation measures.</p> <ul style="list-style-type: none"> • Site allocation process should be informed by up to date robust evidence. It is important evidence that is gathered prior to commencement of work on the plan, to provide baseline information at all stages. The relevant Historic Environment Record (HER) and other evidence held by the local planning authority will help establish the baseline information. This in turn will help identify heritage assets affected (e.g. desktop analysis), whilst also identifying gaps in the evidence base where there may be a need to produce further information which will be needed in order to fully understand the potential impacts of potential site allocations on the historic environment. Discussions with community groups/organisations may, in some cases, also offer further evidence. The evidence gathered should relate to both designated and non designated heritage assets, in accordance with the National Planning Policy Framework. It should be used at all stages of plan making if soundness is to be demonstrated, and inform the Sustainability Appraisal and Strategic Environmental Assessment. See appendix for list of some of the relevant evidence. <p><i>The application of evidence could include:</i></p> <ul style="list-style-type: none"> • Characterisation work to understand the potential impact of site allocations on historic places, and inform assessments of an area's capacity to accommodate development. • The updating of existing information, such as the production of a more detailed study on the significance of heritage assets, including assessment of their setting, an assessment to understand heritage impacts in greater detail or the identification of new heritage assets. • Site specific studies, such as archaeological desk based assessment and fieldwork, may also be necessary to provide adequate information.

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		<p><i>Site Selection</i></p> <p>The site selection process needs to be detailed enough to:</p> <ul style="list-style-type: none"> • Support the inclusion of appropriate sites for development or regeneration (including those which could enhance the historic environment), or; • Justify the omission of a site where there is identified harm, and; • Set out clear criteria for sites that are acceptable in principle, within which they can be appropriately developed in terms of impact on heritage assets, for example, its size, design, or density. <p>It is important to understand the significance of any heritage assets that would be affected by a potential site allocation. This involves more than identifying known heritage assets within a given distance, but rather a more holistic process which seeks to understand their significance and value. Whilst a useful starting point, a focus on distance or visibility alone as a gauge of impact is not appropriate. Site allocations which include a heritage asset (for example a site within a Conservation Area or World Heritage Site) may offer opportunities for enhancement and tackling heritage at risk, while conversely, an allocation at a considerable distance away from a heritage asset may cause harm to its significance, reducing the suitability of the site allocation in sustainable development terms.</p>
	SC1568	<p>Archaeology</p> <ul style="list-style-type: none"> • Draws Tandridge District Council's attention to the 0.4ha trigger policy for archaeological assessment. • Suggests Tandridge District Council liaises with Surrey County Council Heritage Team to ensure that they have access to more up to date information as soon as possible.
Culture	SC3980	Lack of consideration of cultural pursuits.
Design	SC918, SC1862	There should be a limit to the height of buildings in rural areas and respect for relevant traditional architectural cultures.
	SC2290	<p>Standards</p> <ul style="list-style-type: none"> • If new homes were better designed there might be less opposition to it. • The Council should use strong design standards (standards should include minimum bedroom sizes, minimum amenity spaces).
Minerals and waste	SC1568	Comments on the safeguarded minerals and waste sites and the potential to locate waste facilities on employment sites in urban areas or on previously

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		<p>developed land.</p> <p>The provision of community waste infrastructure facilities to support new development is also raised.</p>
New or Extended Settlement	SC25, SC122, SC337, SC385, SC449, SC990, SC1250, SC1326, SC1717, SC2319, SC2295, SC2316, SC2858, SC2936, SC3069, SC3091, SC3264, SC3373, SC3396, SC3459, SC3833, SC4015, SC4004, SC4184, SC3980, SC3801, SC3515, SC3509	<p>Would support a new settlement with the appropriate infrastructure / a new settlement must have supporting infrastructure / support consideration of a new settlement.</p> <ul style="list-style-type: none"> • Larger developments better than smaller ones to improve the infrastructure. • Must have sufficient residential parking. <p>Suggestion: Farms that are likely to become redundant under Brexit and change in EU regulations could be considered for new settlements.</p>
	SC3568	Would new settlements meet all the housing requirement? The Plan does not say.
	SC313, SC2110	There is not enough information on the new settlement to make any constructive comments and is therefore unlawful. A clearer vision and objectives are needed, otherwise the process is prejudiced. There should be evidence to support that there are no better alternative options.
	SC528, SC787, SC1875, SC2290, SC2596, SC2962, SC3345, SC4029, SC4184, SC4193, SC2078, SC2290, SC1471, SC4111, SC3801, SC3515, SC3509, SC2644, SC1755	<p>Do not support a new settlement:</p> <ul style="list-style-type: none"> • More expensive / does not meet housing need in total • Any new settlement should be outside of the Green Belt, thus outside of Tandridge. • Insufficient infrastructure to support a new settlement, including transport / pressure on infrastructure is a major concern. • Should not be in northern part of District / southern part. • Unsustainable. • Insufficient employment opportunities. • Not needed. • Decisions should not be made regarding small sites that will add to the burden on the current inadequate infrastructure until decisions are made about larger developments that have the potential to improve infrastructure.
	SC2078, SC914	Significantly change the character of the area.
	SC2599	Confusion that BHE 007 is rated red, but then appears to be an area for a new settlement. This could easily be missed by people.
Employment	SC80, SC217, SC352,	There is not enough employment here for people.

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	SC582, SC576, SC627, SC1505, SC3903, SC914	People have to commute out, putting more pressure on the trains and car parking near the stations.
	SC1298, SC3429, SC3848, SC3741	Industrial Sites – The Council consistently states that we need employment but is considering turning these sites over to housing. The consultation appears to contradict itself. Concerned about the loss of employment land for residential.
	SC2078	Employment opportunities should be developed and expanded, and should be retained.
	SC3980	Improve existing employment provision before large scale development or expansion of new ones in the Green Belt.
	SC4111	No valid or coherent plans to attract significant new employment into the area.
	SC2823	Should be selective about what business encourage into the area.
	SC2898	Needs to be a balance between land for housing and business use.
	SC4255, SC2644	New homes will help support businesses.
	SC3377	New homes should be near access to jobs and not create unsustainable travel patterns.
	SC4045	Tandridge does not offer a credible case for any economic growth.
Tourism	SC3980	The tourist economy needs far greater promotion and emphasis. No policy on this key area.
National Planning Policy Framework	SC1, SC542, SC565, SC586, SC722, SC981, SC982, SC1245, SC1922, SC1894, SC1901, SC2141, SC2256, SC2258, SC2431, SC2449, SC2575, SC2752, SC2887, SC2962, SC3097, SC3267, SC3792, SC3888, SC4184, SC4313, SC4393, SC4395, SC4481, SC4502, SC1471, SC4126, SC3980, SC2128	<p>General</p> <ul style="list-style-type: none"> • The Local Plan proposals do not reflect the needs and priorities of the community as required by the National Planning Policy Framework. • The National Planning Policy Framework has not been taken into account. • The Plan does not comply with the National Planning Policy Framework. • Not justified. • Document consistently misses out part of the definition of sustainable development, as set out in paragraph 14 of National Planning Policy Framework, which says should meet Objectively Assessed Need unless specific policies in the Framework (including the Green Belt) indicate development should be restricted. Page 960 of the Statement of Consultation response, the omission is accepted and the Council states that in future it will clearly acknowledge that whilst the Government expects the full Objectively Assessed Need to be met this can only be achieved provided the method for doing so is consistent with the other policies in the Framework. Despite this

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Theme / Topic	Associated Comment IDs	Key Comments
		assurance, the same omission appears again in the Sites Consultation document.
	SC1176	The National Planning Policy Framework needs to be amended to refocus on balanced development across the regions and within existing urban areas, rather than encouraging applications to develop sites in unsuitable rural areas and Green Belt locations, particularly in the south of England.
Housing White Paper	SC823	The Housing White Paper has been ignored, especially regarding inappropriate development in the Green Belt.
Housing	SC296, SC528, SC1935, SC3286, SC3730, SC4255	Housing needs <ul style="list-style-type: none"> • Need to build more homes due to growing population. • Need better housing, creating stronger communities and an environment that can thrive. • Brownfield sites alone will not meet our need and we need to have a national discussion about Green Belt land. Councils are underfunded and therefore there is a need for a national strategy. Without one the housing crisis will still exist (e.g. Adult children still living at home).
	SC975	Less home ownership.
	SC1236, SC2308, SC2822, SC3345, SC3613, SC4029, SC1233, SC4111	Housing Typology <ul style="list-style-type: none"> • Need a greater variety of types of housing (including live / work). • Need a variety of densities. • Type of housing provided needs to match what is needed • Less 'luxury' houses need. • More bungalows need. • A requirement for lower cost smaller houses to dominate any development must be made clear in the plan. • Need smaller homes, close to shops/towns.
	SC4111	The comments about the changing age distribution on the District are largely a distraction put in to confuse. The ageing population does not generate the need for more houses just houses of a different size and location as some older people will choose to downsize or move to locations that are close to shops with good public transport.
	SC3267	Scale of immigration could lead to higher house prices rather than lowering.
	SC2128	Some development is necessary to meet an increased need for housing. Support development on brownfield sites to meet the need for housing. New homes should be located within walking distance of local railway stations.

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Theme / Topic	Associated Comment IDs	Key Comments
Affordable housing	SC1326	Question how people with the skills needed will be able to afford to live here.
	SC528	Change criteria for local need – allow a larger radius e.g. 20 miles.
	SC7, SC25, SC71, SC80, SC125, SC279, SC314, SC381, SC403, SC419, SC4378	<p>General</p> <ul style="list-style-type: none"> • Affordable housing is not affordable. • People have to move away from the area to find housing – this is destroying families and quality of life. • Should build homes for local people. • Housing should not be developed for financial incentives.
	SC528	Rural exception: allow starter homes, first time buyer homes, self build for our youngsters and/or homes for those with disability - one level living.
	SC556, SC581, SC787, SC965, SC2078, SC3345	Affordable / housing should be for local people/ workers and young people, not people from outside the District. Would like to be assured that new houses will be affordable.
	SC1781	If the average cost of a house in Tandridge is 14 times the average salary; is this the best place to build affordable houses? A discount of 20% would still mean that one would have to be on 11 times the average salary. All this plan does is build houses for the rich and not for local people.
	SC1236, SC2936, SC3069, SC3167, SC3492, SC3566, SC4015, SC2644	<p>Support provision of affordable housing</p> <ul style="list-style-type: none"> • Need a higher proportion of affordable housing to be provided. • Need affordable housing to support key workers. • Need more affordable housing where people can easily get to work. • Plan is not clear on plans for affordable housing. • Local authority should provide additional homes to buy or rent.
	SC2093	People cannot always live where they were brought up. There will always be a need for affordable housing, and people move to where they can afford.
	SC3040, SC4288	Affordable housing is not affordable. "Ridiculous term" – people cannot afford affordable housing.
	SC4051	Consider locating affordable housing outside of the District or outside of Surrey to where housing is cheaper.
SC3537	Council developed affordable homes must remain in Council ownership and be exempt from the right to buy.	

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	SC4192	The large number of small yield sites assigned to categories 1 and 2 would be required to make a very low provision for affordable or starter housing.
	SC2998	The Council, through its inappropriate policy on affordable housing, has allowed a shortfall of over 1000 affordable homes to build up.
London	SC7, SC9, SC17, SC56, SC119, SC217, SC352, SC3406, SC3377	Do not want to become an overspill from London. London can meet its own need (London Land Commission Jan 2016 – enough publicly owned land for at least 130,000 new homes).
	SC4045	Commuters to London will always outbid local people for new homes. This is unsustainable.
Development	SC9, SC216	Do not want this mass development. It will not help the Northern Powerhouse.
Car parks / parking	SC9, SC390, SC2752, SC990, SC2184, SC2823, SC3613, SC3757, SC3822, SC4005, SC3429, SC4111	<p>General</p> <ul style="list-style-type: none"> • Should not build on car parks. • Commercial impact of building on car parks. • Car parks are well used. • Concerned about existing parking problems. • Concerned about parking provision in new developments.
Pipelines	SC37, SC51	CLH Pipeline Systems may be affected by the proposals as their apparatus go through the District.
	SC1455	<p>CLH Pipeline</p> <p>Request contact if any works in the vicinity of the CLH-PS Pipeline.</p>
Support	SC34, SC35	Supports the Local Plan
Infilling	SC25, SC3345, SC3406	<p>General</p> <ul style="list-style-type: none"> • Better schemes should be reviewed instead of infilling villages. • Infilling has been taken too far and is ruining places/urbanisation. • Infilling has not been recognised in the Local Plan.
Gatwick	SC107	Proposed wording for Gatwick Aerodrome Safeguarding Zone - developments would need to take into account aerodrome safeguarding requirements for Gatwick Airport, to ensure that the operational integrity and safety of the airport is not compromised.
	SC4184, SC3980	Council should now commit to a firm long-term policy of opposing expansion above agreed limits and any increases in the impact of Gatwick Airport on Tandridge's people and environment. Not necessary to safeguard land. Need to protect settlements from damage caused by airport. The Council should oppose expansion of Biggin Hill.
	SC3218	<p>Gatwick Airport Limited</p> <ul style="list-style-type: none"> • Object to the development of the sites which have been identified within the Site Consultation

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		<p>document as being within the 'Gatwick Safeguarded Zone'. There are numerous sites put forward for development within the consultation document which have been noted within the individual listed site tabulated section of 'other constraints' to be within the 'Gatwick Safeguarded Zone'. Gatwick Airport Limited does not consider that such sites be included within the site selection by the Council as it would not be appropriate or good planning practise to develop such sites for new housing development within the known and existing Gatwick Safeguarded Zone.</p> <ul style="list-style-type: none"> • Gatwick Airport Limited considers that it would be beneficial if it was clarified within the Sites Consultation document the clear distinction between what the Gatwick Safeguarded Zone represents i.e. the difference between the land which is 'safeguarded for a potential second runway' and the large area which is subject to 'aerodrome safeguarding' measures. This would then further support the reasoning and nature of the site constraints where the site is identified as being located within the 'Gatwick Safeguarded Zone'. • Gatwick Airport strongly opposes the sites put forward in the consultation document for potential new residential development of any form at sites which have been identified within the Sites Consultation document as effectively being within a noise contour which exceeds the 57 DBA LEQ.
Brownfield sites	SC247, SC357, SC458, SC1717, SC1915, SC2078, SC2072, SC2528, SC2558, SC3118, SC3101, SC3345, SC3492, SC3539, SC3605, SC3663, SC3730, SC3788, SC3792, SC3847, SC3888, SC3922, SC3942, SC4015, SC3973, SC4029, SC4003, SC1963, SC3980, SC1883	<p>Support for Brownfield Development</p> <ul style="list-style-type: none"> • Should use brownfield sites. • Support development of brownfield sites. • Support except those where employment would be lost. • Council should prioritise gas holder site. • Council should be proactively working with brownfield landowners.
Amenity / quality of life / wellbeing	SC542, SC588, SC627, SC667, SC995, SC1067, SC1025, SC1264, SC1341, SC2029,	<p>General</p> <ul style="list-style-type: none"> • Quality of life of existing residents needs to be considered. • Countryside is important for physical and mental

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	SC2088, SC2196, SC2308, SC2342, SC2347, SC2366, SC2457, SC2575, SC2739, SC2722, SC2841, SC2898, SC3136, SC3265, SC3267, SC3345, SC3566, SC3814, SC3806, SC3847, SC4029, SC4003, SC4247, SC4300, SC464, SC1017, SC1196, SC1963, SC2083, SC3429, SC3848, SC3980, SC3741	<p>wellbeing.</p> <ul style="list-style-type: none"> • Recreational use of countryside land. • Plans that could degrade public footpaths and bridleways would deter people from using these rights of way. • New housing development should improve an area, not destroy it. • Potential increase in crime due to lack of amenities for young people. • Safeguard allotments. • Concerned about potential overlooking. • Paragraph 171 of National Planning Policy Framework requires local planning authorities to understand and take account of the health status and needs of the local population. It has not done so and the methodology used, to assess the adequacy of GP services, is fundamentally flawed. • Contradicts the findings of the Open Space Survey. • Should recognise the importance of urban green spaces (Recommend What Nature Does for Britain' by Tony Juniper).
Footpaths / rights of way	SC464	<p>General</p> <ul style="list-style-type: none"> • Concerned about impact on rights of way. • Rights of Way give the District an enjoyable 'open' ambience. • Of the 102 "amber" sites which have been earmarked for probable development, 41 sites impinge on 52 Rights of Way. Their value will be lost if these 41 sites are developed because walking through or beside a built up area does not have the same recreational value as walking in a rural area. Presence of housing can act as a deterrent to walking. • Ten "amber" sites affect 12 Bridleways which can ill afford to be lost in the District where there are so many riders and stables. These "Off road" paths would also be lost to cyclists. • Of the 30 "red" sites of which 16 impinge on 31 Rights of Way. Of these 12 are Bridleways and one Byway Open to All Traffic (BOAT) and Other Route with Public Access (ORPA) are affected. Equestrians and cyclists are therefore potentially badly affected if these sites were ever to be developed. • Previously made these points. Due to the impact, would not support amber or red sites being developed.
	SC2942	<p>Surrey Countryside Access Forum</p> <ul style="list-style-type: none"> • The District consists mainly of countryside most of which has either Area of Outstanding Natural

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		<p>Beauty, Area of Great Landscape Value or Green Belt status and is crossed by innumerable Rights of Way. This gives the District an enjoyable "open" ambience which is much used by residents and visitors for recreation on foot, horseback and cycle.</p> <ul style="list-style-type: none"> • The Forum is seriously concerned that 40% of the "amber" sites adversely affect Rights of Way. The proposed increase in housing will also increase vehicular use of the country lanes which make up much of the District; this is not to any ones advantage since many of the roads between built up areas have no pavements and are very narrow. • The Forum would not wish to see the "amber" (or "red") sites which affect Rights of Way go forward into the final Plan.
Equestrian	SC638	<p>General Equestrian related</p> <ul style="list-style-type: none"> • Many private stables and a few livery and commercial yards in the District. • The British Horse Society is concerned about the potential loss of bridleways if amber sites are developed. If red sites were developed too, the affect would be disastrous. • It is not just current Bridleways that have to be considered but also routes identified as part of the County's Rights of Way Improvement Plan. • Horse riders in Tandridge have to use roads to create circular rides. The roads are often quiet, but concerned that will not be the case if scale of developed proposed proceeds. • Some bridleways will become boundaries of housing estates, and some will be subsumed into developments, thus become urban rather than rural. <p><i>(plan attached showing affected bridleways).</i></p>
Community	SC2823	Should create opportunities for bringing community together to help support each other.
Financial impact	SC2629	No indication of financial impact on current residents.
Air/noise/light pollution	SC626, SC990, SC1281, SC1333, SC1341, SC2202, SC2754, SC2755, SC2764, SC2823, SC3143, SC3142, SC3265, SC3566, SC4422, SC4417, SC2083, SC3980	<p>Pollution</p> <ul style="list-style-type: none"> • Concern about the impact of air / noise pollution on health. • Concern about placing new home on flight path to Gatwick. • Green Belt is needed to help prevent pollution. • Oxygen generated by woodland is beneficial antidote to high pollution levels. • Dark skies will be lost.
	SC3201	It is good to note that World Health Organisation noise guidelines have been observed in some of the site

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		assessments - have these been consistently applied e.g. in monitoring the noise of traffic along the A22 in Whyteleafe?
Motive	SC1920, SC2018, SC2073, SC2258, SC2388, SC3500, SC3814, SC3806, SC3931, SC3953, SC3971, SC4030, SC4051, SC4177, SC4313, SC4288, SC3537, SC3848, SC3980	<ul style="list-style-type: none"> • Believe the Council is pursuing this agenda for the new homes bonus /council tax increase income – not based on best interest of tax payers. • Conflict of interest for the Council between income and quality of life for residents. • Council should consider; income generation like other councils rather than new homes to make money and / or combining with other councils.
Social impact	SC2212	People will move away from the area.
Agricultural land	SC2408, SC2599, SC2898	<ul style="list-style-type: none"> • Loss of agricultural land. • Need to encourage more use of land for agriculture.
Alternatives / alternative sites		
Hobbs Industrial Estate	SC1343, SC3418	Could the land at the Hobbs Barracks site be used? Possible location for extended /new settlement.
Hobbs Industrial Estate and Lambs Business Park	SC2078, SC3980	Hobbs Industrial Estate and Lambs Business Park could be developed further.
Copthorne Industrial estate	SC3418	Possible location for extended/new settlement.
North of Hare and Hounds, Godstone	SC2078	Small scale house in-filling could be carried out in the area north of the Hare and Hounds Godstone and South of the motorway.
Barrow Green Road, Oxted	SC3118	Barrow Green Road, Oxted; old landfill site that used to be a sand pit. As an old industrial site, this has potential for housing.
Road	SC2078, SC3173	A new link road direct onto the A22 alongside the railway line or an upgraded Water Lane and a restricted width access at the railway bridge on Tilburstow Hill road to prevent lorry access. This would ease traffic passing through Godstone High Street.
Vacant shops	SC2294	Use vacant shops for housing.
Empty houses	SC4184, SC914, SC3980	Bring empty homes back to the market. Considerable number of empty properties.
Former works at Moorhouse	SC2305	Identified as employment zone with application for distribution centre and local opposition. Would be better used for housing.
Site by Godstone station	SC3288	Owned by Stonegate Homes. Not in the plan.

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Former allotment site Limpsfield	SC3406	The former allotment site on the corner of the A25 and Wolf's Row, Limpsfield could be considered for housing.
Crawley Down	SC2349	Crawley Down has empty Council houses and no-one on a waiting list to inhabit them.
Scotland	SC2347	Lots of open space to build homes in Scotland.
North of England	SC4234, SC1457	Government should concentrate development in north / northern powerhouse.
London	SC2404, SC2602	Housing in London <ul style="list-style-type: none"> • There are 250,000 existing empty units of housing within London city limits. • Brownfield in London. • Need a co-ordinated plan for London.
Croydon	SC3146	Brownfield land in Croydon.
Infill in gardens	SC2453, SC2599	Use private residential gardens, there is not such great demand for large gardens anymore. Small scale infill (less than 5 homes)
Innovation	SC2528	Look at innovative solutions to create new homes.
Brownfield sites	SC2558, SC914	Alternative Brownfield Sites <ul style="list-style-type: none"> • Old Rank Organisation site. • Site opposite BP garage. • Site by Old Barn Lane in Whyteleafe on the A22. • Homes and Community Agency record shows over 2,000 brownfield sites in London.
Public sector land	SC914	Better use of public sector land.
Downsizing	SC3000	Prioritise downsizing.
Sites that were not in the Sites Consultation document		
Site west of Limpsfield Road, Warlingham	SC4064	<p>A site included in the Housing and Economic Land Availability Assessment 2016 Appendix A (Additional Sites for 2017) should be considered for a mixed use development of residential and leisure facilities.</p> <p>General The site could be developed for at least 100 dwellings and can be summarised as comprising three distinct parts: a small paddock fronting Limpsfield Road (0.45ha); a sports ground (3.25ha) including dilapidated pavilion, seating area and metalled car park; rough and neglected pasture (7.9ha) extending to the west. The existing sports ground and small paddock could be developed for residential use with the remaining 6.7ha used for the development of new sports ground facilities. The site is deliverable and developable per the National Planning Policy Framework.</p> <p>Green Belt Part of the site has been previously developed (for sports use) and the wider area feels urbanised:</p>

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		<p>development would be a natural fit into the existing urban development of North Warlingham and Hamsey Green. The sports ground will prevent urban sprawl and coalescence.</p> <p>Infrastructure The new sports facilities could comprise: 3 x full-size rugby pitches; 1 x full-size football pitch; 2 x junior/youth football pitches; 3 x hardcourt tennis courts; a pavilion; a car park for 100 cars. The new facilities could be provided before existing facilities are closed and redeveloped.</p> <p>Ecology / Landscape The neglected hedgerows would be actively managed to increase attractiveness, provide better screening and allow new growth. The site is already well-screened by these hedgerows and tree cover. The impact of development on the landscape would be low from adjoining areas/public rights of way.</p> <p>Sustainability Appraisal The site is in a sustainable location, accessible on foot to public transport, medical facilities and local shops and would provide additional sporting facilities for the local community, accounting for c.20% of the District's shortfall in outdoor sporting facilities.</p> <p>Highways / transport Safe vehicular access can be provided on Limpsfield Road, with the existing sports ground access could be retained for pedestrian and cycle use.</p>
Broughton House, Water Lane, South Godstone	SC4035	<p>Land known as Broughton House, South Godstone is available for residential development and could be developed for c.26 dwellings with a mix of house types and tenures (including affordable housing and bungalows).</p> <p>General The site is brownfield land and therefore has benefits over other sites considered in Tandridge in that the openness of the Green Belt is compromised at this particular location. It includes unneighbourly uses in close proximity to residential properties.</p> <p>Landscape Development could be well-contained by existing trees and mature hedgerows.</p>

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Theme / Topic	Associated Comment IDs	Key Comments
		<p>Highways / transport A new and safe vehicular access can be made onto Tilburstow Hill Road and Water Lane could provide access by foot and cycle to the A22.</p>
Land to the rear and south of Old Cottage, Station Road, Lingfield	SC3982	<p>Land to the rear and south of Old Cottage (3.9ha) is promoted for residential development by two landowners, who are in a position to make the site available. The development of this site could help to meet the identified housing need within 0-5 years.</p> <p>General The site is highly accessible by public transport and is located in a predominantly residential area with local services and community facilities (shops, a church, a public house and hotel). The environmental and contextual constraints are less onerous than for other sites identified for release by the Council (BLE 016, BLE 019, CAT 040, GOD 004, GOD 008, GOD 017, GOD 019, ENA 30).</p> <p>Green Belt It is clear from the Council's Green Belt Review that the land possesses some infill development potential whilst the overall Green Belt functions are maintained. The site is enveloped by development in Lingfield and is sufficiently large to accommodate residential development without impacting on openness and the setting of the conservation area.</p> <p>Flooding The site is in Flood Zone 1 and is unfettered by flood risks.</p> <p>Heritage The site is located close to a number of listed buildings (Grade II Listed Old Cottage and Grade II* Listed New Place). The potential impacts of development on the special character of the Lingfield Conservation Area are unclear, as there is no conservation area appraisal to identify which aspects are of special interest for preservation.</p> <p>Highways / transport The site can be accessed from Station Road or Church Lane for both pedestrians and vehicles. Shops, local facilities and Lingfield Railway Station are all accessible by foot.</p>
Land at Eastbourne	SC4026	Land at Eastbourne Road, Felbridge has previously been considered through the Council's Housing and

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Road, Felbridge (FEL 005)		<p>Economic Land Availability Assessment, however it has not been subject to the further assessments due to an apparent oversight by the Council. The site is similar to FEL 008, and it is therefore assumed that it would have been categorised as a Category 3 Green Belt site (outside of an area for further investigation).</p> <p>General The site adjoins Felbridge and includes some mature trees, protected by tree preservation orders. It is estimated that it could accommodate 10 new dwellings.</p> <p>Green Belt There are arguments for suggesting that the site does not serve the Green Belt purposes: the site is bounded on three sides by development, so that additional housing could comprise appropriate 'infilling'; the allocation of FEL 005 would not result in neighbouring towns merging; the site is not located in a conservation area; the function of this parcel of land is limited. There are also exceptional circumstances for the development of this site, principally the scale of the District's housing need and the constraints affecting other parts of the District.</p> <p>Infrastructure A footpath runs through the centre of the site; this route need not be compromised by future development.</p> <p>Flooding The site is in Flood Zone 1 and has a very low risk of surface water flooding. Sustainable urban drainage systems can be provided.</p> <p>Ecology An extended phase 1 habitat survey confirms that development could be achieved without harm to protected species.</p> <p>Landscape The site is relatively unconstrained and has a high capacity to accommodate development that is in scale with the settlement in its vicinity. Existing tree cover could be preserved.</p>
Land at Robert Denholm House,	SC4019	Land at Robert Denholm House (0.847 ha) put forward for the development of 18 new dwellings.

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Bletchingley Road, Nutfield		<p>General The site is bounded by development on three sides and part of it is Previously Developed Land.</p> <p>Green Belt There are arguments for suggesting that the site does not serve the Green Belt purposes: the site is bounded on three sides by development and includes previously developed land, so additional housing could comprise appropriate 'infilling'; the allocation of this site would not result in neighbouring towns merging into one another; the site is not located in a conservation area; the function of this parcel of land is limited. There are also exceptional circumstances for the development of this site, principally the scale of the District's housing need and the constraints affecting other parts of the District.</p> <p>Flooding The site is in Flood Zone 1. Sustainable urban drainage systems can be provided.</p> <p>Landscape The site has a high capacity to accommodate housing development and is not visually prominent when viewed from Bletchingley Road. The site could be developed without loss of tree cover. Landscape enhancements can be incorporated into the site's development including a landscape buffer along the eastern boundary.</p> <p>Highways / transport The site is served by two bus routes serving Redhill, which is a transport hub. The site has an existing access onto Bletchingley Road.</p>
Land West of Langham Park (SGOD 014)	SC3992	<p>Land to the west of Langham Park should be considered as a sustainable location for a strategic residential development (44.4ha). The site has been assessed as unsuitable in the Council's Housing and Economic Land Availability Assessment but this conclusion does not fully assess the site's potential. It is in a sustainable location close to the settlement of South Godstone and its existing facilities and services.</p> <p>General The site has potential to accommodate residential-led development of c.1000 homes plus supporting infrastructure, facilities and services for new residents.</p>

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		<p>Ecology The Ancient woodland found on this site can be incorporated into the design of new development, including appropriate buffering as necessary.</p> <p>Highways / transport The site has existing vehicular and pedestrian access which could be enhanced and is immediately adjacent to South Godstone, which has a railway station that could be supported by development. South Godstone also has access to the strategic road network (the A22).</p> <p>Landscape The site can be carefully master-planned to minimise impacts on areas of great landscape value. It is not within an Area of Outstanding Natural Beauty and has good defensible boundaries that can be used to ensure that the site appears self-contained from a visual perspective.</p> <p>Green Belt This site can only be considered to meet two of the four Green Belt purposes, as development at this location would not lead to the merging of neighbouring towns and would not impact on the setting or special character of historic towns. Further, this site does not have a rural countryside character, so it is questionable whether the Green Belt is preventing encroachment at this location. It is recommended that the site is developed to assist in meeting the District's housing needs.</p> <p>Sustainability Appraisal Residential development on the site could be accompanied by healthcare and secondary education provision, which could ameliorate the "likely adverse effects" of development on healthcare. Sustainable urban drainage systems could be used to avoid adverse effects on flood risk for South Godstone and the location of the site is such that adverse effects on Latham Manor can be avoided.</p>
Land at Kings Cross Lane, South Nutfield (NUT 003)	SC3845	Land at Kings Cross Lane was incorrectly discounted as a site to consider through the Sites Consultation document; only part of the site (0.44ha of 1.6ha) has received planning permission. The following comments relate to this site as one that is suitable, available and achievable for residential development.

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		<p>General The site comprises open land and a disused tennis court and has an existing access to Kings Cross Lane. It adjoins the settlement boundary of South Nutfield and is in the Green Belt; it could deliver c. 43 dwellings. No other proposed site options in/adjoining South Nutfield (NUT 008, NUT 010, NUT 012, and NUT 014), perform as well as NUT 003.</p> <p>Landscape The site is well-related to the existing built form of the settlement (visually speaking) and benefits from mature planted boundaries on all sides. The site is very well enclosed so there would be limited impact on the wider countryside or setting of the village.</p> <p>Environment The boundary of the site would be c.60m from the nearest dwellings, ensuring no adverse impact on residential amenity (loss of light, outlook or privacy).</p> <p>Ecology The site has low ecological value. No protected mammals, reptiles or amphibians were found on site through an extended Phase 1 habitat survey. Ponds to the south have poor potential for supporting great crested newts. There are no protected trees on the site.</p> <p>Heritage The site has low archaeological value.</p> <p>Flooding Most of the site is located outside any identified area of flood risk, with Flood Zone 3 covering small areas in the far west.</p> <p>Green Belt Development would in no way encroach upon the countryside.</p> <p>Highways / transport Safe access can be provided at Kings Cross Lane. The traffic generated from the proposed development could be accommodated within the surrounding road network.</p>
Land South of Dormans Station	SC3834	Land adjacent to Dormans train station is promoted for low-density residential development (c.30-40 dwellings) and a community car park (c.150 spaces). This proposal has been discussed with the Dormansland

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		<p>Neighbourhood Plan Group. Housing would help to cross-fund the provision of parking and a pedestrian crossing/traffic calming measures.</p> <p>General The site (5.2ha) is immediately south of Station Road, east of the railway line, and is presently used for horse grazing. It includes substantial semi-mature and mature trees.</p> <p>Landscape The topography of the site and tree cover at the boundaries give the site a strong sense of enclosure, which would prevent encroachment into open countryside. The topography and trees on the site are design constraints that would influence a strategic landscape strategy. The site can be sensitively developed so that landscape and visual changes would be very localised.</p> <p>Green Belt The site represents an appropriate location for a modest scale release of Green Belt land because: existing landscape features would prevent urban sprawl by containing new development; development would have no demonstrable impact on closing a gap between settlements; extensive landscaping will minimise the perception of encroachment; development would not affect the existing character or charm of the village.</p> <p>Environment Development would have minimal / no impact on the amenity of nearby residents.</p> <p>Heritage There are no listed buildings, conservation areas or scheduled ancient monuments that would be affected by development.</p> <p>Flooding The site is located in Flood Zone 1 and has no known risk or history of flooding.</p> <p>Ecology The ecological integrity of the site can be maintained.</p> <p>Highways / transport</p> <ul style="list-style-type: none"> • Dormans Station lies immediately to the north and connects the site to central London, East Grinstead

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		<p>and Croydon.</p> <ul style="list-style-type: none"> • There are also a number of footpaths and bridleways providing access to Dormansland village, the local school and community facilities/services. • The site is within walking distance of all local facilities. • The additional parking would solve traffic flow and road safety problems associated with on-street parking along Dormans Station Road, Blackberry Lane and Mutton Hill. Safe vehicular access can be provided on Dormans Station Road.
<p>Redhill Aerodrome (Keep Redhill Airfield Green)</p>	<p>SC4449</p>	<p>General</p> <ul style="list-style-type: none"> • Keep Redhill Airfield Green are opposed to inappropriate development on the airfield site • Believe it is premature to consider the site at this time, due to the inherent uncertainty of what it could contribute in terms of numbers of new dwellings. • There is absolutely no inevitability that significant development will be permitted at the Aerodrome, in fact, current Planning Regulations means the opposite is more likely to be the case. • The site is not a Brownfield site - the only element of which has already been developed. <p>Green Belt</p> <ul style="list-style-type: none"> • In consideration of the Courts decisions subsequent to the 2014 Public Inquiry, it is hard to understand how the construction of 4,500 houses would not result in a significantly more adverse effect than the 2014 rejected hard runway proposal. The impact on "openness within the Green Belt" of 4500 new houses would be immense in comparison to the proposal rejected as too intrusive as recently as 2014. • To develop the site now would undermine purposes of the Green Belt in particular to safeguard countryside from encroachment, to prevent merging of settlements and unrestricted sprawl. It would also contradict the consistent stance taken by Tandridge District Council for over a quarter of a century. There are no changes that justify such a quantum change in policy. • It is vitally important that the Redhill Aerodrome site is not reclassified and it retains its existing and long established Green Belt classification. National Green Belt Policy is based on the principal of maintaining a permanence status.

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		<ul style="list-style-type: none"> Any attempt to reclassify this site must be strongly resisted and the formal objection to this possibility by Nutfield Parish Council, Nutfield Conservation Society and other locally based and concerned organisations should be given substantial weight and prevail in this matter. <p>Flooding</p> <ul style="list-style-type: none"> The site is at risk of severe flooding. <p>Employment / economic</p> <ul style="list-style-type: none"> The site is currently designated as a B employment site with Category 3 status Tandridge District Council has concluded that it should be protected for employment purposes. The owners of the site have not invested in current facilities and only attempted (at great expense) to develop the site for their own financial gain with no consideration of local community. The claim that the Aerodrome is, or will become financially unviable is totally unsupported. Financial viability should not be a planning issue. Believe the owners have chosen this time to promote this housing scheme to try to take advantage of the updating of the Tandridge Local Plan. This cynical ploy should not be allowed to succeed and Tandridge District Council should maintain their consistent policy of resisting inappropriate development at this long established Green Belt site.
Redhill Aerodrome Planning Agent (On behalf of Thakeham Homes)	SC1929	<p>General</p> <ul style="list-style-type: none"> Site not fully assessed as part of Plan yet. Requests it is reconsidered as resident-led allocation in line with Approach 6 (new Settlements). Potential to deliver 4500 homes and other uses in form of a garden village. Site is achievable, suitable and deliverable. The critical mass associated with the delivery of a new settlement enables the provision of new infrastructure, of a scale to benefit the wider sub-region. The opportunity is unique, and can provide for a substantial proportion of the objectively assessed housing need in a coordinated way. The delivery of the Garden Community would also demonstrate positive planning, and a commitment to the Duty to Co-operate across the relevant Housing Market Areas. Delivery would: <ol style="list-style-type: none"> i. Enable the delivery of development on land

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		<p>which is part previously developed and which when considered within its own defensible boundaries only meets one of the four purposes of the Green Belt as defined by the draft Tandridge District Council evidence base;</p> <p>ii. Deliver much needed housing including; early delivery in the plan period, as well as consistently throughout the plan period;</p> <p>iii. Protect more sensitive ecology and environmental designations in the rest of the District, for example the protection of the Area of Outstanding Natural Beauty, and areas of better quality Green Belt;</p> <p>iv. Enable regionally significant infrastructure (notably the delivery of the A23- M23 link) assisting access to, and improving connections from communities in Tandridge and enhance accessibility to East Surrey Hospital;</p> <p>v. Promote public transport connections and enhancements from the Site, to key employment areas including Redhill, Crawley and Gatwick;</p> <p>vi. Reduce the risk of flooding through alterations to existing culverts and the potential creation of floodplain compensation;</p> <p>vii. Connection of currently isolated landscape and ecological assets within the surrounding area. This proposed new community should improve significantly the ecological value of the Site. This development would create a new and rich landscape setting including wildlife corridors and recreational opportunities, transforming the ecological and landscape value of the land. A core driver will be to maintain the visual separation with South Nutfield;</p> <ul style="list-style-type: none"> • Fulfils all three dimensions of sustainable development. • Improve strategic connections across whole region. • Substantial economic benefits (jobs, Gross Value Added generation, council tax and business rates); • Development here would alleviate pressure on existing towns. More favourable than Blindley Heath and South Godstone. • Strengths and Weaknesses, Opportunity and Threat Analysis (SWOT) for Redhill Aerodrome as new/extended settlement option should be revisited as many threats/weaknesses can be rectified.

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		<p>Constraints</p> <ul style="list-style-type: none"> • Site included in the Housing and Economic Land Availability Assessment Appendix 8. No overarching constraints to stop development going ahead. • Site is Green Belt and eastern section within a Biodiversity Opportunity Area. Nearby to sensitive areas (Area of Outstanding Natural Beauty, Site of Special Scientific Interest, Site of Nature Conservation Interest). No listed buildings on site but number of heritage assets nearby. • Air and noise quality need to be taken into account (Gatwick, M23 etc.) <p>Proposed Development</p> <ul style="list-style-type: none"> • Master-planning can adapt to findings of landscape studies. Their study should be used in conjunction with Tandridge District Council's. • Proposed development will also provide a range of social infrastructure which will support the new community as well as improving facilities for the wider existing communities. • Two points at which a new junction could be created with the M23, one to the northeast of the site just south of South Nutfield, and the other to the south east of the site where Crab Hill Lane crosses the M23. • The location of the Neighbourhood Centre/Village Centre will be determined by the final location of the link road within the site. <p>Green Belt</p> <ul style="list-style-type: none"> • Does not contribute to purposes 1, 2 and 4 of Green Belt. Does for 3. If released, Tandridge District Council would only lose 0.68% of their Green Belt land. • Tandridge District Council evidence on Green Belt and landscape should be revisited.
Redhill Aerodrome	SC247, SC449, SC591, SC609, SC692, SC823, SC969, SC1125, SC1343, SC1505, SC1887, SC1914, SC2028, SC2100, SC2078, SC2072, SC2305, SC2316, SC2363, SC2754, SC2755, SC3147, SC3264, SC3373, SC3412, SC3903,	<p>General (Support)</p> <ul style="list-style-type: none"> • Support use of Redhill Aerodrome. • Support as an alternative site for consideration. • Preferable to the other options suggested. • Support as is brownfield – thus help protect Green Belt. • Not viable as an airfield. • Has good transport links and local employment Godstone opportunities (Gatwick, Horley, Redhill, Reigate, train links to London). • Better infrastructure here. • Provide the number of homes required / make

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	SC4004, SC4002, SC4299, SC4378, SC1471, SC4111, SC1883, SC1755	<p>valuable contribution to housing need, plus could provide a lot of affordable housing.</p> <ul style="list-style-type: none"> • Flooding could be adequately addressed. • Could provide shops and schools. • Should restrict access to Nutfield. • Proposed new link between A23 and the M23 would be of immense benefit to Redhill's existing employments areas and also provide some relief to the level of traffic on the A25 from Junction 6 of the M25 going through Godstone, Bletchingley and Nutfield to Redhill and the A23. • Infrastructure would need to be improved in Godstone, South Godstone and Blindley Heath. • Not enough reference to this site in the document given it has been known about for a long time. • Site should be investigated further. • Is deliverable. • Unclear consequence of late information, is this site being considered or not?
	SC2057, SC2254, SC2621, SC2773, SC2817, SC3751, SC4198, SC1540, SC1967, SC3893	<p>General (object)</p> <ul style="list-style-type: none"> • Object to proposed development at Redhill Aerodrome. • Loss of openness; Green Belt; inappropriate development in the Green Belt; merging of settlements, undermine the purposes of Green Belt. The maintenance of the Green Belt here is essential to keep the separation of Nutfield and Salfords / Redhill, and also Nutfield, Salfords and Horley. • Adverse impact on woodland, pollution (link from M23), traffic accidents and character of rural Surrey. • Recent planning inquiry re increased commercial activity. • Isolated development – away from existing settlements. • Create a rootless and socially detached community. • Create flooding/drainage problems – site in Flood Zone 2 and Flood Zone 3.. • Development will urbanise the area. • Is not primarily a brownfield site. Green Belt status firmly established by Court of Appeal in Oct 2014. • Candidate Area of Outstanding Natural Beauty. • Earlier analysis by the Council dismissed the site. • Further consultation needed.
	SC2773	On the Redhill Garden Community website Masterplan, Options 1 and 2 show a link from the M23 running across private land. This land is not available and will

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		not be sold to developers.
Caterham on the Hill and Portley Ward	SC4250	<p>Infrastructure</p> <ul style="list-style-type: none"> • Caterham on the Hill has already seen a huge increase in housing over the past 20 years. • Despite all this development, there has been little or no improvement to infrastructure. Complaints have been made about flooding in the area for years to no avail. Drains were not cleared or sewerage facilities updated and improved. This lack of attention results in flooding — most catastrophically in the flooding in Caterham on the Hill in June 2016 when 91 houses were rendered inhabitable. • The Council has said that the new homes bonus would allow improvements in infrastructure to be made. However, this has patently obviously not happened in the past and one has to ask why, unless there is a change in policy, it would happen in the future. • Sites under consideration in Portley Ward. These are all round the area of Whyteleafe Road, Salmons Lane, Salmons Lane West and Annes Walk. • Since 2007, 5 houses have been knocked down and these and the back gardens of several other houses have been developed to build 35 new houses — an increase of over 30%. • There have been no improvements to infrastructure. The drains become flooded, the water streams down Whyteleafe Road and Whyteleafe Hill and causes flooding at the bottom of Whyteleafe Hill by Whyteleafe Station. The deep foundations of the new houses cause water to back up and flood neighbouring gardens. Electricity outages have become more frequent. • Ten years ago there was only one road coming out onto Whyteleafe Road between Salmons Lane West and Portley Lane — a distance of around a tenth of a mile. Now there are four roads coming out onto Whyteleafe Road in the same area and TA1205/2263 will make it five roads. This becomes dangerous. • Caterham on the Hill was essentially built as a suburban area in which families could thrive. I do not want it to become an urban area filled with dwellings on cramped plots with infrastructure that is failing because no investment is being made in it.
Campden BRI site	SC4190	<p>Employment / economic</p> <ul style="list-style-type: none"> • Our client, Campden BRI, whose main site is

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(Site 28 in the Tandrige Economic Needs Assessment)		<p>located in Chipping Campden in the Cotswolds, provides technical support to the food/drink and allied industries serving over 2,000 member companies and clients in over 65 countries. Campden BRI secondary site is located within Tandrige District just outside South Nutfield.</p> <ul style="list-style-type: none"> • Campden BRI is keen to ensure that the emerging Local Plan supports, so far as possible, a flexible development-led approach to the current site. • While the Campden BRI site, located east of South Nutfield, is not identified within the Sites Consultation Document, Campden BRI submits these representations to enable the Council to consider the site's future development potential as part of the emerging Local Plan. • The site is located within the Green Belt and used as a testing facility and currently employs around 50 people. • The site is currently a developed brownfield site which the Tandrige Economic Needs Assessment recommended as a designated as employment land. <p>Green Belt</p> <ul style="list-style-type: none"> • We consider that the site should be removed from the Green Belt (following further consideration as a Category 2 site) to reflect the fact that the site can accommodate additional development thereby helping meet the economic needs. • Given the scale of the site and the fact that it is currently developed means that its removal from the Green Belt would not prejudice the five purposes of the Green Belt as set out in paragraph 80 of the National Planning Policy Framework. • The removal of the site's Green Belt designation would not only allow a more positive approach to future employment led development at the site, but also allow the consideration of potential alternative uses (subject to other policies of the emerging Plan).
FEL 001: Land north of Felbridge Hotel	SC4194	<p>General</p> <ul style="list-style-type: none"> • Concerned that site has not been included in the Sites Consultation as it has been labelled 'unavailable' but the reason is not clear. The site is therefore re-submitted for consideration. • The site is being promoted by willing landowners, and the only barrier to development is the planning policy restrictions associated with the site falling

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		<p>within the Green Belt. The site is in a sustainable location within close proximity to Felbridge and East Grinstead and within walking distance of two Primary Schools and a surgery. There are several bus services within walking distance of the site.</p> <ul style="list-style-type: none"> • The site could provide approximately 220-270 residential units (30-40 dpha) and is not covered by any landscape or other environmental designations. • The Local Plan proposes to utilise the settlement hierarchy where development should be distributed, but there is no clarity as to why approaches 3 and 4 specifically identify separately 'semi-rural' and 'rural settlements'. Support in principle the distribution of development to the most suitable locations but there are instances where this does not consider relationships with settlements outside the District boundary. E.g. Felbridge is adjacent to East Grinstead which is one of the three largest towns in Mid Sussex. • Consider FEL 008 (for 8 units) could be brought forward in conjunction with this site. FEL 008 is considered to have a high/very high landscape capacity and consider FEL 001 exhibits similar characteristics to FEL 008 being generally well contained by boundary vegetation and limited views to nearby properties. Consider that the site should be considered as a 'green' or 'amber' site within a category 3 location, and should be assessed further through a Green Belt Review (Part 3). • FEL 001 is considered to provide limited contributed to 3 of the 4 purposes of the Green Belt and some contribution in respect of Purpose 1 (unrestricted sprawl). Consider there is the opportunity to release this area of land to the south of Chartham Wood to promote a sustainable pattern of development that would not alter the openness nor compromise the function of the wider Green Belt to the north. Essential the site is considered in terms of its exceptional circumstances. <p>Housing Need</p> <ul style="list-style-type: none"> • The Local Plan should meet the full Objectively Assessed Need for market and affordable housing. No uplift to the Objectively Assessed Need is proposed to meet other economic aspirations or to meet other planning objectives

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		<p>(such as affordable housing needs). Local Planning Authorities need to consider all reasonable alternatives to deliver the identified Objectively Assessed Need. The worsening trend in the affordability, which is a particular problem in Tandridge, requires an upward adjustment to housing need to comply with the National Planning Practice Guidance.</p> <ul style="list-style-type: none"> The 2012-based household projections incorporate suppressed household formation rates in the 25-34 age group, and an upward adjustment to the 2014-based household formation rate projection is required in order to 'plan positively'. Consider that an adjustment should be made to help deliver affordable housing. In addition, pro-active engagement is required between Tandridge District Council and its neighbouring authorities, and whilst it is not suggested Tandridge should meet the unmet need of other authorities it does strongly suggest that there is a need for Tandridge to meet its own needs. Recognises constraints of the Green Belt and landscape designations but still need to establish the full Objectively Assessed Need in order to conduct the balancing exercise. <p>Green Belt</p> <ul style="list-style-type: none"> The suitability of the Site for release from the Green Belt has been informed by a Landscape and Visual Appraisal including Green Belt Review (February 2016) and a Development Vision Document (DVD) produced in December 2016. Key challenge in meeting Objectively Assessed Need is likely to be the Green Belt as well as Area of Outstanding Natural Beauty constraints. Evidence base suggests overwhelming shortfall of housing land outside the Green Belt and suggests it is abundantly clear that a significant and substantial release of development land from the Green Belt will be necessary to meet Objectively Assessed Need. As a result of the overwhelming shortfall consider that 'exceptional circumstances' do exist to justify Green Belt release. Fundamentally disagree with the Council's approach not to assess very special circumstances now. The Green Belt Assessment report sets out the character and role that each of the areas serve in relation to the Green Belt purposes, but is a high level assessment and does not provide a

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		<p>quantitative assessment. Part 2 of the Green Belt Assessment provides an assessment of 54 'areas of further investigation' but again does not seek to address the matter of 'exceptional circumstances'. The Part 2 Green Belt Assessment has scoped its assessment so narrowly as to render the report's conclusions meaningless in relation to the context of understanding the potential impacts of the District meeting the Objectively Assessed Need within the Green Belt. The Local Plan Sites Consultation along with Part 2 Green Belt Assessment has identified capacity for only 283 dwellings within Green Belt at sites which it intends to further assess through its Green Belt Assessment Part 3.</p> <ul style="list-style-type: none"> It is evident that to make any significant contribution to meeting the Objectively Assessed Need that the development of Category 3 sites will be necessary. The Housing and Economic Land Availability Assessment should apply a more focused and realistic approach to determining which sites are realistically available for development, in particular, having regard to whether exceptional circumstances exist to justify development of sites within the Green Belt. Considered fundamental to assess Category 3 Amber Sites as part of the Green Belt Assessment in order to understand the impact that release of Green Belt would have on a District wide basis. <p>Sustainability Appraisal</p> <ul style="list-style-type: none"> The Sustainability Appraisal fails to grapple with issue of sustainability of meeting the Objectively Assessed Need. Regulation 18 fails to grapple property with the key issues facing the District and under-estimates the needs of the District which will inevitably need to be met to some extent within the Green Belt. The Council has failed to understand the potential impacts of meeting a meaningful part or all of its Objectively Assessed Need within the Green Belt thus rendering itself incapable of properly undertaking a balancing exercise as required by paragraph 14 of the National Planning Policy Framework. Therefore, it fails to meet the test of soundness and is not positively prepared, justified, effective or in accordance with national planning policy.

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		<p>Housing and Economic Land Availability Assessment</p> <ul style="list-style-type: none"> • It will be necessary for the Housing and Economic Land Availability Assessment to apply a more focussed and realistic approach to determining which of its sites are realistically available for development. • It is completely insufficient for the Green Belt Assessment to limit its further assessment of Sites to Category 2 Sites only. In accordance with planning policy and case law, it is considered to be fundamental to understanding the impact that release of the Green Belt would have on a District wide basis, that at least Category 3 'amber' sites are assessed in more detail within the Council's evidence base. <p>Site Area Amendment</p> <ul style="list-style-type: none"> • The site (FEL 001) has not been assessed as part of the The Local Plan Sites Consultation or Housing and Economic Land Availability Assessment, as labelled as 'unavailable' but with no further explanation. The site location plan demonstrates where the site will gain access, namely via land to north of Felbridge and Sunnyside Cricket Club and onto the A22 London Road. The site covers approx.13.9 hectares to east of Felbridge and north of East Grinstead. The two settlements have effectively already merged in landscape terms as no identifiable gap between the two settlements. • Further land has been added to the site following the previous consultation. A Landscape and Visual Appraisal Review was submitted as part of the previous representations. The site should be included in the Housing and Economic Land Availability Assessment 2017 and its omission from the current The Local Plan Sites Consultation should not prejudice the further consideration of the site for development. <p>Transport</p> <ul style="list-style-type: none"> • In terms of highways and access, the accompanying access appraisal demonstrates that there are a number of options to access the site, including via land to the north of the adjacent Cricket Club. Also scope for an emergency access/maintenance access via the Felbridge Hotel. Walking and cycling will be heavily promoted through a Travel Plan.

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		<p>Character</p> <ul style="list-style-type: none"> A Development Vision Document outlines the constraints and opportunities at the site, and shows how the design could be developed to respond to specific characteristics of the site. <p>Cross Boundary / Duty to Cooperate</p> <ul style="list-style-type: none"> The Duty to Cooperate Scoping Statement Update (October 2016) has been published as part of the Tandridge District Council evidence base. However, neither this report nor the Local Plan considers the total combined unmet need across any of the authorities or the impact that this has as a whole. Without fully exploring those needs and their impact on the overall sustainability of the Plan, the Local Plan cannot be considered to be 'positively prepared' or 'compliant with National policy'. The accompanying Landscape Visual Assessment identifies an opportunity to release a larger strategic site that comprises 'land north of Felbridge Hotel' and adjoining land parcels. The release of a larger site would further help Tandridge District Council meet its Objectively Assessed Need and promote a sustainable pattern of development. Consider case exists for Tandridge to assist Mid Sussex in meeting Objectively Assessed Need through the provision of housing in this area as an urban extension to East Grinstead in terms of Duty to Cooperate.
<p>Land at and adjoining the Snow Hill Business Centre</p> <p>(Site ENA 27 in the Tandridge Economic Needs Assessment)</p>	4180	<p>Economic</p> <ul style="list-style-type: none"> Snow Hill Business Centre site has a high landscape capacity that can easily assimilate local employment generating development. The site will meet future employment needs, particularly of small and medium sized businesses, in a location possessing "good to very good" quality buildings and the public realm. The majority of the existing land is described as ecologically suitable for further development. <p>Green Belt</p> <p>Consideration should be given to the requirement to release land from the Metropolitan Green Belt to meet the future needs of small to medium sized businesses falling within Class B1(a) and(b) of the Town and Country Planning (Use Classes) Order 1987 (As Amended), ensuring a sufficient stock of land is available to meet local requirements.</p>

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		<p>Sustainability Appraisal</p> <ul style="list-style-type: none"> • There has been a failure on the part of Tandridge District Council to consider as part of any “reasonable alternatives” the prospect of allowing an expansion of those existing safeguarded or designated employment sites to meet identified future Class B1(a) needs, particularly in cases where the buildings and public realm have been described as “good or very good”. • No consideration has been given to compensating the loss of future employment needs in Tandridge District Council’s administrative area, as a consequence of landowners either taking advantage of “permitted development rights” and changing Class B1(a) office accommodation to Class C3 dwelling houses, principally in urban locations. To this important factor should be added that there are landowners who are not prepared to redevelop existing commercial sites for employment purposes. <p>Duty to Cooperate</p> <p>The Snow Hill Business Centre found on the southern extremities of Tandridge District, situated in the Crawley Housing Market Area, in which there is an outstanding need for at least a further 35ha of land to meet the baseline demand of 57.9ha for business class uses as part of Policy EC1 of the Crawley Borough Local Plan 2015-2030.</p>
Tillingdown Copse, Caterham (CAT076)	4178	<p>Ecology</p> <ul style="list-style-type: none"> • The site comprises an area of open grassland amenity open space containing an equipped play area and area of woodland. • The site is partially within a biodiversity opportunity area and adjoins a wooded area designated both Ancient woodland and a Biodiversity Priority Habitat (BAP). This woodland also forms the leading edge of a number of designations including Area of Outstanding Natural Beauty, Green Belt and Area of Great Landscape Value the effects upon which will need to be assessed as part of any future development proposals. <p>Landscape / character</p> <ul style="list-style-type: none"> • This site has not been considered within Tandridge District Council’s landscape evidence document due to it being located within an urban area. • The site is considered to be poorly suited to

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		<p>development due to its current open space designation and the high value of views available from this location.</p> <p>Social</p> <ul style="list-style-type: none"> The site is currently designated open space, which has been set aside for the enjoyment of residents, and includes a fully equipped play area. Tandridge District Council recently conducted an Open Space Assessment (2015) which concluded that there was no surplus of open space within the District. The study also identified a current need for play areas of 4.98ha and, when factoring in population growth, an additional need for 7.75ha by 2033. The study also identified a need for 2.42ha of amenity green space by 2033. <p>Green Belt</p> <p>The site is considered by Tandridge District Council to be a category 1 site, being outside the Green Belt designation area. The site is also coded as an amber site.</p>
Land north of Shipley Bridge Road, Copthorne	4063	<p>General</p> <ul style="list-style-type: none"> The site represents a suitable and sustainable natural extension to the established settlement. It is a sustainable location and lies close to Gatwick, Crawley, Brighton and Chichester, all of which provide a range of community and employment opportunities for future residents. The village itself benefits from a number of community facilities. The village is well situated to key road links approximately one mile to the east of the M23/A23, which provides a direct route to the south coast and M25. Four miles to the east is the A22 which provides links to M25, East Grinstead and Uckfield. Whilst Copthorne does not have a main railway, train links are available nearby at Three Bridges, Gatwick and Crawley. <p>Green Belt</p> <ul style="list-style-type: none"> Accordingly, we consider it a suitable location to sensitively amend the Green Belt boundary and to include as a residential allocation as the Local Plan progresses. DOM 014 (Land North of Stonelands Farm, Copthorne) has been promoted for circa 600 homes, which we consider is neither feasible nor

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		<p>achievable within the localised context, particularly given the scale of highway infrastructure works that would be needed to provide an access to serve such a development.</p> <ul style="list-style-type: none"> • Our client's land represents a more modest area that could deliver a far more appropriate scale of new homes based on the attached indicative layout. Unlike DOM 014, the site is capable of being served by a new access solely on land within our client's control and is not reliant on any third party input. The scale of development proposed by our client is also more akin to what Cophorne would benefit from given its existing range of services and transport links. • The proposal falls within Flood Zone 1 with the lowest known risk of flooding. However, given the scale of development a comprehensive drainage strategy would inform any detailed layout. • Two access options are available. One from the southern section of Shipley Bridge Lane and the other via the existing access at Hollybush Business Park. • Residential development on this site would make a useful contribution to the housing land supply for the District and town, for both market and local needs affordable housing, which is tantamount to the exceptional circumstances needed to justify the altering of Green Belt boundaries. • Whilst site DOM 014 is patently not of a scale suitable for development, we consider it would be wrong to not encourage a degree of additional growth on land within Cophorne and feel our client's site represents a perfect and balanced opportunity.
<p>Land at Frith Manor, off Lingfield Road and Eden Vale DPA007, DPA009, DPA010</p>	<p>SC944</p>	<p>Planning Agent (on behalf of Fairfax Acquisitions)</p> <p>General</p> <ul style="list-style-type: none"> • Indicative capacity of 101 dwellings with associated landscaping. • Although lying in adjacent Mid-Sussex District, East Grinstead has significant population and should be considered equivalent to the other most sustainable settlements within Tandridge. This is supported by Tandridge's 'Duty to Cooperate Framework'. • Acknowledged that identified area AA3 does play a role in separating East Grinstead and Dormans Park, the extensive tree cover has meant it has already been significantly built-up without

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		<p>detriment to this role, or to wider landscape views and inter-visibility.</p> <ul style="list-style-type: none"> • Suggests the Frith Manor site be brought forward for development as it would not compromise the landscape integrity or lead to the merging of East Grinstead and Dormans Park. • The proposed allocation and subsequent development of this site would result in the creation of construction jobs during the build period and generate spending in the community. • It offers capacity for in excess of 100 dwellings, incorporating a mix of tenure and sizes, and affordable housing units to meet need and demand. • There are no flood risk issues, although any development would incorporate an appropriate flood risk and drainage strategy to ensure that there are no surrounding surface water impacts. • The landscape strategy has been carefully tailored to integrate the development within the existing Green Belt and enhance key features of this designation. All mature woodland has been retained and protected. • There are no physical or infrastructure constraints, indeed the site is served by a good range infrastructure. • Large areas of open space have been retained at the entrance, centre and frontage to the scheme to conserve the open character of the Green Belt and setting to Frith Manor. • There are no known contaminants at the site although appropriate surveys and any necessary remediation would be carried out at the appropriate time. • A bus route runs adjacent to the site and easy access to rail transport. • It remains our case that in respect of DPA 007, the site directly borders Mid-Sussex District, while for the combined site of DPA 009/10 the land is to all intents and purposes adjacent to the settlement of East Grinstead being only just detached from the boundary. <p>Green Belt</p> <ul style="list-style-type: none"> • Questions the Green Belt Assessment report as the site is actually relatively flat, and certainly does not display any topographical features that would suggest that it could be described as 'hillside'. • It appears that the Green Belt Assessment is lacking

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		<p>in that it fails to adequately explain why the whole area serves the purposes of the Green Belt.</p> <ul style="list-style-type: none"> • The site does not serve any of the purposes for retaining land as Green Belt as set out in the National Planning Policy Framework. • Purpose 1 - Urban sprawl is well contained by extension woodland and topography in this area, and only a modest amount of the land is open. • Purpose 2 - The existing woodland would remain a major defensible barrier to the boundaries of the site, including to the north. This would effectively separate Dormans Park from an enlarged East Grinstead. • Purpose 3 - Suggests the land in question can be development without undermining purpose of safeguard countryside from encroachment, because much of the surrounding area is dominated by woodland which would be retained. • Purpose 4 - There are no historic towns in this area, so this purpose would not be undermined via the development of this land. • Purpose 5 – Not applicable. <p>Heritage</p> <ul style="list-style-type: none"> • Residential redevelopment of the site would be designed with appropriate heritage consideration. • It is considered that a high quality residential layout and design can complement the heritage assets at this site. • Proposals will not have any physical effect on the fabric or form of the listed building, which will be retained. • The actual development of buildings can be set physically well away, and therefore visually separate from the listed building and its setting. • It is considered that a low density residential development with appropriate references to the original listed buildings and neighbouring structures would be appropriate in this setting. • It is considered that the significant benefits of any forthcoming scheme would outweigh the less than substantial harm to the setting of the listed building. <p>Other Issues (non site specific)</p> <ul style="list-style-type: none"> • The Council's 5-year housing land supply is based upon out-of-date housing need data, and cannot now be relied upon as being an accurate representation of the need for housing within the

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		<p>District.</p> <ul style="list-style-type: none"> Necessary for the Green Belt boundary to be revised in order to ensure that a maintainable balance is drawn between the pressures to provide new housing, and protecting the Green Belt. This approach would be entirely consistent with the guidance contained in the National Planning Policy Framework.
Land at Rosleigh Farm, DOM 001	SC1174	<p>Planning Agent (on behalf of WT Lamb Holdings Ltd)</p> <ul style="list-style-type: none"> Proposed use for the site is: <ul style="list-style-type: none"> - a retirement home comprising retirement apartments (C2); - an extra care home with dementia care facilities (C2); - up to 16 retirement cottages (C2); and - a formal garden and outdoor facilities. There is a significant need for elderly persons and specialist residential accommodation within the District. There is an increase need to support the ageing population (doctors, carers). There is a need for a variety of accommodation for elderly persons such as retirement properties, care homes and specialist facilities. There is flexibility at the site to provide a range of provision from retirement accommodation with lower level support to extra care accommodation. It is appropriate that such uses are located on a peripheral site which aids the quality of life of residents. It is expected that development would comprise communal facilities. A mini bus "shuttle service" will be provided as a part of the development. <p>Site Assessment</p> <ul style="list-style-type: none"> Site is connected to the settlement of Domewood which the Green Belt assessment concludes "does not exhibit an open character by reason of its extent and layout". Consider that Domewood can be considered a sustainable settlement by virtue of the range of uses therein and the public transport links. Consider that the Area of Opportunity identified ought to include to the west of West Park Road. Visibility is limited by the existing woodland and trees on the boundaries of the site.

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		<p>Green Belt</p> <ul style="list-style-type: none"> • DOM 001 would not compromise any of the Green Belt purposes. • Purpose 1 - The subject site is adjacent to Domewood and the boundaries of the subject site are well defined by built development and natural features. The strong existing boundaries, surrounding pattern of development along with reinforced planting would ensure that any development could not be considered as being unrestricted sprawl. • Purpose 2 - Development would not cause merging of Domewood with any other settlement. The distance between the subject site and the surrounding settlements is formed by large areas of countryside that are rural in appearance therefore a modest reduction in the gap would not lead to coalescence. • Purpose 3 - It is acknowledged that the development of the site would technically constitute encroachment into the countryside. However, the site's development would be well related to the existing settlement of Domewood and would be physically and visually contained. • Purpose 4 - The proposed development would not impact on the setting or special character of any historic towns • Purpose 5 - There are few urban sites that can meet the requirements of the scheme including in terms of the low density of development, level of amenity space and tranquil surroundings that are necessary for potential future residents or patients. • Council should reconsider this location through the next stages of the Green Belt assessment.
<p>Land at 'Heath View' and 'Maynards', The Common, Blindley Heath</p>	<p>SC1279</p>	<p>Planning Agent (on behalf of Fairfax Acquisitions)</p> <p>Green Belt</p> <ul style="list-style-type: none"> • It is necessary for the Green Belt boundary to be revised in order to draw a balance between the providing new housing and protecting the Green Belt. • The land considered does not reflect the five purposes of Green Belt. • There are exceptional circumstances evident to warrant allocation; specifically that development would provide much needed affordable housing in a sustainable location without harming heritage assets or landscape. • The Green Belt Assessment is already suggesting

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		<p>that within this area, there are areas of existing development that detract from the Green Belt and surrounding countryside, and as such it could be a suitable area for expansion of the settlement.</p> <ul style="list-style-type: none"> • Purpose 1 - Urban sprawl is well contained by existing landscaping and well established field boundaries, and only a modest amount of the land is open. The development of this site would not result in sprawl, but instead would be a discrete urban extension to the established settlement of Blindley Heath. • Purpose 2 - Existing woodland would remain a defensible barrier to the boundaries of the site, effectively separating Blindley Heath from Lingfield. • Purpose 3 - the land in question can be developed without undermining this purpose, because much of the surrounding area is dominated by woodland which would be retained. • Purpose 4 - There are no historic towns in this area, so this purpose would not be undermined via the development of this land. • Purpose 5 - This purpose would not be conflicted with, as there is insufficient Previously Developed Land available to fulfil the Councils housing requirements over the Plan period, and therefore it is now necessary to release Green Belt land to assist in meeting this demand. <p>Other</p> <ul style="list-style-type: none"> • The site is largely unaffected by any identified flood zone. • The site is well contained, views are restricted by existing built form and landscaping that visually contain the site. • The site has a high landscape capacity to accommodate new development.
Land at Cuckseys Lane, Bletchingley	SC1472	<ul style="list-style-type: none"> • Considers that an increase in housing land supply is required if the Plan is to be in line with the National Planning Policy Framework. • The Council should work proactively to identify and include additional housing site allocations in sustainable locations, which are capable of delivering housing within the first five years of the Plan period. Although constrained presently by the Green Belt designation, the Council should look to sustainable settlements such as Bletchingley to accommodate additional housing growth. This would bring forward housing more quickly in the early years of the plan period, contributing

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		<p>positively to housing need.</p> <ul style="list-style-type: none"> The site is located adjacent to the settlement boundary of Bletchingley and could deliver much needed housing and affordable housing at a time when the Council has a substantial shortfall when assessed against its Objectively Assessed Need contained in the recent Strategic Housing Market Assessment 2015. Confirms that land at Cuckseys Lane, Bletchingley is available, suitable and achievable, and therefore deliverable. Should additional allocations be required then the settlement boundary could be amended to include this site to bring forward much needed homes and affordable housing.
Land adjacent to, and to the east of, Junction 9 of the M23	SC1681	<p>Planning Agent (On behalf of St. Modwen)</p> <ul style="list-style-type: none"> Consultee considers the site east of J9 M23 is an excellent location for strategic economic development and should be added to the Local Plan as a Special Policy Area. Also controls land in Reigate and Banstead Borough, to the north of and adjacent to the identified site. This land also has potential to be included in a comprehensive strategic approach. Site is flat and has some Previously Developed Land (with permission for employment use). Vehicular access is currently via Church Lane, but the site is highly accessible being adjacent to Junction 9 of the M23. The principle of larger 'strategic' employment developments has been identified in studies of the Gatwick Diamond area such as the Gatwick Diamond Initiative Local Development Framework Group Study 2008 and the Gatwick Diamond Futures Plan. Suggests altering the Green Belt boundary to support development. Site ENA 14 should be identified within the Local Plan. It is proposed that a master plan framework be prepared to examine development options. <p>Green Belt Consider that the following basis for exceptional circumstances applies:</p> <ul style="list-style-type: none"> The significant strategic opportunity to provide economic development activity at the site to meet sub-regional requirements. A unique and highly accessible location with potential for direct access to Junction 9

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		<p>of the M23.</p> <ul style="list-style-type: none">• Proximity to Gatwick in a spatial relationship with the airport that cannot easily be replicated elsewhere in the locality.• A highly accessible location at the heart of the Diamond in the Coast to Capital Local Enterprise Partnership area and in the nationally important M23 corridor.• A lack of alternative sites that could provide the same or similar range and scale of uses.

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Land to the east of the High Street, Godstone (Catesby Property)	SC2069	<p>General</p> <ul style="list-style-type: none"> • The site has not been previously submitted to the Council for consideration and is not currently included in the Housing and Economic Land Availability Assessment or Local Plan Sites consultation. • Submitted a Vision Framework, and a Green Belt, Landscape and Visual Appraisal. • Also submitted an Ecology Technical Note confirming that the site is deliverable in ecological terms and that Godstone Ponds Site of Special Scientific Interest (located adjacent to the eastern boundary of the site) can be adequately safeguarded under a sensitively designed scheme. • Propose that the site could be released from the Green Belt without harm of the purposes of its inclusion, and a new defensible and permanent Green Belt can be established. • Propose the site should be a residential allocation in the Local Plan. <p>Local context</p> <ul style="list-style-type: none"> • Godstone is a large village. • The land is an agricultural field. • Godstone contains key local facilities including a primary school, convenience store, doctors surgery, dentist, village hall and playing fields. • A range of frequent bus services run serve the village and Godstone Railway Station is located 3.6 km away from the site in South Godstone. • The good range of local facilities and public transport • Connections make Godstone a sustainable location for future development. • Godstone is defined as a Service Centre and as a sustainable settlement is likely to accommodate a proportion of the overall growth to be identified in the emerging Local Plan. <p>The site</p> <ul style="list-style-type: none"> • The site is 3.5 ha. • East of the site is bordered by Godstone Ponds Site of Special Scientific Interest. • Adjacent to Godstone Conservation Area. • The Surrey Hills Area of Outstanding Natural Beauty lies approximately 1.1km to the north of the site beyond the M25. Approximately 50m to the south of the site is an Area of Great Landscape Value. • The site is within the Merstham to Clacket Lane Greensand Valley landscape character area as identified in the Surrey Landscape Character Assessment: Tandridge (2015). • The site is largely defined by dense hedgerow and occasional trees along the majority of its

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BLE10	SC131	<p>General</p> <ul style="list-style-type: none"> This site is in Godstone and not Bletchingley. The site is serviceable as there is a main sewerage pipe for Ivy Mill Lane. There was electricity and the mains water provided to the Fishing Farm.
LIN 030	SC3915, SC3904, SC4058	<p>General</p> <ul style="list-style-type: none"> Unsuitable - Conservation area, next to listed buildings, countryside, poor drainage, Tree Preservation Order, challenging access, low lying. Flood mitigation would need to be considered. The site is split by a very heavily used public right of way (FP 381a) which links the village to the station and Station Road. Neighbourhood Plan considering identifying this whole site as a Local Green Space because of its very high value to the residential amenity to the whole village.
LIN 035	SC3915, SC3904	<p>General</p> <ul style="list-style-type: none"> This is described as “not supporting the open character” of the Green Belt. It fails to acknowledge that all the new buildings are replacement for old ones not fit for purpose. There has been very little new footprint since the establishment of the Green Belt. It has been on this large open site for more than 100 years. There is no clear “defensible” boundary to separate the scattered buildings from the Green Belt. Buildings merge into woods and fields - it even has its own farmland on site. If remove from Green Belt, risk more development (houses) in a completely unsustainable location, which is also at risk of flooding.
LIN 019, LIN 024, LIN 025	SC3915, SC3904	High flood risk. High vulnerability of mobile homes to flood risk.
Beadles Lane, Old Oxted (OXT 026)	SC119, SC191, SC234, SC1896, SC1893, SC2054, SC2049, SC2102, SC2084, SC2091, SC2142, SC2144, SC2196, SC2205, SC2214, SC2246, SC2349, SC2342, SC2380, SC2424, SC2494, SC2500, SC2574, SC2575, SC2646, SC2656, SC2710, SC2713, SC2830,	<p>General</p> <ul style="list-style-type: none"> Difficult to comment on this site as no information. Oxted has had enough housing. Would create a new small village. 120 homes, disproportionate increase in local population. Must be much better places to build than this? Over look properties. Will there be further consultation on this site? Concerned previous views not taken into account Lack of safe access and egress. Proposed access from Springfield which is a small residential side street.

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	SC2819, SC2865, SC3068, SC3097, SC3177, SC3177, SC3191, SC3186, SC3298, SC3299, SC3487, SC3565, SC3802, SC3990, SC4044, SC4049, SC4107, SC4110, SC4169, SC4481, SC4502, SC2214, SC1988, SC2378, SC1963, SC2048, SC4126, SC1657	<p>Infrastructure</p> <ul style="list-style-type: none"> • Flood risk: Site provides critical drainage for area. Was flooded in 2013/14 (including Christmas Eve). Adjacent to Flood Zone 2 and 3 / Woodhurst flood plain. Reduction in trees reduce run off. Proximity to River Eden. Drainage problems in Old Oxted. Surrey County Council does little to maintain existing surface water channels. • On street parking problems in local area (right hand side before the George, left hand side after the Bell). • Speeding. Dangerous bend south of Neb Lane. • Narrow pavements on one side of the road and pedestrians have to cross the road at a point of limited sight as it changes from the east to the west side of the road by Neb Lane. Pavement unusable due to overgrown vegetation. Lighting issues. • Narrow roads abutting the land (Hall Hill and Spring Lane), which could not cope with traffic. • Impact on train service. • Pressure on school and healthcare services. • Old Oxted High Street will become impossible to use. <p>Heritage</p> <p>Located between the Oxted Conservation Area, the Broadham Green Conservation Area and the Spring Lane Conservation Area. It provides a very important sense of setting for these areas. Building on it would destroy the local scene and the special character of these areas.</p> <p>Landscape / character</p> <ul style="list-style-type: none"> • Loss of local identity. • Adverse impact on the views from, and amenity value of, the public footpath. • Far reaching views to the North Downs or south to Ashdown Forest. • Impact on surrounding landscape: Area of Outstanding Natural Beauty and Ancient woodland. • According to Defra 1.77ha of this is listed as Priority Deciduous Woodland on a steep incline unsuitable for building, an additional 0.7 ha is listed as a Farm Wildlife Package Area. <p>Recreation</p> <ul style="list-style-type: none"> • Affect the recreational uses of the right of way footpath from Springfield to the Old Mill Ponds and as a walk of natural beauty and diverse nature.

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		<ul style="list-style-type: none"> Public footpath – discourage walkers. Well used by walkers. Part of an Explore Surrey Walk. <p>Green Belt</p> <ul style="list-style-type: none"> Meets 5 purposes of Green Belt. Loss of Green Belt. <p>Environment</p> <ul style="list-style-type: none"> Pollution. Construction traffic. It is /adjacent to a biodiversity opportunity area. Important breeding and nesting area. Impact on countryside and habitats.
CAT 008 – Queens Park	SC1022	<p>Social</p> <ul style="list-style-type: none"> Well used by residents. Well maintained playground, tennis courts, netball court, bowling green, pavilion, football pitches, croquet pitches. Base for Richmond Fellowship Gardening Group. Use for community events. <p>Ecology</p> <ul style="list-style-type: none"> Wildlife corridor. <p>Flooding</p> <ul style="list-style-type: none"> Flood risk on site.
CAT 054	SC3789	<p>Landscape</p> <p>As a public open space within an urban area, this is where the failure of the Landscape Capacity and Sensitivity Study to address such zones becomes most apparent. It is reflected in the evaluation tables (page 55).</p> <p>Ecology</p> <p>The site has not had an ecological survey and the Ecology Assessment notes the potential for biodiversity enhancement. The 2015 report notes for such sites (under the UE category that has been omitted for North Tandridge) – "these areas are also characterised by having high biodiversity value and potential, close to built-up areas". The present score of 1 (negligible ecological sensitivity) for this site cannot therefore be relied upon in decision making.</p> <p>Green Belt</p> <ul style="list-style-type: none"> Under Contribution to Separation between Settlements, the score of 1 (negligible value) is quite wrong. This strip of public open space was created in order to maintain physical separation between two major housing developments (Hambleton Park and Yorke Gate).

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		<ul style="list-style-type: none"> The 2015 report notes for the UE category – "although often enclosed by urban areas, they maintain physical and visual connections to the wider landscape". The Hambledon open space certainly has these characteristics. It forms a landscape corridor, physically and visually (in both directions) connecting the scenic open spaces of the golf course (CAT 039) with the public amenity strip of Green Belt along Green Lane and then extending the open space between the clear boundaries of the two distinct housing developments. It connects the open amenity landscape right through into the urban area. Therefore infilling this corridor would be highly inconsistent with the existing built form. However a score of only 1 (negligible value) is given under this category.
CAT 076	SC15	Object to use of this site for 12 units as it is a well-used recreational area. The surrounding roads are already built up and cannot cope with any more traffic.
Land abutting the Caterham Bypass (A 22) and alongside the enclosed Sutton and East Surrey Water land (the Tillingdown Reservoir. (includes CAT 028)	SC66	Support this as a site.
Recreational Field, Mill Lane OXT 051	SC481, SC3686	<p>General</p> <ul style="list-style-type: none"> Relieved the site is 'safe' from development. Development would adversely impact on views. The historic presence of crayfish and the fact that the River Eden is a Water Framework Directive waterbody would need to be considered.
Sites in Oxted, Limpsfield and Woldingham	SC604	Disagree with the logic for discounting these sites. Concern about calculations about proximity to town and amenities.
	SC4052	<p>General</p> <p>Support for the Council's conclusion that Limpsfield has no potential at this time for large-scale development. In terms of the sites within/adjointing the parish included in the Sites Consultation document:</p>

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		<ul style="list-style-type: none"> • For all six proposed sites in Limpsfield: there are no exceptional circumstances to justify development in this part of the Green Belt; and any development of these sites would have to comply with the policies of the Limpsfield Neighbourhood Plan (when adopted). • The overall sense of openness created by the existing built character of housing along the A25 Westerham Road must be preserved and proposed developments should be sympathetic and take account of the Limpsfield Conservation Area and/or the Grade II Listed St Michael's apartments (as appropriate). • The Council's Sustainability Review understates the heritage, landscape and biodiversity value of the sites. • The development of all six sites would result in very large volumes of traffic on unsuitable roads (Pollards Wood Road; Red Lane). • Additional development will worsen infrastructure deficiencies in the Limpsfield area. <p>Further to the above, the Council's methodology used to compile its settlement hierarchy is flawed (different weightings should be applied to hospitals, GP surgeries and chemists/pharmacies).</p>
SGOD012	SC2352, SC3326	<p>General</p> <ul style="list-style-type: none"> • Unsustainable. • Adverse impact on A22. • Adverse impact on flood risk.
SGOD 014	SC3345	<p>Object to development of this site – inappropriate development.</p> <p>Adverse impact on Area of Great Landscape Value. As stated in the Landscape Capacity and Sensitivity Study; detrimental impact on character and landscape.</p>
OXT057	SC1961	<p>General</p> <ul style="list-style-type: none"> • Question why this site is not included/not on map. • Question why the site is Area of Outstanding Natural Beauty when a nearby site is not. • The protected trees are not within the site.
GOD 009	SC2802	<p>Site is unsuitable for development because:</p> <ul style="list-style-type: none"> • Narrow country lane. • Blind corner with little visibility; accident prone. • Ivy Mill Lane is a busy road. • Cause congestion and danger to children at school. • There are difficulties accessing the A256 from Ivy Mill Lane during peak hours.

Local Plan: Sites Consultation - Additional Comments

Theme / Topic	Associated Comment IDs	Key Comments
BHE 017	SC3333	<p>General</p> <ul style="list-style-type: none"> • The land should be retained as Green Belt. • Development would be unsustainable. • There is poor access to employment. • There are no facilities.
Site on Southfields Road, Woldingham (WOL 004)	SC2266	Request consideration of this site, and query why not in the consultation document. This is a potential infill site that offers all the same benefits of direct access onto Southfields Road, and amenities, that other properties on the street have. The site is between two houses on Southfields Road, Pipers Dene and Hunters Hollow. The proposed land originally belonged to Sylvan Mount. It is nonsensical that a land falling between two other homes cannot be used for infill development.
ENA28 Lyttel Hall	SC1967	This site is analysed in the Landscape Capacity and Sensitivity Study, but is not included in the Sites Consultation, but with no explanation as to why it has been omitted. The site is in the Candidate Area of Outstanding Natural Beauty, and is in a prominent position above the open countryside to the south, and so should not be allowed to spread beyond its existing boundary.
DOM 008, OXT 029, OXT 033, SGOD 044, WAR 024, OXT 042, NUT 004, OXT 060, OXT 058, DPA 006, OXT 039, BLE 010, DPA 003, BHE 004, DOM 006, GOD 018, DOM 008, LIN 026, BLE 017, LIN 029, FEL 006	SC3691, SC3696, SC3695, SC3697, SC3701, SC3726, SC3702, SC3729, SC3704, SC3705, SC3708, SC3710, SC3714, SC3716, SC3718, SC3722, SC3723, SC3699, SC3727, SC3731, SC3733, SC3724, SC3725	<p>Ecology</p> <ul style="list-style-type: none"> • When development is proposed at these sites, the presence of the waterbodies and water courses need to be taken into account. Lakes are Priority Habitats (Natural Environment and Rural Communities Act 2006) and need to be protected and enhanced. If any of them are lost during development, then their loss needs to be compensated for. • Ponds are Priority Habitats (Natural Environment and Rural Communities Act 2006) and need to be protected and enhanced. If any of them are lost during development, then their loss needs to be compensated for. • All development near small rivers should be set back at least 8m to ensure that there is a proper riparian corridor. This is a requirement of Section 117 in the National Planning Policy Framework.
Sites / paragraphs		
Warwick Wold	SC2553	Concerned about proposed traveller sites in Warwick Wold as within Area of Outstanding Natural Beauty.
BHE 014	SC2585	Concerned about loss of park and recreational area. If developed, should leave a smaller recreational area.
Context	SC2758	'Context' 1.6 and 1.7 seem to assume there is a presumption for development which may be true in some areas but not in green areas like the vast majority of Tandridge.

Local Plan: Sites Consultation - Additional Comments

Theme / Topic	Associated Comment IDs	Key Comments
1.10	SC2758, SC3345	This is an idealised view, and the plan is not going to make a difference to demand. Agree with 1.10.
1.11	SC2758, SC3235, SC3345	Infrastructure <ul style="list-style-type: none"> • Problems been caused by piecemeal development and Local Plan is proposing more of the same. • Context statement is back to front, as infrastructure might exceed land value. • Using residents concerns to justify building housing to provide infrastructure.
1.12	SC2758	This is contradictory – the outflow can either be stemmed or it cannot.
BHE 009	SC3015	Very low lying. The road floods at its low point. Very narrow with dangerous bends.
CAT 063	SC4028	Object to this site.
Factual inaccuracies	SC1540	Consultee raises a range of factual inaccuracies within the documents.

Local Plan: Sites Consultation - Additional Comments

Council's response	<p>The Council acknowledges that many comments provided general information about local areas, detailed information about evidence base documents, and opinions about many issues raised in the consultation document. These can provide useful information for informing further iterations of the Council's evidence base and as the Council progresses the Local Plan.</p> <p>With regards to local information, the Council acknowledges that infrastructure is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. The final Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out the infrastructure needed and potential sources of funding.</p> <p>In addition, many comments have focussed on the potential change in character of rural villages caused by potential development, the potential amendment of Green Belt boundaries and concerns about the impact of development on the landscape and flood risk.</p> <p>The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through a Local Plan. The Green Belt boundary is not an absolute and as a policy intervention it can move, expand and shrink within the existing policy framework. The impacts of delivering built development will always need to be balanced in the Plan against the positive contribution to be made, whether the land is located in the Green Belt or not. The Green Belt boundary would only be amended in locations where exceptional circumstances exist that justify altering the boundary.</p> <p>With regards to flood risk, it will be through continued engagement with infrastructure providers, including utility companies, Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Following the adoption of the Council's Preferred Strategy for the Local Plan, the Council will carry out more detailed work to further inform the preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.</p> <p>Ultimately it is for the Local Plan to balance competing environmental, social and economic demands, and find a sustainable solution that seeks to meet identified development needs. Since the conclusion of the Local Plan: Sites Consultation at the end of 2016, the Council has adopted a preferred strategy against which the Local Plan is being prepared, which includes allocation of a strategic site capable of delivering development based on Garden Village principles.</p> <p>The Council recognises, in accordance with the National Planning Policy Framework, that early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. In particular, the Council is fully aware of its legal requirements in accordance with the Duty to Co-operate, and continues to work closely with the public bodies subject to</p>
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Local Plan: Sites Consultation - Additional Comments

	<p>the Duty to Co-operate. Detailed comments will be discussed with individual organisation through Duty to Co-operate meetings and early engagement, prior to the next stage of consultation (Regulation 19).</p> <p>The process the Council uses to assess sites is the Housing and Economic Land Availability Assessment, which forms part of the evidence base and informs the emerging Local Plan. It effectively provides a pool of sites for consideration for allocation in the Local Plan.</p> <p>The Council uses its adopted Housing and Economic Land Availability Assessment methodology to assess sites. The Housing and Economic Land Availability Assessment methodology has been prepared in accordance with the National Planning Policy Framework and the Planning Practice Guidance. Whilst the Local Plan is being prepared, the Housing and Economic Land Availability Assessment will be reviewed regularly to ensure that the information contained within it is up to date.</p> <p>The Council notes all other comments made. This information could be useful for informing further iterations of the Council's evidence base.</p>
Action	<p>Consultation is scheduled in Summer/Autumn 2017 on potential areas for a Garden Village, as part of the Council's agreed Local Plan Preferred Strategy.</p> <p>The Council will prepare the Local Plan on reflection of all evidence based documents and carry out exceptional circumstances tests as appropriate prior to determining final site allocations.</p>