

STATEMENT OF CONSULTATION LOCAL PLAN: ISSUES & APPROACHES (REGULATION 18)

October 2016

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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 12 September 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 At the Planning Policy Committee meeting on 10 December 2015, the Council approved the Local Plan: Issues and Approaches document for public 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).
- 1.5 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 The Local Plan: Issues and Approaches consultation was the first 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.
- 1.7 Consultation on the Local Plan: Issues and Approaches document took place for 10 weeks between **18 December 2015** and **26 February 2016**.
- 1.8 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.
- 1.9 This statement sets out how the Council has undertaken the consultation on the Local Plan: Issues and Approaches 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: Issues and Approaches 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

measure 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: Issues and Approaches 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.
- 2.13 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)

- 2.14 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.
- 2.15 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.
- 2.16 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

- 2.17 On 23 June 2016, following a referendum, the United Kingdom voted to leave the European Union (EU).
- 2.18 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.
- 2.19 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

- 2.20 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 and was prepared and consulted on as part of the Regulation 18 consultation.

Duty to Cooperate (DtC)

- 2.21 In addition to the above, the Council are 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.
- 2.22 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: Issues and Approaches document for 10 weeks, between 18 December 2015 and 26 February 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 2015, a period of 10 weeks was selected to allow for any holidays which may have prevented the community and professional bodies from responding.

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 first 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 adopted Core Strategy, Detailed Policies document and Community Infrastructure Levy, were notified of the consultation. These interested parties amounted to approximately 950 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: Issues and Approaches 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:
- Leaflets sent out with the annual council tax statements
 - 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, 3,700 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: Issues and Approaches 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: Issues and Approaches 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: Issues and Approaches document included a number of general questions positioned throughout the document, in an effort to help people understand what the Council was asking for views on. The questions 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. 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

3.16 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

3.17 Streetlife.com is actively used amongst the communities of the district for the sharing of relevant information and during the consultation was often used by the public to debate elements of the Local Plan: Issues and Approaches 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 of the draft plan and invite comments.

Printed and press media

3.18 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 - 20 November 2015.
Media releases	Press pack/media release announcing consultation launch, issued to local, regional, national and specialist news titles and sent to staff, councillors, parishes, county councils and the local MP - 3 December 2015
	This was also sent out using the e-mail alert system and Twitter account to the wider public and interested parties.
	Consultation reminder – 29 January 2016
	Consultation reminder – 19 February 2016
Press briefing	Invite for a briefing to be held on 27 November 2015
Public Notices	Surrey County Border News 23 December 2015
	Surrey Mirror 24 December 2015
Press adverts	Caterham Independent - 13 January County Border News - February 2016 issue
Ridge Radio	Chairman of Planning Policy Committee and Officers took part in and question and answer broadcast. 3 February 2016 5pm – 7pm

Online

3.19 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.

3.20 A Quick Response (QR) code linking to the relevant pages for The Local Plan: Issues and Approaches 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

3.21 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	<u>Winter 2015 – Page 5</u> - Local Plan Consultation Delivered to every home in the district <u>Spring 2016 – Page 5</u> – Our Local Plan – Get the Facts. Delivered to every home in the district
Tandridge Tenants Talking	Item included in December issue of a magazine for tenants
Reception screen display at council offices	Advert displayed from 18 Dec 2015
Guide for councillors	Issued November 2015 to all councillors to help them brief residents and answer any questions
Key messages document	Issued November 2015 to all councillors to brief residents and answer any questions
Pop up stands	On display in council offices reception from 18 December 2015
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
General article	Text to assist other parties in the preparation of newsletters and information sharing including: parish councils, Tandridge Voluntary Service Council, Tandridge business newsletter, Lingfield Community News, the CR6, CR2, TN16 magazines, Neighbourhood Watch and CR3 Forum.

Text was also provided to schools for use on websites, in newsletters and other formats - 18 December 2015

Get the facts Leaflet

To set out key facts about the consultation and help with communication and clarification of key facts. Posted on the Council's website, issued to media, all councillors (district, county and parish), and posted on social media

Local Plan - get involved leaflet

Sent with council tax bills to outline next steps and how to be kept up to date and register for updates. Delivery from 9 March 2016

Officer availability

3.22 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.

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.
- 4.2 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.
- 4.3 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.
- 4.4 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 to accompany The Local Plan: Issues and Approaches Consultation and set out how the Council has sought to meet the duty so far.
- 4.5 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
Travellers	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

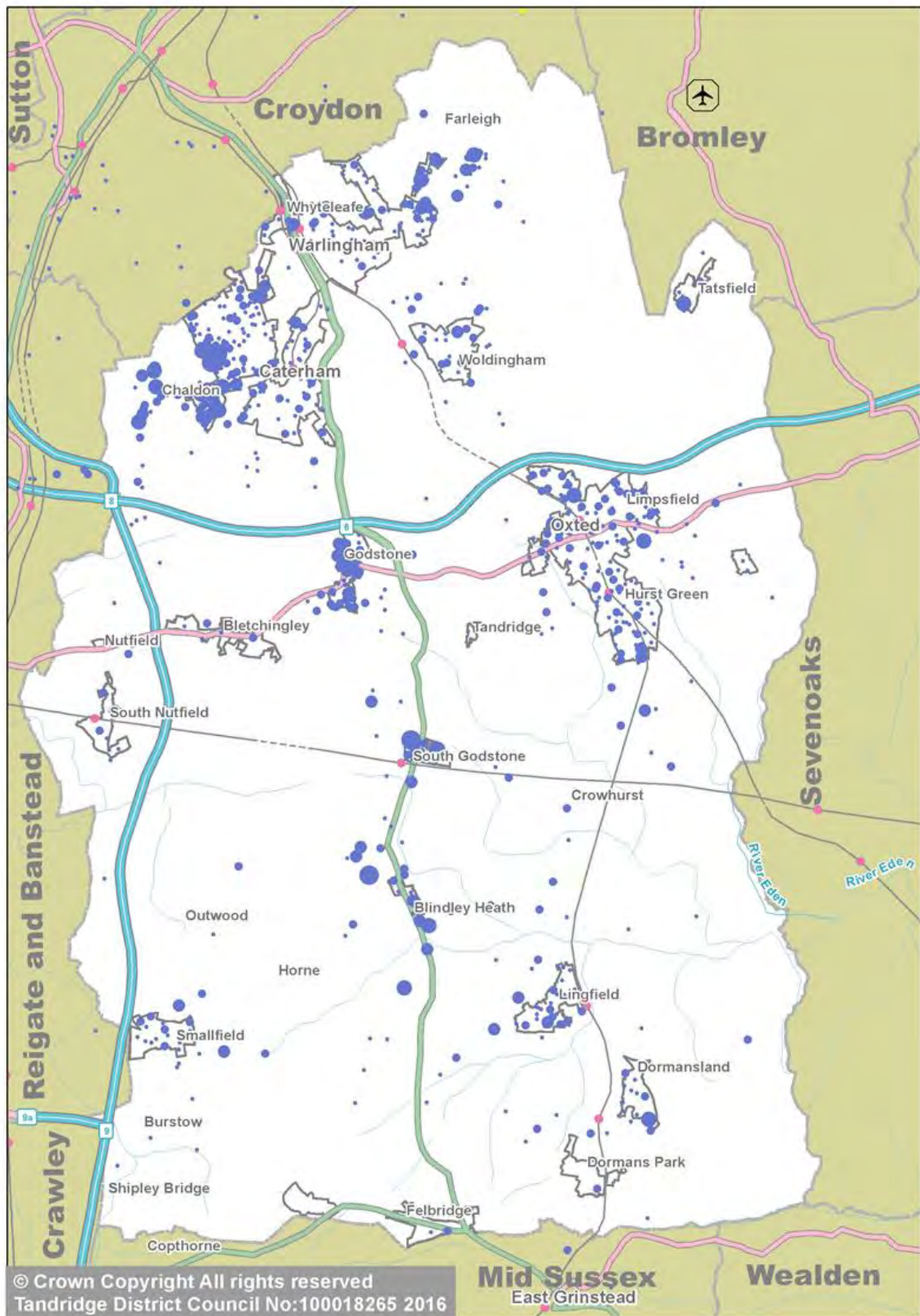
Responses received and their origin

- 5.1 Over the course of the Local Plan: Issues and Approaches consultation, **5,202 comments** were received, from **3,171 individuals and interested parties**. These figures reflect the fact that respondents predominantly submitted multiple comments.
- 5.2 Responses received were generally from individuals, but two petitions were also submitted, one of which included approximately 1,200 names and individual comments, the other had over 40 signatures against the same set of comments.
- 5.3 One other collective response was received as part of the consultation, prepared by one lead party and signed up to by 19 other parties, including parish councils, environmental groups and residents groups.
- 5.4 Of the responses received, around 3% 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.
- 5.5 The majority of comments were received from individuals and interested parties located within the district. The map² below depicts the origin of responses geographically³ 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.
- 5.6 The map also shows a concentration of responses received from around Chaldon, South Godstone, Warlingham (east) and Blindley Heath. This logically corresponds with the fact that the Approaches set out in the Local Plan: Issues and Approaches documents, presented development options in these areas that were particularly controversial.
- 5.7 Responses were also received from outside the district and even as far afield as the Midlands. 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.

³ Areas considered originated from the Housing and Economic Land Availability Assessment 2015 (HELAA), and which were deemed to be suitable and available at that point in time. Sites in the HELAA are not site allocations and are subject to the application of evidence throughout the plan-making process. Sites were used for indicative purposes.

Map 1: Origin of responses



Method of submission

5.8 Responses were received via a variety of mediums:

Format	Number of respondents	Percentage of overall responses
Email	3428	66%
Hard copy/Letter	787	15%
'Objective' - consultation portal	987	19%

5.9 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.

5.10 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

5.11 The nature of the comments received in response to the Local Plan: Issues and Approaches consultation ranged extensively in content from short and general (e.g. we do not support development at Surrey National Golf Course); through to very detailed, professionally prepared documents of over 100 pages, some of which were supported by technical studies and supplementary assessment.

5.12 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 approach.

5.13 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 an approach 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.

5.14 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.

- 5.15 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

- 5.16 The Council are 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.
- 5.17 Redaction was also necessary to obscure comments which were deemed to be unacceptable and in accordance with the Councils Statement of Community Involvement (2016) any comments which were received and considered to be offensive, and/or in breach of the Equalities Act 2010, were disregarded and not accepted.
- 5.18 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.
- 5.19 Of all the comments received within the formal consultation period, only eleven comments (approximately 0.2% of all comments submitted) were not considered to be valid in their entirety and have not been published. Three of these were removed following the request of the respondent to withdraw them; two had not been written by the person the comment had been attributed to and six comments 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?

- 5.20 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.
- 5.21 Comments received often objected/supported and related to the same points, frequently duplicating other responses verbatim and/or overlapping. As such using a summary and response approach 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.

- 5.22 In terms of the Council's responses, these have been written to clarify matters, answer questions, direct respondents to relevant information and identify where points have led to further actions for the plan-making process. The Inspector will be interested in the themes emerging from the consultation, then the summary comments and responses. The Inspector would also, should he wishes, have access to hard copies of all the consultation responses.
- 5.23 The Council's response and need to take subsequent actions is proportionate to the stage of the Local Plan preparation. The Council is at the beginning 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.
- 5.24 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

- 5.25 All valid comments (see para 5.16 – 5.19), 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.
- 5.26 Please note the Council's responses to the comments are not viewable using the consultation portal, and can only be viewed in this Statement.

By name

- 5.27 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.
- 5.28 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.

Comment ID	Summary of Comment	Council's Response	Action Required
Supporting The Vision 19, 50, 87, 119, 228, 176, 518, 934, 3353, 3355, 3356, 3358, 3359, 3360, 3361	Supports the Vision and hopes it comes to fruition across the whole of the Council's area.		

5.29 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 question and topic/theme

5.30 For those wishing to concentrate on the content of comment made whether that is relating to a specific question, theme or topic; responses can be navigated in this way. Appendix 4 is initially set out by Question number (1-6), initially and then broken down into sub-heading reflective of the theme of the comment being made.

5.31 Some themes traverse questions, and may be covered in multiple locations. For example, there are comments relating to Infrastructure on all six questions, and it is appropriate to consider them in each of these locations and in the context in which they are being made.

5.32 Respondents will be familiar with the questions they have responded to, however, where comments were received without any affiliation to a specific question, the Council have input the comment where it is most relevant. For example, if a comment relates to the 'Issues' set out in the document, it will have been considered under Question 1.

5.33 Set out below are the questions that were asked in the Local Plan: issues and approaches document:

- **Question 1 - Asks what you think about the issues - Section 7, page 23**
- **Question 2 - Asks what you think about the objectives - Section 8, page 26**
- **Question 3 - Asks what you think about the vision - Section 9, page 28**
- **Question 4 - Asks what you think about the delivery strategies - Section 11, page 40**
- **Question 5 - Ask what you think about the policies - Section 12, page 66**
- **Question 6 - Asks if you have any other comments - Section 15, page 74.**

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

Comment Summary

5.35 The predominant themes and comments are set out below, and it is emphasised that this is not exhaustive and are in no particular order. The Council have utilised the themes of the Local Plan: Issues and Approaches document, such as health and wellbeing and infrastructure, as a guide for the summaries but it is acknowledged that there will be inevitable overlaps.

5.36 The full set of comments is set out in the Appendix 4, and Appendix 6 highlights key statistics in terms of comments made against specific questions:

Economy and Tourism	Permitted development rules have caused a high loss of valuable office space, particularly in the Caterham area
	Poor broadband connection has a negative impact on rural businesses
	There should be a business/science park in the district
	High-skilled employment should be supported, and those with high-skills represent a large part of the demographic of the area and should be recognised as a good thing.
	Need to be aware of Gatwick as an asset to the district in terms of access to employment and supporting local business
	Tandridge is not an area for tourism
	Unrealistic to think that employment in the area will grow by a third
	The Green Belt and an aging population are barriers to economic growth but this is seen as both a positive and negative for the area.
	Should make better use of existing employment sites and seek to protect them.
	Underused and vacant business premises should be redeveloped for housing to avoid greenfield/belt loss
	The District is not a place for business, and the majority of workers travel into London and elsewhere for employment. No need to provide additional employment space.
	Employment provision is too high and detrimental to the Green Belt
	There should be focus on improvements to sectors other than tourism
	Rural economy needs to be supported
	Recognition should be given to farming and agriculture
	More employment opportunities are needed and in sustainable locations
Housing	Opposition to the level of housing needed in the District and the way in which the Objectively Assessed Housing Need was derived
	Opposition to any housing delivery in the district
	The identified Objectively Assessed Need is not high enough as it hasn't had proper regard to the need for affordable homes and market-signals
	Support for more homes in the district, particularly affordable properties and those suitable for downsizing, first-time buyers and families
	Opposition to affordable homes in certain areas of the district
	Concerns that new development would impact upon quality of life and property prices
	Views that it was not appropriate for the district to accommodate growth from London, or meet housing needs other than local need
	Need to consider Approach 6 (urban extension/new settlement) in more detail as a way to assist in meeting needs
	Support for Green Belt release to assist in meeting development needs
	Opposition to the consideration of any approach which would result in the release of Green Belt land
	Desire to maintain the approach of the Core Strategy as set out in approach 2a

	Views that homes are only being proposed to enable the Council to gain financial incentives such as New Homes Bonus
	Support for brownfield land to be used as both a priority and as the only land which should be considered as suitable for development
	Traveller needs should not be a council priority
	The needs of travellers are not suitably catered for in the document
	The wider housing crisis issue in the south east and further should be dealt with at a national level which may result in needs being met elsewhere other than in the south east
Environment and Landscape	Views that the Area of Greater Landscape Value (AGLV) should continue to be protected
	Views that the Area of Greater Landscape Value (AGLV) should not be considered due to its outdated designation since the revocation of the Surrey Structure Plan
	Views that the rural nature of the district should be protected
	Concerns about the impact of development on the Areas of Outstanding Beauty
	Support for considering the Areas of Outstanding Natural Beauty as a constraint to development in determining the options
	Development will impact on the landscape and ecological value of the district
	Need to consider wildlife and protected species
	Need to consider environmental designations such as ancient woodland and Sites of Special Scientific Interest (SSSI)
Town Centres, Retail & Leisure	Caterham town centre needs to provide a better range of facilities and shops
	Parking in town and village centres is insufficient and a barrier to the use of the facilities at these locations and does not support businesses
	There needs to be more retail and leisure facilities in town and village centres
	The impact of online shopping needs to be fully recognised that shops are not used in the same way anymore
	Online shopping has had a negative impact upon shops and their needs to be more of them for people to use
	Lingfield has suffered from a loss of retail
	The district is not a place for shopping and leisure and can't compete with places like Crawley, Reigate, Croydon and East Grinstead
	Town centre employment opportunities have been negatively impacted by permitted development rules
Health and Wellbeing	Opposition to the prospect of losing any open spaces
	Identified the need to undertake a more thorough open space assessment
	Identified a need to look at cemetery and allotment provision
	The need to consider air quality and potential negative impacts of Gatwick expansion and new development
	There is a need for more leisure facilities including a swimming pool other than in Oxted
	Not enough facilities for young people
	The aging population will place more pressure on health facilities which cannot currently cope and would need improvement
	The rural nature of the district and Green Belt are vital to the health and wellbeing of residents and gives access the countryside and open space
	Allotments should not be built on

	No consideration has been given to the need for cemeteries.
Design, heritage and Climate	Concerns that flood risk had not been properly taken into account
	Recommendation to make provision for centralised energy
	Concerns that new development would generate poor design and contribute negatively to existing character
	High density development is not appropriate in Tandridge and would generate negative social behaviours and be poorly designed
	High density development should be promoted to limit the need for greenfield/belt development and is appropriate near commuter hubs and public transport connections
	Heritage is not an 'issue' but something that should be recognised as a positive
	There is not enough emphasis on heritage assets and their protection.
	Insufficient consideration of how the effects of climate change can be exacerbated by development
	Recommendation to include a policy which commits the Council to undertaking a review of all Conservation Areas and preparing Conservation Area Appraisals
	Views that infrastructure could not be improved without additional development
Infrastructure	Concerns over the impact of development on already struggling infrastructure, specifically schools, roads and GP surgeries
	Comments which felt that infrastructure needed to be considered before consultation should have taken place
	Views that where development did take place infrastructure would need to be provided up front
	Views that the only way infrastructure improvements would be delivered by allowing for more development
	Criticism of the engagement which took place with GP surgeries and the gathering of information which fed into the Infrastructure Baseline Study
	Concern that the Council could only do so much to guarantee infrastructure delivery and that working with providers was not enough
Other	Views that the Issues and Approaches document did not reflect the nature of the district as a dormitory area, and comments that it was becoming increasingly dormitory
	Views that Caterham and the northern area of the district had been the ongoing focus for development and could not accommodate further growth
	There should be a distribution of development across the district
	That development should be directed to the southern areas of the district
	That development should continue to be directed to the 'inset' areas of Oxted and Caterham
	Opposition to specific sites, in particular: Blindley Heath (BHE 007 Blue Anchor Farm), Surrey National Golf Course in Chaldon (CAT 039), Yorke Gate (CAT 054) Roffes Lane (CAT 042) in Caterham and Posterngate Farm (SGOD 005) at South Godstone and Land North of Greenhill Lane, Warlingham (WAR 008)
	Criticism that Approach 1 should not have been included as an approach as it represents the baseline position
	The need to promote and recognise the role of Neighbourhood Plans
	Disagreement with the make-up of the tiers set out in the Settlement Hierarchy
	Disagreement with the Green Belt Assessment and how it was carried out

and views that it does not comply with national policy
Disagreement with the conclusions of the Housing and Economic Land Availability Assessment (HELAA) and views that it does not comply with national policy
Criticism of the consultation process in terms of the availability and accessibility of information, the technical nature of the documents and the length of the consultation
Recommended alterations to issues, objectives and the vision; and additions to the glossary
Criticisms that the website and consultation portal were difficult to use
Support for Approach 5 as being the only strategy which seeks to meet the Objectively Assessed Housing Need as set out in national policy
Views that the Issues and Approaches consultation was flawed
The 'issues' as set out include statements of fact which are not necessarily negative, but a key characteristic of the district, such as 94% Green Belt
The 'vision' is generic and unachievable, that it conflicts with the objectives and that the approaches set out within the document would not support the vision as written
That the Issues and Approaches document does not consider the sustainability of sites and the role of sustainability in considering the Green Belt. Development should be focused in the most sustainable locations.

The Actions

5.37 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.

5.38 The actions set out below summarises the key actions stemming from the analysis of the comments and that the Council must action in the plan-making process. This list does not include the consideration of matters that would occur as part of the normal plan making process, although these may have been highlighted as actions in the summaries:

- The need to undertake a site-based consultation, prior to determining the preferred strategy to be included in the Local Plan. This is in response to the comments which objected to, supported, requested and provided further information on specific sites;
- The need to consider current open spaces more fully and explore other typologies to include cemeteries and allotments;
- The need undertake further work and consultation to explore the idea of a new settlement or urban extension (Approach 6) as a reasonable alternative which could assist with meeting development needs;
- To ensure that the plan to be submitted has regard to farming, agriculture and the rural economy;
- To improve how consultation is carried out, particularly in terms of the clarity and terminology used in documents and to make them more accessible to those with an interest;
- To consider whether there is a need to 'safeguard' land for beyond the plan-period

- and the mechanisms and justification for doing this;
 - To ensure that the Local Plan to be submitted is accompanied by, and reflective of, any necessary updates to evidence to accord with the requirements of National policy, such as the Strategic Housing Market Assessment which will need to reflect the most up to date demographic position at the point of submission
 - Amendments to Issues, Objectives and the Vision of the plan to be submitted; and
 - Additions to be made to the Glossary.
- 5.39 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;
 - 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 flooding.
- 5.40 One action which has already been taken and in preparing this Statement, is in response to the number of comments received, and questions raised on the Strategic Housing market Assessment (SHMA) and Objectively Assessed Housing Need (OAN). The Council has sought specialist advice on relevant comments, some of which were highly technical, to ensure that responses were appropriately detailed and Appendix 5 includes a specific and detailed paper, prepared by NMSS, to address this.

Future Consultation

- 5.41 The Council recognise that comments and criticism was raised about how the consultation was conducted, and will seek to make future consultation as effective as practicably possible, whilst ensuring that it meets consultation requirements. Consultation will be carried out in a proportionate manner.
- 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. 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 and 5);
 - Met with representatives of Parish Councils to discuss what went well and what could be done better (Appendix 2);
 - 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 note 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 hasn't 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 adopted Local Development Scheme (2016), the next consultation scheduled to take place is the Local Plan: Sites Consultation, where interested parties will once again be invited to get involved and have their say.

APPENDICIES

Appendix 1 Notification and promotional information

CONSULTATION LETTER – GENERAL & STATUTORY CONSULTEE BODIES



Dear Sir or Madam

RE: Issues and Approaches – Local Plan Regulation 18 Consultation

What are we consulting on?

Tandridge District Council is in the early stages of preparing a Local Plan which, once adopted, will set out the vision for the district for the next 20 years and provide a framework for the future improvement, development and local protection of the area and Green Belt. The Council is at an early stage in the plan-making process and have prepared an Issues and Approaches document for public consultation which we are seeking your views. Your input is important and the outcome of the consultation will contribute to the development of the Local Plan going forward.

This [Issues and Approaches](#) document sets out a variety of approaches and potential delivery strategies which could guide development in the future. The consultation period will take place for 10 weeks from **18th December 2015 to 26th February 2016**.

The consultation seeks the views on all aspects of the Issues and Approaches document as well as a variety of other [technical studies](#) which are published alongside it.

Where can I view the documents?

The Issues and Approaches documents and associated technical studies can all be viewed on the [Council's website \(www.tandridge.gov.uk/localplan\)](http://www.tandridge.gov.uk/localplan). In addition, hard copies of the documents can be viewed at; Reception of the main Council Offices (Tandridge District Council, Council Offices, 8 Station Road East, Oxted, Surrey, RH8 0BT) and in each of the [libraries](#) in the District.

How to comment

You can send us your comments using the Council's online consultation portal, [Objective](#), which allows you to access the Issues and Approaches document and comment on the questions which is of most relevance to you. The last page of the consultation document sets out where the questions are within the document.

To make use of the Objective system, you will be required to set up an account to ensure the Council can associate comments with relevant parties and individuals. The Council cannot accept anonymous comments and need to be able to verify the origin of responses with a name and contact address (preferably email), for it to be accepted as valid. Further, the Council cannot guarantee the anonymity of respondents as comments received form part of the evidence base for the wider Local Plan and will be publically available for examination purposes.

Following this consultation and to comply with the principles of the Data Protection Act, the Councils existing Local Plan database will no longer be utilised to contact parties regarding Local Plan matters. This administrative shift ensures that the Council has the most up to date information and does not contact those that do not wish to be kept informed. As such, if you wish to remain involved in the Local Plan process and continue to receive correspondence on planning policy matters, you will need to create an account even if you do not wish to make comments as part of this consultation. Please note that anyone can set up an account and at any time. To register, please follow the short guide on the Council's website (www.tandridge.gov.uk/localplan).

The Council will also accept comments submitted and received within the formal consultation period (18th December 2015 – 26th February 2016), via:

- email to localplan@tandridge.gov.uk, and
- by post to: Planning Policy, Tandridge District Council, Council Offices, 8 Station Road East, Oxted, Surrey, RH8 0BT

For the benefit of sustainability, the Council recommend and encourage the submission of comments using electronic methods.

Next steps

This is the first stage of public consultation for the Councils Local Plan and no decisions have been made. The Issues and Approaches document **does not**:

- Change current planning rules,
- Alter Green Belt boundaries,
- Identify a preferred location for development, or
- Change current boundaries of towns and villages.

Following the closure of this consultation on **26th February 2016**, responses will be analysed and taken into account alongside additional technical work and liaison with partners such as infrastructure providers. A further document is currently scheduled to be publically consulted upon in 2016. Please ensure you set up your online account on the Council's consultation portal to ensure we can keep you informed.

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

Kind Regards,

Sarah Thompson

Head of Strategic Planning Policy

PRESS NOTICE

A public notice was published in the County Border News on 23 December 2016 and the Surrey Mirror on Thursday 24 December 2015. An example of this advertisement is included below:

TANDRIDGE DISTRICT COUNCIL **Tandridge Local Plan – Issues and Approaches** **– Regulation 18 consultation**

Tandridge District Council is consulting on the Issues and Approaches document which forms the first stage of formal consultation on the new Local Plan. This consultation accords with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Localism Act 2012.

The Local Plan will set out the Council's vision for the next 20 years and will help shape the future of the District by setting out policies that guide the development of homes and businesses protect our important green spaces, landscapes and historic character, while also seeking to provide for the needs of all our communities.

The Issues and Approaches document will be accompanied by a Sustainability Appraisal and Strategic Environmental Assessment, 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 & Species Regulations 2010.

Consultation will take place for 10 weeks between **18 December 2015 and 26 February 2016**.

All associated documents are available online and paper copies are available to view at the Council offices - Tandridge District Council, The Council Offices, Station Road, Oxted, Surrey, RH8 0BT and in libraries across the district.

Formal comments can be submitted:

- Online at: <http://consult.tandridge.gov.uk/portal/>
- Email to localplan@tandridge.gov.uk

All comments must be received by midnight on **26 February 2016**. All comments received will be public information. **Any responses received later than the 26 February 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: 23rd December 2015



3 December 2015 (GV.0112)
(1/2)

Help shape the future for Tandridge - public consultation on new Local Plan

Tandridge District Council is calling on those with an interest in the area to help shape its future by taking part in public consultation on approaches to the new Local Plan.

The final Local Plan will set out the vision for the district for the next 20 years and provide a framework for the future improvement, development and local protection of the area and Green Belt. In this work, Tandridge District Council knows how important the openness of the district is to residents and is committed to protecting its green spaces in the long term.

The Council is in the early stages of preparing the Local Plan and consultation is an important part of this process. Following approval by the Planning Policy Committee on Thursday 10 December, the initial 10 week consultation, running from 18 December 2015 to 26 February 2016, will seek responses to a range of approaches the Plan sets out, that take into account future housing, employment, business and leisure needs.

As part of the consultation views are being asked for on:

- A range of possible approaches to meeting the area's needs over the next 20 years
- Whether all development needs can be met within Tandridge
- Affordable local housing
- The local environment, its greenness and openness
- The amount of schools, doctors and transport needed in future
- A range of other challenges facing the area.

David Weightman, Chairman of the Planning Policy Committee, said: "Our evolving Local Plan allows local people to have a say on setting local planning policies. This gives us some control over how our area grows and develops in future and how we protect it. Although Tandridge District Council prepares the Local Plan and keeps it up to date, it's important that anyone with an interest takes part in helping to create it.

Without a Local Plan, future development would be decided solely in line with the National Planning Policy Framework. By consulting on and creating our Local Plan, our future planning policies can reflect the things that are important to those living and working in our district.

"More follows"

(2/2)

So if you have an interest in our district, please help shape its future - give your views as part of this consultation.”

The full draft Local Plan is available on the council’s website www.tandridge.gov.uk/localplan. Those wishing to comment can do so by registering and commenting online.

“Ends”

For more information contact Giuseppina Valenza, Head of Communications, on 01883 732704.

Party spokesmen: Councillor Gordon Keymer CBE (Con) 01883 717363 and Councillor Jeremy Pursehouse (Lib Dem) 01883 623025

Notes to Editors

1. The full Local Plan can be viewed and downloaded from www.tandridge.gov.uk/localplan.
2. The Local Plan for Tandridge will provide a framework for the future improvement, development and local protection of our area and the Green Belt, taking into account future housing, employment, business and leisure needs. It will also have specific objectives, informed by:
 - The issues facing Tandridge.
 - National planning policy.
 - Neighbourhood plans.
 - Evidence from a wide range of assessments.
 - Community and other feedback gathered through formal consultation.
3. The Local Plan first phase consultation:
 - Will not change current planning rules.
 - Will not change the boundaries of our towns and villages.
 - Will not change the protection of the Green Belt or put the Green Belt at additional risk.
 - Will not set where new building will take place nor how much there will be.
4. Creating a Local Plan is done by following a legally set-down process. The key dates in the creation of the Plan, including two rounds of public consultation, are:

Event	When
Evidence gathering and production of a draft Local Plan	By December 2015
First formal public consultation on the draft Local Plan	18 December 2015 to 26 February 2016
Updating of draft Local Plan	Summer 2016
Second formal public consultation on the	Autumn 2016-Winter 2016

revised draft Local Plan	
Examination by the government's independent Planning Inspectorate	Summer 2017
Adoption of the Local Plan	Winter 2017

29 January 2016 (GV.0501)
(1/2)

Tandridge draft Local Plan consultation – four weeks left to take part

The initial consultation on the draft Local Plan for Tandridge closes on 26 February 2016. Anyone with an interest in the area has four weeks left to give their views to the District Council on various possible approaches to how the area is improved, developed and protected.

The final agreed Local Plan will set out the vision for the district for the next 20 years and provide a framework for the future improvement, development and local protection of the area and Green Belt. The Council knows how important the openness of the district is to residents and is committed to protecting its green spaces in the long term.

The Council is asking for views on:

- Affordable local housing.
- The number of schools, doctors and type of transport needed in future.
- The local environment, its greenness and openness.
- How the area's needs are met over the next 20 years.
- The availability of business premises and local workforce.
- Any other challenges facing the district.

This consultation:

- Will not change the protection of the Green Belt or put the Green Belt at additional risk.
- Will not set where new building will take place nor how much there will be.
- Will not change current planning rules.
- Will not change the boundaries of our towns and villages.

David Weightman, Chairman of the Planning Policy Committee said: "Please help shape our area's future. If you have an interest in Tandridge it's important you take part in our consultation running until 26 February."

"more follows"

(2/2)

Visit www.tandridge.gov.uk/localplan to register and have your say, e-mail localplan@tandridge.gov.uk or write to Local Plan Consultation, Tandridge District Council, Council Offices, 8 Station Road East, Oxted RH8 0BT.

"Ends"

For more information contact Giuseppina Valenza, Head of Communications, on 01883 732704.

Party spokesmen: Councillor Gordon Keymer CBE (Con) 01883 717363 and Councillor Jeremy Pursehouse (Lib Dem) 01883 623025.

Notes to editors

1. The full draft Local Plan can be accessed on the Council's website www.tandridge.gov.uk/localplan.
2. The draft Local Plan will provide a framework for the future improvement, development and local protection of the area and the Green Belt, taking into account future housing, employment, business and leisure needs. It will also have specific objectives, informed by:
 - The issues facing Tandridge.
 - National planning policy.
 - Neighbourhood plans.
 - Evidence from a wide range of assessments.
 - Community and other feedback gathered through formal consultation.
3. Creating a Local Plan is done by following a legal process. No decisions on the plan have been made and won't be until after the second round of consultation, which is likely to take place in summer 2016. The Plan will be completed by the end of 2017.

19 February 2016 (GV.0502)
(1/2)

Tandridge draft Local Plan consultation – one week left to make comments

There is just one week left, of the 10 week consultation, for anyone with an interest in the area to give their views on the draft Local Plan for Tandridge. The consultation will close at midnight on 26 February 2016.

The final agreed Local Plan will set out the vision for the district for the next 20 years and provide a framework for the future improvement, development and local protection of the area and Green Belt. The Council knows how important the openness of the district is to residents and is committed to protecting its green spaces in the long term.

The Council is asking for views on:

- Affordable local housing.
- The number of schools, doctors and type of transport needed in future.
- The local environment, its greenness and openness.
- How the area's needs are met over the next 20 years.
- The availability of business premises and local workforce.
- Any other challenges facing the district.

David Weightman, Chairman of the Planning Policy Committee, said: "We have already had a large number of comments which is very encouraging and are busy processing these. If you have an interest in Tandridge there's still time to make your views known. Please make sure you do this by midnight on Friday 26 February."

Visit www.tandridge.gov.uk/localplan to register and have your say, e-mail localplan@tandridge.gov.uk or write to Local Plan Consultation, Tandridge District Council, Council Offices, 8 Station Road East, Oxted RH8 0BT.

There will be further consultation on the plan as it develops. Residents and businesses can get involved and have their say by:

"More follows"

(2/2)

- Registering on the consultation portal to receive e-mail updates <http://consult.tandridge.gov.uk/portal/>.
- Sending an e-mail address to localplan@tandridge.gov.uk so it can be added to the updates list.

- Writing to Planning Policy, Council Offices, 8 Station Road East, Oxted RH8 0BT or calling 01883 722000 with a postal address to receive updates.

“Ends”

For more information contact Giuseppina Valenza, Head of Communications, on 01883 732704.

Party spokesmen: Councillor Gordon Keymer CBE (Con) 01883 717363 and Councillor Jeremy Pursehouse (Lib Dem) 01883 623025.

Notes to editors

1. The consultation started on 18 December and will close on 26 February at midnight.
2. The full draft Local Plan can be accessed on the Council's website www.tandridge.gov.uk/localplan.
3. The draft Local Plan will provide a framework for the future improvement, development and local protection of the area and the Green Belt, taking into account future housing, employment, business and leisure needs. It will also have specific objectives, informed by:
 - The issues facing Tandridge.
 - National planning policy.
 - Neighbourhood plans.
 - Evidence from a wide range of assessments.
 - Community and other feedback gathered through formal consultation.
4. This consultation:
 - Will not change the protection of the Green Belt or put the Green Belt at additional risk.
 - Will not set where new building will take place nor how much there will be.
 - Will not change current planning rules.
 - Will not change the boundaries of our towns and villages.
5. Creating a Local Plan is done by following a legal process. No decisions on the plan have been made and won't be until after the second round of consultation, which is likely to take place in summer 2016. The Plan will be completed by the end of 2017.
6. We are making comments we have received so far available on the consultation website http://consult.tandridge.gov.uk/portal/planning_policy/local_plan_-_ia/local_plan_-_issues_and_approaches?tab=list. Not all the comments received will be visible yet, or published in order as they all have to be processed and this takes time.



15 March 2016 (GV.0503)
(1/1)

Draft Local Plan – what next?

The first consultation for the draft Local Plan, which will set out the vision for the district for the next 20 years and provide a framework for the future improvement of the area, while protecting the Green Belt, closed at the end of February.

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.

A second consultation will take place later this year. 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.

Chairman of the Planning Policy Committee, Councillor David Weightman, said: "Thank you to everyone who made comments during this first consultation. The Council knows how important the openness of the district is to residents and is committed to the long term protection of its Green Belt, so please make sure you sign up to be kept up to date."

"Ends"

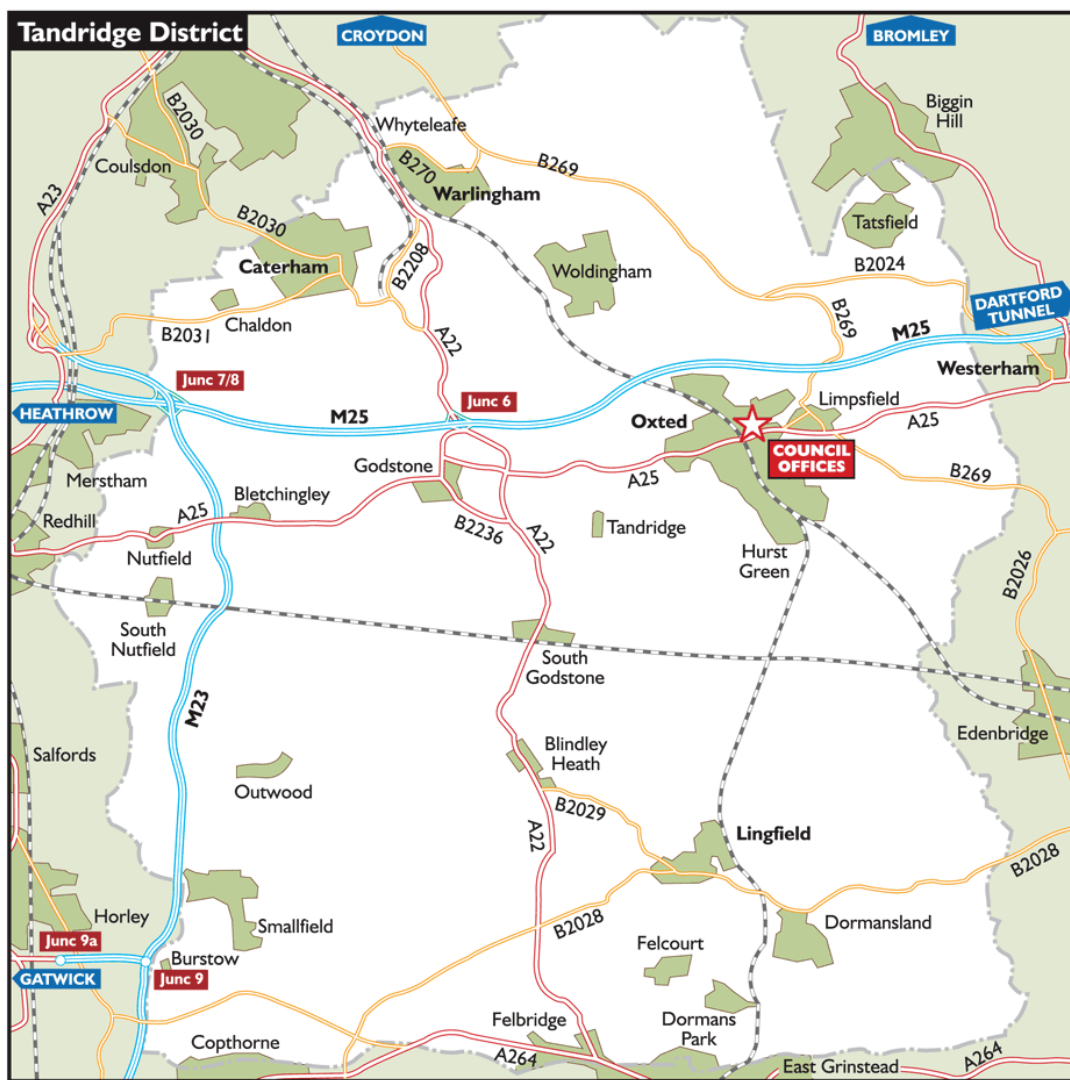
For more information contact Giuseppina Valenza, Head of Communications, on 01883 732704.

Party spokesmen: Councillor Gordon Keymer CBE (Con) 01883 717363 and Councillor Jeremy Pursehouse (Lib Dem) 01883 623025.

Key Facts document

Public consultation on our Local Plan – Key Facts

1. Setting the scene



- Tandridge is a large, mainly rural district covering some 110 square miles.
- Although close to London, the district is very rural with over 94% covered by Green Belt. Just under a third is open space or woodland, while over half is in agricultural use.
- It is a district of contrasts with busy commuter towns and leafy villages.
- It has a population of over 85,000 people

- Most residents (71.6%) commute outside the district to work. Approximately 12,500 residents commute to the Greater London area.
- The three largest areas of employment in the district are wholesale and retail trade (15.7%), education (13%) and construction (12.9%). The workforce of the district are generally highly skilled, with 30.8% of residents employed in managerial, senior or professional occupations.
- Over 73% of 65+ year olds own their home outright; since 2001 there has been a fall in the number of 20-35 year olds that own a home in the district.
- There are more than 2,500 businesses.

2. Key issues

The key issues facing the Tandridge district and listed in detail in the draft Local Plan relate to:

- Economy and tourism
- Housing
- Town centres, retail and leisure
- Health and wellbeing
- Design and safety
- Climate change
- The natural environment
- Heritage
- Flooding
- Infrastructure.

The draft Local Plan suggests ways the area can respond to these issues. It also includes details of the existing national, sub-national, county, sub-region and local strategies – for example the National Planning Policy Framework, the Strategic Economic Plan (Coast to Capital Growth Deal), Surrey Rural Strategy, East Surrey Housing Strategy etc – reviewed and considered in developing the different approaches.

3. Approaches

The draft Local Plan outlines a vision for the district for the next 20 years and puts forward six different approaches to achieving this. It also invites suggestions for additional approaches. In summary, the proposed approaches are:

Approach 1: Is all development that has been built or been granted planning permission since 2013 and sets a baseline for what would happen if no more development happened.

Approach 2A: Residential: Approach 1 + sites within the existing urban areas in the district (Caterham, Oxted, Smallfield, Lingfield, Woldingham). Commercial: Intensification of existing

employment sites within the urban areas.

Approach 2B: Residential: Approach 1 + sites within the existing urban areas in the district built at a higher density (70dph). Commercial: Intensification of existing employment sites within the urban areas.

Approach 3: Residential: Approach 1 + Approach 2 + sites that are currently in the Green Belt around the main urban settlements and large rural service settlements (these settlements are Oxted (including Limpsfield), Caterham (including Caterham on the hill and Caterham Valley), Warlingham, Whyteleafe, Smallfield, Lingfield and Godstone). Commercial: Intensification of all employment sites within the district.

Approach 4: Residential: Approach 1 + Approach 2 + sites that are currently in the Green Belt around the rural service settlements and limited service settlements (these settlements are Bletchingley, Woldingham, South Nutfield, Dormansland, South Godstone, Tatsfield, Blindley Heath, Limpsfield Chart, Nutfield, Felbridge and Old Oxted). Commercial: Intensification of all employment sites within the district.

Approach 5: Residential: Approach 1 + Approach 2 + Approach 3 + Approach 4 (this scenario is based on maximum capacity). Commercial: Intensification of all employment sites within the district.

Approach 6: A large urban extension

The full draft Local Plan including details of each approach can be found at www.tandridge.gov.uk/localplan from 18 December 2015 onwards.

4. The consultation

The first phase of making the Plan is about consultation and not decision making. The consultation runs from 18 December 2015 until 26 February 2016 and will ask for views on:

- A range of possible approaches to meeting the area's needs over the next 20 years
- Whether we can meet all our development needs within Tandridge
- Affordable local housing
- Our local environment, its greenness and openness
- The amount of schools, doctors and transport we will need in future
- A range of other challenges facing our area.

The first phase consultation:

- Will not change current planning rules
- Will not change the boundaries of our towns and villages
- Will not change the protection of the Green Belt or put the Green Belt at additional risk
- Will not set where new building will take place not how much there will be.

To take part, those interested should download the draft Local Plan available from 18 December at www.tandridge.gov.uk/localplan and register on the consultation website to be able to comment. The website includes a guide to show how to register.

5. Timeline

Creating a Local Plan follows a legally set-down process. The key dates in the creation of the Plan, including two rounds of public consultation, are:

Event	When
Evidence gathering and production of a draft Local Plan	By December 2015
First formal public consultation on the draft Local Plan	18 December 2015 to 26 February 2016
Updating of draft Local Plan	Summer 2016
Second formal public consultation on the revised draft Local Plan	Autumn 2016-Winter 2016
Examination by the government's independent Planning Inspectorate	Summer 2017
Adoption of the Local Plan	Winter 2017

Our Local Plan consultation



We want your views

**Visit our website between
18 December 2015
and 26 February 2016
to find out more and
have your say.**

www.tandridge.gov.uk/localplan

***Tandridge*
District Council**



Have your say on our Local Plan

We want your views on the first draft of our
Local Plan - Issues and Approaches.



The public consultation is open
until 26 February 2016 and it's
important that anyone with
an interest takes part.

The agreed Plan will set
out the vision for our
district for the next 20
years.

For more information visit:

[www.tandridge.gov.uk/
localplan](http://www.tandridge.gov.uk/localplan)

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Local Plan consultation



Help shape
Tandridge by
having your
say on our
draft
Local Plan

[www.tandridge.gov.uk/
localplan](http://www.tandridge.gov.uk/localplan)

Consultation
from 18 December
to 26 February
2016.



Tandridge
District Council

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. The top navigation bar is green with the council logo and links for Accessibility, Privacy, Local Area, Search, and Contact Us. Below this is a search bar and a 'Login / Register' link. An arrow points to this link. The main content area has a 'Welcome to Tandridge's Consultation Portal' message and a list of consultations. The list includes titles like 'Local Plan: Review and Approvals', 'Wendlingdon Neighbourhood Plan', and 'Tandridge Local Plan part 2: Detailed Policies'. Each entry shows a 'Start' and 'End' date and a 'Status' (e.g., 'Open', 'Closed', 'Not open').

Consultation	Start	End	Status
Local Plan: Review and Approvals	19/12/15 09:00	20/02/16 11:00	Open
Wendlingdon Neighbourhood Plan	21/06/15 09:00	20/06/16 09:00	Closed
T&A	12/06/15 09:00	12/06/15 09:00	Closed
Tandridge Local Plan part 2: Detailed Policies	20/07/14 11:00	10/07/14 11:00	Not open
Tandridge District Council Strategy	19/12/15 09:00	19/12/15 12:00	Not open

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

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

Tandridge District Council: Consult Registration

consult@objective.co.uk

Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Date: Thu 15/12/2016 12:16

To: localplan



Dear Mr A Example

You are now registered on the Tandridge District Council Consult system.

In order for your account to be activated please click the following link:

<http://tandridge-consult.limehouse.co.uk/common/activate.jsp?aid=A13BD1FF-D5DC-316F-A518-BFF1254E3183>

If the link appears to be broken, please try copying the entire link into the address bar on your web browser.

This e-mail has been automatically generated by the Consult software.

The information contained in this e-mail or in any attachments is confidential and is intended solely for the named addressee only. Access to this e-mail by anyone else is unauthorised. If you are not the intended recipient, please notify the administrator and do not read, use or disseminate the information. Opinions expressed in this e-mail are those of the sender and not necessarily the

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.



Post Code:

Language, Time Zone

Country:

Language:

Time Zone:

Other Contact Details

Phone Number:

Mobile Phone Number:

Fax Number:

Method of Contact:

Contact Preferences

Receive email notifications about new consultation events? ☒ Yes ☐ No

Send Me Emails Using ☐ Plain text format ☒ HTML format

Send Me An Email ☒ Daily ☐ 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.



Tandridge District Council

Consultations Home

Site Tour

Finish

Once you click 'OK' you will be redirected to the Objective front page where you can access the document you wish to make comments on. See Step 10, next.

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.

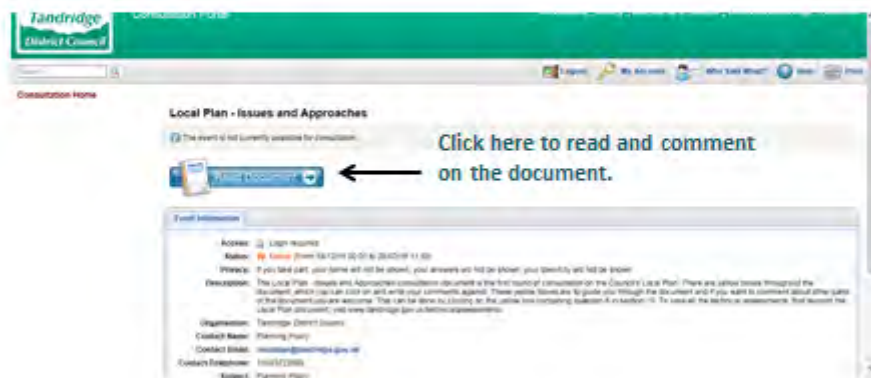
If you forget your username or password, you can click forgotten username or password and the system will send you a reminder or a new password.

Step 10: Select the Local Plan – Issues and Approaches document



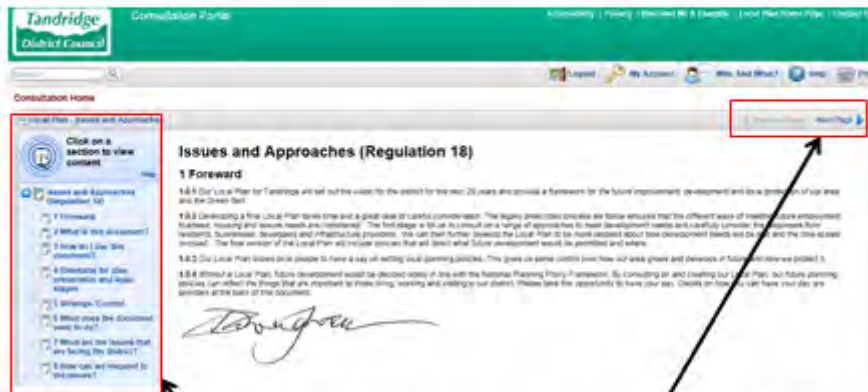
Click on the document.

Step 11: Accessing the document content to make your comments



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 Issues and Approaches document can seem quite technical, so in order to help people to make comments we have provided some key questions to help. These questions form the basis on where you can access the online function to comment which are generally situated at the end of each section starting from Section 7- what are the issues facing our District?

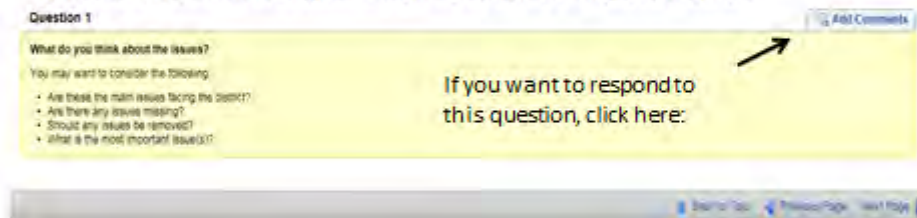
When responding, please also reference the specific paragraph number you are commenting on, where appropriate. Below sets out where in the portal the questions can be found in this document:

- ✓ Question 1 (Section 7) Asks what you think about the issues
- ✓ Question 2 (Section 8) Asks what you think about the objectives
- ✓ Question 3 (Section 9) Asks what you think about the vision
- ✓ Question 4 (Section 11) Asks what you think about the delivery strategies
- ✓ Question 5 (Section 12) Ask what you think about the policies
- ✓ Question 6 (Section 15) Asks if you have any other comments

- 7 What are the issues that are facing the district?
- 8 How can we respond to the issues?
- 9 What is our vision for how the district will look in 20 years?
- 10 Things to think
- 11 The people
- 12 The Place
- 13 How can we measure progress?
- 14 Glossary
- 15 Next Steps

Step 14: Making a comment using the set questions

The Local Plan Issues and Approaches Document has been prepared to include set questions to assist you in making your comments. These are set out in the yellow boxes at set points in the document, primarily at the end of each section:



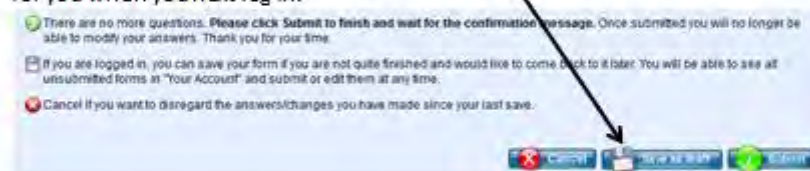
Step 15: Making a comment using the set questions



Type your comments in here, ensuring that your response is aligned with the most relevant question.

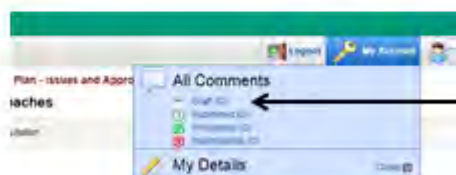
Step 16: Saving your comment for another time

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.



Step 16 continued: Saving your comment for another time

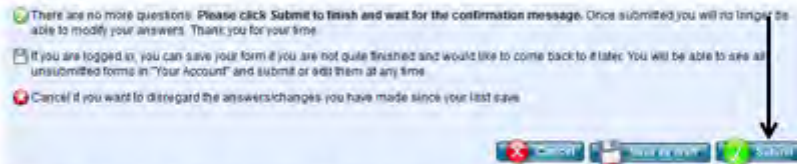
You can reclaim your unfinished/unsubmitted comments at a later date by accessing 'My Account' from the welcoming screen which is located at the top right hand side of the screen.



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:



You should wait for electronic confirmation which will appear on screen to confirm your submission. You do not need to push this button more than once, otherwise it can submit the comment several times.

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.

Added Assistance to making your comments:

The consultation in the Local Plan is guided by questions, as such it may be helpful for you to navigate a full copy of the document whether that be in hard copy or on your computer. To assist with this, a PDF version of the full document can be generated by clicking on the button can be located on the right of the screen and which looks like this:



You can save and/or print a copy at your discretion.

Consultation Closure

The Local Plan Issues and Approaches (Regulation 18) consultation takes place:

18th December 2015 and 26th February 2016.

The Objective system **will not allow the inputting or submission of any comments beyond 23:59 on 26th February 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 Post Consultation parish council session

PARISH COUNCIL LESSONS LEARNED SESSION – 15TH MARCH 2016

Location: Tandridge Council Offices, Oxted – Council Chamber

Start Time: 2pm

Council Officers in attendance: Sarah Thompson, Marie Killip, Vivienne Kerr

Parish attendees:

Caterham Valley PC	Crowhurst PC	Felbridge PC
Chaldon Village Council	Dormansland PC	Tatsfield PC
Oxted PC	Bletchingley PC	Whyteleafe PC
Lingfield PC	Woldingham PC	

FEEDBACK RECEIVED

MEETING PART ONE – GENERAL DISCUSSION/POINTS

- Streetlife was the most effective publicity
- Too much to read, too technical
- Volume of information too onerous
- Local publicity lacking, so parishes had to publicise
- Weak graphics
- Synopsis would have been useful
- Document navigation guidance is needed
- Road test with lay people
- Justification of some comments needed
- ‘Longwinded’ online process
- Objective worked - Good to be able to save part completed online response and get acknowledgement from other parish councillors before submitting
- Parish council needed two Extraordinary General Meetings to decide how to deal with consultation as topic matter was so extensive
- Public meetings very useful, raised salient points
- Invited speakers good, encouraged groups to cooperate
- Some discrepancies/inaccuracies led to public sense of doubt
- Some questions pre-empted the answers
- Insufficient scope of some questions
- The Objectively Assessed Need (OAN) and Green Belt were not among standard questions being asked
- Unclear if questions were on whole document including annexes or just the plan

- Prefer to have bullet point questions and not spread through the document
- Dispute OAN – this spread anxiety and fear in community
- Contradictory, poorly laid out, difficult to access supporting documents, hard to work through
- Should have delayed release until January – impact was lost as no parish meetings
- Approaches left no other way than building on green belt to meet OAN
- Misleading message that OAN had to be met
- Statement should make clear that priority for residents is Green Belt
- Tandridge District Council could have written individually to each resident without other paperwork which just gets binned
- TDC could have held a public meeting or attended parish council meetings – unanswerable questions cause dissatisfaction
- TDC could hold a drop-in session
- Surprise at low numbers who attended meetings and at confusion between LP and NP
- Technical confusion on boundaries did not reflect the area, only issues considered not benefits (Imberhorne School out of area but still relevant)
- OAN process not transparent – highly variable depending on which consultants used
- Earlier and wider distribution of documents would have been useful
- Assessment of green spaces and village centres were meaningless comparisons – just box ticking exercises and did not give rational answers
- Parish councillors would have found an early preview of the documents useful
- Agenda should have been issued at earlier launch, people felt bamboozled, bad start
- Positive meetings essential to gain community support

MEETING PART TWO – GROUP DISCUSSION & FEEDBACK

Would have been better if:

- There had been a personal letter to every household.
- Hadn't raised fear and anxiety in the community due to Objectively Assessed Need (OAN) and only being able to meet it by using the Green Belt.
- There was a strong suggestion that the OAN had to be met
- There was too much disparity between the OAN and the Core Strategy figures
- It never addressed infrastructure issues
- Green belt assessment was poor
- Should have been more emphasis on the importance of the GB
- TDC need to take a robust position on OAN delivery ie that it can't/shouldn't
- Wider distribution of documents in advance of consultation
- Document needed to be in English (non-technical)
- Clarification that the GB would be protected and is a number one priority of residents

Info which would have been helpful

- Documents in advance of consultation
- Clearer documentation

WHAT WENT WELL

Timescale and information available

Involvement of parish council – even handed public sharing of facts

Public's interest in planning has been raised

- Timescale was sufficient
- There was a good amount of information available
- Parish council engagement
- Good support of public meetings by TDC
- Generated a lot of discussion and raised awareness
- Raised interest in planning issues as a local issues
- Streetlife helped
- Meeting with public and PC's

WHAT DIDN'T GO WELL

Confusion between Local Plan and Neighbourhood Plans

Sheer volume of information

Wrong questions? Local needs, protect the green belt – NOT migration from Croydon

- Confusion between neighbourhood plan and local plan
- Volume of information available
- Wrong/confusing questions asked
- Questions shouldn't be pre-emptive and should ask what residents want Questions should be in bullet form not listed throughout document
- Needs to ask what is real local need
- Too much to read and too technical
- Onerous for parishes due to the volume of information
- Publicity was lacking RE local magazines and parishes had to do this themselves
- Quantity of documents
- Not signposting documents, very difficult to follow/find references
- Local Plan difficult to read
- Maps were poor/inaccurate/bad layout
- Contradicted itself
- Timing was wrong and difficult for parishes to deal with as they had to hold an extraordinary meeting for it
- TDC should have organised a meeting
- 16th December Meeting – Lots left not knowing about the process

- Assessment of green spaces/village centres
- Boundary of areas into other districts didn't go well
- OAN process

Appendix 3 Consultee responses register

First Name	Surname	Comment ID
John and Tracy	Abbott	2624
Mr and Mrs	Abbott	2334
David	Abbott	5067
Jillie	Abbott	5076
Pat	Abel	2944
A	Abrahams	2249
Janie	Acutt	4891
Christopher	Adam	815
Heather	Adams	3085
Fiona	Adams	348, 3879, 3881
Zoe	Adams	4272
B R	Adams	2306
June	Adams	2325
Janine	Adams	143
Nathan	Adams	4712
Margaret	Addison	829, 942, 3293, 2430
Mr R J	Addison	3317, 2432
Miss M	Addison	3292
Christine and Brian	Adrian-Smith	4473, 4474
Doris	Adzam	1525
Richard	Ager	5080
Mary	Ahern	3730, 3732
Michael	Ainsworth	3076
Anna	Alavi	3750
Graham	Aldam	828
Mary and Patrick	Alderton	2594
Judith	Aldrich	895, 1060, 4788, 4789, 4876
C	Aldrich	381, 1317, 3769, 3770
Alan	Aldridge	4675, 4678
E F	Ali-Briggs	2453
Anne	Alkins	2748, 2750
Victor and Patricia	Allen	580, 581
Kate	Allen	3672
Doreen	Allen	2194
Mandy	Allen	3217
Michael	Allen	3744, 3745
Christine	Allen	3808, 3809
L	Allen	4106, 4108

Mr M P	Allen	2181
Susan	Allen	2182
Patricia	Allen	4838
Victor	Allen	4843
Martin	Allen	226, 229, 230, 227, 228
Debbie	Allen	2811, 2812
	Altonwood (Icon Consulting)	2136, 2137, 2138, 2139
John	Amos	4160, 4162, 4164, 4970
Mr Tim	Ampstead	222
Linda	Anderson	1615
George	Anderson	2730, 2731
Colin	Anderson	3797
M J	Anderson	2666
Miss K	Anderson	324
Lisa	Andrews	1389, 1391, 1392
A	Andrews	4718, 4721, 4722, 4724, 4727
Pam	Animals	2652, 2653
David and Angela	Annenberg	1167
Dr Anwar	Ansari	85, 86, 87, 88, 89, 91
Ellis	Anthey	2265
Michael	Anthony	2301
Annie	Appleyard	2714
Mr and Mrs W	Archer	2752
Gill	Armstrong	2216
Clive	Arneil	2802
Michael	Aronow	42
Mrs Victoria	Arter	4701
Lisa	Arvanitopoulos	4923
Robert A.	Ash	907
Sandra	Ash	1430
Mr C and Dr V	Ash	2697
Mrs B and Mr P C	Ashby	624
Mrs J	Ashenden	874
	Ashill Group (CBRE Planning)	5200, 5201
	Ashill Land (Robinson Escott Planning LLP)	4011, 4012
Claire	Ashley	2986
Clare	Ashton	4719
Sally	Ashworth	4321
Ronald	Aspinwall	5147
Barbara	Aspland	5061
Antony	Atkin	3471

Kaylee	Atkins	328
Graham	Atkins	344
Ms Vivien	Atkins	354, 355
Elizabeth	Atkinson	2615
Annette & David	Attreed	243
Dennis	Austin	3837, 3838, 5159
Elizabeth	Austin	2540, 4412
Simon	Austin	2511
Linda	Avery	24 & 25
Gill	Avery	1845, 4136
Sarah-Jane	Aza	1068
Dominic	Baci	1797
Mr and Mrs Anne and Denis	Bailey	623
Judy	Bailey	3669
Mr & Mrs	Bailey	3641, 3642
G	Bailey	2483
Mr K F	Bailey	90, 79, 235, 236, 848
Mrs	Baker	478
Mr F.E	Baker	769
Karen	Baker	1578
Paul	Baker	1670
Evie	Baker	1073
Mike	Baker	3684
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Jane	Thurley	3998
Neil	Tiernan	4175
R	Tilbrook	2370, 2371
Anna	Tindall	4516, 4517
Andrew	Tindall	2994, 4140
Peter	Tindell	912, 5018
Molly	Tindell	1618
Miss A	Tindell	2255
Daniel	Tindell	2293
M	Titchener	979
Jennifer	Tite	1573, 4146
David	Tittle	1510, 1511
Richard	Tittle	2153, 2154, 2150, 2152
	TLP Ltd (S Field)	2086, 2087, 2084, 2085
Denise & David	Todd	2905
Roger	Todd	297298
Renata	Todd	4871
Ian	Tolley	5068
John	Tolley	1847, 1846, 1848, 1850, 1849
T J	Tomlinson	3443, 3444
Ann K	Tomlinson	2891
Andrew	Tompkins	2654, 2655
Philippa	Toogood	1071
Scott	Toomey	4344, 4969
Nolene	Torry	2149, 2159, 2166
Barbara Ann	Tower	2931
D J	Tozer	3813
	Transport for London	3403
Gillian	Trew	2509
Karen	Tricker	5037
Jo	Trompetas	318, 319
Jonathan	Trott	1830, 1833, 1826, 1843, 1844

B.A and J	Trunchion	983
	Trustees of JH Innes Settlement and GA Innes Esq (Strutt & Parker)	3864, 3866, 3872
Michael	Tsang	3213
E	Tubbs	3397
Anne	Tuffill	460
Amanda	Tulley	2759
Jessica	Turk	4611
Mrs	Turnage	1541
Diane	Turner	1785
Brian	Turner	3429
E C	Turner	2964, 2965
Hillary	Turner	3004
A W	Turner	2393
Peter	Turner	3330
Bonnie	Turner	4607
Cynthia	Turner	4114
Carol	Tween	5108
Rebecca	Tween	1644, 1647, 1649, 1969, 1966, 1965, 5119
Drucilla	Twyman	2279
R W	Tyler	1673
Mary	Tyler	5175
Melanie	Underwood	2725
	Urban Design and Rural Design Heritage Working Group(Peter Kelly)	4292, 4295
Lloyd	Urquhart	670, 2221
Lindsay and Carol	Urquhart	3543
Douglas	Utting	3840, 3305
Robert	Utting	4305
Vanessa	Utting	3338
J.M	Van Der Merwe	4695, 4696
Lauraine	Varley	4091
Chris	Varley	3807
Mr Chris	Varley	120
Dianne and Alex	Vassallo	337, 926
Martin	Vaux	1582, 1568, 1572, 1571
Catriona	Vella	520
Glenda	Vella	3907, 3908
Vera	Ventham	840
Emma	Verdier	2899
Gemma	Veres	5120
Adrian	Veres	5177

Rosemary	Vervecken	1513
Noel	Vervecken	2793
Noel	Vervecken	2465, 4072
Rosie	Vervecken	4071
D.A	Vetch	950
Kelly	Vidal	4273, 4274
Mr & Mrs Toni and Jane	Vigor	569
	Village Developments	3713
James	Vinall	3126
Roger	Vince	3090
Hazel	Vince	3919
Phil	Vines	773
Christina and Michael	Vogt	553
Rainer	Vogt	48, 49, 50, 51, 56
Mr and Mrs	Voizey	1283
Mr Peter	Wade	27
Lisette and Martin	Wade	755, 2751
Susan	Wade	3708
Debra	Wade	3937, 3938
Cliff	Wade	3788, 3789
Jacqueline and Peter	Wadsworth	3968, 3969
Jane	Wadsworth	984, 985, 986, 987
Imogen	Wainwright-Jones	5043
June	Wakefield	1076, 2240, 2241, 2242
Denise	Wakelam	5002
Philippa	Wakelam	5026
Simon	Wakelin	4702
Nicola	Wakelin	4704
Richard	Walden	263
James and Susan	Walker	839
Tina	Walker	1098
Janet	Walker	3057
S A	Walker	1408
James and Fiona	Walker	3294, 3295
Mr and Mrs	Walker	3664
Joan	Wall	4680
Lindsey	Wallace	3544, 3545
William	Wallace	3546, 3547
Clare	Wallbank	924
Cherryl	Wallis	485

Elsie	Wallis	2280
Lee	Wallis	3541, 3542
Peter	Wallyn	1228
Linda and Dominic	Walsh	4061
Michael	Walsh	2305
Diane	Walsh	3373
Nigel	Walshe	4402
Natasha	Walshe	4388
Martin	Walters	4602
Christine	Walton	2562
Vanessa	Walton	4246, 4247
Mr Richard & Mrs Karen	Waple	2912, 2913
Marsaili	Ward	4016
M.A.	Ward	2781
Jeff	Ward	5176
Catherine	Wardlaw	5013
Anthony	Wareing	1252, 1254, 1241, 1250, 1243, 1257
	Warlingham Parish Council	1006, 1008, 3482, 3357
D. G.	Warner	1289
Caroline	Warner	336, 3776, 3777
Manda	Warnet	4152
Brigitte	Warren	529
Fraser	Warren	1932, 1960, 1941, 1948, 1964, 1933
Pauline	Wartion	4285
Ann and Gary	Wasserfall and Keel	2795
David	Wastell	1514
Lesley	Waterhouse	5109
Susan	Wates	515, 1239, 1259, 1260, 1264, 1267, 4097
Ian	Wates	770, 780, 771, 776, 778, 772
Peter and Rosemary	Watkins	527
Paul	Watkins	656, 661, 662
Angela	Watkins	712, 713, 715
Geoff	Watson	3897
Janet	Watson	2377
Kirsti	Watson	4698
Andrea	Watson	507, 508, 408, 506, 1213
Romany	Watts	3625
Linda	Watts	4755
Gavin	Webb	1544, 1545
Dr K S and Mrs P E	Webb	2638
	Webb	2478

Paul	Webster	1542, 1551, 1553
Eithne	Webster	1677
Neil	Weddell	2372
Susan	Weeks-Wheeldon	1492, 1491
S	Welland	4318
Mrs M	Welland	4380
Mr	Welland	3742
Kyley	Wells	532
David	Wells	3202
Neville	Wells	981
Lisa	Wells	2444
Keith	Wells	290
P	Wells	160
Mrs P	Wells	252
Joan	Went	3502
Lisa	Wenzel	2757
Marion	West	5131
Stella	West	4369
	West Sussex County Council	3979
Emma	Westers	3347, 3348
Robert	Westgate	2626
Jan	Westgate	3995
Pam	Weston	1984
Mr Alan	Weston	334 1982
Gillian	Wettern	4915
Peter and Catherine	Wheadon	2647
Chris	Wheatcroft	3312, 4032
D	Wheeler	1879, 1880
John and Clare	Wheeler	419
Sophie	Whelan	5070
Piers	White	38
Nicholas	White	550, 551, 552, 1142, 1143
Carine	White	667
David	White	1148
Barbara	White	1147
Mr and Mrs	White	1530
R W	White	2841
Elaine	White	2421
Alan	White	2548
Wendy	White	3260, 3261
J H	White	2350
Phil	White	2798
Melissa	White	4780

Karl	White	4480, 4481
Mr and Mrs	White	4489
Ross	White	4646
Demelza	White	4749
Ben	White	4144
Moir	White	2555, 4736
Christine	White	3230, 4933
Maude	White	4937
Irene	White	5008
Paul	White	5028
Jason	White	921
David	White	1777
Mr Richard	Whitehead	374
Mr and Mrs	Whiting	675
Mrs Gloria	Whiting	4583, 4584, 4585
Shomini	Whiting	676, 4252
Peter	Whiting	2003, 1981, 2012, 2010, 2018, 1980
Mr and Mrs	Whitley	1307
John	Whitley	2437
Linda	Whitley	2363, 2364
Paul	Whitney	4492, 4493
Tracey	Whitney	4180
Paul	Whitney	2112, 2109, 2055, 2095, 2093, 2106
Katrina	Whittaker	1786, 1789, 1794
Pam	Whittingham	573, 572, 4145, 4177
Simon	Whittle	5009
Justyne	Whyke	764
	Whyteleafe Village Council	4259, 4261, 4262, 4263, 4264, 4265
Suna	Wilaon	1295, 1297
David	Wildman	4107
Mark	Wiles	3186, 3187, 4693
Beverley	Wilkes	3763
Keith	Wilkinson	4726
Richard	Wilkinson	4241
Ray	Wilkinson	989, 988
Judy	Wilkinson	2056
Paul	Williams	738, 739
Pauline	Williams	393
Kay	Williams	396
Mr & Mrs	Williams	737
Donald and Joan	Williams	1309
Peter	Williams	925
Mandy	Williams	930
Graham	Williams	1034

Annette and Reece	Williams	3464
Gill	Williams	3661, 3662
Elaine and John	Williams	2786
Robin	Williams	4310, 4312
Ron	Williams	2338
Chris	Williams	2402
Greg	Williams	371
Mrs Jan	Williams	4526
Sara	Williams	2613, 2614
Jane	Williams	4025
Sara	Williams	5036
Pauline	Williamson	2969, 2970
Ronald	Williamson	4747
Shannon	Williamson	4929
Mr and Mrs	Willis	2373
Tena	Willis	4975
Philip	Willis	1550
Mr Mark	Willoughby	184
Bob	Wilmott	3208
June	Wilson	3207
Kay	Wilson	3673
Stephen	Wilson	3705
Steve and Wendy	Wilson	2768
Doris	Wilson	2215
Paul	Wilson	2872, 2873
Ian	Wilson	3956
Jacquie Taylor	Wilson	3976
Helen	Wilson	3922
Miss H	Wilson	4506
Sheila	Wilson	2616, 2617
Jacquie	Wilson	5106
Gordon	Wilson	1566, 560
Mark	Wilson	2005, 2006, 2019
Mike	Wilton	3635
Karen	Wimble	3440
Ray and Mandy	Winder	3608
Helena	Windsor	3923, 3927, 3928
G D	Windsor	4413, 4414
Robert	Wingate	3620, 3621
John and Gina	Winning	2497, 2498
Elaine	Winscombe	5021

Roy	Winters	2828, 2830, 2831, 2833, 2834
Sue	Winters	3409, 3410, 3411, 3412
Gemma	Winters	3893, 3894, 3895, 3896
Anthony John	Wise	4910
Damian M.A.	Wisniewski	3814, 3815
Lyn	Wogan	2878
	Woldingham Association (Gina Miscovich)	3258, 3259
	Woldingham Parish Council (Karen Newman)	4291, 4293, 4294
Nigel	Wollacott	1231, 1232
Norman	Wong	1928, 1926, 1927, 1924, 1925, 1929
Sheila	Wont	2404
Monica	Wood	802
N E	Wood	2726, 2727
Dr Laurence	Wood	224
Sally	Woodburn	1300, 1301
Miss	Woodcock	948
John	Wooding	1168
Jacqui	Woodland	631
Jacqueline	Woodland	4911
MC	Woodley	407
Andy	Woodman	3593, 3594
Mrs	Woods	941
J F	Woods	2002 2004
Gillian	Woods	2203, 2205
R G	Woods	2222
Alan	Woods	1196, 1197
Mr M R	Wool	2297
	Woolbro Homes Ltd (CgMS Consulting)	2695
Aaron	Woolhouse	4184
David	Woollacott	4682
Susan	Woollacott	2927
John	Woolsey	1135, 1136
Chris	Worden	1648
Sandra	Wordsworth	4778, 4779
Suzanne	Wordsworth	4840
Marion M	Worsell	668
Andy	Wort	3349
Cathy and Nigel	Worton	824
Cathy	Worton	4882
	WR Newland & Sons Ltd	1049, 1050, 1051, 1053, 1055, 1056
Mrs Jackie	Wren	275, 5179
Geoff	Wright	696

Simon	Wright	117, 118, 119, 842
Mr & Mrs R S	Wright	2803
Sandra, Fred, Molly and Freddy	Wright	4333
Michelle	Wright	4353
Ms Garmit	Wright	128
Robin	Wright	4258
Adam and Debbie	Wright and Ashby	3719
Mr Trevor	Wringe	186
	WSPA (S Field)	2080, 2081, 2083, 2079
	WT Lamb Holdings Ltd (LRM Planning Ltd)	4422, 4423, 4424, 4425, 4426, 4427
Tony	Wyatt	2906
S J	Wyatt	2469
Nick	Wyer	4394
Paul	Wynen	4218
Mr Nigel	Wynn	205
Richard	York	1601, 1600, 1362
Karen	Yorke	129, 5032
Daniel	Younan	3816, 3817
Claire	Young	788
Tammy	Young	3072, 4982
A T	Young	2487
David	Young	3831
J	Young	2499
D	Young	2500
J M	Young	2501
Jim	Young	2290
Janet	Young	2291
Richard	Young	4884, 4889, 4899, 4901, 4902
Steve	Younger	4550
Moir and Jack	Younger	3530, 3531
Jane	Yusuf-Osman	944
Andrew		2864

Appendix 4 Comments received, responses and actions

Question 1 – What do you think about the issues?

Where no action is listed against a response does not mean that the Council will not be taking the comment into account. Account will be taken of all comments. The individual responses have been made in a proportionate manner in order to focus on the key points and key matters arising. It provides a record of the responses and their consideration but it is the themes and how they are addressed that will be the main focus of the Inspector at examination and is the reason for a statement under Regulation 22. There are a great number of other comments that are being addressed but that are not necessarily listed as actions because they relate to matters that are a normal part of general plan making and work which the Council has planned for or which is already in progress.

Comment ID	Summary of Comment	Council's Response	Action Required	Line
Issues Section of the Plan				
36, 66, 935, 940, 1180, 1240, 1241, 1282, 1346, 1644, 1656, 1671, 1690, 1725, 1767, 1827, 1932, 2096, 2155, 2339, 2652, 2654, 2659, 2822, 3470, 3850, 3865, 3875, 3970, 4133, 4292, 4307, 4329, 4436, 4456, 4596, 4889	The Issues and Approaches document suggests heritage is an issue. Should promote and protect heritage sites. The Council needs stronger policies to protect these assets, such as those proposed in the Neighbourhood Plan.	The Council have acknowledged the importance of heritage within the 'Issues' section of the Issues and Approaches document. In addition, Objective 12 has been set to reflect the importance of heritage and the policies of the Local Plan will support this.	The Council will look to identify opportunities to strengthen the wording of heritage policies as the Local Plan evolves.	1
1719	The issues regarding heritage do not consider the 160 Areas of High Archaeological Potential (AHAPs), and 36 County Sites of Archaeological Importance (CSAIs).	Heritage sites benefit from their own legislation and treatment in planning decisions and it isn't necessary to duplicate this in the Local Plan. Objective 12, and Section 12.4 of the Issues and Approaches document, acknowledges the role of heritage assets. These will continue to be valued, and their positive contribution to the district recognised.	The Council will look to identify opportunities to strengthen the wording of heritage policies as the Local Plan evolves.	2
4559	The Heritage section doesn't mention the lack of protection afforded to locally listed Buildings of Character.	There is no statutory provision for protection of locally listed buildings. The Council will need to consider whether to carry forward or revise the existing policy.	The Council will look to identify opportunities to strengthen the wording of heritage policies as the Local Plan evolves.	3

4075	Heritage should be expanded to include 'Character'.	It is acknowledged that heritage assets can make a contribution to the character of an area. The Heritage section shows that Tandridge has a significant number of heritage assets that in many cases contribute toward character.	None.	4
3933	The Local Plan needs to consider the inter-relationship between the historic environment and: building a strong competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; delivering a wide choice of high quality homes; requiring good design; protecting Green Belt land; meeting the challenge of climate change and flooding; conserving and enhancing the natural environment; and facilitating the sustainable use of minerals.	Noted.	The Council will use its evidence-base to ensure a balance between social, economic and environmental needs within the district.	5
4075	The most important issue groups are Natural Environment (Green Belt), Heritage/Character (Conservation Area), Infrastructure and Housing.	Noted. Although the Green Belt is not an environmental designation.	None.	6
4559	The most important issues are: the Natural Environment, Infrastructure, and Flooding.	Noted.	None.	7
4494	The most important issue is fostering sustainable growth and development in Tandridge so it does not get left behind the rest of the South East of England in healthcare, education and infrastructure opportunities.	Noted.	None.	8
44, 48, 238, 292, 357, 511, 514, 830, 1005, 1026, 1171, 1194, 1276, 1493, 1671, 1725, 1971, 2028, 2389, 2704, 3281, 3929, 4494	Agrees with the Issues section in the Local Plan as it is well set out and captures most of the issues experienced in the district.	Noted.	None.	9
48, 252, 1324,	Issues should be prioritised.	All issues identified in the Issues and	None.	10

1725		Approaches document are presented for information and then translated into the objectives which are also set out. It will be through the vision and preferred delivery strategy for the Local Plan that key issues for the district will be responded to.		
85, 226, 1171, 1194	No issues missing and none should be removed.	Noted.	None.	11
226, 266, 425, 598, 675, 678, 679, 700, 701, 889, 899, 916, 927, 984, 1000, 1180, 1222, 1244, 1266, 1300, 1325, 1362, 1387, 1507, 1632, 1704, 1739, 1751, 1899, 2035, 2048, 2067, 2096, 2230, 2302, 2339, 2368, 2508, 2570, 2589, 2592, 2596, 2613, 2789, 2981, 3001, 3012, 3123, 3128, 3130, 3148, 3149, 3166, 3176, 3182, 3226, 3233,	Most important issue is about maintaining the Green Belt and recognising the value of open spaces.	The issues identify that 94% of the district is designated as Green Belt. The Green Belt is a specific policy intervention designed to carry out a number of specific jobs. It is not an environmental designation or constraint. It is important that the Green Belt fulfils its purposes as set out in the National Planning Policy Framework and is capable of continuing to do so throughout and beyond the Plan period.	The Council will include an objective to maintain a Green Belt that serves the purposes in the National Planning Policy Framework and endures beyond the Plan period.	12

3275, 3333, 3381, 3407, 3532, 3644, 3759, 3913, 3951, 4013, 4075, 4156, 4160, 4269, 4467, 4498, 4549, 4645, 4646, 4675, 4706, 4780, 4799, 4856, 4860, 4861, 4871, 4873, 4877, 4878, 4879, 4904, 4914, 4917				
266, 354, 421, 425, 598, 675, 678, 679, 1198, 1244, 1325, 1387, 1632, 1673, 1777, 1899, 2035, 2048, 2075, 2144, 2230, 2302, 2368, 2613, 2933, 2981, 3001, 3012, 3046, 3128, 3130, 3146, 3148, 3149, 3166, 3176, 3182, 3233, 3275,	Most important issue is to protect local infrastructure being swamped by over-development.	The issues relating to infrastructure are highlighted in the Issues and Approaches document. The Council have also identified objectives relating to infrastructure which will guide the preparation of the Plan and the policies which will be included. Appropriate and proportionate levels of infrastructure will be provided to support any new development which is delivered through the Local Plan.	None.	

3333, 3407, 3644, 3751, 3913, 4013, 4075, 4083, 4104, 4156, 4269, 4467, 4498, 4549, 4645, 4646, 4675, 4685, 4799, 5016				
1017, 1026, 1041, 1109, 1144, 1049, 1161, 1195, 1240, 1261, 1453, 1502, 1568, 1656, 1846, 1890, 1908, 1934, 1999, 2075, 2149, 2155, 2389, 2783, 2789, 2828, 3136, 3398, 3428, 4876	Most important issue is the extent to which housing and employment needs can be accommodated within the district without harming the infrastructure and the character and environment of the towns and villages in which residents live and work.	Noted.	The Council will use its evidence-base to ensure a balance between social, economic and environmental needs within the district.	14
1041, 1049, 1453, 1542, 1739, 1890, 2028, 2389, 2704	Housing and employment land and their quality should be recognised as the most important issue.	Noted.	The Council will use its evidence-base to ensure a balance between social, economic and environmental needs within the district.	15
4160	The main issue is the poor balance of accommodation.	The Strategic Housing Market Assessment looks at specific housing	Use the evidence-base to ensure the delivery	16

		needs and the Local Plan will consider how best to deliver the right type of housing.	of identified types of housing need.	
4631	The main concern is to preserve the rural nature of Tandridge village and the extended area along the length of Tandridge Lane.	Noted.	None.	17
2996, 3766, 3804, 4275, 4279, 4346, 4586, 5193	Delivering the district's full OAN could contribute to addressing many issues highlighted. Delivering the OAN is the only way to solve housing issues.	Noted.	None.	18
3804	TDC has failed to acknowledge the most up-to-date evidence-base (namely the OAN study). The five-year housing land supply position is based upon the out-of-date housing need of 125 dwellings per annum.	The Council will need to demonstrate that the Local Plan can deliver a five year housing supply when considered against a housing delivery target.	None.	19
4075	Many of the listed Issues are not applicable to Limpsfield NP.	Noted.	None.	20
311, 612, 740, 1023, 1171, 1241, 1396, 1412, 1949, 2121, 3233, 3264, 3275, 3451	Does not take account that Issues are different in urban, semi-urban and rural areas.	The issues listed in the Issues and Options document are those which overall the Local Plan needs to respond to, or have regard to. Whilst it is accepted that these issues will differ by location, it will be through the policies of the Local Plan that urban, rural and settlement specific matters will be responded to. It is not considered necessary to set this out under the Issues section in detail.	None.	21
4329	The list of Issues in Chapter 7 is not a list of "important problems for debate or discussion" (which is the definition of the word "issue") because it contains 73 assertions that: · either conflict with or are not supported by the evidence-base and do not reflect the characteristics of Tandridge · are facts, descriptions or wider trends which appear to have been selected at random with no explanation as to why they have been selected as opposed to any other facts, descriptions or wider trends. There is also no explanation of why these	This is not agreed. The issues set out in the document are all matters which it is considered deserve consideration when preparing the Plan. This is true whether they are statements of fact, such as the number of listed buildings, or where they are evidence-based, such as the growth of the elderly population. They have not been	The Council will seek to clarify the role of the 'issues' in later iterations of the Local Plan to explain that the information listed are matters which the Local Plan needs to be aware of and where	22

	<p>general trends are particularly important for Tandridge and whether they can be addressed in the Local Plan.</p> <ul style="list-style-type: none"> · do not reflect the priorities of local residents 	<p>determined at random. The Issues and Objectives Topic Paper (Objectives replaced with Approaches in later documents) sets out the existing strategies used to derive the issues. The list of strategies followed a consultation to ensure none had been missed. The issues were then 'workshopped' by a group of elected Members of the Council. They were then put out to consultation to ask the questions; are these the main issues facing the district, are any issues missing, should any issues be removed, what are the most important issues? The Local Plan needs to reflect the priorities for the district for the future and not just the priorities for residents now.</p>	<p>appropriate, respond to. This will then be reflected in any necessary amendments to the objectives and vision.</p>	
4329	<p>The natural environment has been given a low priority in the emerging Local Plan. Comments from Natural England regarding SSSIs have been dismissed. The Green Belt is being treated as no more than a policy constraint.</p>	<p>The NPPF requires a balance of environmental, social and economic factors. Neither one is more or less important than another. The comments of Natural England have not been dismissed. The Spatial Approaches Topic Paper states that "SSSIs represent an important designation resulting in the potential restriction of development in them or in close proximity to them. However, each SSSI is different in terms of its ecology and therefore there is the possibility that mitigation or inclusion within development is possible. As such it is considered that they should remain a</p>	<p>None.</p>	23

		<p>Tier 2 constraint.” The tier 1 and 2 constraints were playing a very high level role to identify broad location where the testing of development approaches could occur. It is not considered that this compromised the high level examination of development potential. On a site-by-site basis SSSIs will continue to be a significant ecology designation. The Green Belt is a specific policy intervention designed to carry out a number of specific jobs. It is not an environmental designation or constraint. It is important that the Green Belt fulfils its purposes as set out in the National Planning Policy Framework and is capable of continuing to do so throughout and beyond the Plan period.</p>		
4329	<p>The list of Issues does not reflect the two main issues associated with infrastructure in Tandridge, that are supported by the evidence-base namely; addressing the existing deficit and ensuring at any required infrastructure is in place ahead of new development.</p>	<p>The Issues set out, for example the oversubscription at schools, the limited availability of secondary places, capacity issues at GPs surgeries, the pressure on health services and connections to main sewerage systems. It is considered that this describes existing deficits. The second point is a proposed action. The Council acknowledge 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. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work</p>	<p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p>	24

		to further inform the preparation of the Local Plan. The Local Plan, on submission to the Planning Inspectorate, will be accompanied by an Infrastructure Delivery Strategy which will set out the infrastructure that will be needed and the source of funding for this. This will be used to inform a review of the Community Infrastructure Levy which is a charge on development, payable by developers, which pays for and contributes toward the delivery of infrastructure. Infrastructure to meet gaps relies on new development for funding.		
3929	The Issues are heavily influenced by the spatial distribution of the larger, serviced settlements within the district. This is reflected by the main urban settlements of Oxted and Caterham being located to the north. Smaller rural service centres of Lingfield and Smallfield are located to the south east and south west respectively, creating a service gap within the rural centre of the district around Blindley Heath.	The Spatial Approaches have been influenced by the Settlement Hierarchy. The Approaches have sought to consider reasonable alternatives, which include the development of lower order settlements, which could be a route to improved sustainability and service provision in those areas.	None.	25
1020	The Issues section omits some infrastructure concerns for residents and businesses in Caterham on the Hill.	Noted. The Council will continue to engage with infrastructure providers	None.	26
1412, 1502, 4889	Concerns over Economy & Tourism, Town Centre & Retail and Housing will clash with Flooding and Health & Wellbeing.	The Local Plan will need to balance these matters.	None.	27
935, 940	The Plan does not recognise the strong community and local activist organisations that resist detrimental change.	The Local Plan process consults with a range of local and residents' groups.	None.	28
997, 3793, 4031	The Plan does not comply with Paragraph 7 of the NPPF as it does not fulfil the 'economic' 'environmental' and 'social' role of sustainable development.	The Local Plan at its current Issues and Approaches stage cannot yet demonstrate that it meets a balance on the three strands of sustainable development.	The Council will use its evidence-base to ensure a balance between social, economic and environmental needs	29

			within the district.	
612, 740, 1194, 1498, 1701, 2096, 4226, 4492, 4628	Rural areas do not have adequate pavements for pedestrians.	The Council acknowledge 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. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	30
952, 1157, 1194, 1376, 1498, 1662, 1701, 1863, 2217, 2395, 2652, 2654, 2659, 2712, 2746, 3450, 3679, 4100, 4160, 4226, 4259, 4269, 4273, 4430, 4436, 4443, 4527, 4581, 4628	Roads and lanes need to be safe and pleasant not just for cars, but also pedestrians, cyclists and horse-riders.	The Council acknowledge 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. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	31
318, 1023, 1464, 1664, 1690, 1775, 4329	Question figures on high economic inactivity for women - this may be because they care for the children and is only an issue if they are looking for work. The figure is similar across Surrey and the UK.	The figures and statistics referred to in the Issues and Approaches document are sourced from national and local data and other published documents and we consider this information to be accurate at the time of writing. However, we do accept that there will be 'sensitivities' in relation to some figures. It will be through the continued	None.	32

		preparation of the Local Plan that these 'sensitivities' will need to be considered and responded to.		
4559	Question the validity of 'high economic inactivity rates' in Economy and Tourism as economic inactivity can be voluntary.	It is considered that the motivation for economic inactivity is not of the same relevance as the impact on reduced economic activity on the ability of the district to meet sustainability objectives set out in the NPPF.	None.	33
1690, 3941,	The Plan should recognise the increase in numbers of people working from home and consider their needs eg broadband.	Fast broadband access is important for rural areas and particularly business. This is covered under Issue 7: Infrastructure. It is considered that this is covered by Objectives 2 and 15, although not explicitly.	Ensure the need for fast broadband is reflected in the Local Plan.	34
886	Health and Wellbeing and the Natural Environment raised as issues to be considered.	Noted.	None.	35
1701, 1725, 2368, 2652, 2654, 2659, 2846	Flood risk in Burstow Parish should be given higher priority as an Issue.	The Council acknowledge 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. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	36
1240, 1644, 1684, 1701, 1863, 1923, 2363, 3328, 3472, 3679	Flood 'Issues' fail to recognise that roads flood and cut off areas, especially rural settlements.	The Council acknowledge 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. Once a preferred strategy for the Local Plan has been	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	37

		determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.		
1644, 2363, 2564, 2846, 3283, 3328, 3798, 5104, 5164, 5198	Plan fails to realise that an increase in flooding has come from continuous house building and concreting of open land. Further development will exacerbate this.	The Council acknowledge 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. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	38
1644, 1671, 1923, 3499	Surface water flooding is an issue in the district.	The Council acknowledge 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. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	39
3865	The issue for flooding is 'how to deal with it'.	The Council acknowledge 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. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	40

		inform the preparation of the Local Plan.		
318, 572, 971, 118	65% of the adult population is overweight and obese which is the same as national figures. Education is the key to helping this.	Noted.	None.	41
4329	The increase in adults being classed as overweight or obese is a wider societal trend. However, the evidence-base explains that Tandridge has a lower proportion of obese adults than the national figure. This has been ignored.	The issue is clearly set out in the document. "Over 65% of adults living in the district are obese or overweight." This does not cease to be an issue because it is better than the national average.	None.	42
2564	The local Clinical Commissioning Group covers Tandridge and parts of Reigate and Banstead; the 5.6% rate of depression therefore is not accurate for the district.	The east Surrey CCG covers Tandridge and the towns of Horley, Redhill and Reigate. The Plan is clear that it figure is for the East Surrey CCG area	None.	43
4329	There are only six CCGs in Surrey and so East Surrey being "third worst" implies that East Surrey is about average on this measure.	Noted. Being a statistical average does not mean it is not an issue.	None.	44
318, 506, 887, 916, 1023, 1180, 1644, 1690, 1771, 1826, 1845, 1899, 2096, 2454, 2542, 3233, 3825, 3865, 3970, 4649, 4655	Some of the issues in the Issues and Approaches Local Plan are not issues and are statements. Some should be reworded.	This is accepted and the 'Issues' in the Issues and Approaches document do include things which are both matters which the Council may need to respond to through the policies of the Local Plan; as well as also factual statements. A fact can be a matter that needs to be addressed through the Plan or which the Plan needs to recognise.	The Council will seek to clarify the role of the 'Issues' in later iterations of the Local Plan in respect of understanding which matters the Local Plan needs to be aware of and where appropriate, respond to.	45
1656, 1690, 1826, 1899, 2454, 3865	In their current format, many 'Issues' are not issues. Further explanation is needed to clarify where problems lie.	This is accepted and the 'Issues' in the Issues and Approaches document do include things which are both matters which the Council may need to respond to through the policies of the Local Plan; as well as also factual	The Council will seek to clarify the role of the 'Issues' in later iterations of the Local Plan in respect of understanding which	46

		statements. A fact can be a matter that needs to be addressed through the Plan or which the Plan needs to recognise.	matters the Local Plan needs to be aware of and where appropriate, respond to.	
2668, 2936, 3264, 3800, 3865	The Issues are not 'joined up'.	The Local Plan will seek to provide 'joined up' solutions where possible	None.	47
3924	Agree that high house prices are a significant factor in the unbalanced demand and supply of housing within the district.	Noted.	None.	48
3825	The nine Heritage issues are considered not issues but facts.	A fact can be a matter that needs to be addressed through the Plan or which the Plan needs to recognise.	None.	49
887	Only Issue numbers 3 (Economy), 6 (Housing), 2 and 5 (Town Centres), 1 (Health), 1 and 2 (Design), 2 (Environment), all Flooding, and 1, 3, 6 and 12 (Infrastructure) should be kept as these are issues which should, and could, be overcome.	It is considered too early to determine the issues that cannot be addressed.	None.	50
3123	Housing – Point 3 and Infrastructure – Point 10 should be removed.	Housing (3) is considered to be an issue because existing housing stock does not meet the identified need as set out in the Strategic Housing Market Assessment. Infrastructure (10) acknowledges that a proportion of education needs is catered for by private schools. Changes to housing delivery could therefore have a greater impact on school place planning as could any change in economic prosperity.	None.	51
3865	Housing points 2, 3, 5 & 6 are statements of fact. They should be grouped at the top of the page	This is accepted and the 'Issues' in the Issues and Approaches document do include things which are both matters which the Council may need to respond to through the policies of the Local Plan; as well as also factual statements.	The Council will seek to clarify the role of the 'Issues' in later iterations of the Local Plan in respect of understanding which matters the Local Plan	52

		A fact can be a matter that needs to be addressed through the Plan or which the Plan needs to recognise.	needs to be aware of and where appropriate, respond to.	
3865	Design and Safety points 1, 2 and 4 are facts and more information is needed to be considered as issues.	<p>This is accepted and the 'Issues' in the Issues and Approaches document do include things which are both matters which the Council may need to respond to through the policies of the Local Plan; as well as also factual statements.</p> <p>A fact can be a matter that needs to be addressed through the Plan or which the Plan needs to recognise.</p>	The Council will seek to clarify the role of the 'Issues' in later iterations of the Local Plan in respect of understanding which matters the Local Plan needs to be aware of and where appropriate, respond to.	53
3865, 4329	Design and Safety point 3 is in need of an example for clarification.	Agreed. This needs rewording to "There are areas within the district that have been developed at low densities creating distinctive places of high architectural quality. Low density development is distinctive but uses large amounts of land.'	Reword Design and Safety (3).	54
4559	An issue not mentioned is the difficulty of modestly extending existing properties in the Green Belt.	The extension of existing buildings in the Green Belt is covered by national policy. Tandridge policy has to reflect national policy.	None.	55
4559	In Economy and Tourism, the document mentions golf courses but not equestrianism or cycling.	Economy and Tourism (4) refers to destinations rather than particular activities.	None.	56
4559	In Infrastructure, the high pressure national grid gas pipeline should be mentioned.	The high pressure national grid gas pipeline, together with other hazards, would be a matter for individual consideration on planning applications.	None.	57
984, 4559	Missing issues include 'the increase in congestion in the north of the district due to large-scale development', 'oversubscription of	Overcrowded car parks and road is stated in issue Town Centre/Retail and	The Council will include an objective to maintain	58

	primary schools', 'maintenance of the existing Green Belt' and the need to include Caterham on the Hill and Chaldon in the flood risk section.	Leisure (5); School oversubscription is covered in Infrastructure (9). Objective 10 includes all areas prone to flooding.	a Green Belt that serves the purposes in the National Planning Policy Framework and endures beyond the Plan period.	
1644, 3283	Missing issues include the lack of protection for public amenities such as libraries and employment centres.	<p>It is considered that the employment centres are covered by the Economy issues section.</p> <p>The Council acknowledge that infrastructure, including library provision, is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.</p>	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	59
3123	A missing issue is "Due to the high volume of skilled residents commuting to London, the current rail provision is overcrowded and unreliable at peak times."	This is considered to be covered by the Economy and Tourism (3) issues section and reflected in Objective 3.	None.	60
3233	Missing issues include "Air and noise pollution from Gatwick Airport", "...a high incidence of alcohol abuse in the district", and "Lack of access to some public Rights of Way".	The document makes several references to Gatwick and has a section on the approach to aviation. Access to existing public rights of way is covered by other legislation and is a matter for the County Council. The Plan does however acknowledge the need for the maintenance of routes.	None.	61

3233, 3564, 3934, 3945,	Missing issue: lack of affordable renting and housing.	Covered by Housing the (4) issues section.	None.	62
3865	Missing issue: 'limited availability of Primary School places in the Felbridge/Horne/Burstow area results in pupils being' (as per 9).	School oversubscription is covered in Infrastructure (9).	None.	63
3970	Missing issues include 'the imbalance between the current population and the inadequate infrastructure', 'protection of the Green Belt from inappropriate development', 'contracting economy due to permitted development rights', 'changing nature of retail centres'.	It is considered that matters of infrastructure, economy and retail are covered although these points will be taken into account when the Council develops a preferred strategy.	The Council will include an objective to maintain a Green Belt that serves the purposes in the National Planning Policy Framework and endures beyond the Plan period.	64
4273	Climate change does not refer to the A22, the volume of traffic on the A22 (including LGVs), the pollution that results from the A22, the lack of adequate pollution monitoring, including particulate monitoring, or the Whyteleafe Waste 'Recycling' station on the border of Whyteleafe just before Kenley.	Covered by the Climate Change (3) and (4) issues section. Climate Change (2) covers waste.	None.	65
4487	The issues of climate change impacting on the district should be extended to its impact on the geology of the underlying chalk.	It is understood that climate change may have an impact on the flow and recharge of ground water, and that this may be dependent on the type and thickness of overlying soils. It is considered that the Local Plan, as part of an overall national approach to climate change, will respond appropriately.	None.	66
1944, 2028, 4048, 4070, 4112, 4149	Inappropriate development is a significant issue which has not been adequately addressed. Sites proposed appear inappropriate.	The Local Plan is prepared to balance social, economic and environmental factors and mitigate against potential adverse effects of development. The statutory preparation of a Sustainability Appraisal alongside the Local Plan, also makes sure this happens.	None.	67
1985, 3934,	Key issue is housing provision for villages/towns that are	Noted. The Council has undertaken a	None.	68

4346, 4672, 4889, 5017	constrained by the Green Belt, but are in all other regards sustainable places for additional residential development. The unfortunate side effect of this is that many villages are forcing people away from the village as supply and house prices make retention of family members or key workers within the village difficult. The Local Plan should make the difficult decision to assess all areas of the Green Belt on village/town edges to ensure that they still fully meet the functions of Green Belt land, and are released as housing land if it is demonstrated that they do not.	Green Belt Assessment to inform the Plan.		
369, 848, 1017, 1240, 1493, 1827, 1934, 2295, 3679, 4881	Most important issue is the economic vitality of the district and this has not been considered in the past. Town centres should be supported and business should be encouraged. Grants should also be given. Tandridge must not become a dormitory.	<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, including within our town centres.</p> <p>Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the number of jobs needed up to 2033 and the amount of land which may be needed to accommodate jobs growth and support local businesses.</p>	None.	69
2150, 3041, 3123	Most important issue is to prevent Tandridge becoming a less desirable place to live.	Noted.	None.	70
3865	Most important issue is the issues on the road networks.	The Council acknowledge that infrastructure, including road capacity, is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	71

		be able to carry out more detailed work to further inform the preparation of the Local Plan.		
3865	Most important issue is infrastructure as a result of development in neighbouring authorities.	The Council acknowledge 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. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	72
3865	Infrastructure issue point 18 unclear.	This issues relates to the district being an attractive place to visit, which can lead to additional pressure on precious landscapes.	None.	73
2752, 4864	All issues in this area are due to overpopulation.	The population is predicted to continue to grow. The Local Plan will provide homes, jobs, facilities and open space for both current and future communities. It includes policies to deliberately guide and manage the delivery of development and to provide the infrastructure needed. Additionally, the Local Plan is prepared to balance social, economic and environmental factors and mitigate against potential adverse effects of development. The statutory preparation of a Sustainability Appraisal alongside the Local Plan, also makes sure this happens.	None.	74
386, 997, 1037, 1129, 1144,	The Plan is a fundamentally flawed approach and not fit for purpose. The Local Plan needs rethinking.	The Issues and Approaches document and consultation was prepared in	None.	75

1299, 1783, 2021, 2233, 2454, 2529, 2613, 2981, 3472, 3540, 3726, 4069, 4149, 4205, 4209, 4329, 4680, 4696, 5129		accordance with planning legislation and national policy. The Local Plan will continue to be prepared in compliance with relevant requirements to ensure soundness.		
1129, 1412, 1662, 1690, 1899, 2096, 2119, 3333, 3407, 3472, 3875, 4069, 4075, 4156, 4269, 4293, 4376, 4467, 4468, 4549, 4718, 4799	Do not agree with the Issues highlighted as they are not relevant to this district and could be applied to most areas of the UK.	This is not agreed. Though the Issues identified may be capable of being applied elsewhere, that does not make them irrelevant to Tandridge.	None.	76
1129, 2542, 3472, 4473, 4549, 4649, 4655, 4816, 4968	The new Local Plan appears to be at odds with the 2008 Core Strategy. 5/10 issues identified in that document do not appear in the new Local Plan.	This consultation is about producing an entirely new Local plan that complies with the National Planning Policy Framework. There has been a fundamental shift in planning policy brought about by the NPPF. In various recent court cases, a number of judges have confirmed this view. It cannot be denied that the NPPF puts in place a framework that diminishes the value of a number of environmental concerns in favour of delivering an increase in housing to meet the housing crisis.	None.	77
3448	The current Local Plan (Core Strategy) is realistic, with achievable development, more appropriate to the already-	This consultation is about producing an entirely new Local Plan that complies	None.	78

	stretched infrastructure of the area.	with the National Planning Policy Framework. There has been a fundamental shift in planning policy brought about by the NPPF. The NPPF puts in place a framework that diminishes the value of a number of environmental concerns in favour of delivering an increase in housing to meet the housing crisis.		
3970	The issues listed in the Core Strategy continue to have relevance to the district and should be re-used.	This consultation is about producing an entirely new Local Plan that complies with the National Planning Policy Framework. There has been a fundamental shift in planning policy brought about by the NPPF. The NPPF puts in place a framework that diminishes the value of a number of environmental concerns in favour of delivering an increase in housing to meet the housing crisis.	None.	79
4329	Little has changed in Tandridge since the Core Strategy was prepared in 2008, yet many of the issues that are distinctive to Tandridge and that are considered most important to residents have not been included in the Issues and Approaches document.	This consultation is about producing an entirely new Local Plan that complies with the National Planning Policy Framework. There has been a fundamental shift in planning policy brought about by the NPPF. The NPPF puts in place a framework that diminishes the value of a number of environmental concerns in favour of delivering an increase in housing to meet the housing crisis. The consultation is about gaining the views of residents so that the Council can refine the Plan and determine a preferred strategy.	Continue to consult with residents and other interested parties at relevant stages of Plan-making.	80

421, 425, 707, 760, 770, 971, 1244, 1320, 1324, 1341, 1346, 1364, 1475, 1483, 1586, 1592, 1639, 1725, 1731, 1854, 2039, 2199, 2466, 2508, 2569, 2579, 2648, 2682, 2903, 2936, 3020, 3071, 3173, 3175, 3220, 3283, 3286, 3289, 3377, 3391, 3393, 3405, 3414, 3456, 3508, 3594, 3637, 3685, 3704, 3734, 3718, 3749, 3759, 3765, 3795, 3800, 3899, 4880, 4918, 4957, 5011, 5057, 5056, 5048, 5017	We do not live in London or an urban area as we like the rural environment, countryside and charm of the district; there's likely to be larger homes (which should not be considered an issue) and room to live/ enjoy the countryside and open spaces.	Noted.	None.	81
1180, 1644, 1854, 1899, 2828, 3064, 3865, 4487, 4609	A high number of private schools in the district should not be seen as an issue. The high number is due in part to the poor state schools in the district.	The 'Issues' in the Issues and Approaches document do include things which are both matters which the Council may need to respond to	The Council will seek to clarify the role of the 'Issues' in later iterations of the Local	82

		<p>through the policies of the Local Plan; as well as factual statements.</p> <p>The Council do not view the high number of private schools in the district as a problem but it highlights that their existence is part of the education picture..</p>	Plan in respect of understanding which matters the Local Plan needs to be aware of and where appropriate, respond to.	
3799	The current school provision does not allow for all children who reside in CR3 to receive secondary school education locally and a significant number are reliant upon neighbouring schools or the private sector.	<p>The Council acknowledge that education provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including the Surrey Education Authority, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.</p> <p>Any growth would need to be thoroughly transport-modelled so the impacts and potential mitigation can be assessed.</p>	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	83
1845	Argue that based on the descriptions of providers, Tandridge should seek to maximise benefits of 'resources' as opposed to 'funding'.	<p>It is considered important that Objective 15 retains the word "funding". However, it is agreed that partnership working should not be restricted to "funding" and "benefits" should be added.</p>	Amend Objective 15 to read "Work with partners and service providers to maximise funding/benefits that will assist in the delivery and improve the accessibility of infrastructure, services and facilities for the	84

			district.”	
451, 770, 848, 935, 940, 971, 1244, 1346, 1774, 1827, 1856, 2564	Younger people will become elderly, this will not help the health service – this is cyclical and not an issue. Elderly people have earned their place in society and are not exclusive to Tandridge.	The Council must prepare a Local Plan which responds to the needs of all ages and sections of the community. Part of this response will be to ensure infrastructure, including health services, is appropriately provided.	None.	85
1491	Not all the issues within the Climate Change section are that relevant; climate change is a global problem which a Local Plan cannot cure.	The Local Plan should make a contribution to the UK’s climate change commitments.	None.	86
1278, 1362, 1782, 2136, 2661	There is insufficient linkage between the climate change issues and others. Energy security and water supply security are not mentioned; new developments are not future-proofed for climate change implications; flora and fauna may be affected positively or negatively; fresh water supplies and electricity may become stretched and potential flooding may increase.	It is agreed that the Local Plan needs to link together all the issues.	None.	87
1644, 3785, 4889	The Plan seems contradictory to the issue of climate change; more homes will mean an increase in energy usage, waste, congestion, flooding and pollution.	The impacts of new growth will need to include mitigation for these issues.	None.	88
2339, 2395, 3679	The Council should put in place lower enforced speed limits.	Speed limits on roads are a matter for the County Council.	None.	89
3679	An extension of the Low Emission Zone to the Junction 6 of the M25 is necessary to prevent HGVs diverting through Caterham and increasing air pollution.	Noted.	None.	90
506, 770, 935, 940, 971, 1464, 1770, 4329	Where is the evidence supporting older/larger houses being of lower quality? Do houses need to be improved in terms of energy efficiency? If so, grants and subsidies should be provided.	It is agreed that larger houses are not necessarily of lower energy efficiency than small houses although they do generally use more energy as a product of their size. It is generally accepted that older houses will not have been constructed to modern energy efficiency standards. This is reflected in the evidence that underpins the Climate Change Strategy and the work by Action Surrey (see Issues and	The Plan should ensure that it promotes adaptation of properties to improve their energy efficiency.	91

		Approaches Topic Paper p.105). Action Surrey sets out when grants may be available.		
506, 4456	How does competition from other town centres result in less consumer choice? Would this not lead to more consumer choice in that consumers have the choice either to shop in Tandridge or outside the district? National policy requires areas to not consider themselves in isolation.	<p>It is accepted that the rural nature of the district will result in residents needing and choosing to shop elsewhere and there are no areas in the district that can compete with the consumer choices of Redhill, Crawley and Croydon, for example. However, in accordance with the principle of sustainability set out in the National Planning Policy Framework, local people should be given the opportunities to stay local for their needs as much as is possible and to limit the need to travel unnecessarily. Supporting local retail opportunities also helps to serve local businesses and retailers that are located here.</p> <p>As such, this remains an issue for consideration in the Local Plan.</p>	None.	92
4329	Existing Tandridge settlements do not have the attributes to compete economically with nearby towns. However, lack of local scale does not mean the Tandridge economic-base is in decline. The evidence-base contradicts the statement that there is less demand for units within town centres.	The “Tandridge Economic Development and Business Study 2014” makes it clear that it is not just scale or proximity to higher order towns that is a consideration for the success of town centres in Tandridge. It sets out that the need to offer ‘experiential’ shopping at retail ‘destinations’ and the ever-increasing propensity to gravitate toward online shopping will continue to put pressure on local centres. The “Tandridge Retail and Leisure Study	None.	93

		2015” sets out that shop vacancy rates in Caterham and Lingfield are relatively high and the vitality and viability of these centres is fragile.		
515, 1314, 1935, 1986, 2121, 4487, 4559, 4881	There is no issue on farming / agriculture, which are being lost for more profitable uses – golf courses for example.	Noted.	The Council will seek to ensure that appropriate regard is given to farming and agriculture through later iterations of the Local Plan.	94
3880, 3990	Suggest rewording Flooding section 1: include the number of the flood zone 2 or 3) “The Environment Agency Flood Zones extend up...”	Noted. The consultation document cannot be rewritten but relevant changes can be reflected in the final Plan.	None.	95
3880, 3990	Suggest rewording Flooding section 3: “The Bourne flooding can extend in the north part of Caterham Valley and it is classed as it is classed as a sensitive area in terms of ground water.”	Noted. The consultation document cannot be rewritten but relevant changes can be reflected in the final Plan.	None.	96
4577	To state that the River Eden (and tributaries) has been "known to flood" is misleading.	It has flooded. It is not considered that the statement is misleading.	None.	97
2136	Suggest that the “number of golf courses” is replaced by the “quality of golf courses” as the identified motivation for golfers visiting the district.	Noted. The consultation document cannot be rewritten but relevant changes can be reflected in the final Plan.	None.	98
3233	Wording for the following should be amended as such - Housing Point 1 - Remove '16-34' as it was felt that the lower end of this age range would not be in the market for housing. Design and Safety - new buildings should be designed with crime reduction in mind. Climate Change Point 1 - Remove 'fuel bills'; Point 4 -remove 'main'.	Noted. The consultation document cannot be rewritten but relevant changes can be reflected in the final Plan.	None.	99
3865	Natural Environment point 2 should be reworded as: ‘There are a high number of areas which may be rich in biodiversity but are currently unrecorded or recognised.’	Noted. The consultation document cannot be rewritten but relevant changes can be reflected in the final Plan.	None.	

700, 1180, 2096, 4329	Under 'Environment' No, 2, the statement should be altered to 'there are a high number of areas which are rich in diversity', not 'may be'.	Noted.	The Council will amend the wording of environmental issues Number 2, to reflect the submitted comment.	100
770, 1574	Should use funds from Community Infrastructure Levy to prevent crime and antisocial behaviour happening in the rural settlements (CCTV, additional, policing). Joint working with Surrey County Council is required.	There are clear rules regarding what Community Infrastructure Levy funds can and cannot be used for. Once the Council have determined a clear and preferred strategy for the Local Plan, work on reviewing the current CIL can be commenced.	None.	101
1644, 2060, 2570, 3769, 3970, 4329, 4649, 4655	Tandridge is safe; there is a low crime rate in the district and the 'issues' on this are misleading.	Notwithstanding the crime rate, the NPPG requires the design element of Local Plans to take account of the need for crime prevention in order to reduce crime.	None.	102
1827, 1846, 2368, 2564, 2652, 2654, 2659, 4881	Crime is not limited to built-up areas. Rural villages experience crime as well.	Noted.	None.	103
848, 1644	There are many locations where recreational events are held, such as antique fairs, Beer Festivals, Pram Races, local carnivals and other cultural events. These benefit local businesses and retailers.	Noted.	None.	104
1644	How can it be suggested that there are limited tourist attractions yet later in this section say the AONB can have a negative urbanising impact on the rural landscape because of likely visitors?	Tourist attractions are usually destinations for specific attractions, such as a historic building but it is agreed that a landscape can also be a tourist attraction.	None.	105
848, 1005, 1121, 1410, 1412, 1622, 1624, 2121, 2357, 2374, 2395,	Mineral extraction and housing development in the district increases air pollution and increases the number of HGVs on the road. Air quality must be monitored.	The Surrey County Council Waste and Minerals Plan forms part of the Local Development Plan for the district. The impact of these sites will be considered through the Local Plan. The NPPF sets	The Council will consider including an additional issue to reflect the number of minerals sites in the	106

2475, 2505, 2517, 2520, 2521, 2524, 2525, 2570, 2597, 2817, 3006, 3047, 3187, 3241, 3264, 3314, 3373, 3511, 3531, 3679, 3716, 3744, 3762, 3789, 3809, 3844, 3859, 3861, 3875, 3881, 3887, 3903, 3906, 3938, 3943, 4003, 4128, 4173, 4244, 4259, 4273, 4292, 4327, 4429, 4432, 4447, 4449, 4452, 4487, 4501, 4504, 4517, 4520, 4567, 4613, 4753, 4758, 4761		out that pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.	district. The Council is undertaking joint work with other Surrey authorities to understand the current baseline position for air pollution. The Council will need to consider whether any development growth would significantly change the baseline air quality levels.	
1690	Issues which are beyond the control of the Council should be deleted e.g. most air quality issues.	The Local Plan can have an impact on air quality	None.	107
3865	Reference must be made to the source of pollution.	Noted.	None.	108
4577	Reference to paintball and quad biking facilities highlights the lack of understanding or willingness to mislead.	It is considered that paintballing and quad biking activities have the potential to cause damage to the natural	None.	109

		environment.		
770, 848, 1180, 1644, 1769, 2060, 3233, 3865	Paintballing and Quad Biking are minimal and can be controlled. Not really an issue. Ideal for rural areas.	Noted.	None.	110
4329	There is no mention in the evidence-base of unsympathetic leisure uses in the natural environment.	Motorised rural pursuits and paintballing have been the subject of planning applications within the district. They cause particular issues for the natural environment and its peaceful enjoyment by residents. It is considered to be a justified issue. Given the highly rural nature of the district it has the potential to be a significant issue that needs to be balanced with the objective to increase the tourism economy.	None.	111
848	The mention of railway stations serving small settlements as under threat in the long-term is not evidenced. There has been no discussion relating to closure of stations.	The issue is the sustainability of stations in the long-term without measures to encourage usage. This is a strategic infrastructure issue. It is certainly the case that the 10 stations in the district are well-used for out-commuting for work and then return-commuting. Indeed the scale of outmigration for work causes its own issues. The concern is that without sustained usage throughout the day there is a risk in the long term to the survival of services.	Ensure that the Local Plan seeks to encourage full use of rail services utilising all stations in order to maximise where possible trips by this mode of transport and to reduce reliance on cars.	112
1180	Agree that railway stations serving small settlements may not be viable without greater use.	Noted.	None.	113
4329	There is a heavy reliance on cars in the district. This is because public transportation is very limited. Even in areas with more frequent services, the evidence-base shows that these do not afford the same reliability and flexibility that a private car can	There is little that provides the same flexibility as personal transport solutions. The Council acknowledge that infrastructure matters are a	The Council will continue engagement with infrastructure providers and ensure	114

	offer.	concern for residents and businesses. It will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	that infrastructure matters are considered accordingly	
1671, 1961	Infrastructure items 5 and 15 contradict each other regarding train station usage and capacity.	This is not agreed. One is about parking at stations the other about passenger numbers to support rural services.	None.	115
971	People are not that concerned about high economy / industrial opportunities. Should build new industry on existing industry areas.	As part of the Local Plan process, existing business owners will be engaged with and evidence prepared to determine whether existing sites can be intensified or not. If this is not possible, the Council will need to consider alternative ways of meeting the local needs for providing jobs and supporting businesses and the economy.	None.	116
1854	In its own right, having a large business contingent is not necessarily an objective for residents of the district.	The Local Plan is prepared to balance social, economic and environmental factors and mitigate against potential adverse effects of development. The statutory preparation of a Sustainability Appraisal alongside the Local Plan, also makes sure this happens.	None.	117
4329	The list of issues for 'Economy' portrays Tandridge as having businesses at risk, however the evidence-base shows that the Tandridge economic-base is relatively stable with a host of long-term local businesses that survived the 2008 financial crisis and	The issues are considered appropriate when considering the evidence-base as a whole, particularly in respect of the start-up of new businesses.	None.	118

	subsequent recession and that see mostly advantages to operating in Tandridge.			
1739, 3564	Should remove the wording in Infrastructure 18 “negative effect of visitors”	Noted. The consultation document cannot be rewritten but relevant changes can be reflected in the final Plan.	None.	119
1215, 1325, 1773, 2961	Pleased that the area does not have large industrial units, tourist attractions, retail or leisure facilities (e.g. cine-plex). Happy to travel elsewhere.	Noted. Travelling elsewhere can lead to unsustainable transport patterns and diversion of spending outside of the district.	None.	120
971	New roads would have to go through agricultural land.	Until the Council have determined a preferred strategy for the Local Plan, it is not possible to state if and where new roads would be needed. It can be possible to upgrade existing roads in many cases.	None.	121
971, 1491, 1774	Not everyone in the district is ‘wealthy’.	The Local Plan must cater for all sections of the community in terms of age, gender and financial status etc.	None.	122
971, 1180, 1671, 1868, 1872	Crawley, Reigate, Dorking and Croydon provide good shopping experiences, but parking can be an issue in these locations. Many travel here to shop due to the lack of options in Tandridge.	Noted.	None.	123
4329	There is no evidence to suggest that younger generations are more likely to go to Croydon and Crawley.	The Retail and Leisure Study 2015 shows how Crawley and Croydon compare in terms of attraction of comparison shopping and leisure activities compared with centres in Tandridge. It is agreed that the evidence does not contain an age breakdown but from considering the types of activity it is felt that the description in the issue is appropriate.	None.	124
1215, 1389, 1394, 1980, 2961, 2981,	Oxted and other towns in the district are completely different in nature to Crawley, Sevenoaks, Croydon etc, which is why residents live here. Tandridge and especially Oxted has wrongly	Oxted is a large town in the context of the district.	None.	125

3015, 3082, 3125, 3283, 3532, 3539, 3580, 3670, 3702, 3739, 3813, 4218, 4473, 4553, 4596	been classed as “large”.			
574, 609, 622, 927, 965, 968, 1001, 1106, 1138, 1144, 1151, 1352, 1581, 1639, 1731, 1777, 1935, 1986, 2888, 3231, 3283, 3413, 3579, 3663, 3704, 3749, 3759, 3900, 4085, 4086, 4161, 4226, 4369, 4505, 4522, 4532, 4602, 4669	The Plan would seriously reduce the quality of life for residents.	The Local Plan will provide homes, jobs, facilities and open space for both current and future communities. It includes policies to deliberately guide and manage the delivery of development and to provide the infrastructure needed. Additionally, the Local Plan is prepared to balance social, economic and environmental factors and mitigate against potential adverse effects of development. The statutory preparation of a Sustainability Appraisal alongside the Local Plan, also makes sure this happens.	None.	126
698, 1041, 1049, 1072, 1207, 1376, 1453, 1574, 1890, 1932, 2121, 2155, 2591, 2592, 2914, 3046, 3264, 3369	The decline of young people (20-35) in the district is unfortunate and it is important to consider the needs of this group, and young families, where possible.	The Council recognise the difficulties facing this age group in terms of access to jobs and homes in the district. The Local Plan will provide homes, jobs, facilities and open space for both current and future communities. This includes homes that are more affordable and the delivery of schools and infrastructure to accommodate the needs of those wanting to get on the	None.	127

		housing ladder and keep their families local.		
1774, 1801, 2201, 4329	A large percentage of younger families/people are buying their own homes; this figure (44.7%) is higher than the rest of Surrey and the UK.	Noted.	None.	128
4329	The housing market is more dynamic than portrayed in the Issues. The private rented sector has increased by 78.8% between 2001 and 2011. There has been a 20% growth in flatted and other similar types of development in Tandridge.	It is considered that the evidence paper "Strategic Housing Market Assessment 2015 – Addressing the Needs of All Household Types" looks at the Tandridge housing market and this is reflected in the Issues. For example, the evidence sets out that continuing the trend for building flatted development in Tandridge will exceed demand. The evidence sets out a need to plan for the accommodation needs of an aging population, which tends to occupy a wide range of unit types. The growth in the private rented sector generally underpins an ownership affordability gap. The Plan needs to ensure it can assist in delivering the accommodation needs of the district.	The Plan will continue to use the evidence within the SHMA to consider the housing needs of the district over the next 20 years.	129
3865	Suggest Point 4 of Infrastructure issue be split into two parts. Explain why the location of Gatwick is potentially an issue. Then separately list the potential negative impacts on infrastructure within Tandridge.	The prospect of a Gatwick expansion is recognised by the Council and there is continued engagement with bodies relating to Gatwick. It is agreed that should expansion be planned it would be an issue for the district in terms of housing, jobs, infrastructure (including roads and rail), the health and wellbeing of residents and the impact on parts of the district as places where people wish to live, work and visit. There are already policies in place	None.	130

		<p>which respond to the current noise levels, air quality and potential impacts on residents. However, until a more definitive decision is made regarding whether the second runway is to go ahead or not, the extent of the implications are unknown and cannot be planned for.</p> <p>It should be noted that should the expansion take place, it will be part of a longer term strategy which the Council will need to respond to at a later date. The potential impacts of expansion would be such that a revision of the Plan would likely be required.</p>		
3865	Infrastructure issue point 18 belongs in the Heritage page.	It is considered that this does not represent a heritage asset issue	None.	131
3986	Climate change policies should be withdrawn as they are superceded by the introduction of latest building regulations.	<p>There is the option to set additional technical requirements exceeding the minimum standards required by Building Regulations in respect of access and water, and an optional nationally-described space standard. The Council will need to use its evidence-base to determine whether there is a need for additional standards in Tandridge, and justify setting appropriate policies.</p>	<p>The Council will consider the impact of using these optional standards as part of the Local Plan viability assessment. In considering the costs relating to optional Building Regulation requirements or the nationally described space standard, the Council will take account of the "Housing standards review: final implementation impact</p>	132

			assessment” issued alongside the Housing Standards Review.	
4075	The Issues should be split into those Issues affecting the high density, northern settlements and the Issues affecting the low density of the southern settlements.	The Local Plan must consider the whole district.	None.	133
4376, 4989, 5163, 5207	The district's priorities should not be to house the overspill of London sprawl nor create a self-contained employment sector.	<p>The National Planning Policy Framework requires a Local Planning Authority to identify the full Objectively Assessed Need (OAN) for market and affordable housing (National Planning Policy Framework paragraph 47). The OAN is part of the Strategic Housing Market Assessment (SHMA) which specifically requires Local Plans to identify the scale and mix of housing that the local population is likely to need and is likely to need over the Plan period. It must consider household and population projections and take account of migration and demographic change (National Planning Policy Framework para 159). It is therefore a requirement for housing need to take account of migration across district boundaries. The movement of people, as they move house to meet their needs, does not operate with district boundaries acting as barrier.</p> <p>A range of employment opportunities should be provided within the district.</p>	None.	134
4456	There is a need for further growth in other areas other than housing and the retention of the Green Belt.	Noted.	None.	135
4559	In Housing, the document states that over 30% is 4/5 bedroom	This highlights the difference against	None.	136

	houses, which in itself is not an 'issue'.	the national average. Census data shows that 74% of all households in Tandridge contain at least one spare bedroom. The “Strategic Housing Market Assessment 2015 – Addressing the Needs of All Household Types” indicates that the size of accommodation required between 2013 and 2033 for 4 or more bed homes is 13%.		
4329	It is not relevant to compare the number of bedrooms per household to the whole of England as that average includes many suburban towns and cities.	If comparisons are carried out only with places that are similar it may mask that the district may not reflect the needs of all members of the community. The national picture, which includes all types of areas, is a relevant benchmark when considering the aims of the NPPF to provide housing for all in the identified area of need.	None.	137
4577, 4923, 5100	Housing (1) implies that proposed house building is for the benefit of those priced out of the market, whereas scale of immigration into the district could well lead to higher prices as people move out of London.	Improving affordability is important. It is also important to provide the housing necessary to meet all the various needs.	The Plan will continue to use the evidence within the SHMA to consider the housing needs of the district over the next 20 years.	138
3970, 4649, 4655	Numbering the issues implies a ranking which appears illogical; letters would be less of a “rank”.	It is not a ranking. Letters unless entirely random may also have implied a ranking.	None.	139
3970, 4649, 4655	Other issues appear to have no supporting evidence in the Technical Assessments and therefore there is no evidence to support it being transferred into an “objective” or specific planning policies.	In addition to the evidence papers, the “Issues and Objectives Topic Paper 2015” sets out a large number of existing strategies from which the issues were also derived.	None.	140
4889	All issues are too vague.	The issues refer to matters within the district that need to be considered when	None.	141

		putting together the objectives of the Plan.		
4816	There is a fundamental disconnect between the Issues and Approaches document and the National Planning Policy Framework, the evidence-base, the distinctive characteristics of Tandridge and the priorities of local residents.	The Issues and Approaches document is a high level assessment and consultation about what people think the Plan should contain. It is possible that there is a disconnect between the priorities of residents and the requirements of national planning policy	None.	142
4718	There are too many issues.	As part of the consultation the Council can seek to refine the issues for future iterations of the Plan, taking into account consultation responses.	None.	143
4718	Issues appear to be one person's thought process and have no support (Economy 2, 3, 4, 5, 6, 8 Housing 1, 2, 5 and Natural Environment 1. Some observations have little to do with Local Plan (Design 1, 2 and 4).	This is not agreed. The issues come from the "Issues and Approaches Topic Paper 2015" which was reported to and agreed by the Planning Policy Committee on 2 September 2015. The issues are derived from 43 existing strategies as set out in that topic paper. Further, the draft Issues and Approaches Topic Paper was consulted on with the authors of the strategies affecting the district and amended in accordance with their views. The Issues were also run through a workshop session with a group of Members of Tandridge District Council, which also shaped the objectives. It is considered that antisocial behaviour (Design 1), crime (Design 2) and the support for welfare issues (Design4) are appropriate as places have been shown to have the potential to have a positive impact on health and wellbeing are	None.	144

		indeed issues for a Local Plan to consider.		
4718	Some statements are correct but should go towards an issue rather than be an issue themselves. (Economy 7, Town Centres 1, 3, 4 and 5 Health 1, 2, 3, and 6 Design 3, Climate Change 2 and 3, Natural Environment 2, 3 and 4, Heritage, Flooding and I note 4, Infrastructure and in particular 8, 9, 11, 12, 13 and 15. For 15, the car park at Upper Warlingham is full by 08:00-08:30.	The Issues and Approaches document and consultation was prepared in accordance with planning legislation and national policy. The Local Plan will continue to be prepared in compliance with relevant requirements to ensure soundness.	None.	145
Objectives Section of the Plan				146
266, 598, 927, 1387, 2035, 2048, 2230, 3001, 3012, 3123, 3128, 3130, 3166, 3176, 3182, 3275, 3281, 3407, 3913, 3960, 3970, 4013, 4156, 4467, 4498, 4646, 4675, 4696, 4854	No mention of protecting the local environment / Green Belt from overdevelopment.	The Local Plan Issues and Approaches document included an objective to maintain and enhance our mixed and diverse natural and historic environment which is intended to mitigate and discourage negative uses.	The Council will include an objective to maintain a Green Belt that serves the purposes in the National Planning Policy Framework and endures beyond the Plan period.	147
3970	The Objectives are wordy and unspecific.	The objectives of a Plan are high-level statements that seek to cover the district as a whole in a strategic manner.	None.	148
4160	Must maintain and enhance the mixed and diverse natural and historic environment.	Noted.	None.	149
3934, 3945	To achieve natural environment objectives, TDC needs to recognise key areas which offer the most opportunity for improvements to be made to the green infrastructure network, including locations where such improvements can form part of larger development proposals which benefit other objectives of	Noted.	Refine the wording of the issues and objectives and set appropriate monitoring mechanisms in the final	150

	the emerging plan.		Local Plan	
3564, 3882, 5129	Missing objective is the need to build more affordable housing both for sale and for rent.	It is considered that this is covered by Objective 5	None.	151
2357, 2374, 2475, 2505, 2517, 2520, 2521, 2524, 2525, 2597, 3531, 3716, 3744, 3762, 3789, 3809, 3844, 3861, 3881, 3887, 3903, 3906, 3938, 3943, 3970, 4003, 4128, 4173, 4244, 4327, 4429, 4432, 4447, 4449, 4517, 4520, 4567, 4613, 4753, 4758, 4761	72 issues are identified but there are only 15 Objectives to address them. There is little emphasis on addressing the issues through the objectives.	The objectives of a Plan are high-level statements that seek to cover the district as a whole in a strategic manner. As set out elsewhere, the Issues will require refinement following consultation, before the final Local Plan is submitted for examination. The objectives may then also need refinement although it is not agreed that the aims are generic or that they do not provide direction. It is considered that a Plan which seeks to deliver the objectives will address, as far as is possible, the issues identified.	Refine the wording of the issues and objectives and set appropriate monitoring mechanisms in the final Local Plan	152
1253	Change wording of 'Economy and Tourism' 1 to: "offer greater choice and to provide more local employment and economic opportunities for all sections of the community". 2 to: "Attract, support & retain businesses, whilst encouraging diversification". 3 to: "Provide opportunities for residents who have the necessary skills to work within the district and thereby..."	It is agreed that the wording suggested in terms of 1 and 3 represents an improvement. In respect of 2, further consideration will need to be given to the impact of a jobs/homes balance given the difficulty of land availability.	Refine the wording of the issues and objectives and set appropriate monitoring mechanisms in the final Local Plan	153
3970	Add sympathetic support for small business premises for 'smart' industries and professional businesses to locate in areas with parking to reduce the need to commute out of the district.	These specific actions, rather than objectives, are noted.	None.	154
3970	Control permitted development rights for conversion to residential of business units, especially where these are in farm buildings There is evidence of significant unsatisfied demand for	Noted. The Council will use the Local Plan evidence-base to examine whether there is sufficient justification	Continue to consider the need to restrict national development	155

	small business premises in the Lingfield area.	for the use of Article 4 Directions. An Article 4 direction is a mechanism which withdraws automatic planning permission granted by the General Permitted Development Order.	rights	
3970	Remove 'town centres' and replace with 'local centres'.	It is considered that the terminology is appropriate.	None.	156
1253	Change wording of 'Housing' 5 to: "Balance the supply of homes to meet the forecasted demand/needs of our local communities"	It is not considered appropriate to commit to an objective that requires the meeting of forecast demand/need for housing given the level of constraint of land availability in the district.	None.	157
1253	Change wording of 'Health and Wellbeing' 8 to: "Assist in improving health and wellbeing through both designing new places and spaces – and keeping & upgrading existing places and spaces – which together would offer positive experiences and access"	It is considered that the current wording captures the desire of the objective.	None.	158
1253, 4160	Change wording of Design & Safety / Climate Change 9 to: "Promote development that enriches the lives of local residents – safe, accessible and inspiring". 10 to: "Promote and encourage high quality design which reflects the aspirations and life-goals of local residents". 11 to: "Advocate and recognise design that mitigates and adapts to the impacts of climate change".	It is considered that the current wording captures the desire of the objective.	None.	159
3123	Economy and tourism – no. 3 should be removed.	It is considered that the objective to provide people with the skills and jobs necessary to work within the district and thereby reduce the impact of out-commuting should remain. As stated elsewhere, the Council will consider rewording this objective.	Refine the wording of the issues and objectives and set appropriate monitoring mechanisms in the final Local Plan	160
3875	In Objective 10 the reference to 'higher density' should be deleted	It is considered correct for the Council to consider higher densities where appropriate.	None.	161

1253	Change wording of Flooding to include: “Ensure that in any areas prone to flooding, any future development minimises and mitigates flood risk” and “Ensure that in any areas prone to flooding all current development is suitably responded to and the impact of future flooding assessed and minimised”	It is agreed that the wording suggested represents an improvement.	Refine the wording of the issues and objectives and set appropriate monitoring mechanisms in the final Local Plan	162
3880, 3990	Reword Flooding: Ensure that areas prone to flooding are suitably responded to and minimised where possible, and that development incorporates Sustainable Drainage Systems (SuDS) where viable, does not increase local flood risk and mitigates existing flood risk in the district where possible.	Whilst the actions set out in this response are considered correct it is felt that this makes the objective ‘action’ rather than ‘objective’ focused.	None.	163
3970	Two flooding objectives needed – ‘Prioritise response to areas prone to flooding with management strategies, including reducing the risk.’ And ‘Ensure new development does not increase flood risk and includes appropriate mitigation and Sustainable Urban Drainage Systems (SUDS) as appropriate’	Whilst the actions set out in this response are considered correct it is felt that this makes the objective ‘action’ rather than ‘objective’ focused.	None.	164
3060	'Infrastructure Issue 14' should be amended to state that 'In some circumstances, improvements to the waste water network may be required to adequately accommodate new development'.	It is considered that this is covered by Objective 15.	None.	165
3880, 3990	Objective 14 should include improving opportunities for travel by means other than the car to help manage traffic growth.	It is considered that sustainable modes of transport include those other than the car.	None.	166
3123	“To improve rail provision for people commuting out of the district” and “To increase the scale of health services available” should be included.	It is considered that this is covered by Objective 14.	None.	167
1253	Re-word Infrastructure 15 to: “Work with partners and service providers to maximise funding that will assist in the delivery of infrastructure and improve accessibility to services and facilities essential for the district”	It is considered that either wording achieves the same objective.	None.	168
266, 598, 1387, 2035, 2048, 2230, 2981, 3001, 3012, 3130, 3166,	Plan has no idea how the Objectives will be achieved.	The Issues and Approaches document presented a range of approaches that set out ways development could be delivered/ spatially. The purpose of this was to seek the views of interested	None..	169

3176, 3182, 3333, 3913, 4013, 4156, 4269, 4456, 4467, 4498, 4646, 4675		parties which would sit alongside other evidence-based documents and be used to help refine the Council's options and identify a single and preferred strategy. Until a preferred strategy is determined it is not possible to set out, in detail, how objectives will be met at this early stage. This will depend on the number of homes which can be built and the level of infrastructure which will be needed to support any growth.		
1020	This section is brief, bland and inadequate.	Noted.	None.	170
2822, 4881	Support Objective 4 which seeks to support development of tourism without damaging the quality of life for local residents. Policies relating to tourism should not just focus on delivering sufficient accommodation but also other tourism related facilities and infrastructure that would enhance and encourage environmental and heritage tourism.	Noted.	None.	171
2822	Support Objective 12 which seeks to maintain and enhance the mixed and diverse natural and historic environment, mitigating and discouraging negative uses.	Noted.	None.	172
2136	What provision is being made to ensure that housing consented following the plan delivers the diverse choice identified to create mixed communities?	Until a preferred strategy is determined it is not possible to set out, in detail, how objectives will be met at this early stage. This will depend on the number of homes which can be built and the level of infrastructure which will be needed to support any growth.	None.	173
2389, 4160	The objectives should be expanded to include the provision of an adequate supply of housing land to be achieved by identifying a range of sustainable and deliverable sites within the Local Plan.	It is considered that this is covered by Objective 5. The NPPF requires Councils to identify sufficient land to meet adopted delivery targets and maintain a five year housing supply.	None.	174
3865	Add to Objectives: "Promote the building of smaller homes,	It is considered that this is covered by	None.	175

	particularly by the loss of larger ones.”	Objective 5.		
2996, 3804, 4275, 4279, 4346	Instead of seeking merely to ‘balance the supply of homes’, the plan should have as an objective ‘meeting the district’s full OAN for housing’.	This is a task to be considered through the Plan-making process, not an objective of the Plan.	None.	176
3934	It is questionable whether TDC will be capable of meeting its identified housing issues through only two objectives. There is clearly more to housing than simply creating a mixed and balanced community and accommodating the travelling community. The objective should include the need to boost significantly the supply of housing in the district.	The NPPF requires Councils, through their Local Plans, to boost the supply of housing. The Plan will need to demonstrate that it has been prepared in accordance with the NPPF. It is not necessary for this national requirement to be transposed into an objective	None.	177
2503	The Greater London Authority and TfL support the objectives relating to transport and would welcome collaboration to explore options to improve bus services to/from London and to support/serve new developments. The Council may also wish to consider development opportunities arising from improved capacity and connectivity of the district’s railway stations through Thameslink service enhancements.	Noted.	None.	178
3360	GAL supports that the Plan identifies that planning policies and supporting text are key to directing the important sustainability issue of off airport car parking development. GAL request that in the interests of sustainability the approach adopted by the Plan is that of support for airport related car parking being permitted on airport only.	Noted.	None.	179
3865	Objective 15: TDC need to be far more aggressive on this.	Noted.	None.	180
4346	Seems as though Housing and Infrastructure will be the key Objectives of the Local Plan.	Noted.	None.	181
4456	There is no justification for the word "continue" in any future policy it would demean the policy.	Noted.	None.	182
4456	Low density is also appropriate in certain circumstances and often important to maintaining character.	Noted.	None.	183
4456	Suggest the wording should be expanded to include overall character.	Development management policies include looking at character in individual circumstances. More locally-based character policies can be developed	None.	184

		through Neighbourhood Plans. The Local Plan will set district-wide direction		
3970, 4456	Sustainable transport modes must be more defined.	Sustainable transport is defined in the NPPF as “any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.”	Add definition to Local Plan glossary.	185
3924	The housing objective should be clearer as to what is expected to be achieved by being more specific in its intentions and measurable in its numbers. So, where specific settlements are identified for additional growth, there should be a clear justification of what quantum of growth is required to meet those objectives	The Objectives of a Plan are high level statements that seek to cover the district as a whole in a strategic manner. The Issues and Approaches consultation included a section about monitoring progress of policies to ensure that objectives are being met. It stated that progress against set targets would be published annually. Until policy decisions are made it is not possible to set out the indicators for monitoring effectiveness.	Refine the wording of the issues and objectives and set appropriate monitoring mechanisms in the final Local Plan.	186
4799	Objectives are a wish list and not reasonable or proportionate.	The issues come from the “Issues and Approaches Topic Paper 2015” which was reported to and agreed by the Planning Policy Committee on 2 September 2015. The issues are derived from 43 existing strategies as set out in that topic paper.	None.	187
Vision Section of the Plan				188
698, 774, 848, 927, 1081, 1144, 1194, 1286, 1924, 1994, 3123, 3154, 3865, 4863, 4869, 4868	The vision is set out to urbanise the district and does not recognise the rural character of the area which is essential to maintain.	It is not agreed that the Vision sets out to urbanise the district. It states that the district will be a place with green and open spaces.	None.	189
4531	The Vision is contradicted by TDC proposing to build on the Green Belt.	There have been no proposals to build on the Green Belt. The documents	None.	190

		show land that has been made available to deliver growth. The Issues and Approaches document presented a range of approaches that set out ways development could be delivered/ spatially. The purpose of this was to seek the views of interested parties which would sit alongside other evidence-based documents and be used to help refine the Council's options and identify a single and preferred strategy. Until a preferred strategy is determined it is not possible to set out, in detail, how objectives will be met at this early stage. This will depend on the number of homes which can be built and the level of infrastructure which will be needed to support any growth.		
1020, 1109, 1592, 2372, 3220, 3283, 3450, 3663, 3734, 3800, 3875, 4743	The Vision is extremely vague and weak, and some of its aspirations are in conflict with the proposed housing land commitments later in the report e.g "green and open spaces" but suggesting recreational land for development.	There are no proposed housing land commitments. The Issues and Approaches document presented a range of approaches that set out ways development could be delivered/ spatially. The purpose of this was to seek the views of interested parties which would sit alongside other evidence-based documents and be used to help refine the Council's options and identify a single and preferred strategy. Until a preferred strategy is determined it is not possible to set out, in detail, how objectives will be met at this early stage. This will depend on the number of homes which can be built and the level of infrastructure which will	The Council will continue to prepare the Local Plan in accordance with the standards set for quantity, quality and accessibility of open space and recreation facilities.	191

		be needed to support any growth. The Local Plan will look at how open space should be provided in local communities to address health and wellbeing need. This may be done through a variety of ways including the provision of new space or through the upgrading of existing spaces. How open space will be provided will be in accordance with standards for quantity, accessibility and quality as set out in the Council's Open Spaces Assessment 2015		
3826, 3865, 3970	The Vision Statement should refer specifically to protection of the Green Belt.	It is not considered appropriate for a vision to refer to a specific item of policy protection.	None.	192
1845	It is disappointing that the vision does not articulate a clearer green agenda.	Noted. The Plan will need to balance the three strands of sustainability set out in the NPPF, social, economic and environmental and it is considered that the vision balances this for the district.	None.	193
2558	The document sets out no vision for Tandridge except as a dormitory area.	This is not considered to be accurate. The vision refers to jobs being available and accessible and to successful towns and local centres, providing for needs of residents and businesses. It refers to prosperous and vibrant places of work.	None.	194
4669	The Vision sounds like a nightmare.	Noted.	None.	195
3804	It is strongly argued that the vision is reworded to include the need to meet the identified development and infrastructure needs of the district.	The vision is about the type of place, not what will be delivered to achieve the vision.	None.	196
3970	Need to aspire to ensuring the people of Tandridge have the same accessibility to services like doctors, schools, etc, as to the homes, jobs and leisure listed.	Noted.	None.	197
3924	The vision should have a greater emphasis on	This would be part of the consideration	None.	198

	directing investment and the provision of facilities to those settlements best served by public transport and strategic transport options.	of a strategy to achieve the vision rather than part of the vision itself.		
Infrastructure				199
1393, 1574, 1577, 1614, 1632, 1673, 1708, 1874, 1996, 1999, 2023, 2045, 2055, 2118, 2244, 2283, 2372, 2383, 2384, 2553, 2619, 2697, 2746, 2764, 2781, 2850, 2888, 2897, 2903, 2918, 2972, 3051, 3078, 3347, 3472, 3525, 3668, 3889, 3897, 3948, 3976, 4021, 4030, 4141, 4183, 4205, 4219, 4239, 4247, 4293, 4329, 4339, 4456, 4467, 4472, 4477, 4481, 4492, 4522, 4569, 4580, 4703, 4716, 4725, 4733, 4734, 4746, 4747, 4753, 4755, 4758, 4761, 4762, 4768, 4780, 4783, 4787, 4799, 4813, 4816, 4817, 4826, 4827, 4829, 4833, 4836, 4838, 4839, 4847, 4848, 4853, 4870, 4872, 4874, 4888, 4889, 4891, 4905, 4907, 4908, 4919, 4920, 4923, 4924, 4927, 4928, 4941, 4944, 4946, 4949, 4950, 4952, 4957, 4958, 4959, 4960, 4969, 4972, 4978, 4981, 4985, 4991, 4992, 4994,	Current infrastructure deficits must be dealt with before any future housing or development is completed as it is already stretched. No thought has been given to the need for increased infrastructure.	The Local Plan, on submission to the Planning Inspectorate, will be accompanied by an Infrastructure Delivery Strategy which will set out the infrastructure that will be needed and the source of funding for this. This will be used to inform a review of the Community Infrastructure Levy which is a charge on development, payable by developers, which pays for and contributes to the delivery of infrastructure. Infrastructure to meet the gap relies on new development for funding.	None.	200

4996, 5001, 5002, 5005, 5015, 4993, 5004, 5016, 5020, 5021, 5022, 5025, 5034, 5035, 5037, 5048, 5050, 5053, 5055, 5057, 5060, 5061, 5063, 5068, 5069, 5073, 5074, 5076, 5077, 5098, 5099, 5102				
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1784, 1785, 1838, 1854, 1863, 1872, 1883, 1884, 1895, 1949, 1956, 1988, 1999, 2005, 2007, 2021, 2023, 2026, 2060, 2113, 2155, 2167, 2192, 2195, 2199, 2222, 2231, 2233, 2280, 2300, 2302, 2352, 2361, 2362, 2363, 2379, 2380, 2406, 2408, 2412, 2417, 2421, 2424, 2442, 2446, 2457, 2491, 2564, 2585, 2588, 2594, 2613, 2619, 2621, 2649, 2658, 2697, 2702, 2712, 2716, 2721, 2728, 2736, 2752, 2781, 2788, 2800, 2828, 2835, 2847, 2850, 2861, 2889, 2899, 2903, 2908, 2918, 2919, 2925, 2927, 2929, 2941, 2943, 2945, 2955, 2961, 2966, 2977, 2985, 2990, 3015, 3027, 3045, 3046, 3064, 3068, 3077, 3081, 3082, 3088, 3093, 3095, 3097, 3101, 3119, 3125, 3129, 3131, 3136, 3148, 3149, 3154, 3166, 3169, 3171, 3172, 3173, 3175, 3176, 3182, 3183, 3198, 3228, 3244, 3270, 3273, 3275, 3283, 3285, 3303, 3311, 3319, 3321, 3327, 3333, 3356, 3369, 3373, 3375, 3380,				
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3384, 3386, 3388, 3393, 3405, 3409, 3413, 3414, 3429, 3435, 3448, 3450, 3469, 3470, 3475, 3497, 3498, 3499, 3505, 3523, 3532, 3542, 3552, 3560, 3571, 3576, 3615, 3634, 3637, 3643, 3644, 3663, 3666, 3668, 3670, 3678, 3687, 3673, 3677, 3679, 3701, 3702, 3704, 3705, 3708, 3718, 3722, 3738, 3749, 3756, 3771, 3785, 3793, 3813, 3814, 3825, 3833, 3836, 3838, 3840, 3845, 3847, 3854, 3855, 3875, 3888, 3889, 3897, 3904, 3913, 3917, 3922, 3928, 3956, 3959, 3960, 3971, 3976, 3977, 4001, 4009, 4013, 4016, 4021, 4026, 4033, 4039, 4041, 4095, 4099, 4101, 4102, 4103, 4106, 4113, 4156, 4161, 4175, 4191, 4207, 4219, 4224, 4226, 4231, 4255, 4259, 4269, 4271, 4273, 4288, 4292, 4312, 4314, 4321, 4339, 4350, 4351, 4359, 4361, 4364, 4408, 4409, 4415, 4434, 4436, 4438, 4463, 4467, 4472, 4473, 4481, 4487, 4488, 4491, 4492, 4501, 4504, 4505, 4523, 4530,				
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4531, 4532, 4548, 4549, 4553, 4557, 4559, 4565, 4572, 4577, 4580, 4581, 4591, 4596, 4604, 4606, 4607, 4615, 4619, 4626, 4628, 4631, 4637, 4638, 4644, 4649, 4655, 4666, 4668, 4669, 4670, 4671, 4673, 4675, 4682, 4689, 4691, 4696, 4733, 4740, 4743, 4747, 4762, 4784, 4787, 4793, 4799, 4803, 4805, 4808, 4829, 4924, 4937, 4959, 4974, 4991, 5012, 5015, 5099, 5110, 5154, 5159, 5207				
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482, 483, 484, 487, 489, 490, 493, 497, 502, 514, 515, 516, 519, 520, 521, 524, 525, 528, 529, 530, 531, 536, 543, 550, 553, 554, 557, 562, 564, 565, 570, 572, 574, 575, 576, 578, 580, 582, 584, 586, 590, 598, 601, 607, 608, 609, 610, 611, 612, 618, 622, 624, 626, 627, 630, 631, 636, 642, 643, 646, 649, 650, 651, 658, 666, 668, 670, 672, 675, 678, 679, 683, 694, 696, 707, 709, 714, 720, 722, 730, 731, 734, 740, 746, 750, 759, 770, 786, 798, 805, 813, 819, 822, 823, 826, 837, 846, 848, 853, 861, 867, 870, 873, 878, 888, 896, 911, 917, 919, 927, 931, 943, 952, 953, 963, 965, 979, 980, 983, 988, 997, 1000, 1001, 1023, 1044, 1061, 1068, 1072, 1080, 1081, 1082, 1086, 1106, 1108, 1109, 1115, 1119, 1129, 1135, 1138, 1143, 1144, 1145, 1151, 1155, 1159, 1168, 1171, 1190, 1215, 1241, 1286, 1294, 1299, 1308, 1316, 1321, 1322, 1324, 1325, 1342, 1346, 1379, 1387, 1393, 1394, 1400, 1404, 1431, 1462, 1473, 1475, 1478, 1483, 1486, 1491, 1498, 1508, 1513, 1515,				
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3356, 3359, 3373, 3375, 3380, 3384, 3386, 3388, 3391, 3393, 3407, 3409, 3413, 3418, 3429, 3439, 3443, 3448, 3450, 3461, 3469, 3470, 3472, 3474, 3475, 3494, 3497, 3499, 3500, 3502, 3503, 3505, 3511, 3523, 3524, 3525, 3532, 3539, 3540, 3542, 3543, 3544, 3546, 3552, 3560, 3571, 3576, 3584, 3598, 3607, 3608, 3613, 3619, 3628, 3634, 3636, 3637, 3643, 3644, 3663, 3666, 3668, 3670, 3672, 3677, 3679, 3687, 3688, 3690, 3699, 3701, 3702, 3708, 3718, 3722, 3723, 3728, 3734, 3738, 3739, 3749, 3751, 3756, 3769, 3771, 3785, 3786, 3795, 3798, 3817, 3823, 3825, 3830, 3835, 3836, 3838, 3840, 3842, 3845, 3847, 3854, 3855, 3857, 3865, 3888, 3889, 3897, 3904, 3908, 3913, 3917, 3920, 3922, 3928, 3956, 3959, 3960, 3966, 3968, 3972, 3976, 3983, 3992, 3995, 3996, 4005, 4013, 4016, 4018, 4021, 4022, 4026, 4029, 4033, 4039, 4040, 4041, 4043, 4044, 4049,				
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4604, 4606, 4607, 4608, 4609, 4615, 4619, 4621, 4626, 4628, 4631, 4637, 4638, 4644, 4646, 4647, 4649, 4655, 4669, 4671, 4673, 4675, 4681, 4682, 4687, 4688, 4689, 4691, 4694, 4696, 4709, 4716, 4725, 4728, 4733, 4734, 4739, 4728, 4740, 4743, 4746, 4755, 4756, 4762, 4783, 4784, 4788, 4797, 4799, 4803, 4805, 4816, 4817, 4818, 4833, 4840, 4844, 4849, 4851, 4863, 4869, 4870, 4872, 4874, 4876, 4877, 4881, 4880, 4889, 4903, 4907, 4913, 4915, 4916, 4920, 4924, 4926, 4931, 4934, 4937, 4944, 4945, 4968, 4982, 4990, 4991, 4999, 5004, 5007, 5008, 5012, 5018, 5020, 5024, 5038, 5054, 5060, 5076, 5074, 5069, 5067, 5055, 5051, 5088, 5090, 5097, 5098, 5099, 5100, 5101, 5103, 5104, 5106, 5107, 5111, 5112, 5113, 5114, 5119, 5121, 5122, 5123, 5125, 5124, 5127, 5126, 5131, 5133, 5136, 5143, 5146, 5147, 5148, 5150, 5154, 5155, 5162, 5167, 5168, 5170,				
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5171, 5173, 5181, 5184, 5187, 5191, 5198, 5204, 5207				
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798, 805, 813, 819, 822, 823, 825, 826, 837, 846, 848, 853, 861, 867, 870, 873, 878, 888, 889, 896, 911, 917, 919, 927, 931, 952, 963, 965, 979, 980, 983, 988, 1001, 1023, 1044, 1061, 1068, 1080, 1081, 1082, 1086, 1106, 1108, 1109, 1115, 1129, 1135, 1138, 1145, 1151, 1159, 1168, 1190, 1198, 1214, 1286, 1299, 1304, 1308, 1316, 1322, 1324, 1325, 1342, 1346, 1364, 1387, 1393, 1394, 1400, 1462, 1473, 1478, 1483, 1513, 1515, 1533, 1547, 1555, 1560, 1562, 1577, 1581, 1592, 1606, 1612, 1613, 1615, 1618, 1624, 1640, 1644, 1645, 1653, 1671, 1673, 1680, 1710, 1725, 1760, 1768, 1777, 1782, 1784, 1827, 1838, 1841, 1845, 1854, 1872, 1874, 1884, 1895, 1917, 1924, 1932, 1949, 1956, 1988, 1996, 1999, 2005, 2023, 2026, 2035, 2048, 2057, 2060, 2094, 2113, 2116, 2135, 2155, 2168, 2170, 2174, 2192, 2195, 2201, 2222, 2230, 2231, 2245, 2252, 2253, 2280, 2281, 2300, 2302, 2350, 2352,				
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3207, 3218, 3220, 3226, 3228, 3231, 3239, 3243, 3244, 3250, 3275, 3283, 3285, 3286, 3287, 3289, 3296, 3302, 3303, 3304, 3305, 3308, 3311, 3319, 3321, 3327, 3328, 3333, 3347, 3356, 3373, 3375, 3380, 3384, 3386, 3388, 3391, 3393, 3405, 3406, 3407, 3409, 3413, 3418, 3435, 3439, 3443, 3448, 3450, 3458, 3461, 3474, 3475, 3494, 3497, 3499, 3500, 3502, 3503, 3505, 3511, 3523, 3524, 3525, 3532, 3540, 3542, 3544, 3546, 3552, 3560, 3571, 3584, 3598, 3607, 3608, 3613, 3615, 3624, 3628, 3634, 3636, 3637, 3643, 3644, 3663, 3666, 3668, 3672, 3687, 3688, 3673, 3690, 3699, 3701, 3702, 3705, 3708, 3718, 3722, 3723, 3728, 3734, 3738, 3749, 3751, 3756, 3769, 3785, 3795, 3793, 3798, 3799, 3813, 3817, 3823, 3825, 3830, 3835, 3836, 3838, 3840, 3845, 3847, 3854, 3855, 3857, 3888, 3889, 3897, 3904, 3908, 3913, 3917, 3920, 3922, 3928, 3956, 3959, 3960,				
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3966, 3968, 3972, 3976, 3977, 3983, 3992, 3995, 3996, 4001, 4005, 4013, 4016, 4018, 4019, 4021, 4022, 4026, 4029, 4033, 4039, 4040, 4041, 4043, 4044, 4049, 4053, 4054, 4062, 4068, 4069, 4080, 4084, 4085, 4090, 4095, 4099, 4102, 4103, 4106, 4109, 4111, 4113, 4121, 4133, 4142, 4144, 4146, 4147, 4148, 4156, 4157, 4158, 4161, 4168, 4170, 4176, 4179, 4189, 4190, 4191, 4195, 4196, 4199, 4205, 4207, 4209, 4210, 4218, 4219, 4224, 4226, 4228, 4229, 4231, 4240, 4247, 4250, 4269, 4271, 4288, 4297, 4312, 4314, 4317, 4321, 4328, 4337, 4339, 4340, 4341, 4349, 4350, 4351, 4354, 4356, 4358, 4359, 4361, 4364, 4373, 4374, 4379, 4393, 4394, 4396, 4400, 4401, 4408, 4409, 4415, 4434, 4436, 4438, 4440, 4441, 4443, 4445, 4452, 4456, 4462, 4467, 4468, 4473, 4481, 4484, 4491, 4492, 4498, 4501, 4504, 4511, 4512, 4522, 4529, 4530, 4531, 4540, 4541, 4547,				
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4548, 4549, 4550, 4553, 4557, 4558, 4559, 4565, 4569, 4577, 4580, 4581, 4583, 4590, 4596, 4600, 4601, 4602, 4603, 4604, 4606, 4607, 4608, 4609, 4615, 4617, 4619, 4621, 4626, 4628, 4631, 4634, 4638, 4644, 4646, 4647, 4649, 4655, 4666, 4668, 4669, 4671, 4673, 4675, 4681, 4682, 4683, 4687, 4688, 4689, 4691, 4696, 4818, 4817, 4709, 4716, 4725, 4728, 4733, 4734, 4825, 4743, 4746, 4751, 4755, 4756, 4762, 4783, 4784, 4788, 4833, 4840, 4849, 4851, 4858, 4860, 4862, 4865, 4870, 4872, 4874, 4876, 4877, 4881, 4880, 4889, 4910, 4911, 4913, 4915, 4916, 4917, 4920, 4921, 4926, 4931, 4933, 4934, 4937, 4941, 4944, 4947, 4948, 4950, 4954, 4958, 4965, 4968, 5024, 4981, 4982, 4990, 4991, 5018, 5012, 5007, 5007, 5008, 5020, 5038, 5010, 5054, 5067, 5055, 5051, 5081, 5086, 5088, 5089, 5090, 5097, 5098, 5099, 5100, 5101, 5103, 5104, 5106, 5107, 5111,				
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5112, 5113, 5114, 5119, 5121, 5122, 5123, 5125, 5124, 5127, 5126, 5131, 5136, 5143, 5146, 5147, 5148, 5150, 5154, 5155, 5162, 5167, 5170, 5171, 5173, 5181, 5184, 5187, 5191, 5198, 5204, 5207				
8, 60, 259, 441, 318, 484, 494, 565, 610, 656, 666, 670, 747, 791, 846, 848, 873, 904, 963, 1155, 1214, 1240, 1244, 1324, 1325, 1379, 1491, 1498, 1555, 1612, 1613, 1615, 1644, 1725, 1770, 2039, 2233, 2363, 2435, 2446, 2621, 2649, 2652, 2654, 2659, 2697, 2733, 2835, 2921, 2955, 3019, 3054, 3081, 3119, 3148, 3149, 3151, 3171, 3175, 3204, 3206, 3275, 3283, 3287, 3296, 3319, 3333, 3347, 3373, 3384, 3386, 3414, 3429, 3435, 3448, 3529, 3576, 3607, 3624, 3673, 3705, 3718, 3751, 3785, 3786, 3833, 3855, 3888, 3897, 3908, 3917, 3920, 3922, 3956, 3992, 3996, 4013, 4021, 4026, 4033, 4040, 4043, 4044, 4069, 4080, 4103, 4111, 4144, 4146, 4156, 4161, 4181, 4183, 4205, 4213,	Existing bus services are poor, and many vital services are being / have been cut. There should be more bus stations and a better bus service. There is a negative impact regarding air pollution and climate change. Buses are expensive for short journeys.	The Council acknowledge that public transport matters are a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including Surrey Highways, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan. It is important that the district is served by sustainable modes of transport.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	

4240, 4247, 4288, 4312, 4328, 4340, 4344, 4349, 4358, 4394, 4396, 4438, 4445, 4463, 4484, 4491, 4492, 4504, 4505, 4512, 4531, 4532, 4540, 4541, 4573, 4580, 4581, 4590, 4603, 4604, 4607, 4608, 4628, 4649, 4655, 4673, 4681, 4756, 4762, 4783, 4784, 4799, 4805, 4849, 4860, 4865, 4889, 4891, 4933, 4958, 4974, 4989, 4991, 4994, 5060, 5076, 5086, 5088, 5146, 5162, 5167				
1138	Improvements to local transport will not prevent 'through traffic', nor will it take the freedom and convenience of private car travel.	Noted.	None.	205
8, 28, 31,32, 40, 42, 43, 52, 57, 58, 60, 63, 66, 70, 71, 74, 81, 85, 114, 118, 125, 128, 145, 149, 167, 168, 184, 185, 186, 189, 191, 192, 195, 200, 202, 204, 206, 208, 209, 211, 212, 220, 232, 233, 247, 252, 254, 256, 257, 259, 260, 262, 263, 264, 267, 286, 297, 306, 311, 317, 318, 326, 327, 328, 330, 331, 333, 341, 344, 345, 351, 352, 372, 375, 388, 389, 392, 394, 395, 396, 398, 404, 417, 419, 421, 422, 424, 425, 427, 431, 439, 441, 455, 456, 467, 473, 476, 478, 479,	Need more capacity on the train network. Trains are delayed, there is not enough seating and have to stand, if you are lucky enough to get on the train. There is no provision to increase services in the train provider's 20 year plan.	The Council acknowledge that rail services are a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including Network Rail, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan. It is important that the district is served by sustainable modes of transport.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	206

483, 484, 487, 490, 493, 494, 497, 514, 515, 516, 519, 520, 521, 524, 525, 528, 529, 530, 533, 536, 543, 572, 586, 598, 601, 610, 627, 630, 643, 650, 656, 657, 658, 666, 672, 675, 696, 698, 707, 714, 717, 722, 747, 759, 770, 774, 791, 813, 825, 837, 846, 848, 853, 870, 904, 917, 953, 963, 965, 979, 1023, 1072, 1086, 1106, 1109, 1115, 1119, 1129, 1135, 1151, 1214, 1215, 1299, 1316, 1322, 1324, 1325, 1346, 1364, 1379, 1387, 1393, 1400, 1431, 1473, 1483, 1486, 1508, 1533, 1560, 1562, 1577, 1586, 1606, 1615, 1618, 1640, 1644, 1653, 1671, 1725, 1737, 1760, 1770, 1872, 1884, 1924, 1949, 1956, 1961, 1983, 1988, 1996, 2005, 2035, 2039, 2048, 2060, 2094, 2167, 2170, 2174, 2192, 2230, 2233, 2280, 2295, 2300, 2350, 2361, 2363, 2384, 2388, 2397, 2401, 2402, 2403, 2420, 2421, 2435, 2495, 2579, 2586, 2592, 2613, 2619, 2621, 2649, 2683, 2721, 2736, 2781, 2783, 2788, 2828, 2835, 2846, 2850, 2879, 2889,				
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2899, 2918, 2925, 2927, 2929, 2941, 2943, 2956, 2981, 2985, 2990, 2995, 3001, 3012, 3015, 3041, 3054, 3064, 3095, 3101, 3129, 3130, 3131, 3136, 3146, 3148, 3149, 3151, 3166, 3171, 3173, 3176, 3182, 3183, 3191, 3206, 3218, 3228, 3273, 3275, 3281, 3303, 3308, 3311, 3327, 3333, 3369, 3375, 3384, 3388, 3405, 3406, 3409, 3413, 3418, 3429, 3435, 3448, 3469, 3472, 3475, 3494, 3497, 3498, 3505, 3542, 3560, 3607, 3619, 3628, 3634, 3644, 3650, 3663, 3666, 3668, 3670, 3677, 3687, 3701, 3718, 3738, 3739, 3749, 3751, 3771, 3785, 3786, 3825, 3833, 3836, 3840, 3845, 3847, 3854, 3855, 3888, 3897, 3913, 3920, 3928, 3960, 3972, 3976, 3992, 3996, 4013, 4016, 4020, 4021, 4026, 4033, 4039, 4040, 4043, 4044, 4069, 4080, 4095, 4103, 4111, 4113, 4156, 4161, 4167, 4168, 4176, 4181, 4183, 4191, 4199, 4205, 4213, 4218, 4219, 4224, 4226, 4231, 4240, 4247,				
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4250, 4269, 4271, 4288, 4312, 4314, 4317, 4321, 4328, 4339, 4341, 4344, 4349, 4350, 4351, 4358, 4361, 4364, 4374, 4394, 4396, 4401, 4408, 4409, 4436, 4438, 4441, 4445, 4452, 4467, 4473, 4484, 4488, 4491, 4492, 4498, 4501, 4504, 4505, 4512, 4525, 4530, 4531, 4532, 4541, 4549, 4553, 4558, 4559, 4565, 4573, 4577, 4580, 4581, 4590, 4603, 4604, 4607, 4608, 4626, 4628, 4641, 4646, 4649, 4655, 4669, 4673, 4675, 4681, 4687, 4691, 4733, 4743, 4756, 4762, 4783, 4797, 4799, 4816, 4849, 4880, 4889, 4920, 4931, 4933, 4958, 4959, 4974, 4991, 4994, 5060, 5074, 5076, 5191, 5198				
17, 28, 29, 31, 32, 40, 42, 43, 52, 57, 58, 59, 60, 63, 66, 70, 71, 74, 81, 85, 99, 114, 118, 121, 125, 128, 131, 140, 145, 154, 167, 168, 172, 184, 185, 186, 189, 191, 192, 195, 200, 202, 204, 206, 208, 209, 211, 212, 220, 232, 233, 238, 243, 247, 252, 254, 256, 257, 259, 260, 262, 263, 264, 267, 286, 290, 294, 297, 306, 311, 317,	There are capacity problems on the road network, in particular A22, M23, A264, A23, A25, M25, and most of the rural roads in the district. HGVs create problems on the rural road network, which is also used as a 'rat-run' by commuters. Many accidents, some fatal, have occurred on the roads in the district. Pot holes, air quality and noise pollution are also real issues on the road network. Consideration should be made for bypasses around villages on A25 and A22. Winter weather can cut off rural villages. Congestion on roads is already intolerable	The Council acknowledge that transport matters are a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including Surrey Highways, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	207

326, 327, 328, 330, 331, 333, 341, 344, 345, 351, 352, 357, 360, 367, 372, 375, 388, 389, 392, 394, 395, 396, 398, 404, 417, 419, 421, 422, 424, 425, 427, 431, 434, 439, 441, 455, 456, 467, 469, 473, 476, 479, 480, 482, 483, 484, 485, 487, 489, 490, 493, 494, 497, 502, 514, 515, 516, 519, 520, 521, 524, 525, 528, 529, 530, 533, 536, 543, 550, 565, 570, 574, 576, 580, 582, 598, 601, 607, 608, 610, 618, 624, 626, 627, 630, 643, 646, 649, 650, 651, 656, 657, 658, 666, 670, 672, 675, 694, 695, 696, 698, 701, 707, 709, 713, 714, 717, 718, 722, 730, 734, 746, 747, 753, 760, 766, 769, 770, 786, 791, 813, 819, 825, 826, 837, 840, 846, 848, 853, 867, 870, 873, 878, 888, 889, 911, 919, 917, 931, 943, 953, 963, 971, 979, 981, 983, 988, 997, 1002, 1023, 1044, 1068, 1080, 1081, 1082, 1086, 1106, 1108, 1109, 1115, 1119, 1121, 1129, 1135, 1138, 1144, 1145, 1151, 1157, 1159, 1168, 1169, 1180, 1194, 1196, 1198, 1214, 1215, 1240, 1241, 1244, 1286, 1299, 1314, 1316, 1321, 1324, 1325,	and will only worsen with development. Reliance on cars will be exacerbated by development proposals.	Plan. Any growth would need to be thoroughly transport-modelled so the impacts and potential mitigation can be assessed.		
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1342, 1346, 1364, 1379, 1387, 1393, 1410, 1431, 1473, 1475, 1486, 1498, 1508, 1513, 1515, 1529, 1547, 1555, 1560, 1562, 1577, 1581, 1589, 1592, 1606, 1615, 1622, 1624, 1640, 1644, 1645, 1653, 1656, 1671, 1684, 1701, 1707, 1709, 1725, 1731, 1737, 1760, 1777, 1782, 1804, 1827, 1838, 1841, 1845, 1856, 1863, 1872, 1889, 1895, 1917, 1923, 1924, 1935, 1949, 1956, 1986, 1988, 1996, 2005, 2007, 2023, 2026, 2035, 2039, 2048, 2057, 2060, 2094, 2096, 2119, 2135, 2167, 2170, 2174, 2192, 2230, 2302, 2344, 2350, 2352, 2357, 2359, 2361, 2363, 2374, 2377, 2380, 2388, 2395, 2397, 2401, 2402, 2403, 2407, 2412, 2417, 2420, 2435, 2442, 2446, 2457, 2460, 2465, 2466, 2470, 2475, 2485, 2488, 2491, 2504, 2505, 2509, 2516, 2517, 2520, 2521, 2524, 2525, 2538, 2564, 2569, 2585, 2586, 2588, 2592, 2597, 2613, 2619, 2648, 2652, 2654, 2658, 2659, 2682, 2690,				
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2697, 2702, 2712, 2716, 2721, 2746, 2783, 2788, 2817, 2835, 2846, 2847, 2854, 2861, 2864, 2879, 2882, 2888, 2889, 2897, 2903, 2908, 2918, 2924, 2925, 2927, 2929, 2931, 2941, 2945, 2955, 2956, 2961, 2966, 2968, 2972, 2977, 2978, 2985, 2993, 3001, 3006, 3012, 3016, 3019, 3020, 3027, 3029, 3036, 3037, 3041, 3054, 3055, 3064, 3075, 3077, 3081, 3082, 3088, 3093, 3095, 3097, 3101, 3112, 3119, 3125, 3128, 3130, 3131, 3136, 3143, 3148, 3149, 3151, 3165, 3166, 3171, 3173, 3175, 3176, 3182, 3183, 3187, 3190, 3191, 3198, 3204, 3206, 3207, 3218, 3220, 3228, 3231, 3239, 3241, 3243, 3244, 3246, 3250, 3264, 3273, 3275, 3283, 3285, 3286, 3287, 3289, 3296, 3302, 3305, 3308, 3311, 3314, 3319, 3322, 3327, 3333, 3347, 3359, 3373, 3380, 3384, 3388, 3390, 3391, 3393, 3405, 3409, 3414, 3418, 3429, 3435, 3448, 3450, 3458, 3469, 3470, 3472, 3475, 3491,				
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3497, 3499, 3502, 3505, 3525, 3531, 3532, 3542, 3543, 3544, 3546, 3548, 3552, 3560, 3571, 3576, 3579, 3586, 3596, 3598, 3607, 3615, 3624, 3634, 3636, 3644, 3650, 3662, 3663, 3666, 3668, 3673, 3677, 3678, 3679, 3685, 3687, 3688, 3690, 3699, 3704, 3705, 3716, 3718, 3722, 3723, 3734, 3738, 3744, 3749, 3751, 3756, 3762, 3769, 3785, 3786, 3789, 3793, 3795, 3798, 3809, 3813, 3817, 3823, 3825, 3830, 3836, 3838, 3840, 3842, 3844, 3845, 3854, 3855, 3857, 3861, 3875, 3881, 3887, 3888, 3897, 3903, 3906, 3908, 3913, 3917, 3920, 3922, 3938, 3941, 3943, 3956, 3959, 3960, 3968, 3971, 3976, 3992, 3996, 4003, 4009, 4013, 4016, 4018, 4019, 4020, 4021, 4025, 4026, 4029, 4033, 4039, 4040, 4041, 4043, 4044, 4046, 4049, 4053, 4068, 4069, 4080, 4084, 4085, 4086, 4100, 4101, 4102, 4103, 4106, 4109, 4111, 4113, 4121, 4128, 4130, 4133, 4142, 4144, 4146,				
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4152, 4156, 4159, 4168, 4172, 4173, 4181, 4183, 4195, 4196, 4199, 4207, 4209, 4210, 4213, 4218, 4219, 4226, 4228, 4231, 4244, 4247, 4255, 4269, 4270, 4271, 4273, 4287, 4288, 4289, 4292, 4297, 4304, 4312, 4314, 4317, 4327, 4328, 4333, 4337, 4339, 4340, 4341, 4344, 4349, 4350, 4351, 4354, 4356, 4358, 4359, 4361, 4364, 4373, 4393, 4394, 4396, 4400, 4401, 4408, 4409, 4415, 4429, 4430, 4432, 4436, 4438, 4440, 4441, 4443, 4445, 4447, 4449, 4452, 4454, 4463, 4467, 4468, 4473, 4477, 4481, 4482, 4484, 4487, 4488, 4491, 4492, 4498, 4501, 4504, 4505, 4511, 4517, 4520, 4522, 4523, 4525, 4526, 4527, 4529, 4530, 4531, 4532, 4540, 4541, 4547, 4548, 4549, 4558, 4559, 4565, 4567, 4569, 4577, 4577, 4580, 4581, 4583, 4590, 4596, 4601, 4602, 4604, 4606, 4607, 4608, 4613, 4615, 4617, 4621, 4626, 4628, 4631, 4637, 4638, 4641, 4644, 4646, 4647, 4649,				
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4655, 4666, 4668, 4669, 4670, 4671, 4673, 4675, 4682, 4685, 4687, 4688, 4689, 4691, 4694, 4696, 4716, 4725, 4734, 4739, 4743, 4748, 4751, 4756, 4777, 4783, 4784, 4793, 4797, 4799, 4803, 4805, 4813, 4817, 4829, 4840, 4844, 4818, 4828, 4864, 4870, 4874, 4876, 4877, 4881, 4880, 4882, 4909, 4910, 4915, 4916, 4917, 4920, 4927, 4928, 4930, 4931, 4943, 4944, 4954, 4955, 4957, 4999, 5012, 5054, 5058, 5060, 5071, 5081, 5088, 5110, 5119, 5121, 5125, 5136, 5146, 5147, 5154, 5155, 5157, 5167, 5181, 5184, 5191, 5204, 5207				
27, 28, 31, 32, 40, 42, 43, 52, 57, 58, 60, 63, 66, 70, 71, 74, 81, 85, 114, 118, 121, 125, 128, 145, 154, 167, 168, 184, 185, 186, 189, 191, 192, 195, 200, 202, 204, 206, 208, 209, 211, 212, 220, 232, 233, 247, 252, 254, 256, 257, 259, 260, 262, 263, 264, 286, 297, 306, 311, 317, 326, 327, 328, 330, 331, 333, 341, 344, 345, 352, 357, 375, 384, 385, 388, 389, 392, 394, 395, 396, 398, 404,	Needs to be improvements to the power, drainage, sewerage, flooding issues, water and other utilities, such as telecommunications/broadband, which are limited in rural areas and impact rural business.	The Council acknowledge 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. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	208

417, 419, 421, 422, 424, 425, 427, 431, 434, 439, 441, 467, 469, 473, 479, 480, 482, 483, 484, 487, 489, 493, 497, 502, 514, 515, 516, 519, 520, 521, 525, 528, 529, 530, 533, 536, 543, 570, 580, 598, 626, 646, 650, 651, 658, 668, 672, 701, 707, 713, 714, 718, 737, 747, 766, 770, 813, 825, 846, 848, 853, 870, 911, 919, 963, 971, 979, 1001, 1005, 1023, 1080, 1082, 1086, 1129, 1138, 1144, 1168, 1180, 1196, 1241, 1286, 1304, 1486, 1547, 1581, 1592, 1622, 1640, 1671, 1680, 1702, 1725, 1777, 1782, 1827, 1868, 1923, 1924, 1988, 2005, 2023, 2060, 2118, 2170, 2199, 2233, 2334, 2339, 2361, 2363, 2491, 2538, 2588, 2592, 2643, 2652, 2654, 2659, 2682, 2702, 2783, 2817, 2835, 2846, 2850, 2854, 2897, 2927, 2929, 2955, 2995, 3041, 3047, 3077, 3095, 3101, 3128, 3166, 3176, 3182, 3191, 3204, 3207, 3275, 3283, 3287, 3289, 3296, 3388, 3418, 3448, 3450, 3470, 3472, 3503, 3505, 3584, 3615, 3636, 3663, 3666, 3718, 3751,		Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.		
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3786, 3793, 3798, 3814, 3833, 3836, 3840, 3854, 3875, 3908, 3928, 3941, 3977, 3992, 4069, 4106, 4113, 4133, 4146, 4148, 4156, 4167, 4181, 4209, 4219, 4224, 4229, 4240, 4247, 4259, 4273, 4288, 4292, 4321, 4340, 4344, 4349, 4350, 4354, 4359, 4361, 4364, 4373, 4396, 4434, 4436, 4438, 4452, 4467, 4481, 4487, 4491, 4505, 4512, 4526, 4532, 4540, 4553, 4559, 4569, 4573, 4580, 4581, 4596, 4601, 4607, 4682, 4687, 4688, 4691, 4709, 4743, 4751, 4793, 4799, 4805, 4818, 4881, 4889, 4904, 4910, 4916, 4921, 4929, 4933, 4968, 4991, 5007, 5008, 5088, 5198				
1766	Tandridge does not suffer exceptional flooding. Surface water flooding is a temporary problem but seems to be difficult to solve.	The Council acknowledge that flood risk 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. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	209

		preparation of the Local Plan. Consideration of evidence from the Strategic Flood Risk Assessment will assist in this process.		
1624	Ditches should be cleared to help prevent flooding, as is the Council's responsibility.	It is the responsibility of the County Council as highway authority or in some cases the neighbouring land owner.	None.	210
27, 482, 489, 502, 528, 622, 889, 943, 1044, 1151, 1612, 1615, 1680, 1874, 1996, 2262, 2339, 2442, 2931, 2941, 3226, 3285, 3636, 3650, 3785, 3917, 3968, 3992, 4033, 4167, 4297, 4394, 4530, 4532, 4581, 4601, 4644, 4784	There is not enough police currently, and they could not cope with the extra population.	The Council acknowledge that public safety and mechanisms for crime prevention are a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including Surrey Police and the Fire and Ambulance Services, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan. Creation of a policy framework for safe places and improved health and wellbeing are an important part of Plan-making.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	211
48, 238, 502, 515, 564, 611, 701, 770, 971, 994, 1081, 1082, 1244, 1314, 1324, 1725, 1845, 1883, 2652, 2654, 2659, 3286, 3636, 4337, 4526, 4559, 4565, 4631, 4708	Gatwick noise and air pollution are major issues having negative impacts on health and wellbeing. The possible expansion and its impact on roads and railways should also be considered.	The prospect of a Gatwick expansion is recognised by the Council and there is continued engagement with bodies relating to Gatwick. It is agreed that should expansion be planned it would be an issue for the district in terms of housing, jobs, infrastructure (including roads and rail), the health and wellbeing of residents and the impact on parts of the district as places where people wish to live, work and visit. There are already	None.	212

		<p>policies in place which respond to the current noise levels, air quality and potential impacts on residents. However, until a more definitive decision is made regarding whether the second runway is to go ahead or not, the extent of the implications are unknown and cannot be planned for.</p> <p>It should be noted that should the expansion take place, it will be part of a longer term strategy which the Council will need to respond to at a later date. The potential impacts of expansion would be such that a revision of the Plan would likely be required.</p>		
66, 1324, 1325, 1725, 1827, 1854, 2339, 2652, 2654, 2659, 3786, 4292, 4409, 4863, 4869, 4881	Should retain and improve existing footpaths. Some of the rights of way in the district have deteriorated significantly. Suggest extending footpaths into town centres.	Public Rights of Way are already a consideration within the planning process and are dealt with by the Surrey County Council. Any matters relating to Rights of Way will continue to be a consideration in the planning process. The Local Plan can look at enhanced access to the Countryside and green spaces.	None.	213
131, 154, 233, 267, 341, 485, 502, 516, 528, 531, 543, 554, 612, 626, 670, 675, 683, 691, 701, 722, 746, 823, 971, 1244, 1324, 1496, 1707, 1725, 1784, 1827, 2300, 2442, 2509, 2570, 2733, 2840, 3472, 3699, 3769, 3797, 3820, 3855, 3908, 3917, 4084, 4102, 4196,	Development and urbanisation will create more crime, add to noise, light and air pollution, and will impact on quality of life.	Design and sustainability is an important part of good planning. Policies will be prepared to mitigate any impact on the environment and to encourage development which can be sympathetically delivered.	None.	214

4210, 4231, 4297, 4307, 4341, 4369, 4400, 4434, 4438, 4440, 4455, 4505, 4526, 4527, 4531, 4532, 4596, 4599, 4600, 4783, 4832, 4881, 4909, 4927, 4928, 4948, 5143, 5187				
1357	Surrey County Council's traffic assessment mainly considers delays at junctions as a result of increased housing. It does not recognise that the current position is intolerable, the potential dangers to cyclists, pedestrians and horse-riders.	The traffic assessment is a high level look at the impacts of traffic on road network capacity. It does not look at safety.	None.	215
318, 1863, 2073, 2074, 2395, 2413, 4292	Support the encouragement of cycling.	<p>Cycling is considered to be a sustainable mode of transport that is supported by the National Planning Policy Framework and will be supported through the Local Development Plan, as appropriate.</p> <p>Cycling provision will need to be considered carefully to ensure safety in terms of highways, road users, cyclists and pedestrians.</p>	None.	216
543, 572, 870, 1644, 2361, 2621, 2929, 3095, 3166, 3176, 3182, 3968, 4013, 4053, 4113, 4156, 4219, 4269, 4350, 4361, 4364, 4467, 4628, 4691, 4799	There is no consideration for burial space. This space is already comes at a premium.	Whilst the provision of burial space is not a statutory requirement for the Local Plan, it remains a consideration. As part of the continued liaison and engagement between the Council and infrastructure providers, burial space and any need to provide it, will be assessed.	<p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p> <p>Work should be undertaken to understand need and spatial requirements.</p>	217

595, 680, 1357, 1883	Communication between Council and service providers is very difficult and therefore infrastructure is unlikely to be improved.	The Council acknowledge that infrastructure provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	218
656, 668, 670, 713, 747, 770, 1135, 1574, 1640, 1644, 1827, 1917, 2116, 2361, 2435, 2478, 2481, 2564, 2621, 2929, 2931, 3095, 3166, 3176, 3182, 3283, 3373, 3450, 3503, 3613, 3749, 3836, 3917, 3992, 3996, 4013, 4113, 4156, 4195, 4219, 4231, 4269, 4273, 4307, 4350, 4354, 4356, 4358, 4361, 4364, 4438, 4467, 4628, 4691, 4694, 4881	Local waste, landfill and recycling facilities are overwhelmed; this can lead to an increase in fly-tipping. Request a constraint on landfill and waste processing near housing.	Waste and recycling facilities are dealt with by County Councils through Minerals and Waste Plans. The Minerals and Waste Plan form part of the Local Development Plan and are a consideration for the Council in the Plan-making process. Surrey County Council is currently preparing to update their Minerals and Waste Plan and Tandridge District Council will continue to liaise with the County Council through this process.	Work with Surrey County Council in the preparation of both the Local Plan and the County Minerals and Waste Plan.	219
1624	The Council should do more to help with the increase in household waste that comes from packaging.	The Council continues to work with the County Council, its contractors and with residents to increase recycling. The Local Plan cannot set policies for packaging	None.	220
3865	Suggests providing figures for population growth in last decade vs household waste split into waste & recycling.	Not aware whether these figures have been produced. Will refer to the waste authority.	Refer to the waste authority.	221
770	Should not support the mass increase in cyclists.	Cycling is considered to be a sustainable mode of transport that is	None.	222

		<p>supported by the National Planning Policy Framework and will be supported through the Local Development Plan, as appropriate.</p> <p>Cycling provision will need to be considered carefully to ensure safety in terms of highways, road users, cyclists and pedestrians.</p>		
1883	<p>The ageing population are not putting more pressure on the health service; some elderly people use the health service very little. There has been no forecasting for what health service improvements have been needed.</p>	<p>The Council acknowledge that health services provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including the NHS, surgeries and the Clinical Commissioning Group, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.</p> <p>The evidence-base for the Plan does predict an increase in the size of the elderly population. Any infrastructure improvements will be for the benefit of all sections of the community.</p>	<p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p>	223
1180, 1478, 1846, 2195, 2570, 2918, 4337, 4422, 4548, 4565, 4577, 4818	<p>The growing elderly population will continue to add pressure on healthcare providers and open spaces.</p>	<p>The Council acknowledge that health services provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including the NHS, surgeries and the Clinical Commissioning Group, that these</p>	<p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p>	224

		<p>matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.</p> <p>The evidence-base for the Plan does predict an increase in the size of the elderly population. Any infrastructure improvements will be for the benefit of all sections of the community.</p>		
1498	Building a car park near Junction 6/M25 would encourage car-sharing for commuting.	It is not considered that there is evidence for this proposition.	None.	225
1574, 3498	Railway companies should be forced to provide more car parking at stations.	The Council is undertaking a parking review, which will cover engagement with providers of station car parking.	Monitor the outcome of the parking review.	226
3534, 4580	Underground car parks should be considered. Self-driving cars are becoming more likely in the mid to long-term future.	Noted.	None.	227
3833	Suggest abandoning the provision of garages in new build development and instead make sure that each new dwelling has off road parking facilities for at least 2 family sized cars.	It is noted that many households no longer use garages for the storage of cars. The Council's current parking standards, which are in excess of many others due to the high car ownership in the district, require larger than average garages. Parking on new developments is considered to be a matter of detailed policy which would likely be dealt with through supplementary planning policy.	None.	228
2021, 2233, 2933, 3785, 3928,	Surrey Highways Strategic Assessment Report shows building on such levels as in the Plan will lead to intolerable traffic congestion and the inability to promote sustainable transport.	It will be necessary to carry out further transport modelling as the Plan is refined to understand the impact on transport and to consider mitigation.	The Council will continue engagement with infrastructure providers and ensure that infrastructure	229

			matters are considered accordingly.	
2933	Surrey Highways Strategic Assessment Report needs updating to reflect current conditions and to assess true peak hour conditions.	It will be necessary to carry out further transport modelling as the Plan is refined to understand the impact on transport and to consider mitigation.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	230
2454	What does the Surrey Highways Strategic Assessment Report really show?	It gives a high level overview of the traffic implications of the housing and economic land approaches in their unrefined state. It sets out overall conclusions of pages 4 and 5 of the document.	None.	231
3979	Further evidence is needed to establish whether the cumulative transport impacts upon roads of proposed development allocations would be NPPF-compliant.	It will be necessary to carry out further transport modelling as the Plan is refined to understand the impact on transport and to consider mitigation.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	232
2513, 3831	Infrastructure issues do not determine the number or location of new homes or employment opportunities. If this were to be the case, no houses would ever be built in the south of England. Any suitable sites should be assessed for infrastructure issues and services should be provided accordingly through obligations and Levy on developments.	Noted.	None.	233
2746, 4219, 5042	Ongoing operational expenditure is required alongside capital expenditure. Investments in infrastructure must be done at the behest of the community and to standard determined by the community.	The Council acknowledge that infrastructure provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers that these matters will be considered. Once a	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered	234

		preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	accordingly.	
3951	There should be reference to the shortfall in finance available to support high levels of development across the county, as indicated by Surrey County Council and its projection of a shortfall of over £3 billion. There should be a link between the level of housing proposed and the constraints linked to infrastructure and services provision.	The Local Plan, on submission to the Planning Inspectorate, will be accompanied by an Infrastructure Delivery Strategy which will set out the infrastructure that will be needed and the source of funding for this. This will be utilised to inform a review of the Community Infrastructure Levy which is a charge on development, payable by developers, which pays for and contributes to the delivery of infrastructure. Infrastructure to meet the gap relies on new development for funding.	None.	235
3970	Until the Surrey Infrastructure Capacity Study is complete, then it is unrealistic to consider the infrastructure requirements at this stage. Surrey CC are only planning infrastructure based on 125 houses per annum.	The Surrey Infrastructure Capacity Study will be updated annually and will be updated when the Council's strategy for housing delivery is clearer to reflect potential delivery rates. However, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	236
3979	Essential that cross-boundary infrastructure issues, such as the cumulative impacts of potential	Agreed.	The Council will continue engagement	237

	development allocations on highways and transport and education, are fully considered.		with infrastructure providers and ensure that infrastructure matters are considered accordingly.	
4273	Request an extension of the Low Emission Zone to the Wapses Lodge roundabout plus to the A22 / Godstone Road junction.	The NPPF sets out that pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.	The Council is undertaking joint work with other Surrey authorities to understand the current baseline position for air pollution. The Council will need to consider whether any development growth would significantly change the baseline air quality levels.	238
4329	It is important to recognise that the cumulative impact of incremental development on an area's infrastructure can be significant.	Agreed.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	239
4828	Support TDC's approach to develop sustainable transport, however road based capacity improvements may ultimately be necessary to support delivery of the Local Plan.	Agreed.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	240
4777	Local Plan doesn't take into account lack of infrastructure when converting employment sites to residential.	The change of use from employment to residential through permitted development does circumvent normal	Noted.	241

		infrastructure provision considerations. The emerging Local Plan evidence has taken account of the number of conversions but it remains difficult to plan for matters that do not require planning permission.		
4817	Whose responsibility is it to monitor traffic flows in Tandridge? Does anyone monitor traffic fumes/pollution?	Highway capacity on all roads except the M25 and M23 are matters for the County Council. The motorways are managed by Highways England.	The Council is undertaking joint work with other Surrey authorities to understand the current baseline position for air pollution. The Council will need to consider whether any development growth would significantly change the baseline air quality levels.	242
Environment / Health and Wellbeing				243
17, 29, 58, 60, 66, 140, 145, 149, 184, 375, 384, 389, 417, 422, 449, 484, 490, 493, 543, 550, 627, 636, 643, 649, 722, 726, 750, 759, 770, 826, 846, 848, 864, 952, 968, 971, 983, 997, 1001, 1106, 1109, 1119, 1129, 1155, 1168, 1190, 1240, 1266, 1324, 1346, 1363, 1376, 1418, 1486, 1478, 1502, 1555, 1580, 1586, 1640, 1662, 1671, 1687, 1710, 1725, 1731, 1768, 1785, 1801, 1827, 1854, 1856, 1874, 1903,	Do not build on recreational land, allotments or open spaces. This would be to the detriment of resident's health and wellbeing, exacerbate obesity issues identified, potentially cause social issues and could impact on the effects of climate change.	The Local Plan will look at how open space should be provided in local communities to address health and wellbeing need. This may be done through a variety of ways including the provision of new space or through the upgrading of existing spaces. How open space will be provided will be in accordance with standards for quantity, accessibility and quality as set out in the	The Council will continue to prepare the Local Plan in accordance with the standards set for quantity, quality and accessibility of open space and recreation facilities.	244

1932, 1944, 1949, 1956, 2021, 2096, 2135, 2199, 2222, 2236, 2302, 2336, 2352, 2412, 2439, 2473, 2478, 2484, 2485, 2495, 2512, 2513, 2564, 2585, 2595, 2652, 2654, 2659, 2712, 2781, 2817, 2822, 2828, 2835, 2840, 2869, 2879, 2897, 2903, 2914, 2925, 2927, 2931, 2979, 2990, 3020, 3055, 3064, 3077, 3111, 3136, 3145, 3148, 3149, 3160, 3206, 3246, 3251, 3283, 3311, 3315, 3319, 3369, 3373, 3381, 3384, 3393, 3409, 3429, 3448, 3475, 3500, 3544, 3546, 3550, 3673, 3679, 3690, 3704, 3705, 3708, 3722, 3723, 3785, 3799, 3823, 3833, 3854, 3893, 3900, 3913, 3917, 3922, 3951, 3953, 3956, 3970, 3971, 3986, 3992, 3996, 4009, 4018, 4020, 4029, 4035, 4045, 4062, 4064, 4067, 4068, 4084, 4085, 4086, 4103, 4111, 4116, 4121, 4125, 4163, 4166, 4196, 4198, 4199, 4209, 4211, 4219, 4220, 4222, 4228, 4233, 4240, 4258, 4259, 4273, 4292, 4293, 4297, 4303, 4307,		Council's Open Spaces Assessment 2015.		
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4317, 4328, 4329, 4333, 4337, 4343, 4351, 4361, 4400, 4438, 4441, 4455, 4456, 4467, 4468, 4481, 4484, 4487, 4491, 4492, 4522, 4523, 4526, 4527, 4529, 4540, 4547, 4548, 4549, 4550, 4558, 4569, 4577, 4580, 4581, 4590, 4602, 4607, 4608, 4619, 4641, 4644, 4687, 4697, 4699, 4702, 4704, 4707, 4719, 4739, 4748, 4756, 4762, 4777, 4787, 4808, 4818, 4832, 4889, 4930, 4934, 4936, 4938, 4941, 4948, 4953, 4955, 4976, 5045, 5053, 5074, 5074, 5063, 5101, 5114, 5131, 5143, 5204				
17, 24, 29, 42, 43, 59, 69, 81, 140, 145, 149, 167, 183, 184, 186, 187, 194, 195, 204, 208, 209, 211, 212, 216, 217, 220, 243, 252, 254, 257, 263, 264, 266, 290, 294, 297, 303, 311, 317, 326, 327, 328, 331, 341, 344, 354, 362, 367, 384, 385, 389, 392, 396, 419, 422, 424, 427, 441, 449, 455, 466, 467, 469, 473, 477, 479, 485, 487, 490, 493, 494, 497, 503, 519, 520, 521, 529, 530, 543, 549, 554, 557, 562, 565, 572, 574, 575, 578, 584, 586, 590, 598,	Do not build on the Green Belt. This will affect residents health and wellbeing; impact upon social issues; climate change and the environment; and it against national policy. Sprawl from London must be contained and Tandridge's settlements must not be allowed to merge. The Green Belt is an important feature of Tandridge.	The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances identified through the review and preparations of a Local Plan. Tandridge needs to understand and evidence that no exceptional circumstances exist if it were to justify a position that the Green Belt boundary should not be amended. The Green Belt boundary is not an absolute and as a	Ensure the Plan reflects the Government's approach that development delivery should be brownfield land first. The Plan will also consider whether there are exceptional circumstances necessary to amend the Green Belt boundaries having first, through the Sustainability Appraisal ensured that the	245

608, 610, 618, 622, 624, 626, 627, 630, 642, 643, 648, 650, 656, 657, 666, 673, 675, 676, 678, 679, 680, 684, 685, 691, 694, 695, 707, 713, 718, 722, 726, 729, 735, 737, 746, 747, 753, 757, 760, 766, 770, 774, 786, 791, 797, 813, 823, 824, 837, 840, 853, 857, 861, 864, 869, 876, 878, 899, 913, 927, 935, 940, 952, 960, 961, 963, 968, 971, 979, 981, 990, 994, 997, 1001, 1002, 1023, 1061, 1075, 1081, 1084, 1098, 1106, 1119, 1129, 1135, 1138, 1144, 1151, 1155, 1157, 1163, 1168, 1179, 1214, 1240, 1286, 1295, 1300, 1314, 1316, 1322, 1324, 1325, 1346, 1352, 1363, 1364, 1379, 1385, 1387, 1393, 1394, 1406, 1418, 1422, 1425, 1428, 1434, 1462, 1473, 1475, 1483, 1507, 1510, 1513, 1515, 1529, 1537, 1544, 1547, 1560, 1562, 1580, 1581, 1586, 1589, 1612, 1613, 1614, 1615, 1618, 1624, 1671, 1681, 1684, 1687, 1690, 1699, 1702, 1706, 1725, 1733, 1737, 1743, 1782, 1785, 1827, 1845, 1871, 1872, 1874, 1884, 1895, 1903, 1914,		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.	balance between social, environmental and economic factors is met.	
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1923, 1932, 1935, 1945, 1983, 1986, 1996, 1999, 2002, 2026, 2035, 2039, 2048, 2055, 2059, 2060, 2096, 2113, 2116, 2135, 2155, 2168, 2179, 2190, 2192, 2195, 2199, 2201, 2217, 2222, 2224, 2230, 2231, 2233, 2236, 2245, 2252, 2253, 2259, 2262, 2275, 2277, 2280, 2282, 2283, 2300, 2334, 2336, 2349, 2350, 2353, 2362, 2363, 2365, 2367, 2369, 2370, 2373, 2377, 2380, 2386, 2395, 2407, 2412, 2416, 2417, 2421, 2425, 2431, 2435, 2438, 2439, 2443, 2446, 2447, 2449, 2451, 2456, 2457, 2460, 2469, 2470, 2473, 2474, 2479, 2481, 2483, 2487, 2491, 2495, 2497, 2499, 2500, 2501, 2509, 2510, 2516, 2529, 2538, 2565, 2567, 2569, 2579, 2586, 2589, 2594, 2595, 2599, 2613, 2616, 2619, 2630, 2643, 2652, 2654, 2658, 2659, 2682, 2693, 2709, 2713, 2719, 2725, 2736, 2786, 2788, 2791, 2799, 2800, 2810, 2813, 2814, 2821, 2822, 2835, 2840, 2846, 2847, 2849, 2854,				
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2857, 2860, 2861, 2864, 2866, 2869, 2872, 2879, 2882, 2886, 2888, 2892, 2895, 2897, 2899, 2901, 2903, 2912, 2918, 2919, 2921, 2924, 2927, 2929, 2935, 2941, 2943, 2945, 2946, 2954, 2956, 2958, 2961, 2965, 2966, 2968, 2970, 2971, 2974, 2975, 2979, 2981, 2985, 2986, 2993, 2995, 3001, 3007, 3008, 3012, 3019, 3024, 3029, 3036, 3055, 3069, 3075, 3076, 3077, 3079, 3081, 3082, 3088, 3094, 3095, 3101, 3107, 3110, 3112, 3115, 3129, 3130, 3143, 3145, 3148, 3149, 3151, 3156, 3161, 3166, 3169, 3172, 3173, 3175, 3182, 3183, 3184, 3190, 3191, 3204, 3205, 3206, 3218, 3223, 3226, 3243, 3246, 3247, 3251, 3253, 3254, 3270, 3273, 3275, 3283, 3286, 3289, 3291, 3294, 3296, 3302, 3303, 3304, 3306, 3308, 3311, 3315, 3319, 3322, 3324, 3327, 3328, 3333, 3336, 3342, 3349, 3356, 3368, 3369, 3373, 3374, 3375, 3377, 3381, 3384, 3388, 3390, 3415, 3416, 3417,				
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4408, 4413, 4415, 4421, 4430, 4434, 4436, 4440, 4441, 4445, 4452, 4454, 4462, 4463, 4467, 4468, 4472, 4473, 4484, 4487, 4488, 4491, 4492, 4498, 4501, 4505, 4507, 4512, 4526, 4527, 4529, 4530, 4531, 4532, 4541, 4547, 4548, 4549, 4553, 4557, 4558, 4559, 4565, 4569, 4573, 4577, 4581, 4583, 4591, 4599, 4601, 4602, 4603, 4606, 4607, 4609, 4617, 4619, 4626, 4628, 4631, 4637, 4638, 4641, 4644, 4645, 4646, 4647, 4649, 4655, 4662, 4666, 4668, 4669, 4670, 4671, 4672, 4675, 4682, 4684, 4685, 4688, 4689, 4691, 4693, 4694, 4696, 4698, 4703, 4709, 4710, 4711, 4712, 4714, 4717, 4718, 4733, 4734, 4735, 4739, 4741, 4740, 4743, 4745, 4749, 4756, 4780, 4787, 4797, 4805, 4808, 4813, 4817, 4825, 4827, 4832, 4833, 4836, 4839, 4842, 4844, 4845, 4777, 4826, 4854, 4863, 4869, 4865, 4882, 4883, 4887, 4890, 4906, 4907, 4909, 4910, 4912, 4919, 4920, 4921,				
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4927, 4928, 4931, 4933, 4940, 4941, 4942, 4944, 4945, 4948, 4951, 4956, 4958, 4959, 4961, 4963, 4964, 4966, 4968, 4970, 4974, 4976, 4980, 5066, 4983, 4984, 4986, 4987, 4988, 4989, 4991, 4993, 4997, 5000, 5002, 5009, 5013, 5014, 5016, 5021, 5022, 5024, 5026, 5028, 5029, 5030, 5032, 5033, 5045, 5047, 5050, 5053, 5056, 5058, 5072, 5073, 5074, 5075, 5076, 5078, 5069, 5056, 5055, 5051, 5017, 5081, 5082, 5083, 5092, 5093, 5095, 5096, 5098, 5100, 5102, 5104, 5105, 5106, 5108, 5109, 5110, 5111, 5113, 5114, 5116, 5117, 5119, 5122, 5123, 5125, 5126, 5137, 5140, 5136, 5141, 5143, 5144, 5147, 5149, 5151, 5152, 5153, 5155, 5158, 5160, 5161, 5162, 5163, 5164, 5166, 5172, 5173, 5174, 5175, 5176, 5177, 5178, 5179, 5182, 5186, 5187, 5188, 5204				
572, 722, 1109, 1129, 1171, 1180, 1222, 1241, 1282, 1299, 1379, 1387, 1701, 1725, 1827, 1856, 1874,	Should not build on flood plains, flood valleys or areas prone to flooding (e.g. low-lying areas).	There is a general presumption against developing on flood plains and this is set out at a national level. In addition,	The Council will continue to prepare and consider evidence- based documents in the	246

1949, 2020, 2035, 2048, 2116, 2230, 2253, 2395, 2414, 2588, 2781, 2897, 2899, 3001, 3012, 3130, 3140, 3191, 3283, 3286, 3472, 3505, 3576, 3679, 3702, 3817, 3836, 3840, 3875, 3913, 3928, 3970, 3995, 4013, 4021, 4029, 4033, 4099, 4117, 4181, 4208, 4241, 4247, 4248, 4269, 4273, 4292, 4317, 4321, 4337, 4340, 4349, 4373, 4376, 4396, 4415, 4436, 4438, 4440, 4462, 4473, 4482, 4487, 4492, 4498, 4511, 4526, 4531, 4541, 4565, 4580, 4581, 4646, 4675, 4691, 4728, 4805, 4833, 4878, 4881, 4993, 5002, 5007, 5048, 5051		the Spatial Approaches Topic Paper which accompanies the Issue and Approaches document, sets out how flood zones have been accounted for, to date. Further, work will continue on the consideration of flooding including risk and potential mitigation, through the Strategic Flood Risk Assessment.	preparation of the Local Plan.	
2661	Mole Valley District Council have recently implemented a policy objecting to residential development in Flood Zone 2. Could Tandridge follow suit in the most vulnerable areas such as Smallfield.	The Council will need to follow the considerable policy and guidance in the NPPF and NPPG respectively in preparing its approach to flood risk	None.	247
2661	The Local Plan should be aligned closely with the Caterham Bourne Flood Alleviation Scheme and the initial assessment being undertaken by Surrey County Council to reduce flooding in the Burstow Stream catchment including Smallfield. This is to reduce the likelihood of receiving applications that may be on land required to reduce flood risk.	The Local Plan will need to take account of infrastructure changes both those in progress and those planned.	None.	248

2507	Should not build near the spring line (boundaries between chalk and clay, and clay and greensand) as water will flow directly into homes in the north of Oxted.	The Strategic Flood Risk Assessment takes account of potential surface water flood caused by geology.	None.	249
1701	Will the Council prepare a Water Management Plan following the building of any houses on flood plains?	It is considered that the Environment Agency and the Lead Local Flood Authority (Surrey County Council) would be responsible for such plans. The Council will continue to work with these statutory bodies in the development of the Local Plan	None.	250
4596	Some responsibility for flooding should be put on the home owners who might be affected to maximize their own precautions to protect their properties.	Noted.	None.	251
4198	There is a fundamental difference between “Green belt” and “Green fields” and this MUST be recognised.	Agreed.	None.	252
66, 186, 267, 467, 656, 713, 913, 935, 940, 1023, 1075, 1428, 1507, 1644, 1704, 1790, 1903, 1932, 2201, 2570, 2599, 2822, 2975, 2979, 3283, 3381, 3439, 3470, 3484, 3567, 3581, 3759, 3820, 3875, 3951, 4030, 4050, 4059, 4179, 4229, 4279, 4288, 4292, 4293, 4321, 4329, 4356, 4361, 4413, 4445, 4527, 4557, 4559, 4580, 4715, 4749, 4808	Should protect the Areas of Outstanding Natural Beauty (AONB).	There are two Areas of Outstanding Natural Beauty (AONB) in the district, the Surrey Hills and the High Weald. AONB are nationally protected areas where there is a general presumption against major development. The Council will accord with all legislation in the preparation of the Local Plan.	None.	253

656, 713, 1180, 1478, 1507, 1704, 1827, 2822, 2869, 2979, 3435, 3820, 4198, 4292, 4487, 4559, 4580, 4581, 4677, 4749, 4808, 4935, 4947, 4964, 5080	Should protect Tandridge's rich varied landscape, Areas of Great Landscape Value (AGLV) and nature reserves.	<p>The AGLV is a designation which was set under the now revoked Surrey Structure Plan.</p> <p>The National Planning Policy Framework, continues to support local landscape designation but this should be based on up-to-date evidence and set by the relevant Local Authority. Policies should be prepared to support any local landscape designations where appropriate.</p>	The Council will consider appropriate mechanisms to ensure that the landscapes of the district continue to be valued.	254
66, 172, 186, 191, 217, 243, 259, 262, 286, 352, 375, 360, 367, 394, 502, 528, 529, 632, 640, 668, 707, 714, 722, 747, 759, 826, 846, 864, 898, 956, 979, 1076, 1084, 1129, 1222, 1240, 1300, 1324, 1418, 1653, 1725, 1827, 1856, 2026, 2262, 2336, 2339, 2425, 2457, 2485, 2621, 2652, 2654, 2659, 2822, 2828, 2864, 3226, 3239, 3246, 3251, 3289, 3373, 3413, 3429, 3435, 3458, 3550, 3702, 3780, 3836, 3842, 3850, 3855, 3996, 4029, 4050, 4053, 4059, 4069, 4080, 4084, 4102, 4103, 4138, 4152, 4180, 4193, 4279, 4288, 4292, 4297, 4341, 4430, 4438,	Should protect (ancient) woodlands and countryside / green fields / open space for leisure, health and wellbeing, and for the wildlife that live in these areas. Habitats in wetland must be surveyed as decreasing at an alarming rate. The plans do not indicate which are the areas of ancient woodland and how the remaining areas are impacted.	As required by the National Planning Policy Framework the Local Plan will take a balanced approach to meeting social, economic and environmental objectives. The evidence-base will be used to ensure that valuable, publically-accessible spaces that contribute to health and wellbeing as well as those areas that are of acknowledged ecological interest are properly considered through the Plan-making process.	The Council will use its evidence-base to ensure a balance between the social, economic and environmental needs within the district.	255

4440, 4452, 4456, 4467, 4481, 4484, 4487, 4491, 4492, 4501, 4505, 4527, 4531, 4532, 4547, 4558, 4559, 4580, 4581, 4602, 4608, 4641, 4662, 4681, 4707, 4747, 4749, 4756, 4793, 4827, 4833, 4840, 4873, 4881, 4941, 4948, 4975, 4977, 4998, 5003, 5007, 5043, 5054, 5071, 5055, 5051, 5104, 5108, 5164, 5173, 5184				
3064, 3369, 3409, 3475, 3550	TPO's should be upheld and properly enforced.	Noted.	None.	256
4292, 4438, 4456, 4473, 4487, 4492	The removal of trees has greatly increased the risk of flooding. Object to the removal of trees for residential development.	Noted.	None.	257
2201, 2822, 3820, 4013, 4059, 4069, 4198, 4288, 4292, 4329, 4481, 4491, 4531, 4541, 4559, 4580, 4708	Should protect SSSI's and Special Areas of Conservation and Special Areas of Protection.	The treatment of SSSIs is set out in the Spatial Approaches Topic Paper. There are no SACs within the district. The Council is engaged with Wealdon and other neighbouring authorities in respect of the protection of the Ashdown Forest SAC/SPA. The Council's approach will be examined through ongoing Habitat Regulations Assessment screening reports (HRA)	Continue to undertake a HRA.	258
1477, 1519, 1529, 4491, 4581, 4608	The Farthing Downs must be protected. Dormice are given full protection under Schedule 5	The Farthing Downs are in Coulsdon.	None.	259

	of the Wildlife and Countryside Act 1981 and the Protection to the species is also afforded by Schedule 2 of the Conservation (Natural Habitats &c) Regulations, 1994. There are also rare orchids which need a special environment to survive, not to mention the rare birds that visit the area.	Whilst not a designated SAC/SPA, parts of the area are SSSI and the Plan would need to take account of the impact of any development decisions within the district and the impacts beyond the boundaries on protected wildlife.		
3976, 4733	Mention must be made to Limpsfield Village Conservation Area.	Noted.	None.	260
2302, 3429,	Newts should be protected.	Noted.	None.	261
4577	Areas that are rich in biodiversity are often ignored (SSSI site at Blindley Heath).	The Council will need to take account of the impacts on SSSIs of any proposed development. The Council's approach will be examined through ongoing Habitat Regulations Assessment screening reports (HRA).	Continue to undertake a HRA	262
4580	Lack of acknowledgement about the role of local ponds and waterways in supporting bio-diversity and enhancing the quality of life of residents.	The Local Plan will take account of the need to enhance biodiversity and will seek to support improvements to the quality of the natural environment.	None.	263
1772	Increasing rental fees of recreational land will not improve health and wellbeing.	The setting of rental fees for land is a matter for the landowner. The Council sets rents for its own land at market levels and in some cases applies a	None.	264

		subsidy.		
2136	Is there a specific type of open space that is missing in the district – the Plan does not differentiate between ‘functional open space’ and ‘preserved open space’.	The Plan would need to further consider any open space proposed for alternative uses to establish the type of open space and whether there was a deficit, surplus or whether alternative provision is available.	The Council will continue to prepare the Local Plan in accordance with the standards set for quantity, quality and accessibility of open space and recreation facilities.	265
328, 331, 334, 354, 422, 557, 562, 667, 707, 1119, 1151, 1215, 1699, 1968, 2224, 2361, 2491, 2568, 2592, 2613, 2736, 2846, 2902, 2929, 2977, 2989, 2993, 3015, 3088, 3101, 3128, 3166, 3172, 3182, 3218, 3231, 3333, 3506, 3571, 3637, 3641, 3644, 3813, 3825, 3970, 3976, 4005, 4013, 4350, 4361, 4364, 4628, 4666, 4668, 4691, 4780, 4922, 5166	Why is Croydon not considering their Green Belt when Tandridge is? Croydon’s approach is consistent with DCLG advice that you do not need to do a Green Belt Review.	Croydon is producing a second tier Plan which must conform to the London Plan. The current London Plan, which is currently undergoing review, does not include release of Green Belt. Croydon have considered their Green Belt in their Sustainability Appraisal. It must be remembered that the act of assessing the Green Belt does not amend the boundaries and nor does it put the Green Belt at any additional risk. It is understood they may now be changing the boundaries of their Green Belt	The Council will continue to prepare a robust evidence-base in respect of the Green Belt and consider whether in light of all the evidence any exceptional circumstances exist that justify an amendment to the Green Belt boundary.	266

1222	The Council should explain what is meant by “exceptional circumstances” in terms of the Green Belt in Tandridge.	‘Exceptional circumstances’ is a term set out in the NPPF. The existence on a site-by-site basis of exceptional circumstances is a matter for planning judgement. An unmet need for housing is insufficient on its own to amount to exceptional circumstances. It would require a package of considerations on a site-by-site basis that amounted to circumstances felt to be exceptional in order to amend the Green Belt boundary in a particular location.	None.	267
1138, 1796, 2925, 3793	Unmet housing need is not likely to outweigh harm to the Green Belt.	The government has stated that unmet housing need alone is unlikely to represent the exceptional circumstances necessary to amend the Green Belt boundary.	None.	268
3766, 3934, 3945, 4198, 4275, 4279, 4346, 4422, 4818, 5207	Most of Tandridge is designated as Green Belt, and it is inevitable that land will need to be released from the Green Belt to meet identified housing need.	The existence on a site-by-site basis of exceptional circumstances is a matter for planning judgement. An unmet need for housing is insufficient on its own to amount to exceptional circumstances. It would require a package of	None.	269

		considerations on a site-by-site basis that amounted to circumstances felt to be exceptional in order to amend the Green Belt boundary in a particular location.		
1935, 1986, 3882	Green Belt on urban fringes suffering neglect could be used to supply affordable homes for local people.	The existence on a site-by-site basis of exceptional circumstances is a matter for planning judgement. An unmet need for housing is insufficient on its own to amount to exceptional circumstances. It would require a package of considerations on a site-by-site basis that amounted to circumstances felt to be exceptional in order to amend the Green Belt boundary in a particular location.	None.	270
3928	It is hypocritical to propose building a significant amount of houses on Green Belt sites when residents proposing minor changes to their own houses are denied planning permission due to the Green Belt status.	The policy position set out in the NPPF for Plan-making in respect of the Green Belt is different from that set out in the same document for judging changes to houses in the Green Belt.	None.	271
636, 1180, 2564	Low quality sport and recreational areas are the effect of poor maintenance and should not be considered as an issue for the Local Plan.	The Local Plan will look at how open space should be provided in local	The Council will continue to prepare the Local Plan in	272

		<p>communities to address health and wellbeing need. This may be done through a variety of ways including the provision of new space or through the upgrading of existing spaces. How open space will be provided will be in accordance with standards for quantity, accessibility and quality as set out in the Council's Open Spaces Assessment 2015.</p> <p>The Local Plan is able to set policies which set clear standards and mechanisms which require the maintenance of existing and future open and recreational spaces and will do so where this is required.</p>	accordance with the standards set for quantity, quality and accessibility of open space and recreation facilities.	
4329	The evidence-base suggests that overall quality of playing fields was generally very high. Contradicts issue outlined.	The issue identifies that <u>some</u> low quality sport and recreation facilities exist and are in need of improvement as well as population increases meaning a increase in demand	None	273

572	Local sports clubs are thriving, not in a state of disrepair, and benefit resident wellbeing.	The Local Plan will look at how open space should be provided in local communities to address health and wellbeing need. This may be done through a variety of ways including the provision of new space or through the upgrading of existing spaces. How open space will be provided will be in accordance with standards for quantity, accessibility and quality as set out in the Council's Open Spaces Assessment 2015.	The Council will continue to prepare the Local Plan in accordance with the standards set for quantity, quality and accessibility of open space and recreation facilities.	274
3865, 4259, 4273	Recreational areas and sports facilities in need of improving are considered not an issue for Felbridge.	Noted.	None.	275
1180, 1644	Growing population will increase the demand on current open space and recreational areas.	The Local Plan will look at how open space should be provided in local communities to address health and wellbeing need. This may be done through a variety of ways including the provision of new space or through the upgrading of existing spaces. How open space will be provided will be in	The Council will continue to prepare the Local Plan in accordance with the standards set for quantity, quality and accessibility of open space and recreation facilities.	276

		accordance with standards for quantity, accessibility and quality as set out in the Council's Open Spaces Assessment 2015.		
1180, 1656	We are likely to see an increase in rain fall and higher temperatures so all new builds of any type must be designed to minimise the effect of these.	The Council already have policies in place which attempt to mitigate against the effects of increasingly extreme weather. The policies of the Local Plan will continue to do this as is supported by the National Planning Policy Framework and Planning Practice Guidance. Section 12 of the Issues and Approaches document considers different approaches to policies on environmental design standards and objectives relating to design and climate change have also been set out.	None.	277
2487, 3519,	With climate change upon us, we should build the required increase of housing as new towns on ground at least 2-3 metres above sea level, with reasonably close access to a station, where currently few people live.	Noted.	None.	278
1801	New estates and apartment blocks will have been built with high energy ratings.	Noted.	None.	279

3636	CPRE state that developers are sitting on land that could accommodate 200,000 houses – this would negate the need to build on Green Belt.	The Council is required to provide for the housing needs of the district. The Council is required to demonstrate that it has a five year housing supply.	None.	280
3865	Suggests defining "unsympathetic leisure uses".	This means leisure uses that can have a harmful impact on the environment.	None.	281
3986	AGLV is not a nationally designated land designation and as such cannot be included in any assessment	<p>The AGLV is a designation which was set under the now revoked Surrey Structure Plan.</p> <p>The National Planning Policy Framework, continues to support local landscape designation but this should be based on up-to-date evidence and set by the relevant Local Authority. Policies should be prepared to support any local landscape designations where appropriate.</p>	The Council will consider appropriate mechanisms to ensure that the landscapes of the district continue to be valued.	282
3986	Open space requirements appear excessive and confusing.	Noted. The Council will continue to identify the need and refine the strategy for the provision of open space.	None.	283
4275	Godstone makes a limited contribution to the purposes of the Green Belt and it is therefore appropriate for Godstone to be 'inset' from the Green Belt.	Views are noted.	The Council will continue to refine the evidence-base and will need to give consideration to the	284

			policy set out in the NPPF for the treatment of settlements in the Green Belt	
4577	There has been no proper assessment of provision in respect of the Health and Wellbeing issues.	The Council will continue to take account of the Wellbeing Space Strategy and the Open Space Assessment.	None.	285
4577	Issue 6 of Climate Change in relation to the possible increase to flood risks, is ignored in relation to certain areas (Blindley Heath).	In examining the Approaches, the Council excluded land that had the highest flood risk where mitigation is unlikely to be possible. The Council will continue to work with infrastructure providers to establish what is possible in terms of mitigation before making final decisions.	None.	286
4596	In relation to Climate Change, should consider renovating older properties or granting planning consent to increase the existing to an economic level.	Noted.	None.	287
4793	Flood Assessment doesn't mention flooding near to Farleigh Road and Sunnybank.	The Council acknowledge that infrastructure provision, particularly relating to flooding, is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers that these matters will be considered. Once a	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	288

		preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.		
4777	Please refer to Policy RUE 01 – The Protection of the Green Belt in the CR3 Neighbourhood Plan.	<p>Part of draft policy RUE01 in the CR3 Forum Neighbourhood Plan refers to a ‘Brownfield first’ approach together with other considerations such as landscape. The Council will pursue a ‘Brownfield first’ approach to meeting development need and has undertaken landscape work.</p> <p>It is agreed that the Council should pursue a policy approach of ‘Brownfield first’, accepting that previously developed land exists both within and outside the Green Belt. The Housing and Economic Land Availability Assessment will provide an evidence-base that will be capable of describing how much of the identified development needs can be delivered through the use of brownfield land. The Local Plan will set the extent of the Green Belt that will endure beyond the Plan period.</p>	The Local Plan will reflect the Government’s approach that development delivery should prioritise brownfield land	289
Economy / Town Centres/ Tourism				290
17, 60, 90, 232, 233, 266, 303, 372, 392, 419, 449, 770, 1023, 1041, 1049, 1109, 1276, 1453, 1493, 1542, 1606, 1622, 1757, 1827, 1868, 1890, 1924, 1949,	There is a need for more jobs in the area, particularly for young people and apprentices. More jobs will improve the vibrancy of the district. Tandridge has few local employment opportunities. TDC should encourage businesses.	The Council will need to ensure that the relevant economic factors are appropriately considered and necessary steps taken to secure economic vitality going forward, including within our town centres.	The Local Plan will make provision for the benefit of jobs, commerce and the local economy.	291

2414, 2420, 2553, 3319, 3390, 3494, 3825, 3833, 3875, 3976, 4020, 4095, 4103, 4148, 4240, 4247, 4273, 4292, 4307, 4317, 4321, 4340, 4422, 4438, 4456, 4484, 4539, 4540, 4541, 4548, 4549, 4603, 4609, 4644, 4669, 4672, 4691, 4696, 4733, 4818, 4881, 4933		<p>There is also a national agenda which supports the opportunity for residents to work locally and to enable businesses to thrive.</p> <p>Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the number of jobs needed up to 2033 and the amount of land which may be needed to accommodate jobs growth and support local businesses.</p> <p>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.</p>		
2395, 2850, 4329	Tandridge has a relatively low unemployment rate.	The Local Plan has a part to play in increasing employment opportunities and to promote more sustainable patterns of development.	None.	292
2503, 4609	Intensification of sites to address the district's employment needs would be welcomed.	Noted.	None.	293
1180	Identifying why Tandridge has the least competitive economy in Surrey may highlight good reasons for this, and therefore should not be an issue.	The Council will need to ensure that the relevant economic factors are appropriately considered and necessary steps taken to secure economic vitality going forward, including within our town centres. There is also a national agenda which supports the opportunity for	The Local Plan will make provision for the benefit of jobs, commerce and the local economy.	294

		<p>residents to work locally and to enable businesses to thrive.</p> <p>Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the number of jobs needed up to 2033 and the amount of land which may be needed to accommodate jobs growth and support local businesses.</p> <p>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.</p>		
1644, 3532, 3865	Tandridge is 94% Green Belt – it has a rural economy and therefore it is not surprising that it is not a thriving economy with a high return of GVA.	<p>The number, size and density of businesses within an area, will contribute to its overall GVA performance. D&B's with a high proportion of large, independent businesses, headquarters and major companies will have a better GVA figure. However, there are large numbers of rural areas country wide. In a national competitiveness index Tandridge ranks well, yet is behind other Surrey districts, including the similarly rural district of Mole Valley. One of the strands of the NPPF is economic with a particular focus on supporting a prosperous rural</p>	None.	295

		economy		
2570	The fact that only 28% of the Tandridge working population actually work in Tandridge itself and that their GVA is low should not be a surprise as their jobs are dependent upon servicing the needs of the more affluent members of the community in the fields of retail/wholesale (15.7%), education (13%) and construction (12.9%).	The number, size and density of businesses within an area, will contribute to its overall GVA performance. D&B's with a high proportion of large, independent businesses, headquarters and major companies will have a better GVA figure.	None.	296
1846	Tandridge has a large, wealthy, retired population, which goes some way to explaining why the economy has little value.	Noted.	None.	297
1868	The key growth sector is in the CR3 area and needs to be nurtured.	Noted.	None.	298
1846	Many facilities run off the generosity of volunteers who contribute in value, but not cost.	Noted.	None.	299
17, 318, 484, 630, 1023, 1109, 1180, 1207, 1240, 1276, 1324, 1644, 1662, 1725, 1804, 1868, 2199, 2925, 3129, 3160, 3679, 3704, 4307, 4341, 4438, 4452, 4467, 4473, 4481, 4540, 4577, 4637, 4681, 4937	Need improvements to or more recreational/leisure activities and retail opportunities locally, like a cinema or gym.	Noted.	None.	300
3865	Point 4 in relation to limited leisure activities, is not an issue for Felbridge as Crawley and East Grinstead are nearby.	Noted.	None.	301
2385	Will a shopping mall (similar to Bluewater) be built in Tandridge? It would benefit elderly residents who do not want to travel far.	It is considered unlikely that retail developers would consider there to be sufficient market, taking account of existing retail centres, to provide a Bluewater in Tandridge. Further the land requirement would be significant.	None.	302

3970	The restrictions on High Street development imposing a minimum of retail frontage does not reflect the reality of demand for premises as there are ample vacant properties in Lingfield High Street for any retail operators wishing to establish there. We need to be flexible in our approach to a range of commercial enterprises that might be willing to set up and create both employment and economic activity in the village.	Whilst the existing development management policies do seek to retain a proportion of retail in our centres, there is flexibility provided by permitted development rights. It is considered important to maintain economic activity whilst still providing shopping opportunities to reduce the need to travel.	None.	303
1690	The availability of leisure activities is often dictated by economic and demographic considerations i.e. developers wouldn't build a cinema in a town with a small population.	Noted.	None.	304
1868	Options for business relocation in Tandridge are poor – the Council should focus on more strategic sites, not just Lambs and Hobbs.	The Local Plan will seek to provide sufficient employment space to meet predicted future need.	None.	305
66, 1180, 1868, 1934, 2990, 3064, 3136, 3369, 3409, 3475, 3799	A business park close to M23 / M25 and Gatwick should be promoted. It should create a link with education, such as introducing a 6 th form college at De Stafford School.	Noted.	None.	306
66, 232, 271, 272, 273, 805, 848, 1109, 1240, 1411, 1592, 1868, 2119, 2144, 2564, 2828, 2897, 2967, 2990, 3450, 3524, 3555, 3804, 4292, 5177	Caterham Town Centre should be promoted more for retail and regenerated. It has had many shops close down recently. Regeneration of the town centre would increase the demand for shops, services and facilities.	The Council are currently preparing a Caterham Town Centre Masterplan. The Masterplan will consider a range of elements for the town centre including retail, leisure and employment provision.	None.	307
1023, 1086, 1109, 1180, 1198, 1656, 1701, 1761, 1827, 1854, 1868, 2570, 2828, 2990, 3064, 3678, 3833, 3865, 4009, 4273, 4284, 4289, 4292, 4762, 4816, 4876, 4881, 4921, 5098	Car parking, or lack of, is a serious issue for the viability of town centres and local shops.	The Council acknowledge that parking and transport matters are a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including Surrey Highways, that these matters will be considered. Once a preferred	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. The Local Plan will be	308

		<p>strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.</p> <p>Further, the Council are currently looking at town centres in the district through the Caterham Town Centre Masterplan and the Oxted Business Improvement District to identify opportunities to improve the vitality of town centres.</p>	informed by a Parking Strategy Review.	
4580	Car Parks could be utilised to provide development sites with parking maintained on the site but at a subterranean level.	Noted.	None.	309
3865, 4198	A residential unit over retail units in a town centre promotes the use of the retail space.	Noted.	None.	310
572, 1109, 1189, 1190, 1357, 1773, 3865, 4649, 4655	Online shopping and retail behavioural changes are already changing and impacting upon local business. Further development in urban areas will only exacerbate this issue.	Online shopping habits are likely to develop and increase. There remains a need to provide local shopping and to support town centres. Town centres serve both functional and leisure roles and will be supported and encouraged by the Council and through the Local Plan.	The Local Plan will make provision for the benefit of jobs, commerce and the local economy.	311
1644, 4329	Online shopping does not diminish local demand and the ability to choose. The Tandridge Retail and Leisure Study evidences that the wide majority still visit shops to do their grocery and non-food shopping.	Online shopping has an impact on shopping habits. Town centres need to adapt to the needs and expectations of shoppers.	None.	312
1180, 1379	Employment opportunities should be provided before any new or affordable housing is developed.	The Council will need to ensure that the relevant economic factors are appropriately considered and	The Local Plan will make provision for the benefit of jobs, commerce and the	313

		<p>necessary steps taken to secure economic vitality going forward, including within our town centres. There is also a national agenda which supports the opportunity for residents to work locally and to enable businesses to thrive.</p> <p>Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the number of jobs needed up to 2033 and the amount of land which may be needed to accommodate jobs growth and support local businesses.</p> <p>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. Homes are already needed; as are jobs, as such it is not appropriate to prioritise the provision of employment ahead of homes. Further, those that live here may choose to work elsewhere to reflect different skill levels and professions.</p>	local economy.	
66, 318, 369, 515, 770, 1180, 1790, 1827, 3136, 3360, 4881	Gatwick Airport and London provide an opportunity to encourage more tourism to the area. Gatwick is an advantage to the district and provides good employment opportunities. Its potential expansion	One of the objectives of the Plan is to support the development of tourism.	None.	314

	should be considered.			
1109, 1180, 1757, 1854, 1868, 1903, 2060, 2067, 2395, 3247, 4029, 4329	Tandridge is a nice place to visit if you enjoy the countryside but it lacks a major tourist pull. Lingfield Racecourse, Godstone Farm and the British Wildlife Centre do bring in people from outside the area and provide local employment. Changing the use of golf clubs into hotels could generate more business.	One of the objectives of the Plan is to support the development of tourism.	None.	315
216, 3687, 3825	Business should be encouraged to base themselves in areas other than the South East.	Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the number of jobs needed up to 2033 and 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.	316
232, 266, 369, 543, 567, 698, 1464, 1491, 1656, 1868, 1949, 2558, 2564, 2621, 2990, 3064, 3369, 3409, 3475, 3679, 3800, 3833, 3986, 4329, 4259, 4273, 4292, 4649, 4655, 4777	There has been a large loss of office space to residential, particularly in Caterham. More should be done to stop Permitted Development Rights.	<p>The Council are currently preparing a Caterham Town Centre Masterplan. The Masterplan will consider a range of elements for the town centre including retail, leisure and employment provision.</p> <p>The Council acknowledge the impact which the government's changes to the permitted development rights have had on the loss of employment in the area. The permitted development rules allow offices to convert to residential without the need for planning permission and this now extends to other forms of employment use.</p> <p>Part of the evidence-base which</p>	The Local Plan will make provision for the benefit of jobs, commerce and the local economy.	317

		<p>informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the number of jobs needed up to 2033 and the amount of land which may be needed to accommodate jobs growth and support local businesses. This document has also considered the effects of the permitted development rules for the district. The Council will consider how it can best respond to this and ensure that sufficient employment space is retained for the future, as part of the planning process.</p>		
3369, 3875	Employment sites should be retained where commercially viable.	Noted.	None.	318
598, 1109, 1387, 1491, 1968, 2035, 2048, 2230, 2621, 2879, 3001, 3012, 3130, 3369, 3448, 3569, 3913, 4013, 4156, 4329, 4467, 4498, 4529, 4646, 4675	There has been a loss in local employment.	<p>The Council acknowledge the impact which the government's changes to the permitted development rights have had on the loss of employment in the area. The permitted development rules allow offices to convert to residential without the need for planning permission and this now extends to other forms of employment use.</p> <p>Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the number of jobs needed up to 2033 and the amount</p>	The Local Plan will make provision for the benefit of jobs, commerce and the local economy.	319

		of land which may be needed to accommodate jobs growth and support local businesses. This document has also considered the effects of the permitted development rules for the district. The Council will consider how it can best respond to this and ensure that sufficient employment space is retained for the future, as part of the planning process.		
449	Many businesses and employers do not need to operate within London and should be encouraged to go elsewhere in Britain.	Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the number of jobs needed up to 2033 and 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.	320
770, 1761, 1827, 4881	Consideration should be given to the reduction of business rates to encourage small businesses into the area, thereby increasing employment	The setting of business rates is not a matter for the Local Plan. However, part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the number of jobs needed up to 2033 and 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.	321
988, 1023, 1180, 1690, 1775, 1854, 1932, 2135, 2150, 2564, 2570, 4235	High skilled people commuting out of the district for work should not be seen as an issue. They are typically higher-earners who contribute to the local economy. Our location close to London means there	The Council will need to ensure that the relevant economic factors are appropriately considered and necessary steps taken to secure	None.	322

	will always be a high number of commuters.	<p>economic vitality going forward, including within our town centres. There is also a national agenda which supports the opportunity for residents to work locally and to enable businesses to thrive.</p> <p>Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the number of jobs needed up to 2033 and the amount of land which may be needed to accommodate jobs growth and support local businesses.</p> <p>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.</p>		
3970	Much of the area's employment is likely to remain in London and Gatwick. This inevitably has an impact on transport in the area - continuing to improve public transport is in the interest of the local economy.	Noted.	None.	323
1644	The approaches put forward in these documents will not help with self-containment as it will encourage high earners who will commute out of the district.	It is considered that an approach the balances jobs and housing, whilst providing housing needs for all sectors of the community can help to reduce dormitory, out-commuting.	None.	324
4329	There is no evidence to support the assertion in the Issues section that the reason for low self-	It is considered that this is addressed within the 'Functional	The Council continues to ensure a jobs/homes	325

	containment is that low-skilled workers commute in and high skilled commute out of the district. One possible factor contributing to the low self-containment measure might be that there has been an unusually high rate of house building in the past combined with a significant loss of local employment.	Economic Area Topic Paper 2015' and the 'Tandridge Economic Needs Assessment 2015' both of which set out the amount of out/in commuting. The first paper also sets out the business sectors within the district and the lack of other higher-skilled sectors such as 'information and communication businesses' and 'professional, scientific and technical activities'. The second paper concludes a poor level of self-containment. It may be true that existing policies have not balanced housing and jobs.	balance.	
1739, 1827, 4881	The local economy is affected by (young) workers leaving the area to commute to jobs or moving out permanently for ease of travel.	Noted.	None.	326
4329	There is no evidence to support the assertion that younger age groups are leaving Tandridge due to limited employment and jobs.	The issue in Economy and Tourism (8) states that employment market for younger people is undermined by limited employment opportunities and limited affordable housing.	None.	327
1644	There is a suggestion that there are no high skilled workers in the district but that is false – eg businesses along the A22 corridor.	The district has weak links to the more skilled employment sectors.	None.	328
3283	Tandridge will never be a centre of commerce and should not be promoted as so.	Noted.	None.	329
3880, 3990	The potential use of employment land for provision of facilities for waste management and treatment should be positively encouraged.	The management of waste is a County Council planning matter dealt with through the Waste and Minerals Plan.	None.	330
4292	It is important that each town centre has an	Noted.	None.	331

	identifiable branding and design.			
4293	Since the PPG requires assessments to be based on realistically achievable assumptions, the requirements for employment land are not soundly based.	The evidence suggests that employment land needs could be met through the intensification of existing sites, not through the requirement for more land	None.	332
4577	Town Centres/Retail and Leisure (3, 4 and 5) issues are only likely to be exacerbated by proposed development.	The Plan would need to look at how it addresses these issues	None.	333
4596	Consideration must be made to the statistics to support the notion that those migrating from London will contribute to the local economy in a different way than already established.	The contribution of a population to the economy of an area is complex - it is considered linked to their spending power, the amount of time spent in the area where they live and their age. The age profile of the existing Tandridge population will change over the next 20 years.	None.	334
4596	Suggest identifying a site to create a Business Hub for early/small businesses.	Noted.	None.	335
4675	Contradiction in the lack of provision of employment opportunities, as TDC permitted the replacement of the Holland Industrial Estate.	The current Core Strategy, in order to meet its identified housing needs, allows the redevelopment of employment sites within existing settlements where it is considered that the commercial space in unsuitably located. Consideration needs to be given to whether this is the correct approach for the future.	None.	336
Homes 337				
8, 17, 66, 81, 206, 233, 263, 266, 271, 272, 286, 294, 372, 417, 439, 461, 479, 493, 591, 595, 636, 729, 848, 859, 931, 971, 1041, 1049, 1168, 1207, 1276, 1314, 1324, 1376,	There is a need for homes to be affordable.	This provision of affordable homes is supported through the Council's Strategic Housing Market Assessment (2015) which informs the preparation of the Local Plan.	The Local Plan will ensure that there are appropriate policies included to ensure the delivery of affordable homes.	338

1453, 1486, 1491, 1574, 1577, 1615, 1644, 1684, 1725, 1739, 1783, 1784, 1868, 1890, 1935, 1986, 2023, 2057, 2121, 2174, 2195, 2233, 2336, 2339, 2350, 2363, 2365, 2389, 2446, 2579, 2591, 2599, 2643, 2828, 2858, 2907, 2914, 2918, 2931, 2977, 2981, 2993, 3008, 3041, 3045, 3046, 3136, 3151, 3183, 3244, 3251, 3264, 3275, 3303, 3328, 3300, 3369, 3375, 3384, 3448, 3494, 3539, 3550, 3580, 3598, 3678, 3699, 3765, 3797, 3798, 3865, 3882, 3920, 3928, 3966, 3996, 4020, 4021, 4026, 4106, 4156, 4165, 4226, 4324, 4354, 4393, 4420, 4456, 4472, 4539, 4541, 4547, 4557, 4606, 4743, 4770, 4799, 4805, 4817, 4818, 5019, 5129, 5199, 5204				
3865, 3908,	The issue of what 'affordable' means needs to be addressed by TDC.	The definition of affordable housing is set out in the NPPF. The Council will need to consider policies for the provision of affordable housing, taking account of the evidence in the Strategic Housing Market Assessment 2015.	The Local Plan will ensure that there are appropriate policies included to ensure the delivery of affordable homes.	339
587, 591, 666, 774, 798, 805, 1069, 1159, 1510, 1592,	More housing is needed.	Noted.	None.	340

1684, 1750, 1751, 1783, 2059, 2245, 2336, 2367, 2460, 2487, 2509, 2516, 2538, 2690, 2725, 2733, 2783, 2849, 2967, 3136, 3300, 3519, 3728, 3825, 4053, 4084, 4213, 4218, 4270, 4304, 4354, 4379, 4455, 4529, 4672, 4682, 4955, 4976, 5042, 5061, 5064, 5199				
935, 940, 1000, 2135, 3283	Not all people wish to live in a mixed community. The lack of certain types of housing is seen as a positive.	The NPPF, which is government policy, seeks to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities	None.	341
1188	If mixed communities are sought, they should not be focused in Whyteleafe, Caterham, Caterham on the Hill and Oxted as they have a ready supply.	The NPPF, which is government policy, seeks to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities	None.	342
553, 591, 859, 1026, 1069, 1169, 2513, 2907, 2918, 3825, 4284, 5199	New land should be allocated for houses to help alleviate the current shortage. If there are no alternatives available, this may include occasional, small encroachment on Green Belt if it is found to not serve its purposes.	The National Planning Policy Framework requires all Local Authorities to play a part in housing delivery and ensure that there is a supply of housing for an increasing population. It sets out that Local Authorities must significantly boost the delivery of housing and should meet their Objectively Assessed Need for housing in full as far as is consistent with other policies in the framework.	The Council will explore all reasonable alternatives in meeting its housing need, and balance this against constraints which would prevent development.	343

		In preparing the Local Plan, the Council will assess all reasonable alternatives in terms of how needs can be met. Evidence bases which will inform this include a Green Belt Assessment, Landscape Capacity and Sensitivity Study, Sustainability Appraisal and infrastructure modelling. Only then, will it be possible to determine the level of housing need which can be accommodated in the district.		
1574, 1874, 2023, 2621, 3825, 4009, 4063, 4219, 4477	New homes are being built which are far smaller than older homes, and with smaller gardens. This damages standard of living and impacts on health and wellbeing. Family homes should be built with gardens.	The NPPF 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 (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes).	None.	344
24, 25, 28, 31, 43, 60, 69, 71, 81, 90, 128, 140, 184, 194, 200, 204, 216, 217, 220, 257, 266, 297, 303, 326, 328, 331, 339, 344, 354, 367, 389, 392, 394, 396, 398, 404, 417, 419, 421, 424, 425, 427, 449, 455, 466, 467, 469, 479, 482, 493, 494, 497, 502, 515, 521, 525, 528, 530, 531, 550, 574, 576, 582, 587, 590, 598, 601,	Do not agree with the number of new houses proposed and the OAN figure – it is inflated, unrealistic and flawed. 9,400 homes are too many and will result in strain on the local residents and infrastructure. This figure is based on migration from London and not for genuine local need. Why are we catering for London's need? Not sure how this number been calculated or justified.	The Objectively Assessed Housing Need of 9,400 is based on a number of demographic factors. The details relating to this can be found in the Council's Strategic Housing Market Assessment (2015) which includes The Objectively Assessed Housing Needs of Tandridge , technical paper. Nearly 70% of the projected population increase is in the Over 60 age groups. This is due to a	None.	345

605, 608, 609, 622, 630, 632, 656, 670, 675, 678, 679, 695, 707, 714, 720, 722, 734, 735, 737, 747, 750, 766, 774, 791, 798, 813, 840, 846, 853, 869, 870, 899, 927, 931, 953, 968, 971, 979, 997, 1037, 1057, 1078, 1086, 1088, 1115, 1129, 1135, 1138, 1143, 1144, 1151, 1159, 1169, 1171, 1196, 1324, 1346, 1362, 1385, 1387, 1389, 1406, 1422, 1425, 1462, 1473, 1486, 1508, 1510, 1513, 1514, 1533, 1535, 1537, 1560, 1581, 1606, 1618, 1681, 1725, 1733, 1737, 1743, 1745, 1750, 1751, 1871, 1874, 1895, 1903, 1917, 1923, 1935, 1968, 1983, 1986, 1996, 1999, 2002, 2005, 2035, 2048, 2059, 2060, 2116, 2168, 2190, 2195, 2224, 2230, 2231, 2236, 2283, 2295, 2350, 2361, 2362, 2365, 2370, 2386, 2417, 2431, 2443, 2447, 2449, 2451, 2454, 2457, 2466, 2470, 2484, 2495, 2497, 2510, 2515, 2567, 2568, 2585, 2586, 2592, 2594, 2595, 2619, 2621, 2649, 2652, 2654, 2659, 2713, 2725, 2736, 2788, 2800,		<p>combination of the age profile of the population and the fact that people are living longer. Most of these people will already be living in the district and not a predominant result of London migration.</p> <p>Further, the 9,400 figure reflects the total number of homes that are needed based on various demographic considerations, but doesn't necessarily represent the number of homes that the Council will actually provide.</p> <p>Although the National Planning Policy Framework aspires to ensure that Local Authorities meet their needs in full, it also recognises that this is not always possible where constraints exist. The Plan-making process must consider all legitimate constraints and the Council must set out and justify the number of homes it is able to deliver once all evidence is considered. Discussions with other Local Authorities, through the Duty to Cooperate, will need to take place to see if any shortfall can be provided elsewhere.</p>		
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2817, 2828, 2837, 2846, 2847, 2850, 2886, 2897, 2899, 2902, 2916, 2925, 2927, 2929, 2936, 2943, 2945, 2958, 2961, 2977, 2978, 2981, 2989, 3001, 3007, 3012, 3051, 3076, 3082, 3095, 3101, 3110, 3125, 3128, 3130, 3131, 3143, 3148, 3149, 3161, 3172, 3176, 3182, 3183, 3191, 3198, 3218, 3244, 3270, 3275, 3283, 3296, 3303, 3304, 3308, 3327, 3333, 3369, 3375, 3384, 3427, 3441, 3448, 3458, 3469, 3472, 3497, 3524, 3529, 3532, 3543, 3560, 3569, 3571, 3578, 3580, 3586, 3637, 3643, 3644, 3653, 3659, 3670, 3677, 3685, 3693, 3701, 3726, 3739, 3751, 3793, 3798, 3800, 3813, 3825, 3836, 3845, 3857, 3875, 3888, 3897, 3913, 3951, 3953, 3960, 3968, 3970, 3976, 3983, 3986, 4005, 4009, 4013, 4020, 4026, 4034, 4039, 4053, 4069, 4075, 4083, 4095, 4099, 4113, 4156, 4167, 4178, 4213, 4218, 4219, 4226, 4235, 4240, 4247, 4249, 4254, 4255, 4260, 4269, 4271,				
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4287, 4297, 4304, 4321, 4324, 4350, 4358, 4361, 4364, 4374, 4379, 4393, 4394, 4400, 4401, 4408, 4413, 4415, 4420, 4438, 4455, 4456, 4463, 4467, 4482, 4498, 4501, 4512, 4522, 4526, 4527, 4539, 4541, 4547, 4549, 4553, 4557, 4590, 4596, 4609, 4617, 4628, 4644, 4645, 4646, 4649, 4655, 4675, 4677, 4682, 4683, 4688, 4689, 4691, 4698, 4733, 4799, 4827, 4876, 4892, 4920, 4925, 4951, 4952, 4965, 4985, 4991, 4993, 5004, 5008, 5010, 5016, 5023, 5031, 5085, 5095, 5096, 5100, 5119, 5128, 5146, 5148, 5149, 5166, 5168, 5172, 5179, 5185, 5187, 5198, 5204				
1328, 2513, 2936, 2965,	Constraints and previous development are likely to produce a much lower final housing target than the OAN figure of 9,400.	Agreed.	None.	346
2513, 3368, 4140	The OAN does not represent a figure which must be achieved.	Although the National Planning Policy Framework aspires to ensure that Local Authorities meet their needs in full, it also recognises that this is not always possible where constraints exist. The Plan-making process must consider all legitimate constraints and the Council must set out and justify the number of homes	None.	347

		it is able to deliver once all evidence is considered. Discussions with other Local Authorities, through the Duty to Cooperate, will need to take place to see if any shortfall can be provided elsewhere.		
3934, 3945	The proposed OAN for Tandridge of approximately 500 dwellings per annum (dpa) is well below the likely OAN. Instead, this report demonstrates that the OAN could be at least 611 dpa to reflect market signals or as much as 761 dpa to reflect migration flows from Greater London.	It is considered that the OAN is robust and takes account of all factors that may have an influence.	None.	348
3128, 3407, 3701, 3970	Paragraph 11.0.1 on page 31 of the Issues and Approaches document states: "Chapter 6 of the National Planning Policy Framework requires Local Planning authorities to meet their full objectively assessed needs and to identify and cater for those housing and economic needs." This statement omits reference to the clause in NPPF Paragraphs 14 and 47 which specifies that housing need should be met "unless specific policies in this Framework indicate development should be restricted". Those specific policies include the Green Belt.	It is agreed that the full sentence from the National Planning Policy Framework states: "To significantly boost the supply of housing, Local Planning authorities should use their evidence-base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the Plan period." It is agreed that whilst the text on page 30 makes it clear that there are other factors that need to be taken into account it is accepted that Paragraph 11.0.1 in isolation could be considered to mean there is no other option than to deliver the OAN in full.	The Council will ensure that where appropriate, the Local Plan will clearly acknowledge that whilst the government expects the full OAN to be met this can only be achieved as far as is consistent with the other policies in the Framework.	349
40, 42, 43, 58, 59, 60, 71, 90,	9,400 homes is four times the amount of homes	In accordance with the requirements	None.	350

186, 195 , 217, 261, 266, 286, 419, 425, 564, 586, 598, 601, 624, 657, 813, 853, 1078, 1129, 1286, 1299, 1316, 1342, 1387, 1473, 1743, 1751, 2035, 2048, 2190, 2201, 2230, 2495, 2516, 2568, 2592, 2850, 2929, 2977, 2981, 2989, 3001, 3012, 3045, 3051, 3082, 3088, 3101, 3128, 3130, 3151, 3161, 3166, 3176, 3182, 3244, 3270, 3275, 3283, 3308, 3333, 3384, 3407, 3448, 3471, 3505, 3580, 3581, 3670, 3739, 3825, 3840, 3857, 3888, 3897, 3913, 4013, 4026, 4113, 4124, 4156, 4219, 4269, 4361, 4401, 4415, 4467, 4498, 4553, 4628, 4645, 4646, 4673, 4675, 4689	required by the Core Strategy. It contradicts evidence given by the Council's own barrister at a Public Inquiry in 2014.	<p>of the National Planning Policy Framework, the Council have identified an Objectively Assessed housing Need, using demographic projections and nationally collated statistics for the district and the wider housing market area. The Core Strategy was prepared in accordance with regulations and policy which central government have since been replaced.</p> <p>The Public Inquiry in 2014 was in relation to the determination of an individual planning application. The Council in that context sought to ensure that the Inspector took account of the Core Strategy against which the planning application was determined. As such, the 9,400 figure which will be considered through the Local Plan, up to 2033, must be seen in a different context to that of the Core Strategy.</p>		
1041, 1049, 1453, 1890, 3300, 3934, 3945, 5193	Consideration should be given to neighbouring authorities who are struggling to meet their own need e.g. London. Unmet housing need in London is the most likely factor influencing people moving to Tandridge.	Discussions with other Local Authorities, through the Duty to Cooperate, will need to take place to see if any shortfall can be provided elsewhere.	None.	351
3813, 3976, 4013, 4247, 4350, 4361, 4364, 4557, 4628, 4645, 4666, 4668, 4689, 4691, 4780, 4797, 4799, 5046	Tandridge is not required to support housing for other areas especially when Green Belt land is identified for this building.	Discussions with other Local Authorities, through the Duty to Cooperate, will need to take place to see if any shortfall can be provided elsewhere. There is no requirement to agree through the Duty to	None.	352

		Cooperate but there is a requirement to work effectively to find solutions to common issues.		
1737	Does the Local Plan include any assumptions about the growth of housing through the demolition of individual homes and the subsequent building of several dwellings?	The delivery of housing will include a 'windfall' element, which seeks to capture the provision of new dwellings that are not on allocated sites.	None.	353
2079, 2084	The OAN of 9,400 dwellings across the 20 year Plan period equates to 470 units per annum. Also, of note is Page 34 regarding the delivery of housing over the last 2 years, which is stated at 399. This means that there is already an under-delivery of 270 dwellings per annum so far.	The Council will need to determine and justify a delivery target for the Local Plan. Only then can any under-delivery be calculated.	None.	354
2965	Questions the validity to establish an OAN for Tandridge as most people do not seek to specifically live in the administrative area. Better to establish a wider South East figure.	The NPPF requires a Local Planning authority to understand its own OAN, whether this is calculated on a district basis or as part of a wider picture. The Government abolished region planning and replaced it with the 'Duty to Cooperate'.	None.	355
4090	Increasing areas at the outskirts of the area away from main towns will lead to unbalance. Development should be kept more central nucleus.	Noted.	None.	356
2595, 3847, 4649, 4655	If the Objective is to build 40,000 homes in Surrey, then Tandridge should not be providing one quarter – a more equitable share would be 4000.	The 40,000 figure is a mixture of existing Local Plan targets and proposed targets. This figure will change as local authorities establish their OANs and then be further refined as they establish delivery targets. The overall housing need for Surrey would equate to all the OAN figures for all the boroughs and districts added together. It would be considered inequitable to distribute	None.	357

		those evenly across the County and would be poor planning as not all boroughs and districts are in the same housing market area.		
3970	Surrey CC is currently working on figures based on TDC delivering only 125 houses a year and for no more than 40,000 for the whole of Surrey. It is completely unrealistic to consider that Tandridge could be responsible for providing a quarter of Surrey's housing over its plan period.	The 40,000 figure is a mixture of existing Local Plan targets and proposed targets. This figure will change as local authorities establish their OANs and then be further refined as they establish delivery targets. The overall housing need for Surrey would equate to all the OAN figures for all the boroughs and districts added together. It would be considered inequitable to distribute those evenly across the County and would be poor planning as not all boroughs and districts are in the same housing market area.	None.	358
42, 90, 216, 233, 372, 591, 848, 1324, 1725, 2155, 2283, 2336, 2652, 2654, 2659, 2828, 2990, 3064, 3264, 3369, 3409, 3475, 3882, 4279, 4292, 4549, 4770, 4818	It is important to have different types, sizes and prices of homes.	The Local Plan must cater for all sections of the community and will include policies that set out the housing mix and tenure that should be delivered.	None.	359
2121, 3264	There is no consideration of neighbourhood issues arising from the development of new homes e.g. neighbourhood infrastructure and cohesion.	The issues relating to infrastructure are highlighted in the Issues and Approaches document. The Council have also identified objectives relating to infrastructure which will guide the preparation of the Plan and the policies included in it. Appropriate and proportionate levels of infrastructure will be provided to	None.	360

		support any new development which is delivered through the Local Plan.		
60, 69, 81, 263, 266, 372, 392, 439, 456, 564, 574, 598, 1115, 1286, 1328, 1385, 1387, 1406, 1422, 1425, 1537, 1560, 1681, 1733, 1935, 1986, 2002, 2035, 2048, 2192, 2195, 2230, 2370, 2386, 2414, 2421, 2431, 2447, 2449, 2451, 2897, 2929, 3001, 3012, 3051, 3130, 3166, 3176, 3182, 3244, 3275, 3333, 3407, 3542, 3569, 3739, 3855, 3913, 3986, 4013, 4124, 4161, 4260, 4269, 4284, 4317, 4364, 4467, 4498, 4548, 4553, 4646, 4675, 4797, 4799, 5040, 5092	The Council are only allowing the building of new houses as they get New Homes Bonus which they have become increasingly reliant upon as a funding stream. What will it be spent on? Some suggest it would be better to increase Council Tax.	The National Planning Policy Framework requires all Local Authorities to play a part in housing delivery and ensure that there is a supply of housing for an increasing population. It sets out that Local Authorities must significantly boost the delivery of housing and should meet their Objectively Assessed Need for housing in full as far as is consistent with other policies in the framework.	None.	361
1328, 1389, 2592, 2850, 3101, 3190, 3283, 3492, 3560, 3953, 4317, 4797	If TDC are ahead of their current housing target, why must more housing be provided?	In accordance with the requirements of the National Planning Policy Framework, the Council have identified an Objectively Assessed housing Need, using demographic projections and nationally collated statistics for the district and wider housing market area. The Core Strategy was prepared in accordance with regulations and policy which central government have since been replaced.	None.	362
3262	Previous housing supply figures demonstrate a significant under-supply of homes.	This fails to take account of the fact that previous figures were derived	None.	363

		from a regional strategy which took account of total need and distributed it spatially.		
698, 859, 1491, 1790, 2155, 2817, 3833, 4106, 4292, 4307, 4438, 4472, 4921, 5135	Some parts of Tandridge are saturated with retirement flats and this has changed the demographic of areas. The Council should resist the provision of more types of accommodation like this.	The Local Plan must cater for all sections of the community and will include policies that set out the housing mix and tenure that should be delivered.	None.	364
1352, 1508, 1614, 1923, 2725, 3188, 3765, 3817, 3825, 3865, 4125, 4198, 4436, 4456, 4672	Should be looking at small scale development / infill rather than development that changes the fabric of an area. This could include garden developments.	A proportion of current housing delivery comes from small scale/infill development. Some of that is on residential garden land. Many people say this changes the character of areas. It is also not considered to be a strategy that will provide the housing required. The Council will need to consider its strategy for housing delivery and reflect that in the final Plan	None.	365
4477	Against developers utilising back gardens of large properties for residential development.	Noted.	None.	366
3686	As long as they do not detract from the country aspect, where owners of large family plots wish to add one or two dwellings, this should be allowed on a level-playing-field basis.	Noted.	None.	367
66, 4596	Should retain existing housing stock and not allow it to be knocked down and replaced.	Existing housing stock provides an important housing resource for the district. The recycling of housing stock does have a part to play in the provision of a range of housing to meet a range of needs. It also provides an opportunity for less efficient housing to be replaced with more efficient housing whether that is due to energy efficiency, better	None.	368

		use of land/space or to remedy structural issues which may be costly.		
1662	Large plots allow surface water to drain instead of causing flash flooding. Gardens offer chance to grow food and harbour biodiversity that would be lost in intense urban development.	The contribution that gardens make is noted.	None.	369
69, 125, 186, 195, 217, 254, 262, 317, 360, 388, 466, 467, 477, 529, 578, 607, 757, 770, 791, 963, 983, 997, 1081, 1082, 1098, 1129, 1138, 1157, 1168, 1295, 1324, 1513, 1614, 1644, 1725, 1750, 1768, 1827, 1872, 1884, 1945, 1996, 2149, 2174, 2236, 2282, 2295, 2367, 2395, 2425, 2435, 2465, 2466, 2487, 2579, 2585, 2616, 2630, 2652, 2654, 2659, 2713, 2752, 2791, 2861, 2869, 2871, 2872, 2897, 2927, 2944, 2961, 2966, 2970, 2979, 2993, 3032, 3045, 3076, 3077, 3089, 3107, 3115, 3134, 3188, 3223, 3283, 3342, 3356, 3390, 3469, 3506, 3519, 3522, 3550, 3552, 3567, 3587, 3596, 3653, 3673, 3677, 3678, 3701, 3702, 3705, 3765, 3769, 3817, 3825, 3833, 3842, 3850, 3863, 3888,	Brownfield sites should be used first. A list of all sites should be created and made public.	<p>The Council are required to consider the development potential of all sites which are submitted through the Housing and Economic Land Availability Assessment. This includes both brownfield and greenfield sites.</p> <p>The Council's preferred strategy will set out how development should be delivered. It should be noted that the Council will be guided by a sequential approach to any development that takes place and brownfield sites will be encouraged to come forward first as is supported by government.</p>	None.	370

3917, 3922, 3941, 3956, 3972, 3996, 4067, 4102, 4105, 4124, 4130, 4135, 4218, 4267, 4293, 4304, 4324, 4337, 4341, 4346, 4351, 4356, 4374, 4456, 4462, 4492, 4565, 4569, 4580, 4604, 4645, 4646, 4647, 4672, 4679, 4734, 4740, 4743, 4749, 4780, 4805, 4827, 4863, 4869, 4868, 4875, 4881, 4885, 4888, 4914, 4924, 4933, 4955, 5043, 5052, 5059, 5071, 5123, 5141, 5155, 5169, 5188, 5204				
3888, 4118, 4351, 4369, 4400, 4456, 4492, 4729, 4734, 4948, 4964, 5062	Suggest redeveloping run down/derelict sites.	It is agreed that the Council should pursue a policy approach of brownfield first, accepting that previously developed land exists both within and outside the Green Belt. The Housing and Economic Land Availability Assessment will provide an evidence-base that will be able to describe how much of the identified development need can be delivered through the use of brownfield land. The Local Plan will set the extent of the Green Belt that should endure beyond the Plan period.	The Local Plan will reflect the government's approach that development delivery should prioritise brownfield land	371
74, 287, 1309, 3093, 4206, 4526, 4692, 4702, 4704, 4720, 4738, 4832, 4862, 4913, 4929, 4973	There is no need for new housing.	The National Planning Policy Framework requires all Local Authorities to play a part in housing delivery and ensure that there is a	None.	372

		supply of housing for an increasing population. It sets out that Local Authorities must significantly boost the delivery of housing and should meet their Objectively Assessed Need for housing in full as far as is consistent with other policies in the framework.		
90	The vast majority of the current single person households, at some point in time, will become available as multi person households, or available for redevelopment. Unfortunately, there is no attempt to factor in this into potential supply. An increase in residential development brings more people to the area and this increases the population forecasts.	<p>The number of houses required has been calculated using projections for the increase in population within the district and then works out how many homes will be required to accommodate that population. This takes account of how many people would be expected to occupy each dwelling. The calculations can be found in the Councils Strategic Housing Market Assessment (2015) which includes The Objectively Assessed Housing Needs of Tandridge, technical paper.</p> <p>Nearly 70% of the projected population increase is in the Over 60 age groups. This is due to a combination of the age profile of the population and the fact that people are living longer. Most of these people will already be living in the district. An increase in the number of houses within the district is to accommodate the needs of population growth that is forecast, not to make the population growth</p>	None.	373

		happen.		
1138, 1624, 1725, 2652, 2654, 2659, 3492, 3825, 3865, 4219, 4596, 4818, 5143	Elderly people living alone in large houses are put off/unable to downsize due to a lack of affordable/ suitable homes with good transport links. New developments must include these suitable properties.	Noted.	None.	374
1644, 1671, 2339, 3492, 4422	Retirement villages and appropriate houses (bungalows) will help to cater for the ageing population.	Noted.	None.	375
192, 766, 806, 1687, 2007, 2020, 2344, 2579, 2733, 2884, 3081, 3104, 3183, 3375, 3443, 3786, 3798, 4067, 4324, 4343, 4456, 4529, 4756, 4885, 4976, 4986, 5019, 5042, 5052, 5061, 5064	Should only provide small developments for local need.	The National Planning Policy Framework requires the Council to produce a Plan that meets the full Objectively Assessed Needs for market and affordable housing as far as is consistent with other policies within the framework.	None.	376
642, 737, 1180, 5143	Housing must first be provided for Tandridge residents on the housing register. How many people are on this?	There are over 1000 households on the Council's housing register. These are people in need of affordable housing. The Local Plan will seek to provide affordable housing as part of its requirement to provide for all housing needs.	None.	377
3275	There has been no provision for the accommodation of homeless people.	The potential for homelessness is covered in the housing need requirements which are based on population projections. There is also evidence that looks at affordability. The Council also has other responsibilities towards people who find themselves homeless.	None.	378
3136	There is a need for more housing in rural areas.	The Council, in determining a strategy for the Plan will need to take account of the NPPF which in	None.	379

		rural areas seeks to “be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing” and “To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.”		
4541	Residential development should be focused in urban areas rather than rural areas.	Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan. The NPPF states that in rural areas the Plan should “be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing” and “To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.”	None.	380
266, 598, 1135, 1387, 2035, 2048, 2230, 2981, 3001, 3012, 3130, 3913, 4467,	In the last 8 years, there has been more building in Tandridge than in Guildford borough, which has a larger population.	Guildford Borough Council are currently developing a plan to address their under-provision of	None.	381

4498, 4553, 4646, 4675, 4691		housing to meet the needs of their area.		
271, 272, 273, 4525	There should be a balance between housing and environment.	The National Planning Policy Framework requires a Local Plan to be properly balanced between environment, economic and social (housing) needs. The Council will ensure through the Sustainability Appraisal that it produces a Plan that balances these often competing interests as much as is practicably possible.	None.	382
899, 1180, 5081, 5180	The location of housing relative to local services and infrastructure is an issue.	<p>The National Planning Policy Framework requires a Local Plan to be properly balanced between environment, economic and social (housing) needs. The Council will ensure through the Sustainability Appraisal that it produces a Plan that balances these often competing interests as much as is practicably possible.</p> <p>It also requires that development is sustainably located in terms of having access to infrastructure and where the need to travel is limited. The Council will need to address this appropriately when preparing the Local Plan and allocating sites.</p> <p>The locations for the delivery of any growth will be determined by the preferred strategy of the Local Plan, taking account of all the evidence</p>	None.	383

		and the Sustainability Appraisal.		
2933, 4596	With a high level of commuting out of the district, development should be located within easy walking/cycling distance of railway stations.	The Council will use the Settlement Hierarchy when determining the preferred strategy for the Local Plan.	None.	384
303, 1000, 1883, 2515, 4039, 4361, 4609	Brexit could reduce the number of people migrating from outside the UK to Tandridge. A second version of the Assessed Need should be adopted in the event of a Brexit.	The effects of Brexit are not currently known and the Council will continue to monitor this as appropriate.	None.	385
317, 846, 990, 1001, 2067, 2195, 2365, 2466, 2510, 2516, 2581, 2752, 2965, 3659, 3687, 4039, 4160, 4255, 4269, 4638, 5031	South East has taken enough homes and is overcrowded. Other areas of the country (especially the Northern Powerhouse region) are in desperate need of investment. A national solution is needed.	The National Planning Policy Framework requires all Local Authorities to play a part in housing delivery and ensure that there is a supply of housing for an increasing population. It sets out that Local Authorities must significantly boost the delivery of housing and should meet their Objectively Assessed Need for housing in full as far as is consistent with other policies in the framework.	None.	386
2965	The Council should join with others in lobbying the government to resume its responsibility for strategic town planning by nominating specific locations in the South East Region for major new centres of population.	The government has been clear that cross-boundary planning will take place using the Duty to Cooperate rather than regional planning. They have also made it clear that there is support for new settlements in the NPPF but these must come through Local Plans so they are locally led.	None.	387
384	Small developments of social housing with long term rents (like old council houses) and not sold on after a few years which will be at market prices and thus out of reach of local young first time buyers.	Maintaining affordability of affordable housing in perpetuity is a matter that the Plan could seek to address. However, the definition of affordable housing, which is set by	The Local Plan will ensure that there are appropriate policies included to ensure the delivery of affordable homes.	388

		government, is now very wide.. These products are designed to meet the government's aim of allowing people to achieve home ownership. This provision of affordable homes is supported by the Council's Strategic Housing Market Assessment which informs the preparation of the Local Plan.		
1168	At least 25% of houses should be social housing.	The Council will need to consider a level of affordable housing that meets local need and does not risk the viability of housing delivery.	None.	389
2283	At least 75% of the houses should either be 'for sale' or 'sale/rent' from housing associations or council-owned for rent.	The Council will need to consider a level of affordable housing that meets local need and does not risk the viability of housing delivery.	None.	390
2412, 3244	The Council should focus on building council houses to rent for local need.	The Council will need to consider a level of affordable housing that meets local need and does not risk the viability of housing delivery.	None.	391
2817	Social and affordable homes do not need to be homes; apartments provide a good start on the ladder.	Affordable housing is not just for those entering their first home. There is a need for affordable housing for families. Affordable homes, unless they are new starter homes, are not considered to be a step-on-the ladder as they do not represent home ownership.	None.	392
1179, 1180, 1244, 1775, 2136, 2564, 3283, 3826	High house prices are a common issue across the South of England, not just Tandridge. It is too complex to deal with at local authority level.	The Planning Practice Guidance states that long-term increases in house prices can be indicative of an imbalance between supply and demand. As such, the Council's Strategic Housing Market	None.	393

		<p>Assessment considers this in determining the Objectively Assessed Housing Need and in identifying the number of affordable homes that are required locally to respond to affordability issues.</p> <p>The Local Plan is required to set policies to ensure the delivery of affordable homes which provide more opportunities for home buyers to remain local rather than having to move elsewhere, or remain at home with parents.</p>		
3190, 3283, 3491, 3548, 3953,	If people cannot afford to live here then they shouldn't. We should not provide social or affordable housing at the detriment of local infrastructure and environment.	The NPPF requires the Council to meet the housing needs for market as well as affordable housing. The evidence shows the need for affordable housing. Planning for affordable housing will need to consider local infrastructure and the environment in the same way as planning for market housing	None.	394
4329	Housing in Tandridge is more affordable for those who work outside the district as they earn on average 22.5% more per week, and adding to the local housing stock will not remedy this.	The Local Plan needs to have balanced consideration of social, economic and environmental factors. Improvements to affordability and generation of higher salary jobs within the district have the potential to improve affordability, reduce commuting, reduce travel to work costs and retain more money in the local economy	None.	395
192, 477, 791, 1299, 1322, 1475, 1508, 1884, 2149,	Should look at bringing empty homes back into use.	Empty homes can help to contribute towards meeting housing need and	The Council will ensure that due consideration is	396

2367, 2643, 2897, 3154, 3679, 3702, 3863, 3888, 4273, 4369, 4400, 5023, 5052, 5085		<p>it is for individual local authorities to identify and implement an empty homes strategy. Any approach to bringing empty homes back into use and counting these towards meeting housing need, has to be robustly evidenced and justified.</p> <p>As an authority with 94% Green Belt, there is an obvious need, to make every effort to maximise the use of existing stock (public and private).</p>	given to the role that empty and vacant homes can make in contributing to housing supply.	
3587	Empty foreign-owned properties in the centre of London which are solely owned for their capital appreciation, should be made to house people or pay a greater council tax that could in turn be used to fund accommodation closer to London.	Noted.	None.	397
407, 632, 770, 1324, 1518, 1644, 1725, 1935, 1986, 2116, 2135, 2302, 2352, 2470, 2652, 2654, 2659, 2697, 3019, 4472, 4540, 4863, 4869	Already stretched to meet traveller needs. May be more appropriate to upgrade or renovate existing sites.	The Local Plan will look to accommodate the needs of all parts of the community, including Gypsy/Travellers. The Council is undertaking work to understand the needs of the local travelling community and will then incorporate that into the Local Plan.	The Council will ensure that the accommodation needs of the Gypsy and travelling community are assessed and seek to provide for these needs appropriately, through the Local Plan.	398
3865	The law in relation to the definition of Gypsies has recently changed, with the government's intention being that Travellers etc. are dealt with as any other resident, when it comes to the Green Belt.	Noted.	None.	399
3961	The number of new sites proposed for travellers is unnecessarily generous. Green Field sites should be avoided unless it is unavoidable.	The Local Plan is required to meet the accommodation needs of all sectors of the population, including travellers.	None.	400
1883, 3046, 3244	The Right to Buy policy reduces the availability of	Maintaining affordability of	The Local Plan will ensure	401

	low cost housing.	affordable housing in perpetuity is a matter that the Plan could seek to address. However, the definition of affordable housing, which is set by government, is now very wide. These products are designed to meet the Government's aim of allowing people to achieve home ownership. This provision of affordable homes is supported by the Council's Strategic Housing Market Assessment which informs the preparation of the Local Plan.	that there are appropriate policies included to ensure the delivery of affordable homes.	
1180, 3825, 4422, 4456	The Council need to plan the right sort of housing needed over the next 20 years due to the change in population mix as identified in the Settlement Hierarchy (not just affordable housing). E.g. steady decline in the number of children and an increase in the over 65's from 20% to 27.9%.	The Local Plan must cater for all sections of the community and will include policies that set out the housing mix and tenure that should be delivered.	None.	402
1180	The wealthy, aging population own the majority of 'paid-for' homes, but they do not dominate the housing market.	As set out in the Council's Strategic Housing Market Assessment, the demographic of the district is increasingly made up of older generations. By default, these residents generally have better access to capital which has been built up over time with more owning their own homes. When this trend is added to a nationally aging population, it results in people staying in their own homes longer and without sufficient new homes being built, necessitates those wishing to upscale or buy their first homes to move out of the area.	None.	403

		<p>Equally, due to the low affordability of the district, when homes do become available, it is often those over 50, who have had the opportunity to develop their finances that purchase these properties.</p> <p>As such, the Local Plan must cater for all sections of the community and set policies to ensure a mix of properties, tenures and affordability levels, are delivered.</p>		
4329	<p>The evidence-base shows that Tandridge has about average ownership and tenure in older age groups and so the assertion that this age group is particularly 'dominant' in Tandridge is not supported. There is no income/age distribution in the evidence-base and so the assertion that older residents in Tandridge are particularly 'wealthy' is also not supported. The trend for older people to own their own homes is not specific to Tandridge, and in that context, the ONS data shows that Tandridge is about average.</p>	<p>The ONS data clearly shows a significant aging population in Tandridge. 70% of the population growth is from people already resident in Tandridge but living longer. The capital value of houses in Tandridge is high. Those people living longer do not release houses to the market either because they do not wish to or there is no alternative product for them. Those houses are therefore not available to the increased population. As such, there is a shortage of housing. The age profile of the district also puts greater strain on health care services, providing a lack of work force. The evidenced changes in demographics coupled with the evidenced statistics (even if these are average), serves to generate an issue for Tandridge in the future. It is considered that the issue is real</p>	None.	

		and has the potential in the future, if not addressed, to cause Tandridge to change detrimentally.		
750	An actual housing requirement figure should have been published; without it the Green Belt is vulnerable to speculative applications. The Chief Planning Officer has confirmed the Local Plan may actually deliver less housing.	<p>The National Planning Policy Framework requires all Local Authorities to play a part in housing delivery and ensure that there is a supply of housing for an increasing population. It sets out that Local Authorities must significantly boost the delivery of housing and should meet their Objectively Assessed Need for housing in full as far as is consistent with other policies in the framework.</p> <p>In preparing the Local Plan, the Council will assess all reasonable alternatives in terms of how needs can be met. Evidence bases which will inform this include a Green Belt Assessment, Landscape Capacity and Sensitivity Study, Sustainability Appraisal and infrastructure modelling. Only then, will it be possible to determine the level of housing need which can be accommodated in the district.</p> <p>Once the evidence is applied, it may mean that the full Objectively Assessed Need cannot be met, but it is important to assess what can be achieved and justify what cannot.</p>	None.	405

		<p>Any shortfall in meeting the Objectively Assessed Need will need to be discussed with other districts and boroughs to establish if they can assist in meeting this, through their own Local Plans and through the Duty to Cooperate.</p> <p>The Council are required to consult on the Local Plan as it is prepared and would not be able to arrive at a preferred strategy and delivery target for homes, without meeting this requirement.</p>		
591, 3882	More consideration should be given to people wishing to build their own homes.	The Government have announced a commitment to self-build and the Council have a register which those wishing to build their own home, can register on. The Local Plan will make provision for this as appropriate.	None.	406
1725, 2652, 2654, 2659,	The Council could introduce a 'small homes' policy that refuses permission for smaller homes to be extended. This would mean people need to move homes for more space, helping the economy and ensuring a ready stock of smaller homes.	It is agreed that maintaining a balanced housing stock poses difficulties as homes are adapted over time often without the need for planning permission. The adaptation of homes is considered by the government to be a boost to the economy. It also can generate additional value in the home, facilitating movement in the housing market.	None.	407
3826	New housing should be built as near as possible to major job locations, to minimise the environmental	Agreed. New housing should seek to facilitate sustainable development	None.	408

	damage and waste involved in commuting.	including sustainable transport patterns.		
3826, 4817	The OAN figure cannot predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour.	Agreed.	None.	409
4253, 4462, 4669	Contradiction in TDC denying residents the ability to increase the size of their houses due to Green Belt restrictions, yet TDC are considering mass housing development on Green Belt land.	The policy position set out in the NPPF for Plan-making in respect of the Green Belt is different from that set out in the same document for judging changes to houses in the Green Belt.	None.	410
4596	Consider granting planning consent to additional Sheltered Housing/Care Home Schemes in the Oxted Area.	The Strategic Housing Market Assessment looks at specific housing needs and the Local Plan will consider how best to deliver the right type of housing.	Use the evidence-base to ensure the delivery of different types of housing needed.	411
5023	The number of new houses under consideration is not required by the young people or existing families in the area. A figure of 100 a year is more representative of the local need.	The consideration of housing need takes account of children in existing families reaching an age where they would form households themselves. This comment is not agreed.	None.	412
4817	Developers should be limited to only extending/improving or updating the existing housing stock.	This would fail to provide housing for the predicted number of households over the next 20 years and so would not comply with the requirements of the National Planning Policy Framework.	None.	413
4770	Economic difficulties of mixed housing construction not considered	The Council will need to test any policy it seeks to adopt against viability. The Plan is not allowed to impose constraints that would make	None.	414

		otherwise acceptable housing development unviable.		
4768	Fact that so many sites are delivered as 'windfalls' means that they are outside of much planning.	It is agreed that the cumulative impacts of the delivery from 'windfall' sites makes delivery of infrastructure difficult to plan for. The Council will consider this issue when it determines the preferred strategy for the Plan.	None.	415
4825	It would be useful if residents could be shown independent consultant reports and methodology used for study.	The Council has provided copies of all documentation used to prepare the Plan so far. This includes the reports prepared by consultants	None.	416
4818	If economic and social issues are corrected, OAN should be minimum.	Whilst the Government expects the full OAN to be met this can only be achieved providing it is consistent with the other policies in the framework. The OAN is not a housing delivery requirement, it is an expression of need.	None.	417
4762	Nothing wrong with ageing population who will pass homes onto children or grandchildren.	The population is living longer. This results in less availability of housing to meet the needs of new households	None.	418
Settlements / Character of Area 419				
17, 114, 145, 189, 202, 233, 267, 383, 392, 394, 395, 434, 478, 480, 543, 549, 570, 643, 649, 663, 668, 717, 731, 769, 825, 826, 857, 898, 963, 965, 1080, 1109, 1138, 1155, 1300, 1346, 1395, 1431, 1439, 1447, 1515, 1529, 1555, 1707, 1903, 1956, 2021, 2113, 2135, 2199,	The north of the district (Caterham, Warlingham and Whyteleafe) has taken the majority of development in the past. The infrastructure cannot cope now and would not be able to cope with more housing. It is important to stop the merging of London suburbs with Tandridge. Development should be focused in the south of the district.	The issues relating to infrastructure are highlighted in the Issues and Approaches document. The Council have also identified objectives relating to infrastructure which will guide the preparation of the Plan and the policies which will be included. Appropriate and proportionate levels of infrastructure will be provided to support any new	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	420

2334, 2372, 2359, 2408, 2484, 2488, 2558, 2621, 2709, 2719, 2786, 2792, 2813, 2817, 2828, 2858, 2864, 2892, 2925, 2935, 2978, 3016, 3020, 3032, 3037, 3055, 3115, 3119, 3136, 3156, 3160, 3165, 3204, 3223, 3228, 3246, 3247, 3283, 3289, 3322, 3356, 3366, 3368, 3388, 3393, 3418, 3431, 3448, 3456, 3503, 3528, 3550, 3552, 3555, 3569, 3595, 3604, 3607, 3673, 3704, 3705, 3708, 3711, 3722, 3730, 3749, 3765, 3785, 3823, 3836, 3845, 3855, 3900, 3908, 3917, 3922, 3956, 3959, 3966, 3968, 3971, 3986, 3992, 4001, 4054, 4130, 4156, 4159, 4168, 4209, 4221, 4271, 4273, 4292, 4304, 4307, 4356, 4420, 4438, 4467, 4468, 4477, 4482, 4484, 4492, 4569, 4572, 4602, 4604, 4608, 4615, 4641, 4647, 4712, 4723, 4745, 4748, 4803, 4836, 4838, 4700, 4838, 4843, 4849, 4864, 4872, 4874, 4921, 4974, 5094, 5097, 5105, 5120, 5132, 5139, 5142, 5145, 5177, 5178, 5183		development which is delivered through the Local Plan.		
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26, 63, 81, 123, 140, 154, 172, 200, 217, 243, 259, 290, 331, 341, 394, 395, 417, 419, 424, 439, 456, 476, 494, 497, 502, 514, 531, 582, 607, 631, 636, 640, 658, 670, 680, 786, 797, 848, 889, 1076, 1084, 1106, 1129, 1144, 1159, 1196, 1314, 1508, 1533, 1624, 1645, 1743, 1827, 1856, 1884, 1908, 2005, 2155, 2199, 2266, 2295, 2302, 2352, 2380, 2424, 2439, 2456, 2469, 2484, 2495, 2509, 2613, 2649, 2721, 2816, 2817, 2897, 2901, 2924, 2929, 2931, 2961, 2974, 3115, 3145, 3151, 3154, 3166, 3173, 3190, 3228, 3239, 3250, 3303, 3306, 3319, 3407, 3497, 3505, 3539, 3636, 3666, 3690, 3701, 3756, 3759, 3786, 3793, 3823, 3825, 3830, 3836, 3840, 3859, 3890, 3917, 3976, 3996, 4020, 4037, 4087, 4089, 4090, 4116, 4120, 4124, 4138, 4144, 4145, 4149, 4174, 4176, 4190, 4233, 4236, 4240, 4287, 4314, 4356, 4376, 4393, 4436, 4441, 4468, 4481, 4482, 4487, 4492, 4522,	Development on this scale and the associated infrastructure will change the character of the settlements in the district. Settlements should remain contained and retain their status as villages/towns in a rural environment.	<p>The passing of time will result in an element of change irrespective of whether development takes place, or not. The needs of communities also change over time and it is right that the Council should consider how needs can be met. It is not accepted that development, where it takes place appropriately, is a negative thing. Through the Local Plan, development can be managed as much as is practicably possible and ensure that it is for the benefit of communities for the long term.</p> <p>The impacts of delivering built development will always need to be balanced against the positive contribution to be made. As required by the National Planning Policy Framework the Local Plan will take a balanced approach to meeting social, economic and environmental objectives. Where development takes place, be that to provide homes and/or infrastructure it may be necessary to amend existing settlement boundaries to accommodate this, but only where it is justified and where exceptional circumstances exist.</p> <p>Further, the Local Plan will include design policies to ensure that local</p>	The Council will ensure that development, where it is identified, is sympathetic to the character, heritage and long term needs of settlements and the community.	421
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4525, 4526, 4529, 4583, 4638, 4685, 4734, 4740, 4743, 4793, 4826, 4829, 4870, 4880, 4932, 4939, 4949, 4967, 4981, 5094, 5124, 5178		character and heritage etc is sympathetically considered.		
60, 1756, 1949, 4273, 4292, 4456	Design is important to an area's character.	Noted.	None.	422
2712, 4259, 4273	Higher standard of design and building materials should be used in new developments and more external space (including parking) built into permissible development plans.	The Local Plan will reflect the NPPF requirement for high quality design.	The Council will ensure that the Local Plan reflects the need for good design.	423
4346	It is appropriate to include greater emphasis on the quality of the built environment.	The Local Plan will reflect the NPPF requirement for high quality design	The Council will ensure that the Local Plan reflects the need for good design	424
3472	Should aim for development that has limited cost to the environment, supporting air/ground source heating in addition to solar energy.	The Local Plan will need to respond to climate change.	The Council will ensure that the Local Plan reflects the need to reduce energy consumption.	425
1949, 3782	Access to open spaces and recreation grounds should be designed into any development. Flats should have outside areas.	The Local Plan will look at how open space should be provided in local communities to address health and wellbeing needs. This may be done through a variety of ways including the provision of new space or through the upgrading of existing spaces. How open space will be provided will be in accordance with standards for quantity, accessibility and quality as set out in the Council's Open Space Assessment 2015.	The Council will continue to prepare the Local Plan in accordance with the standards set for quantity, quality and accessibility of open space and recreation facilities.	426

1845	Should maintain existing spaces and places, as well as designing any new ones. If we look after what we have, less investment and more sustainable options are possible.	The Local Plan reflect the NPPF requirement for high quality design.	The Council will ensure that the Local Plan reflects the need for good design.	427
3953, 4005, 4013, 4016, 4021, 4029, 4033, 4069, 4095, 4107, 4147, 4148, 4174, 4269, 4340, 4344, 4558, 4729, 4889	Object to further development in Lingfield, Dormansland and Blindley Heath as detrimental to the character of the area.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	428
37	Residents in Caterham are more closely aligned with South London, whilst residents in Lingfield are more closely aligned to Sussex. Tandridge is not identified as an area, which has an impact on businesses.	Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the number of jobs needed up to 2033 and the amount of land which may be needed to accommodate jobs growth and to 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.	None.	429

114	Chaldon is not mentioned in the documents.	The Issues and Approaches document presented information at a high level and it was not appropriate to set out settlement specific policies at this stage. If specific policies are required for settlements, they will be developed once the preferred strategy is known and as the Plan is prepared to be submitted for examination.	None.	430
3204	Chaldon has not been considered as a separate community for the purposes of the Green Belt Assessment and the Infrastructure Plan. Chaldon has been considered to be part of Caterham.	The Green Belt Assessment is undertaken in parcel areas. The parcel in which Chaldon is located is GBA010 which is not part of Caterham. There is not currently an Infrastructure Plan. The Council has published papers on the baseline infrastructure position.	None.	431
3986, 5149, 5157, 5171, 5174	Object to scale of development in Chaldon due to lack of amenities and inadequate road network.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	432
1229	Why is Dormansland described as 'urbanised'?	An urban area is a location	None.	433

		characterised by higher human population density and built features when compared to the areas around it.		
2005, 3172, 3976	Wrong to include Limpsfield village in the Oxted/Hurst Green/Limpsfield area. There is a clear distinction between the historic village and surrounding area.	Within the existing Local Plan the built up area of Oxted, Hurst Green and Limpsfield is shown as a single area of built form.	None.	434
2302, 2352, 4829, 4863, 4869	The historic centre of Godstone is not replicated elsewhere and is on the national school curriculum. The Bay Pond has an educational centre and attracts school visits.	Noted.	None.	435
2302, 2352, 3890, 3983, 4087, 4863, 4869	Godstone has had enough development. It should not be replicated.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	436
114	The M25 does not cut the district in half it only runs across the top quarter, misrepresenting the impact on the north of the district.	Noted.	The Council will ensure that later iterations of the Local Plan ensure that the M25 is specified as being located in the northern quarter of the district.	437

131, 1002, 1784, 2170, 2174, 2252, 3089, 3305, 3797, 3897, 4541	A22 is too busy and dangerous and there are no services in South Godstone, therefore it is unsuitable for development.	<p>The Council acknowledge that transport matters are a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including Surrey Highways, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan. Any growth would need to be thoroughly transport-modelled so the impacts and potential mitigation can be assessed.</p> <p>The Council would need to consider whether settlements can be enhanced with infrastructure provision. If and where development takes place, it may present an opportunity to increase service provision for the long term, thus making settlements more sustainable. This will need to be considered as the Local Plan is prepared and refined.</p>	<p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p> <p>The Council will test all options for sustainability.</p>	438
232, 805, 2828, 3064, 3369, 3409, 3475	No more flats in Caterham .	The Local Plan will include policies which set out the housing mix and tenure which should be delivered.	None.	439
2453	Caterham and the rest of Tandridge need to be developed to join the 21 st century.	Noted.	None.	440
1949, 3679	Whyteleafe's central area is dominated with flats. This has been overlooked. I would expect	It is acknowledged that there are flats in the central area of	None.	441

	consideration to be given within the Local Plan to ensuring a greater spread of types of accommodation across different parts of the district.	Whyteleafe. The Local Plan will need to take account of the district's housing need.		
26, 262, 286, 586, 927, 2406, 3139, 3888, 4226, 4797, 4880, 5082	Oxted has taken its fair share of development. Any further development would risk its character.	The locations for the delivery of any growth will be determined by the preferred strategy of the Local Plan, taking account of all the evidence and the Sustainability Appraisal.	None.	442
479, 524, 672, 709, 2421, 2697, 3131, 3576, 3636, 3786, 3953, 5061	Lingfield has taken its fair share of development in recent years, especially windfall development and development on Green Belt land.	The locations for the delivery of any growth will be determined by the preferred strategy of the Local Plan, taking account of all the evidence and the Sustainability Appraisal. Green Belt development can happen under current national and local policies including the exemption in the NPPF for rural housing that is provided for local people in perpetuity.	None.	443
909, 2727, 4990, 4999, 5010, 5086	Lingfield surgery would require significant investment to enlarge the surgery to deal with any increase in population. There are severe space constraints that do not allow for expansion. The surgery is struggling to recruit. The patient to Dr ratio well exceeds the national average. The surgery already offers appointments over and above the requirement of the NHS contract.	The Council acknowledge that health services provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including the NHS, surgeries and the Clinical Commissioning Group, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan. The plan must be evidence-led and the	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	444

		evidence provided by the health services will be crucial in understanding the capacity issues respondents refer to.		
3347, 3970, 4889, 5086	The Council should do more to encourage a wider range of shops in Lingfield. The village has been overtaken by restaurants.	The Council recognises that town centres are at the heart of communities and policies should be pursued to support their vitality and viability. The Council will need to ensure that retail, leisure, office and other main town centre uses are met in full.	Ensure that the Local Plan reflects the evidenced needs for retail.	445
2094, 2516, 2616, 3140, 3374, 4269	Blindley Heath does not have a train station or adequate bus service, therefore everyone relies on private cars to go to schools, doctors, shops and dentists.	Noted.	The Local Plan should give consideration to whether there are measures the would improve the sustainability settlements.	446
497, 565, 2509, 3391, 3586, 3634, 3836, 3889, 4041, 4222, 4409, 4434, 4596, 4703, 4935	Property prices will decrease.	The Strategic Housing Market Assessment looked at the impact of housing delivery on the affordability of housing and determined that it would have no impact. The maintenance of house prices is not a matter for the planning system although the affordability of housing is a consideration.	None.	447
642	Rent and the cost of living will be pushed up and people will not be able to afford to live in the district.	The Council recognise the difficulties for people in terms of access to jobs and homes in the district. The Local Plan will provide homes, jobs, facilities and open space for both current and future communities. This includes homes that are more affordable and the delivery of	None.	448

		schools and infrastructure to accommodate the needs of those wanting to get on the housing ladder and keep their families local.		
1725	Tandridge features in a list of one of the ten most expensive areas to live in according to the National Housing Federation. Last year, the average house price was estimated at £384,000 in contrast to the average UK price of £280,000. And yet the average salary of a Tandridge resident was estimated to be just over £24,000.	Housing affordability is set out in the Strategic Housing Market Assessment.	The Local Plan will need to plan for a mix of housing, identifying the size, type, tenure and range of housing that is required in particular locations. Paragraph 159 of the National Planning Policy Framework requires a Local Plan to address the need for all types of housing, including affordable housing and the needs of different groups within the community.	449
913, 1428, 1434, 1562, 1704, 2217, 2259, 2275, 2353, 2425, 2473, 2479, 2497, 2589, 2596, 2866, 2905, 2975, 3024, 3133, 3291, 3324, 3381, 3441, 3484, 3493, 3562, 3581, 3629, 3759, 3774, 3814, 3977, 4224, 4229, 4303, 4359, 4573, 4583, 4599, 4787	Current status of Woldingham as detached urban area should be retained. Changing the status puts it at risk from 100% affordable housing schemes.	The Council's existing Core Strategy refers to Woldingham as a detached built up area. The Settlement Hierarchy, which informs the preparation of the Local Plan, refers to Woldingham as a rural settlement.	None.	450
1883	No vision of what towns and villages will look like. There should be a plan for each settlement.	The Issues and Approaches document presented information at a high level and it was not appropriate to set out settlement specific policies at this stage. If specific policies are	None.	451

		required for settlements, they will be developed once the preferred strategy is known and as the Plan is prepared to be submitted for examination. It should also be remembered that local visions for a settlement can be developed through Neighbourhood Plans.		
572, 636, 855, 1496, 1612, 1617, 2931, 2946, 3193, 3195, 3231, 3285, 3727, 3750, 3830, 3836, 3863, 4046, 4110, 4113, 4114, 4145, 4172, 4203, 4213, 4219, 4222, 4228, 4232, 4237, 4250, 4343, 4400, 4468, 4491, 4581, 4590, 4600, 4746, 4788, 4851, 4853, 4867, 4943, 5011, 5072	Warlingham will lose its village status if development occurs and if there is no Green Belt land separating it from the neighbouring London borough. The number of houses proposed is unsustainable for a rural area.	In planning terms, the Settlement Hierarchy 2015 sets out that Warlingham is a Tier 1 settlement. The Green Belt Assessment will consider the importance in this area of Green Belt. One of the purposes of the Green Belt is to stop neighbouring settlements from merging.	None.	452
2967	Great Park in Warlingham is an excellent example of a housing development that respects green, open space and woodland.	Noted.	None.	453
3835, 4303	Woldingham is not considered a desirable place to live for some due to lack of infrastructure and houses on uneven plots.	Noted.	None.	454
3986	Lingfield should have a greater quantum of development.	The locations for the delivery of any growth will be determined by the preferred strategy of the Local Plan, taking account of all the evidence and the Sustainability Appraisal.	None.	455
4511, 4783, 4784, 4881	Object to further development in the Smallfield/Burstow area due to recent developments that have already taken place.	The locations for the delivery of any growth will be determined by the preferred strategy of the Local Plan, taking account of all the evidence and the Sustainability Appraisal.	None.	456

4525, 4797, 5109, 5114, 5207	Object to further development in Hurst Green due to recent developments that have already taken place.	The locations for the delivery of any growth will be determined by the preferred strategy of the Local Plan, taking account of all the evidence and the Sustainability Appraisal.	None.	457
4675, 4797, 5099, 5109, 5114	Oxted and Hurst Green cannot sustain further development due to the lack of amenities.	<p>The Council acknowledge that infrastructure matters are a concern for a number of interested parties. It will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan. Any growth would need to be thoroughly transport-modelled so the impacts and potential mitigation can be assessed.</p> <p>The Council would need to consider whether settlements can be enhanced with infrastructure provision. If and where development takes place, it may present an opportunity to increase service provision for the long term, thus making settlements more sustainable. This will need to be considered as the Local Plan is prepared and refined.</p>	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. The Council will test all options for sustainability.	458
4962	More development in Oxted and less EVERYWHERE else, where the councillors don't live.	It would not be considered appropriate for the spatial strategy of the Local Plan to be determined by	None.	459

		where Councillors live.		
4770	Rural settlements which make up Tandridge have not been considered.	In addition to the inset settlements, the Settlement Assessment included the settlements of Burstow, Outwood, Crowhurst, Chaldon, Farleigh and Fickleshole.	None.	460
4818	Smallfield is potentially more suited to expansion rather than higher order urban settlements due to landscape sensitivity and contribution to the Green Belt.	The Council will need to take account of all the evidence to determine the strategy for the Local Plan.	None.	461
4734, 4783	Development in Smallfield is inappropriate.	Noted.	None.	462
Delivery Strategy Approaches				
102, 189, 898, 997, 1109, 1496, 1533, 1645, 1790, 1797, 1841, 1923, 2199, 2222, 2233, 2372, 2389, 2817, 2897, 2965, 2967, 2970, 3064, 3131, 3136, 3156, 3160, 3200, 3369, 3380, 3390, 3409, 3448, 3459, 3475, 3499, 3564, 3653, 3704, 3765, 3780, 3791, 3793, 3800, 3833, 3992, 3996, 4054, 4084, 4130, 4304, 4343, 4580, 5168	Should provide a new mixed use settlement with supporting infrastructure away from existing settlements. This will help with the potential expansion at Gatwick. Suggest a new village of high design and sustainability standards.	Approach 6, set out in the Issues and Approaches document, considers the concept of a new settlement or large urban extension which, by its nature would deliver sustainable development made up of mixed use development and community facilities. All reasonable alternatives to meeting development needs will however be considered, and this will help determine the preferred strategy for the Local Plan. The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out	None.	464

		more detailed work to further inform the preparation of the Local Plan.		
167, 206, 224, 264, 290, 502, 515, 530, 565, 611, 770, 873, 1144, 1701, 2470, 2895, 2968, 3175, 3250, 3499, 3584, 3690, 3995, 4734	All sites in the HELAA around Smallfield should not go ahead as it is in Flood Risk Zones 1, 2 and 3. Flooding is a major concern in this area and must be mitigated.	The Housing and Economic Land Availability Assessment is one of many evidence-bases which informs the Local Plan. The HELAA objectively assesses sites for their development potential but does not set out an approach to site allocation or identify which sites will be allocated. Site allocation can only come forward in the Plan once all the evidence, including flood risk and potential flood risk mitigation, has been considered. Flooding will be considered through the Strategic Flood Risk Assessment	The Council will continue to use the evidence-base to consider the suitability of sites for development.	465
598, 675, 696, 1294, 1434, 1874, 1923, 2179, 2195, 2217, 2233, 2380, 2435, 2470, 2473, 2497, 2596, 3615, 3629, 3694, 3759, 3970, 4013, 4269, 4364, 5094, 5115	Object to any of Approaches 3-6 as they propose building on large amounts of Green Belt and open space, and any of these Approaches would destroy the character of the area.	All reasonable alternatives will be considered, and this will help determine the preferred strategy for the Local Plan. The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan. The Local Plan is required to take a balanced approach to social, economic and environmental factors. It would be difficult to imagine a Local Plan that balanced these requirements that resulted in	None.	466

		the destruction of the character of the district.		
4438	Object to Approach 6.	Noted.	None.	467
3934, 3945	Do not fully support Approach 6 as considerable areas of Green Belt and protected landscapes may be at risk. This Approach would also be delayed in that it could not reasonably be provided at an early stage of the Plan. It would not address the needs of the current community.	Noted.	There is currently little detail in the Spatial Options Topic Paper 2015 to allow an understanding of the realistic deliverability of Approach 6. It is considered that further work should be undertaken to explore the potential for Approach 6, either as a stand-alone approach or as part of a wider strategy.	468
3934, 3945,	Approach 1 is unsuitable as a delivery strategy.	As set out in the Spatial Approaches Topic Paper, Approach 1 is a baseline position against which other approaches can be considered. It represents the amount of development that has planning permission at the time of writing, and therefore does not reflect any future development. It is however useful to include because it allows existing development in the pipeline to be included in the overall figures for the Local Plan.	None.	469
3970	Why was Approach 1 included? It could have been called the baseline.	As set out in the Spatial Approaches Topic Paper, Approach 1 is a baseline position against which other approaches can be considered. It represents the	None.	470

		amount of development that has planning permission at the time of writing, and therefore does not reflect any future development. It is however useful to include because it allows existing development in the pipeline to be included in the overall figures for the Local Plan.		
3653, 3793, 4013, 4269	If TDC decides to implement massive building on the Green Belt inherent in Approaches 3, 4 or 5 it will fail on the third dimension of sustainable development in NPPF Paragraph 7.	The Council will use its evidence-base to ensure a balance between the social, economic and environmental needs within the district.	Continue to use the evidence to ensure that we balance the requirements for sustainable development	471
184, 372, 598, 624, 680, 853, 1196, 1229, 1294, 1874, 2179, 2195, 2295, 2363, 2380, 2435, 2461, 2466, 3564, 3653, 3659, 3728, 3765, 3826, 3847, 3857, 3875, 3890, 3960, 3970, 4087, 4376, 4825	Approach 2A is the best of a worst situation and closest to meeting local need, but should not include recreation spaces.	<p>In determining the preferred strategy for the Local Plan, the Council will take account of the evidence-base, all reasonable alternatives and feedback from public consultations.</p> <p>The Local Plan will look at how open space should be provided in local communities to address health and wellbeing needs. This may be done through a variety of ways including the provision of new space or through the upgrading of</p>	The Council will continue to prepare the Local Plan in accordance with the standards set for quantity, quality and accessibility of open space and recreation facilities.	472

		existing spaces. How open space will be provided will be in accordance with standards for quantity, accessibility, quality as set out in the Council's Open Spaces Assessment 2015.		
3934, 3945,	Approach 2A should be rejected as it solely relies on sites inset from the Green Belt and this would not provide a sufficient option for long-term housing delivery.	In determining the preferred strategy for the Local Plan, the Council will take account of the evidence-base, all reasonable alternatives and feedback from public consultations.	None.	473
1196, 1874, 2135, 2473, 2497, 2596, 3517, 3535, 3564, 3638, 3934, 3945, 3970, 4013	The housing densities proposed in 2B would destroy the rural nature of the district and the character of settlements. High density housing should be avoided.	This Approach is closely related to the existing approach in the Core Strategy, which directs development to the Category 1 and 2 settlements. As set out in the Spatial Approaches Topic Paper it looks at a delivery approach that is an effective balance between high density housing and flatted development.	None.	474

		It is considered that higher density, high quality development has a part to play in meeting the development needs of the district. As is currently the case, the density considered to be acceptable will be determined on reflection of local character and other material policies.		
3961	High density proposed in 2B should be dependent on the character of the area and not a 'one size fits all' approach.	It is considered that higher density, high quality development has a part to play in meeting the development needs of the district. As is currently the case, the density considered to be acceptable will be determined on reflection of local character and other material policies.	None.	475
2389	A combination of Approaches 3 to 6 would be the most appropriate to meet the housing delivery required for the district.	In determining the preferred strategy for the Local Plan, the Council will take account of the evidence-base, all reasonable alternatives and feedback from public consultations.	None.	476
3611, 3766, 3882, 3924, 3934, 3945, 4346	Support Approach 5 as it would meet the district's Objectively Assessed Need for housing, together	In determining the preferred	None.	477

	with 87.4ha of employment land, thereby ensuring a balance between provision of new housing and employment opportunities.	strategy for the Local Plan, the Council will take account of the evidence-base, all reasonable alternatives and feedback from public consultations.		
3934, 3945,	Support Approach 3.	In determining the preferred strategy for the Local Plan, the Council will take account of the evidence-base, all reasonable alternatives and feedback from public consultations.	None.	478
3934, 3945,	Approach 4 is not supported as it would fail to comply with the OAN and would lead to development being delivered in less sustainable locations.	In determining the preferred strategy for the Local Plan, the Council will take account of the evidence-base, all reasonable alternatives and feedback from public consultations.	None.	479
2454, 3398	Confusing approach to the mapping of the strategies – sites have different numbers and yields under different strategies.	The Issues and Approaches document is a high level consideration and consultation of the potential strategy to be adopted. The use of clusters to indicate the location and degree of development is considered appropriate given the wish to consult on potential approaches	It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	480

		rather than the individual sites. It is recommended that a sites specific consultation is undertaken at the appropriate time.		
1135, 1613	What is meant by “intensification” of employment sites?	Making changes to them to increase the number of jobs they can deliver. This is likely to be through redevelopment to increase available space for businesses	None.	481
294, 683, 1155, 1346, 1707, 1956, 2367, 2858, 3239, 3543, 3555, 3569, 3576, 3855, 4477, 4569, 4876	Why have Woldingham and Oxted got so few sites? Would they not be more suitable for development?	<p>The sites which are considered through the Plan-making process predominantly stem from the Housing and Economic Housing Land Availability Assessment. These sites are submitted to the Council for consideration by landowners and the distribution of sites across the district is reflective of this.</p> <p>Further, the district is constrained by a number of environmental designations including the Surrey Hills Area of Outstanding Natural Beauty which is a national designation with a general presumption against major development. The Surrey Hills AONB is located around the settlement of Woldingham and northern Oxted, thus limiting the</p>	None.	482

		consideration of sites in those areas.		
326, 351, 388, 422, 624, 650, 1171, 2357, 2374, 2475, 2505, 2517, 2520, 2521, 2524, 2525, 2597, 3283, 3531, 3716, 3744, 3762, 3789, 3809, 3825, 3844, 3861, 3881, 3887, 3903, 3906 3938, 3943, 4003, 4128, 4173, 4244, 4327, 4429, 4432, 4447, 4449, 4517, 4520, 4567, 4613, 5164	Takes no account of constraints, such as the Green Belt, AONBs, flood risk, lack of infrastructure, etc.	<p>The Approaches do take account of the AONB and flood risk. The Spatial Approaches Topic Paper sets out how certain key constraints, such as AONB and Flood Zone 3 (flood plain) were considered when arriving at the Approaches which were subject to consultation. As the Council gather further evidence, more consideration will be given to constraints and this information will be used to shape the preferred strategy for the Local Plan.</p> <p>The Council acknowledge 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. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.</p>	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	483
483, 3491, 3548, 3970	A lot of land in Lingfield is unsuitable as it floods.	A key piece of evidence which will inform the preparation of the Local Plan, is the Strategic Flood Risk Assessment. The Council will take account of flood risk and potential mitigation as it develops the Plan.	The Council will continue to consider flood risk throughout the Plan-making process.	484

		The Local Plan can also act as a tool to help mitigate against flooding through the implementation of flood mitigating infrastructure.		
506, 963	The Issues and Approaches document states that we are not considering sites at this moment in time, yet the HELAA identifies all sites are achievable. How do the clusters tie into the HELAA?	<p>The Housing and Economic Land Availability Assessment is an important piece of evidence to inform Plan-making but does not in itself determine whether a site should be allocated for development. This is because not all sites considered in the assessment will be suitable for development (e.g. because of policy constraints or if they are unviable). It is the role of the Assessment to provide information on the range of sites which are available to meet need, but it is for the Plan itself to determine which of those sites are the most suitable to meet those needs.</p> <p>The clusters group together a number of sites contained within the HELAA which were considered to be suitable and available for development, as defined in the National Planning Policy Framework. This provided a legitimate basis upon which to consider the concept of development, but was not a site-based consultation.</p>	It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	485
675, 707, 750, 2470, 2613,	None of the strategies are appropriate as they are	The Council consider all of the high	None.	486

2925, 3380, 3448, 3644, 3847, 3857, 3970, 3976, 4799, 4889	contrary to national policy.	<p>level Approaches to be reasonable alternatives in considering how development needs could be met. Thus, it is not agreed that the Approaches are contrary to national policy.</p> <p>It is recognised, however, that respondents may not consider any of the Approaches to be appropriate strategies.</p>		
913, 1095, 1428, 1434, 1704, 2217, 2259, 2275, 2353, 2425, 2473, 2479, 2497, 2596, 2866, 2975, 3133, 3208, 3291, 3324, 3381, 3441, 3484, 3493, 3562, 3567, 3581, 3629, 3646, 3694, 3759, 3774, 3814, 3977, 4224, 4229, 4359, 4573, 4583	Woldingham should be removed from all delivery strategies.	The Local Plan will be a district-wide document and must consider all appropriate alternatives for development. Should the evidence-base show that a particular place should not receive development then this would be reflected in the Plan but it is not possible to arbitrarily remove certain settlements from consideration.	None.	487
1328	Plan gives impression that any strategy that does not meet the OAN is less worthy.	The National Planning Policy Framework states: "To significantly boost the supply of housing, Local Planning authorities should use their evidence-base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing	The Council will ensure that where appropriate, the Local Plan will clearly acknowledge that whilst the Government expects the full OAN to be met, this can only be achieved provided the method for doing so is consistent with the other policies in the NPPF.	488

		strategy over the plan period.”		
3934	Unclear why TDC would include delivery strategies that do not meet the OAN.	The National Planning Policy Framework states: “To significantly boost the supply of housing, Local Planning authorities should use their evidence-base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period.”	The Council will ensure that where appropriate, the Local Plan will clearly acknowledge that whilst the Government expects the full OAN to be met, this can only be achieved provided the method for doing so is consistent with the other policies in the NPPF.	489
3825, 3900, 4833, 5094, 5115, 5127	Building on the scale and density proposed in the delivery strategies would forever destroy the character of the district.	All reasonable alternatives will be considered, and this will help determine the preferred strategy for the Local Plan. The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan. The Local Plan is required to take a balanced approach to social, economic and environmental factors. It would be difficult to imagine a Local Plan that balanced these requirements that resulted in the destruction of the character of the district.	None.	490

3826	The plan for each area should be responsive to the circumstances in each area, rather than “one size fits all”.	The Local Plan will be a strategic document for the district as a whole. Development management policies for the district seek to maintain the character of an area. Neighbourhood Plans are also an important local tool for shaping the development of individual places and many communities have taken up the opportunity to them.	The Council will consider opportunities to amend the vision set out in the Plan, to make it more locally specific.	491
3986	Sites that will deliver housing /commercial are not listed.	The Issues and Approaches document is a high level consideration and consultation of the potential strategy to be adopted. The use of clusters to indicate the location and degree of development is considered appropriate given the wish to consult on potential approaches rather than the individual sites. It is recommended that a sites specific consultation is undertaken at the appropriate time.	It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	492
4329	There would appear to be no recognition of the fact that the Delivery Strategies do not fulfil either the objective of locating jobs near homes or minimising unsustainable modes of travel. This represents another fundamental disconnect between the objectives of the NPPF and the approach taken in these emerging Local Plan documents.	The Council acknowledge that sustainable locations for development are a key element of the NPPF. The preferred strategy for the Local Plan will need to reflect this aspect of national policy. The Approaches shown in the draft Local Plan show intensification of existing commercial sites, which requires no new land, however it is acknowledged that some sites are	None.	493

		in less sustainable locations. Other sites are shown as potentially mixed use because at this stage the Housing and Economic Availability Assessment does not differentiate. It is agreed that many of the existing employment sites would not promote sustainable transport patterns		
Site Specifics 494				
17, 123, 133, 135, 138, 145, 151, 164, 169, 202, 233, 259, 267, 383, 424, 461, 476, 514, 546, 570, 584, 646, 656, 663, 668, 693, 747, 769, 851, 962, 963, 997, 1156, 1168, 1228, 1276, 1342, 1438, 1446, 1515, 1750, 1879, 1994, 2113, 2199, 2233, 2359, 2408, 2435, 2445, 2484, 2504, 2531, 2792, 2814, 2816, 2817, 2821, 2835, 2842, 2858, 2897, 2945, 3007, 3037, 3047, 3057, 3115, 3119, 3136, 3204, 3223, 3228, 3283, 3287, 3289, 3294, 3322, 3356, 3435, 3450, 3466, 3501, 3522, 3528, 3537, 3550, 3555, 3569, 3594, 3607, 3615, 3624, 3650, 3653, 3693, 3704, 3711, 3749, 3765, 3793, 3800, 3817, 3823, 3833, 3838, 3908,	Object to development in Chaldon at Surrey National Golf Course (CAT039) as it will put extreme pressure on all infrastructure in the area. It is also a recreational space that is well-enjoyed, and has a mass of ecology on the site. It is in the Green Belt and an Area of Outstanding Natural Beauty. It will increase the size of Chaldon by 300% and merge Chaldon with Caterham and Merstham. Parking problems would also be an issue if this area was developed. Development of this site would also reduce employment and tourism opportunities. It could increase flooding in the lane and downstream. Chaldon Village Council commissioned an environmental survey of the site and found it unsuitable for development.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	495

3966, 3992, 4018, 4045, 4054, 4084, 4156, 4209, 4356, 4430, 4436, 4440, 4452, 4487, 4705, 5157, 5159, 5169				
52, 1143	<p>Development along Godstone Road would require the installation of a sewerage system as most houses west of Almshouse are served by septic tank drainage.</p> <p>The site is in the Green Belt and is a recreation ground.</p>	<p>The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.</p>	<p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p> <p>It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.</p>	496
590, 1072, 1618, 1783, 3172, 3637, 3976	<p>Object to development of the Hookwood Bungalow site (OXT051). Access to the site is very poor and its current housing use should be encouraged elsewhere in the district. The Council should be looking to preserve the character of Limpsfield and the Conservation Area.</p>	<p>The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.</p>	<p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p> <p>It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.</p>	497

3970, 4190	Object to development at DOR008 – Farindons, Dormansland due to access issues.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	498
58, 422, 477, 590, 630, 757, 837, 930, 1614, 1785, 1874, 1899, 2195, 2231, 2236, 2495, 2510, 2599, 2713, 2850, 3375, 3498, 3544, 3546, 4351, 4473, 4580, 4596, 4733, 5065, 5207	The Oxted gasholder should be demolished and the site should be used for housing or additional parking.	Noted.	None.	499
679, 1215, 1580, 1783, 1874, 2195, 2613, 2850, 3129, 3172, 3270, 3960, 3986, 4009, 4675	Ellice Road car park is vital for Oxted shoppers and should not be built on. A second level could be created.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing	500

		Plan.	and Economic Land Availability Assessment.	
931, 2495, 2595, 2599, 2966, 3173, 3553, 3825, 3904, 3960, 4743	Object to development at OXT006 (Chichele Road). It is designated as Green Belt and access is poor. It backs onto Oxted School and roads and very busy and dangerous in the morning and evening peaks. Horrified by the ring-barking of trees to kill them. Site is important ecologically and potentially has rights of way across it.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	501
931, 2495, 3825	Object to development at OXT007. It is designated as Green Belt and access is very poor and unsuitable.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	502
2495	Object to OXT034. It is a Green Belt site.	The sites to be considered in	The Council will continue	503

	Development here would spoil the atmosphere of Master Park and cause traffic congestion. Re-routing of drainage from a stream would be required.	the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	
2916, 3765	If you must build on internal green space within a Tandridge town centre may I suggest Master Park, Oxted? Building there would create a lot more homes and spoil the environment of fewer people. Why has this site not been considered?	This site has not been put forward by the owners as being available for development.	None.	504
2495, 4527	Object to OXT036. This would generate additional traffic on Chalkpit Lane which is already a dangerous, narrow road. It is a Green Belt site.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	505
4009, 4176	Object to development at OXT025 – Land at Holland	The sites to be considered in	The Council will continue	506

	Road as used for sports and recreation for local residents.	the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	
941	Victorian school in Old Oxted should have been preserved, included in the conservation area, and included in the new Local Plan.	The Council is currently required to use the existing Development Plan to determine planning applications.	None.	507
3204	There is no distinction between the so-called "Conservation area" and the remainder of the village of Chaldon and accordingly the whole should be considered on the same basis throughout the Local Plan.	The assessment states in relation to Chaldon "The low density and the rural character of the settlement is considered to make a contribution to the openness of the Green Belt. As such, this settlement has not been identified as an area for further investigation. However, the Green Belt plays an important role to the setting of the Chaldon Conservation Area, which has been identified as an area for further investigation." This assessment is considered to look at both the conservation area and the settlement.	None.	508

1624	Removal of a medieval cottage in Lingfield shows Tandridge Council are not attempting to attract tourism or protect heritage assets.	The Council is currently required to use the existing Development Plan to determine planning applications.	None.	509
1796, 1914, 4413, 4531	Object to three gypsy/traveller sites in Warwick Wold Road and Rockshaw Road. All within Green Belt and AONB. The character would be irreversibly changed.	Noted.	None.	510
2365, 3112, 3881	Object to development at Ivy Mill Lane in Godstone. Area is marshy, potentially contaminated and road access is poor.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	511
2716	The large building and associated plot on the east side of Godstone Road, south of the Miller Centre and the old Post Office building need urgent action to compulsorily purchase them and convert them.	This site has not been put forward for the Local Plan. It is understood to still be used operationally by the British Telecom.	None.	512
66	Soper Hall, Caterham should be used as a library and to promote heritage.	Noted.	None.	513
2828, 2990, 3064, 3409, 3475	Soper Hall, the Miller Centre and the East Surrey Museum should be retained as heritage assets.	The Local Plan will set out policy for heritage sites and their consideration in accordance with the NPPF.	None.	514
123, 133, 151, 202, 267, 360, 392, 424, 476, 514, 646, 656,	Object to development in Chaldon at Roffes Lane (CAT042) as the infrastructure cannot cope and it	The sites to be considered in the Local Plan will continue to	The Council will continue engagement with	515

663, 668, 693, 713, 747, 769, 962, 963, 1156, 1228, 1276, 1438, 1446, 1750, 1994, 2113, 2199, 2359, 2445, 2531, 2814, 2816, 2817, 2842, 2872, 2897, 2945, 3007, 3037, 3050, 3057, 3115, 3119, 3204, 3223, 3228, 3283, 3287, 3289, 3294, 3322, 3356, 3366, 3435, 3466, 3522, 3528, 3550, 3555, 3558, 3569, 3607, 3615, 3650, 3653, 3673, 3693, 3704, 3705, 3711, 3749, 3793, 3817, 3833, 3908, 3922, 3956, 3966, 4356, 4436, 4452, 4487, 5157	increases the size of Chaldon by 300%. The road is too narrow to allow two cars to pass. The village hall cannot accommodate any more people. Loss of wildlife and trees and rural character. If developed, this site would merge Caterham Hill with Caterham Valley and allow unrestricted sprawl, and would be against the policy of not even considering allowing development of AGLV until the review of AONB has been carried out. This site acts as a flood plain and any development would exacerbate flood issues. Chaldon Village Council commissioned an environmental survey of the site and found it unsuitable for development.	be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	
3945	Support development at Roffes Lane. Extensive public open space and green infrastructure would be included. Drainage facilities would be substantially improved. There are no constraints to prohibit development coming forward.	Noted.	The Council should carry out a sites consultation at the appropriate time. This will include consultation with neighbouring authorities under the Duty to Cooperate.	516
132, 136, 362, 766, 824, 889, 899, 1044, 1143, 1222, 1322, 1508, 1513, 1581, 1615, 1644, 1684, 2059, 2060, 2067, 2094, 2096, 2170, 2174, 2245, 2357, 2374, 2460, 2465, 2475, 2505, 2516, 2517, 2520, 2521, 2524, 2525, 2597, 2616, 2918, 2956, 2984, 3104,	Object to development at Blue Anchor Farm, Blindley Heath (BLE009) as the infrastructure cannot cope. The A22 is too busy; Byers Lane is very dangerous and HGVs ignore signs stating they're unsuitable. There is no public transport and limited employment available. There is no school and development here would have a knock-on impact on infrastructure at neighbouring settlements. Question the capacity of the Bough Beech reservoir and identify that the Ray Brook would cause flooding,	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken. This can set	517

3131, 3140, 3183, 3270, 3296, 3374, 3377, 3458, 3531, 3662, 3716, 3738, 3744, 3762, 3789, 3797, 3809, 3844, 3850, 3861, 3881, 3887, 3903, 3906, 3938, 3943, 3970, 4003, 4029, 4069, 4099, 4128, 4163, 4173, 4244, 4327, 4413, 4429, 4432, 4440, 4447, 4449, 4517, 4520, 4531, 4565, 4567, 4613, 4688, 4753, 4758, 4761, 4825, 4848, 4875, 4878, 4882, 4905, 4959	and could impact settlements as far as Edenbridge. The fields are frequently flooded themselves. The local environment is cherished by the community.	will be able to carry out more detailed work to further inform the preparation of the Local Plan.	out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	
579, 608, 618, 648, 667, 670, 751, 753, 847, 855, 995, 1070, 1135, 1179, 1307, 1316, 1496, 1612, 1617, 1693, 1797, 1841, 2222, 2367, 2417, 2457, 2481, 2502, 2584, 2682, 2796, 2799, 2841, 2886, 2891, 2931, 2946, 2963, 2970, 2971, 2974, 3023, 3055, 3079, 3145, 3151, 3171, 3193, 3195, 3205, 3207, 3231, 3253, 3254, 3284, 3285, 3328, 3386, 3390, 3391, 3414, 3415, 3446, 3459, 3502, 3512, 3517, 3518, 3526, 3535, 3564, 3574, 3585, 3587, 3596, 3600, 3602, 3613, 3634, 3638, 3665, 3676, 3714,	Object to development on fields and all sites in Warlingham, Chelsham and Farleigh. They are used frequently for recreation and it would be detrimental to the landscape and character of the villages. The infrastructure would not be able to cope; it cannot currently. This would increase the number of houses in Warlingham by 20%. The development would effectively merge Warlingham with Chelsham and Farleigh, which the Green Belt has been effective at preventing from coalescing. Flooding would be exacerbated as the natural drainage of the fields would be developed. Endangered skylarks nest in these fields. The roads in this area are very busy and congestion occurs frequently.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	<p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p> <p>It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.</p>	518

3727, 3730, 3750, 3769, 3780, 3863, 3899, 3911, 3941, 3996, 4120, 4137, 4142, 4250, 4343, 4491, 4581, 4617, 4793, 4858, 4941, 4971				
3823, 3833, 4273, 4491	Object to development on car parks particularly in Whyteleafe, WAR 026.	Noted.	The Council should carry out a sites consultation at the appropriate time. This will include consultation with neighbouring authorities under the Duty to Cooperate.	519
4106, 4434, 4491	Object to development at WAR019 – Former Shelton Sports Club site due to access issues from Shelton Avenue and Hillbury Road. No mention on the proposal to build 8 houses on the adjacent land at 267 Hillbury Road, WAR 010.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	520
3780	Support housing development at the site of the former Noble Lowndes Sports and Social Club, at 282 Limpsfield Road, Warlingham.	Noted.	The Council should carry out a sites consultation at the appropriate time. This will include consultation with neighbouring authorities under the Duty to Cooperate.	521

145, 1529, 2199, 2349, 2369, 2373, 2416, 2474, 2499, 2500, 2501, 2564, 2854, 3136, 3550, 3658, 3688, 3704, 3992, 4045, 4292	Object to development on Kenley Aerodrome (CAT004). It is within a conservation area and is surrounded by Ancient Woodland. The officer's mess should be protected as a heritage asset.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	522
825, 3262, 3569	Kenley Aerodrome and the surrounding area would benefit from development and investment. Support stated for new housing as long as it remains within the existing footprint.	Noted.	The Council should carry out a sites consultation at the appropriate time. This will include consultation with neighbouring authorities under the Duty to Cooperate.	523
145, 2199, 3569, 3704	Object to development on the reservoir (CAT028). Important backdrop to Caterham – surrounded by woodland and open space.	Noted.	The Council should carry out a sites consultation at the appropriate time. This will include consultation with neighbouring authorities under the Duty to Cooperate.	524
3569, 3992	Object to development at CAT001 – it is a commercial site and should be retained. It is not suitable for housing and there would not be adequate parking for residents.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	525

		providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	
3524, 3569, 3833, 3992	Object to development of CAT007 at the top of Whyteleafe Hill. Access via Anne's Walk would be difficult as it has a parking problem.	The sites to be considered in the Local Plan will continue to be refined as evidence increases. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	526
2199, 3704, 3992	Object to development at CAT016: site provides very important views both into and out. It is the backdrop to views from West and is an important character feature to this part of Caterham.	Noted.	The Council should carry out a sites consultation at the appropriate time. This will include consultation with neighbouring authorities under the Duty to Cooperate.	527
2916, 3804	A Green Belt site that makes very little contribution to GB as an amenity is the land between Longsdon Way and the Caterham bypass, CAT 016. Development there would be a logical extension of	Noted.	The Council should carry out a sites consultation at the appropriate time. This will include consultation with	528

	the existing Longsdon Way, Asprey Grove, Ashwick Close development. The Longsdon Way site should be removed from AGLV designation.		neighbouring authorities under the Duty to Cooperate.	
2199, 2916, 3550, 3569, 3704, 3708, 3992	Object to development at Cat 029 - Burntwood Lane. This area of Green Belt again provides separation from the Hill and the Valley, as well as much needed breathing and leisure space for local people. As with all the green space in Caterham, adults and children alike benefit from walking, playing and living alongside these areas.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	529
2199, 3704	Object to development at Cat 15, Cat 18 & Cat 20. These form a heavily wooded backcloth to the character of Caterham, visually important when entering Caterham with many footpaths used by local people. Parts are designated as historic landscape and ancient woodland".	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	530
2199, 2408, 2925, 3438, 3569, 3704, 3992	Object to development at Cat 034 - Dormers, Foxon Lane. Cannot stress enough how congested Foxon	The sites to be considered in the Local Plan will continue to	The Council will continue engagement with	531

	Lane now is with traffic. Building houses on this site would bring the road to a standstill and create hazards for pedestrians and drivers alike. Dormers has an excellent reputation in Caterham for its care, so should be saved and utilised. People are getting older, not younger, and the need for such homes is only going to grow.	be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	
3992	Object to development at CAT036 – Stanstead Road.	Noted.	The Council should carry out a sites consultation at the appropriate time. This will include consultation with neighbouring authorities under the Duty to Cooperate.	532
2199, 3032, 3534, 3550, 3569, 3704, 3833, 3992	Object to development at Cat 038 — Waller Lane area. Part of the character of Caterham, dividing the Hill from the Valley. It has lots of paths for walking used by local people, both for enjoyment and to keep healthy. Views of this part of Caterham from the Valley areas form the backdrop of Caterham Valley and its character.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	533

2817, 3550, 3569, 3800, 3833, 3992	Object to development at CAT051 – car park to the rear of Raglan Precinct. Developing a car park will create more parking issues and negatively impact the town centre.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	534
2199, 2350 2716, 2828, 2990, 3064, 3369, 3409, 3569, 3704, 3800, 3833, 3893, 3992, 4289, 4292	Object to development at Cat 052 — Timberhill Recreation Park — Caterham is limited for recreational space, and this park has always been and still is very well-used. Cannot imagine why this has even been included in the Local Plan.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	535
2199, 3032, 3704, 3992	Object to development at Cat053 — Church Hill View — this would decimate the character of Caterham. This piece of Green Belt forms part of the hillside of Caterham as well as separating the Hill from the Valley.	Noted.	The Council should carry out a sites consultation at the appropriate time. This will include consultation with neighbouring authorities	536

			under the Duty to Cooperate.	
2925, 3136, 3544, 3546, 3552, 3704	Rose & Young site could be used for a mixed development to encourage a more vibrant Caterham by both day and night. It could be used to provide leisure facilities.	Noted.	None.	537
3555, 3650	Why is the Rose and Young site in Croydon Road, Caterham, to be a Premier Inn and Beefeater when it could be flats?	The site has planning permission for flats and a planning permission for a hotel and retail. Both are acceptable under the current plan.	None.	538
3780, 3833, 4569	Support housing development at the Rose and Young Site in Caterham.	Noted.	None.	539
4472	Suggest the Rose and Young site be used to stimulate the night-time economy.	Noted.	None.	540
3817, 4569	Support residential development on smaller vacant plots such as the Clifton Arms or the old Aon office block site.	Noted.	None.	541
2648	The traffic study is flawed as it was undertaken during the school holidays and does not show the true impact of development at certain sites.	Live traffic counts for the Local Plan have not been carried out. The baseline traffic modelling, which looks at the strategic impact of growth on traffic uses a computer model. Detailed site-by-site modelling will not occur until later in the Plan-making process.	None.	542
3992	Object to development at CAT026.	Noted.	The Council should carry out a sites consultation at the appropriate time. This will include consultation with neighbouring authorities under the Duty to Cooperate.	543
3992	Object to development at CAT019.	Noted.	The Council should carry	544

			out a sites consultation at the appropriate time. This will include consultation with neighbouring authorities under the Duty to Cooperate.	
819, 3041, 3096, 3384, 3795, 3804, 3972, 4548	Should not build on Boulthurst Way in Hurst Green. Site is used for recreation and often floods.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	545
3359	Why is the Council Depot in Warren Lane not included as a potential brownfield site?	It is for the land owner to decide whether to put forward land to be considered through the HELAA.	None.	546
145, 326, 624, 1143, 3970, 3992, 4889	Object to development on woodland off Godstone Road, near Lingfield (LIN 005).	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken. This can set	547

		will be able to carry out more detailed work to further inform the preparation of the Local Plan.	out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	
3970	Object to development at LIN012 Land at Lingfield Park - contains protected traditional orchard, open views, difficult access through Talbot Road, busy and would need to dissect playground, access is very unlikely to get consent from the owners through the private and unsurfaced Camden Road, dangerous on Town Hill or the East Grinstead Road.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	548
3804	The site known as 'Land at Godstone Road, Caterham' is considered broadly appropriate and developable before the 5 years.	Noted.	It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	549
3491, 3548, 3970	Object to development on Newchapel Road in Lingfield. Area floods as it is situated on clay soil. Views towards the Eden Brook would be destroyed. It is situated directly underneath the Gatwick flight path.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	550

		be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	
195, 394, 441, 624, 627, 1044, 2190, 2350, 2421, 2460, 3308, 3461, 3474, 3662, 3804, 3953, 3970, 4523, 4550, 4644, 4688	Do not support development on Talbot Road recreation ground as supports the existing residents. The road is too narrow and the infrastructure in Lingfield cannot support the development. Land is protected under Queen Elizabeth II Playing Fields.	<p>The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available.</p> <p>The Local Plan will look at how open space should be provided in local communities to address health and wellbeing need. This may be done through a variety of ways including the provision of new space or through the upgrading of existing spaces. How open space will be provided will be in accordance with standards for quantity, accessibility, quality as set out in the Council's Open Spaces</p>	<p>The Council will continue to prepare the Local Plan in accordance with the standards set for quantity, quality and accessibility of open space and recreation.</p> <p>It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.</p>	551

		Assessment 2015.		
3662	The only suitable development onto part of Talbot Road Recreation Ground is an expansion of Lingfield Surgery.	Noted.	None.	552
1725	Burstow Parish floods often; the floods are exacerbated when drains, ditches and balance ponds are not maintained properly.	The Council will continue to use the strategic flood risk assessment and liaise with infrastructure providers and statutory consultees such as the Environment Agency to take account of flood risk.	None.	553
1868	Wapses Lodge and the Caterham Bourne suffer from serious flooding and major investment is needed to rectify this issue.	The Council will continue to use the strategic flood risk assessment and liaise with infrastructure providers and statutory consultees such as the Environment Agency to take account of flood risk.	None.	554
1827	No structures have been put in place in Newchapel to prevent flooding of the streams toward the Medway caused upstream by further housebuilding in Crawley.	The Council will continue to use the strategic flood risk assessment and liaise with infrastructure providers and statutory consultees such as the Environment Agency to take account of flood risk.	None.	555
1725	Planning Inspector decision to allow 51 units built behind Coopers Close will put residents upstream at further risk of flooding. It also will have a detrimental effect on health and wellbeing as open space is reduced.	Noted.	None.	556
233, 3569, 3986, 3992	Redevelopment of Quadrant House (CAT047) will reduce employment opportunities.	The redevelopment of Quadrant House for housing is permitted development under national rules that allow offices to	None.	557

		convert to residential without the need for planning permission. The Local Plan, using the Economic Needs Assessment evidence, will need to provide sufficient space for jobs needed.		
326	TDC have been offered land next to the existing football field, in recompense for planning permission being granted for limited housing development at Pond Farm (Green Belt) replacing existing farm buildings. This could be the replacement for the Talbot Road recreation area.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. It should be noted that planning permission has not been granted at Pond Farm.	The Council will continue to prepare the Local Plan in accordance with the standards set for quantity, quality and accessibility of open space and recreation facilities.	558
673	The site of the old Smallfield hospital has an under-used playing field to the south that could be used for housing without ruining the village feel of Smallfield.	Noted.	None.	559
1084, 1319	Object to development on Chapel Road in Smallfield. Rights of way would be demolished; the road would become hazardous for cyclists/horse-riders.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	560

4866	A Transport Feasibility Appraisal and Noise Report were prepared for the site at Lower Broadbridge Farm, Smallfield.	Noted.	None.	561
2570	The re-development of Redland Tileworks at Moorhouse would put huge pressure on the roads and increase the volume of HGV traffic.	This is the subject of a current planning application.	None.	562
343, 497, 565, 684, 685, 727, 766, 863, 1002, 1035, 1214, 1352, 1514, 1581, 1615, 1784, 1872, 1889, 2067, 2170, 2174, 2252, 2357, 2374, 2475, 2505, 2517, 2520, 2521, 2524, 2525, 2597, 2918, 2984, 3071, 3089, 3104, 3140, 3220, 3270, 3305, 3458, 3531, 3544, 3546, 3578, 3716, 3734, 3744, 3762, 3789, 3797, 3809, 3844, 3861, 3881, 3887, 3897, 3903, 3906, 3938, 3943, 3970, 4003, 4128, 4173, 4244, 4247, 4288, 4324, 4327, 4341, 4413, 4429, 4432, 4445, 4447, 4449, 4517, 4520, 4565, 4567, 4613, 4662, 4681, 4753, 4758, 4761, 4911, 4931, 4933, 5048, 5051	Object to development at Posterngate Farm in South Godstone. The character of the village would be ruined and the local infrastructure cannot support this amount of development. This site meets all 5 purposes of the Green Belt. No employment would be created and the environment and wildlife would be detrimentally affected.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	563
3611	Support development at Posterngate Farm in South Godstone.	Noted.	None.	564
826, 983, 997, 1109, 1439, 1555, 2199, 2233, 2488, 2564, 2621, 2817, 2835, 2862, 3016, 3136, 3223,	Should not build on the Bellway Strip (CAT054). It is a well-used recreational facility that needs to be retained for the health and wellbeing of residents. Goes against own Open Space Assessment as no	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it	The Council will continue engagement with infrastructure providers and ensure that infrastructure	565

3353, 3550, 3569, 3699, 3704, 3708, 3749, 3753, 3785, 3791, 3800, 3833, 3838, 3900, 3917, 3992, 4018, 4022, 4054, 4084, 4156, 4209, 4333, 4438	open space was found 'surplus to requirements'. There is a covenant on this site and a blanket Tree Preservation Order. Residential views of open space will be destroyed. Description in the HELAA fails to acknowledge that a great part of the land lies in the Green Belt.	will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	matters are considered accordingly. It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	
352, 3068, 3175, 4167	Field in Plough Road, Smallfield is always flooded. Infrastructure cannot cope with development in this location.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	566
461	More consideration should be given to the derelict sites in Caterham Valley, Tandridge Golf Course which accesses on to the M25 and Bletchingley Golf Course which accesses on the A25.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is	567

		been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	
477	Redstone Hollow site in Redhill should be built out before Green Belt land is used.	This site is outside the district.	None.	568
480, 485, 758, 802, 1102, 2484, 2712, 2892, 3270, 3679, 4273, 4284	Should not build on the Whyteleafe car parks as there is a need for more car parking, not less.	Noted.	It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	569
2357, 2374, 2475, 2505, 2517, 2520, 2521, 2524, 2525, 2597, 3531, 3678, 3716, 3744, 3762, 3789, 3809, 3844, 3861, 3881, 3887, 3903, 3906, 3938, 3943, 4003, 4128, 4173, 4244, 4327, 4429, 4432, 4447, 4449, 4517, 4520, 4567, 4613, 4753, 4758, 4761	Object to development on land north of Godstone.	Noted.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	570
2383, 2384	Three sites closest to Holland School cause concern over traffic, safety and wellbeing of pupils, staff and parents.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it	The Council will continue engagement with infrastructure providers and ensure that infrastructure	571

		will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	<p>matters are considered accordingly.</p> <p>It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.</p>	
3992	Object to development at CAT041 – Maybrook House.	Noted.	<p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p> <p>It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.</p>	572
3992	Object to development at CAT044 – Land at Fern Towers, Harestone Hill.	Noted.	<p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p> <p>It is recommended that a Sites Consultation is</p>	573

			undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	
3992	Object to development at CAT045 - Flat 1, Parkside, 72 Stanstead Road.	Noted.	<p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p> <p>It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.</p>	574
846, 2199, 3569, 3704, 3992	Development of 75 properties at 'Land off Salmon's Lane West' (CAT040) would lead to more congestion on main roads. Wildlife and plants are enjoyed by all.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	<p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p> <p>It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land</p>	575

			Availability Assessment.	
515, 4783	SMA 008 – has been under water for over 2 months.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	<p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p> <p>It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.</p>	576
3766	DPA003 should be reassessed in the HELAA. There are no environmental or infrastructure constraints to development at the site, and there is an opportunity to enhance nature conservation interest on the neighbouring land. We consider that the site does not meet the purposes for including land within the Green Belt. The fact that the site is adjacent to Ancient Woodland or other areas of woodland has not prevented other sites assessed in the HELAA from being identified as deliverable and developable.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	<p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p> <p>It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.</p>	577
3934	Land off Lingfield Road should be reassessed in the HELAA as there are no immediate barriers to sustainable development.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it	The Council will continue engagement with infrastructure providers and ensure that infrastructure	578

		will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	<p>matters are considered accordingly.</p> <p>It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.</p>	
595, 679, 952, 980, 1215, 1709, 1783, 2007, 2383, 2384, 2397, 2401, 2402, 2403, 2914, 2944, 3027, 3041, 3319, 3406, 3598, 3795, 3889, 3972, 4548, 4549, 4550	Object to development at Mill Lane Playing Fields in Hurst Green – loss of recreational area, which has football pitches and is well used. Area has only just been refurbished.	The Local Plan will look at how open space should be provided in local communities to address health and wellbeing need. This may be done through a variety of ways including the provision of new space or through the upgrading of existing spaces. How open space will be provided will be in accordance with standards for quantity, accessibility, quality as set out in the Council's Open Spaces Assessment 2015.	The Council will continue to prepare the Local Plan in accordance with the standards set for quantity, quality and accessibility of open space and recreation facilities.	579

770, 3951,	Redhill Aerodrome – should not support development at this location.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available.	It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	580
1871	Land adjacent to Westway allotments should be utilised for parking. It is a dangerous and underused piece of land.	Noted.	None.	581
4066	Suggest considering high rise development inside the M25.	Noted.	None.	582
2897	Build new housing estates near Godstone / Oxted alongside the A22 and A25. Both of these sites have easy access to the M25 via dual carriage ways. They could also have easy access to commuter routes to Oxted or Upper Warlingham train stations if TDC implements a park and ride service.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	583
968	CAT 001; you state it 'has not been in use for a considerable period of time' and 'indeed the Council has actively sought the redevelopment of the site'. This site has been unused, derelict and an eyesore for approximately 25 years and you have completely failed to succeed in changing that.	The Council has issued a Compulsory Purchase Order for the site.	None.	584
968	WAR 023; '263 Alexander Avenue.' 263 Alexander	The site of WAR023 should be	Amend location description.	585

	Avenue in Warlingham I believe does not exist. Your map plan shows Alexandra Avenue with a mere 13 properties on it.	correctly addressed as land opposite 5 to 29 Alexandra Avenue.		
1294, 2683,	Development in Crowhurst Lane End has directly caused flooding incidents and electrical supply outages.	The Council acknowledge that flooding is a concern for a number of interested parties. It will be through continued engagement with service providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	586
3037	Need a pedestrian crossing or traffic lights on junction at Chaldon Common Road and Rook Lane. Dangerous for school children.	It is understood that this is a matter that has been discussed as a specific infrastructure request with Surrey County Council. This Council can look at funding for such projects through the Community Infrastructure Levy	None.	587
2281	Bluehouse Lane in Oxted should be made one-way with suitable pavements.	Noted.	None.	588
2611	Smallfield surgery is very popular with 6500 patients. It is adapting to changing needs by a proactive approach. The surgery would need additional infrastructure for it to cope with additional housing.	The Council acknowledge that health service provision is a concern for a number of interested parties. It will be through continued engagement with service providers, including the NHS, surgeries and the Clinical Commissioning Group,	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	589

		that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan. The Plan must be evidence led and the evidence provided by the health services will be crucial in understanding the capacity issues that respondents are referring to.		
2628	Oxted Health Centre is in crisis regarding recruitment and retention of GPs, and patient numbers. The building is used to full capacity and there is no scope for additional consulting rooms. There is no funding nationally to provide the needed satellite in Hurst Green. Difficult to envisage how the surgery can provide healthcare to a significantly increased population.	The Council acknowledge that health service provision is a concern for a number of interested parties. It will be through continued engagement with service providers, including the NHS, surgeries and the Clinical Commissioning Group, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan. The Plan must be evidence led and the evidence provided by the health services will be crucial in understanding the capacity issues that	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	590

		respondents are referring to.		
2629	Following redevelopment in 2008, Elizabeth House Medical Practice have the capacity to accommodate another 2-3000 patients and have the space and staff to do this.	The Council acknowledge that health service provision is a concern for a number of interested parties. It will be through continued engagement with service providers, including the NHS, surgeries and the Clinical Commissioning Group, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan. The Plan must be evidence led and the evidence provided by the health services will be crucial in understanding the capacity issues that respondents are referring to.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	591
3986	Object to development at Gadoline House and the old Commercial Union building.	These are sites that have had planning permission for many years. They reflect the policies of the Core Strategy by releasing employment land to housing.	None.	592
4218	Object to development on Green Belt land behind St Mary's CofE school, off Silkham Road due to narrow access routes and lack of infrastructure.	Noted.	It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land	593

			Availability Assessment.	
4580	Opportunities for development exist along the A22 from the Wapses Lodge Roundabout towards Croydon particularly given the access to public transport.	The Council will consider the approach to land being made available as part of the Plan-making process.	None.	594
4580	Suggest the west of the district neighbouring Croydon is a viable site for denser developments.	Noted.	None.	595
3900	Agricultural land that serves no or little purpose should be considered before public open space in mature communities.	The consultation only shows the land that has been put forward in order to get views on a strategy that is underpinned by current land availability.	None.	596
4892	No development at any of the Felbridge sites	Noted.	None.	597
4818	Support development at SMA013 as it is well located to serve the Gatwick employment hub and enjoys a good range of existing facilities.	Noted.	It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	598
4825	LIN023 was left as gift by the Morter family as a sports ground for Lingfield residents. Intention to build on even a part of it is against spirit of original gift.	Noted.	It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	599
4825	If LIN012 is also built on open space will be changed. Traffic generated will be dangerous. LIN012 prevents sprawl and should not be built on. Flooding may also be a problem at eastern end of the site. Problems with access route through Camden Road.	Noted.	It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing	600

			and Economic Land Availability Assessment.	
4825	LIN005 affords view of North Downs and prevents encroachment of Lingfield into Green Belt. It should not be lost.	Noted.	It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	601
4825	LIN020 has been given green protection to south and west of the village and should not be lost.	Noted.	It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	602
4733	Object to development at OXT050 due to loss of sheltered housing and an increase in traffic.	Noted.	It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	603
4734	Object to SMA 013 and SMA014 due to loss of Green Belt and increased traffic.	Noted.	It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	604
4743	Object to development at Stoney Field.	Noted.	It is recommended that a	605

			Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	
4762	Object to development close to Lingfield Race Course (GB, TPOs, infrastructure).	Noted.	It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	606
4787	Object to 70 homes close to Woldingham village	Noted.	It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	607
Consultation				
114, 184, 326, 421, 425, 598, 1119, 1135, 1143, 1169, 1363, 1387, 1396, 1644, 1725, 1983, 2035, 2048, 2179, 2230, 2421, 2515, 2716, 2929, 3001, 3012, 3130, 3451, 3644, 3825, 3842, 3875, 3913, 4013, 4020, 4039, 4235, 4269, 4373, 4477, 4498, 4512, 4577, 4606, 4646, 4675, 4825	Website is too difficult to navigate and this will deter people from commenting. Those without access to the internet have been badly disadvantaged. The OAN was not accessible from the Local Plan Portal.	In 2015, 86% of households in Great Britain had internet access. For households with children this increases to 97%. For households with an adult over 65, 49% had internet access. On this basis it was considered appropriate to provide a range of methods to respond to the consultation with online as the preferred method. Given the range	The Council will continue to provide assistance to those responding to consultations.	609

		of channels to respond, it is not considered that residents have been significantly disadvantaged. It is agreed that access to this amount of documentation in hard form is very challenging.		
791, 797, 853, 961, 968, 1070, 1214, 1328, 1352, 1387, 1396, 1841, 2035, 2048, 2192, 2230, 2280, 2515, 2516, 2529, 2592, 2956, 3001, 3012, 3023, 3101, 3125, 3130, 3171, 3182, 3191, 3218, 3231, 3319, 3384, 3391, 3406, 3409, 3451, 3497, 3505, 3517, 3518, 3532, 3535, 3542, 3574, 3585, 3638, 3665, 3759, 3765, 3840, 3863, 3888, 3893, 3913, 3970, 4013, 4026, 4027, 4057, 4069, 4106, 4144, 4178, 4341, 4376, 4408, 4440, 4468, 4498, 4526, 4646, 4675, 4825, 4967	The consultation was not advertised or communicated well. Residents should have been individually informed at the start of/lead up to the consultation. It was wrong to hide the consultation in the Christmas festivities. Resident groups lead the communication to residents. Only a small proportion of residents use libraries.	The Council advertised the consultation in the Tandridge Magazine, which is delivered to every house and business in the district. The consultation was also publicised in the Tandridge Tenants Talking magazine and on Facebook, Streetlife and Twitter. Printed and press media was issued on 20 November, 3 December, 29 January and 19 February. Public notices were published on 23 and 24 December. Posters and leaflets were distributed to schools, GP surgeries, community centres, Tandridge Trust Leisure Centres, schools, libraries, parish council noticeboards, sheltered schemes, day centres and Lingfield and Dormansland community centres. Publicity text was provided to parish councils, Tandridge Voluntary Service Council, the Tandridge Business Newsletter, Lingfield Community News, the CR6, CR2, TN16 magazines, Neighbourhood Watch and CR3 Forum as well as to schools for	The Council will continue to advertise the Local Plan consultations as widely as possible.	610

		<p>their websites. Notwithstanding this, there is nothing inherently wrong with word of mouth and residents groups also being a source of communication. It was fully appreciated that the consultation ran over Christmas which is why it ran for a month longer than the requirement. Since the consultation, the Council has sent out Council Tax bills which also include information explaining how residents can register, online, by telephone, or in writing, for updates as the Local Plan moves forward.</p> <p>The Council accepts that across the vast number of documents there are typographical errors and areas where the language and grammar could be improved. It is considered that this does not undermine the validity of the planning process.</p>		
1725	The supporting documents at the next consultation stage should be available on the same webpage as where residents are asked to make comments.	The Council will continue to provide links within the consultation document on the portal to supporting documents held externally.	None.	611
2075, 2454, 3875, 4889	A further round of consultation should be considered before the Council makes any decisions on the Plan or before it is taken to an Inspector.	The Council will undertake two rounds of further consultation. An additional sites consultation is recommended. It is necessary for the Council to consult on the draft,	The Council will follow the consultation requirements set out in the Regulations, which includes further consultation.	612

		final Plan before submitting it for examination.		
2886, 3586, 4421, 4559, 4825	A longer period of consultation is needed at the next stage.	The consultation period was a month in excess of the statutory requirement.	None.	613
598, 1286, 1385, 1387, 1406, 1422, 1425, 1537, 1681, 1733, 2002, 2035, 2048, 2195, 2230, 2370, 2386, 2431, 2447, 2449, 2451, 2592, 3001, 3012, 3101, 3130, 3913, 4013, 4124, 4269, 4498, 4646, 4675	No consultation was offered with the new consultants employed to draw up the housing need figure to Parish Councils/residents groups. Why were the old consultants sacked?	The Council changed the consultants undertaking the Strategic Housing Market Assessment (including the Objective Assessment of Housing Need) to better understand issues relating to London. The Council passed on the information received from the sessions with the previous consultant to the new consultants.	None.	614
3077	How many of TDC's residents actually know about this consultation? How many of the total of TDC's residents (not just those responding to the consultation) agree with future changes in population and what that means for TDC's part of Surrey? What local mandate has TDC in going ahead with this?	The government's National Planning Policy Framework is a change in national planning policy. To have a local plan that is up-to-date it is necessary for the Council to produce a new plan. The Plan needs to comply with the requirements of the NPPF. The Plan, once finalised, would need to be adopted by the Council via a vote at Full Council by elected Members	None.	615
3791	Much concern could have been allayed at the outset by TDC announcing within the narrative of the consultation that they would not be disposing of their own assets which fell under categories such as Public Open Space (eg CAT054, Hambledon Park Open Space) and Car Parks (eg CAT 051, Town End). Also, a greater emphasis on the	It is understood that the process of making a Local Plan can be alarming. However, it is not possible to make future policy decisions at the outset of the Plan-making process. The government methodology for looking at land	None.	616

	existing protection of Green Belt land, even when offered up by the owners, and the extraordinary circumstances necessary to remove such land from the Green Belt would have given some comfort to residents rather than setting off alarms.	availability sets out that Councils should consider their own land holdings.		
3813	TDC has failed continuously to allow local residents the opportunity to attend proper local meetings for consultation/discussion.	It is considered that at these very early stages of Plan-making (where there is only a requirement to get views on what the Plan should contain and on any issues identified), public meetings would not be the most effective form of engagement as no decisions have yet been made.	The Council will give consideration to public meetings as part of future consultations.	617
4013, 4124, 4269	TDC has not met the requirements for community consultation.	The Council advertised the consultation in the Tandridge Magazine, which is delivered to every house and business in the district. The consultation was also publicised in the Tandridge Tenants Talking magazine and on Facebook, Streetlife and Twitter. Printed and press media was issued on 20 November, 3 December, 29 January and 19 February. Public notices were published on 23 and 24 December. Posters and leaflets were distributed to schools, GP surgeries, community centres, Tandridge Trust Leisure Centres, schools, libraries, parish council noticeboards, sheltered schemes, day centres and Lingfield and Dormansland community centres.	The Council will continue to advertise the Local Plan consultations as widely as possible.	618

		<p>Publicity text was provided to parish councils, Tandridge Voluntary Service Council, the Tandridge Business Newsletter, Lingfield Community News, the CR6, CR2, TN16 magazines, Neighbourhood Watch and CR3 Forum as well as to schools for their websites. Notwithstanding this, there is nothing inherently wrong with word of mouth and residents groups also being a source of communication. It was fully appreciated that the consultation ran over Christmas which is why it ran for a month longer than the requirement. Since the consultation, the Council has sent out Council Tax bills which also include information explaining how residents can register, online, by telephone, or in writing, for updates as the Local Plan moves forward.</p> <p>The Council accepts that across the vast number of documents there are typographical errors and areas where the language and grammar could be improved. It is considered that this does not undermine the validity of the planning process.</p>		
3970	There is no facility to comment on the appropriateness of this draft Local Plan in respect	Question 6 of the consultation allows any other comments to be	None.	619

	of the NPPF and the PPG. Paragraphs 150-157 appear to have been contravened or only partially complied with.	made. Paragraphs 150 to 157 of the NPPF set out what a final, adopted Local Plan should contain. It is fully anticipated that the final Local Plan will need to address the matters in those paragraphs. This was an Issues and Approaches consultation not a final Local Plan consultation. As such, it contained no policies and no decisions had been made.		
4825	Hard copies of document should be sent to those who do not have access to the internet.	Hard copies of all the documents have been made available. Given the volumes involved it is not realistic to provide these to everyone who does not have their own internet access.	None.	620
4733	Consultation should not be a tick box exercise	The output of this consultation shows that it was not a tick box exercise. The Local Plan examiner will expect to see how the Plan has been influenced through consultation.	None.	621
Evidence Base 622				
326, 421, 425, 598, 612, 1644, 1699, 2195, 2344, 2357, 2374, 2395, 2454, 2470, 2475, 2505, 2517, 2520, 2521, 2524, 2525, 2538, 2592, 2597, 2658, 2886, 2931, 2981, 3101, 3190, 3283, 3523, 3531, 3532, 3644, 3646, 3653, 3716, 3744, 3759, 3762, 3789, 3793, 3800, 3809,	Too many complex documents to work through and too many acronyms used, making the Plan inaccessible. Was this intentional to put people off responding and taking part?	It is understood that there are a great number of documents and that a number of them are highly technical and this is reflective of the complex nature of the Plan-making process and the legislative requirements which are in place.	The Council will seek to ensure that key evidence is summarised and is as easy as possible to understand.	623

3844, 3861, 3875, 3881, 3887, 3899, 3903, 3906, 3938, 3943, 3953, 3970, 4003, 4069, 4128, 4173, 4209, 4244, 4269, 4327, 4373, 4429, 4432, 4447, 4449, 4468, 4517, 4520, 4567, 4613, 4753, 4758, 4761, 4825, 4967				
2454, 2542, 2668, 3291	Did the Council formulate the Plan on the evidence-base as many points are not evidenced?	The Issues and Approaches Topic Paper 2015 sets out how the issues in the consultation were derived.	None.	624
2929, 3166, 3182, 3333, 3407, 3804, 4209, 4799	The evidence-base is contradictory.	There are often pieces of evidence in Plan-making that can be contradictory. It is necessary to look at all evidence to make balanced decisions.	None.	625
1883, 2195, 2592, 3101	Need a summary on what each evidence-base document is or a single summary sheet.	Noted.	The Council will seek to summarise documents.	626
Infrastructure Baseline Study 627				
328, 341, 344, 354, 384, 563, 598, 646, 675, 678, 679, 707, 798, 861, 870, 1000, 1119, 1387, 1508, 1699, 1783, 1874, 1895, 1970, 2035, 2048, 2230, 2379, 2484, 2567, 2592, 2619, 2702, 2713, 2746, 2817, 2828, 2895, 2902, 2929, 2981, 2989, 3001, 3012, 3045, 3064, 3092, 3101, 3130, 3133, 3166, 3172, 3182, 3270, 3273, 3275, 3333, 3369, 3384, 3406, 3418, 3458, 3498, 3529, 3628,	Just because the doctor's surgeries did not reply, does not mean there is not an issue with capacity; this is an incorrect conclusion to arrive at. Seems suspicious that all 10 surgeries did not reply. Oxted surgery states they did not receive their letter.	Without a reply there is no evidence with which to conclude that there is a capacity issue. The Council acknowledge that health services provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including the NHS, surgeries and the Clinical Commissioning Group, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	628

3637, 3644, 3668, 3687, 3701, 3728, 3888, 3913, 3970, 4013, 4026, 4113, 4124, 4269, 4271, 4339, 4467, 4473, 4498, 4565, 4577, 4580, 4644, 4646, 4649, 4655, 4675, 4733, 4799		<p>the preparation of the Local Plan.</p> <p>The Plan must be evidence-led and the evidence provided by the health services will be crucial in understanding the capacity issues respondents refer to.</p>		
598, 675, 927, 1387, 1393, 1783, 1838, 2035, 2048, 2224, 2230, 2245, 2379, 2495, 2619, 2621, 2929, 2981, 3001, 3012, 3130, 3166, 3182, 3190, 3304, 3428, 3505, 3644, 3709, 3840, 3888, 3899, 3913, 3953, 3970, 4034, 4107, 4269, 4339, 4467, 4468, 4498, 4577, 4646, 4666, 4668, 4675, 4682, 4696, 4794, 4799	The documents do not show what, when or how new infrastructure will be provided for any additional population or developments.	<p>An Infrastructure Baseline Study has been prepared and was consulted upon alongside the Issues and Approaches document. Liaison with infrastructure providers will continue as the Plan is developed. Until it is clear where development is allocated, infrastructure providers cannot provide information on the extent of the developer contributions which would be required to deliver the necessary facilities and mitigation.</p> <p>Once the Council have determined a preferred strategy for the Local Plan, infrastructure providers will be called upon to provide the necessary information which will then be used to further refine the Plan before it is finalised.</p>	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	629
3191, 3244, 3913, 4522, 4577	There is no mention in your proposed Plan that infrastructure and service providers have been forewarned of your plans to substantially increase the population of our district, so that they can all formulate a range of future strategies in their services.	No decisions have been taken as to the amount and location of any growth. As such, it is very difficult for infrastructure providers to respond meaningfully at this stage. The 'Infrastructure Baseline Report'	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	630

		sets out the contact that has been made with providers. We are continuing to liaise with them as the Local Plan develops. This will allow the final Plan to be accompanied with an Infrastructure Delivery Plan		
1725, 2652, 2654, 2659,	What is the assessment of the local Clinical Commissioning Group with regard to the status of the Doctors Surgeries in Burstow and whether the supply of medical services in the area is sufficient and what would be required in order to service the additional homes being proposed in the area?	No decisions have been taken as to the amount and location of any growth. As such it is very difficult for infrastructure providers to respond meaningfully at this stage. On this basis, the CCG did not at this stage comment specifically on the individual surgeries. The CCG did recognise that current provision will change to deliver integrated community-based services that will provide access to different types of health professions.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	631
2643	A unified Infrastructure (Services) Delivery Plan needs to be completed for East Surrey and/or Tandridge and this is a priority to be addressed before adopting any housing requirements.	The Council will produce an Infrastructure Delivery Plan to accompany the Local Plan. The Council will continue to liaise with neighbouring authorities to allow cross-boundary consideration of infrastructure and other relevant matters.	None.	632
3880, 3990	The reference to 'A Plan for Waste Management', September 2010 as the County-wide policy for meeting the waste needs of the County, is incorrect.	This appears in the Infrastructure Baseline Study Part 1 and will be corrected in future updates. It is understood that it has been replaced with the Joint Municipal Waste Management Strategy (JMWMS), Revision 2, 2015.	Correct future documents.	633
4482	There is a lack of up-to-date information on local	No decisions have been taken as to	The Council will continue	634

	infrastructure to be able to comment on.	the amount and location of any growth. As such, it is very difficult for infrastructure providers to respond meaningfully at this stage.	engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	
3970	Conclusions drawn for primary education, secondary education, highways, sports and leisure facilities, and the voluntary sector are pointless and meaningless.	Given that no decision has been taken as to the amount and location of any growth, the conclusions are only able to reflect evidence that is currently available. These are not the final conclusions and the Council will continue to engage with infrastructure providers as the Plan is refined and developed.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	635
3970	East Surrey CCG raises issues in the Study which contradict the conclusion.	This is a baseline study. It is a starting point for ongoing consideration of infrastructure issues. It is clearly not a final position as at this time no decision has been taken as to the amount and location of any growth.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	636
3970	What evidence was used to conclude that the aging population and 'types of conditions' would have an impact on the capacity to deliver effective medical service? What is meant by the phrase 'types of conditions'?	This is the position of the CCG, the organisation that commissions health care services. 'Types of condition' refers to the medical needs of an aging population compared to a younger population.	None.	637
3970	No analysis is provided for CIL funding in relation to GP surgeries which will have additional pressure when 30% of clinical activity from East Surrey Hospital is moved into the community.	It is not possible to analyse the contribution that CIL could make without knowing the likely amount of development and what level CIL would be set at. The move of clinical activity from East Surrey Hospital is a CCG strategy, which it would be assumed is planned using	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	638

		a clear evidence-base. It is agreed that this needs to be understood better.		
Settlement Hierarchy 639				
913, 1104, 1428, 1434, 1704, 1923, 2217, 2259, 2353, 2425, 2456, 2473, 2479, 2497, 2589, 2596, 2866, 2869, 2905, 2975, 2979, 3024, 3291, 3324, 3336, 3381, 3441, 3484, 3493, 3506, 3562, 3567, 3581, 3629, 3646, 3694, 3759, 3778, 3814, 3961, 3977, 4224, 4229, 4293, 4359, 4573, 4583, 4599	Should be amended to accurately portray Woldingham as a small village with very limited services and infrastructure, and should not be compared to Smallfield and Lingfield. The scoring system should recognise that the station is a long way away from the built-up area of the village.	<p>It is considered that Woldingham Station is a facility that provides a significant infrastructure service to the residents of Woldingham and that it contributes to the sustainability of the settlement. It is accepted, however, that the steep hill up Station Road, can act as a barrier for those wishing to access the station on foot or bicycle, though it remains that it is a facility that many of the residents of Woldingham have access to.</p> <p>It should be noted that any amendment to the scoring in this instance would not result in a change to the overall positioning of Woldingham in the hierarchy. On reflection of the wider methodology and assessment, it would still be classed in the third tier of the hierarchy which is 'Rural Settlement'. Tier 3 is the last tier where a settlement is considered to demonstrate sustainability, albeit at a basic level. This will be appropriately reflected in any future policies relating to Woldingham.</p>	The Council will ensure that all settlements are considered pragmatically and within the wider context of other settlements in the district. Where necessary, an addendum to the Settlement Hierarchy will be prepared to clarify and/or alter the hierarchy so that the most up-to-date hierarchy is considered when the draft Plan is submitted.	640
698, 4069, 4851, 4853	Describing Warlingham and Limpsfield as 'urban' is incorrect.	An urban area is a location characterised by higher human	None.	641

		<p>population density and built features when compared to the areas around it.</p> <p>As stated in the Settlement Hierarchy (2015), no comparison is drawn between any settlement in the district and places such as Croydon and Crawley. However, in the context of Tandridge as a district, urban is more aligned with those areas where there is more built form and more residents. As both Warlingham and Limpsfield are inset settlements from the Green Belt, this categorisation is not unsurprising.</p>		
2417, 2457, 3596, 3769, 4788	Warlingham does not have a train station, yet 3 points have been awarded in the hierarchy. Upper Warlingham train station is in Whyteleafe.	<p>It is considered that Upper Warlingham Station is a facility that provides a significant infrastructure service to residents of Warlingham as well as Whyteleafe and that it contributes toward the sustainability of the settlement. It is accepted, however, that it is some distance from what would be regarded as the central service area of Warlingham.</p> <p>It should be noted that this amendment to the scoring would result in a change to the overall positioning of Warlingham in the score rankings. It will be necessary to give further consideration to the</p>	The Council will ensure that all settlements are considered pragmatically and within the wider context of other settlements in the district. Where necessary, an addendum to the Settlement Hierarchy will be prepared to clarify and/or alter the hierarchy so that the most up-to-date hierarchy is considered when the draft Plan is submitted.	642

		complexity of settlement functions and the interdependency different areas have in regards to access to services. Following this, a decision can be taken about where in the hierarchy Warlingham should sit.		
2236, 2224, 2280, 2361, 2977, 2989, 3015, 3082, 3218, 3407, 3571, 3580, 3701,	Incorrect to refer to Oxted, Hurst Green and Limpsfield as an 'urban conurbation', let alone urban.	An urban area is a location characterised by higher human population density and built features when compared the areas around it.	None.	643
4075	The 'joined' settlements of Oxted, Limpsfield and Hurst Green have a completely different character and setting.	It is agreed that there is not a uniform character across these areas.	None.	644
3913, 4351	The Settlement Hierarchy document appears to wrongly conclude that Oxted is well placed to grow hugely within its existing infrastructure.	This does not form part of the conclusion. The Settlement Hierarchy sets out to understand the level of service provision available in a settlement. The Hierarchy categorises settlements in a way that, along with the NPPF and government's commitment to sustainability, informs the Plan-making process.	None.	645
1684, 1751, 1935, 1986, 2059, 2516, 3140, 3374, 3738, 4013, 4269, 4729	Development should follow the Council's hierarchy in sequential order and rural sites should only be used in extreme circumstances.	The Hierarchy also sets out gaps and opportunities for service/facility improvements to settlements which would benefit the sustainability of an area.	None.	646
3951	Some settlements may be entirely inappropriate for expansion as the hierarchy approach does not take into account the value of the surrounding Green Belt in terms of function and openness, and impact on the landscape.	The settlement hierarchy is a single evidence-base and would need to be considered along with other pieces of evidence.	None.	647

2192, 2224, 2361, 2800, 2902, 3082, 3088, 3139, 3231, 3407, 3571, 3670, 3739,	Chemists have been given too high a weighting; this does not accurately reflect health provision for residents.	Scores were attributed to the provision of chemists separately from GPs and whilst it is noted that GP surgeries are valued by communities, the presence of a chemist is still a provided service that should be acknowledged.	None.	648
2224, 2280, 2361, 2902, 2977, 3015, 3082, 3088, 3218, 3231, 3336, 3407, 3571, 3961, 4287	Creates the impression that Tandridge settlements are much larger and better resourced than they are.	It is considered that the assessment, subject to a small number of changes, accurately reflects the services available.	None.	649
3804	It is highly appropriate that Caterham Valley is identified as an 'urban settlement'.	Noted.	None.	650
3934	Whilst not in the district, East Grinstead would be classified as an urban settlement, and therefore sites surrounding the town in the south of the district should be considered sustainable.	The Settlement Hierarchy takes account of centres outside the district in reaching its conclusions.	None.	651
3986	Suggest that Lingfield should have a higher status because of the race course, golf courses, schools, NYPE and hotel.	It is considered that the conclusion in terms of the hierarchy for Lingfield is appropriate.	None.	652
3986	Woldingham and Bletchingley should be upgraded to a semi-rural settlement.	It is considered that the conclusion in terms of the hierarchy for Woldingham and Bletchingley is appropriate.	None.	653
4675	The numbering within the Settlement Hierarchy is irrelevant and does not accurately measure the adequacy of the infrastructure within the settlements.	It is considered that the methodology is appropriate.	None.	654
4788	Two points awarded for access to strategic road networks but no consideration to narrow roads already under pressure.	The Settlement Hierarchy looks at access to infrastructure as a measure of sustainability	None.	655
Strategic Flood Risk Assessment				656
3970	There is a potentially important paragraph in the report (page 49) that isn't included in the	This is correct. In developing the Plan, the Council needs to balance	Continue to consider flood risk in developing the Plan.	657

	<p>Conclusions/Recommendations, as follows:-</p> <p>‘It is recognised that, whilst only a relatively small proportion of the district is situated within flood affected areas, some of these areas affected correspond to some of the areas being considered for future growth. Limiting future residential development in these areas may impact upon the economic and social welfare of the existing community, and consequently there may be pressing planning needs that may warrant further consideration of these areas. This being the case, the Council will need to consider site allocations in areas of higher flood risk and apply the Exception Test accordingly.’</p>	social, economic and environmental factors. As such, it has to give consideration to whether, in a particular circumstance, development may be justified. By then applying the sequential test set out in national policy to determining whether development, subject to appropriate mitigation, should be allowed		
3970	The surface water map shows Saxby’s Lane as low/medium flood risk, yet it seems to flood more frequently than others. Potentially related to road drains.	Noted. The flood map information is provided by the Environment Agency and represents the most up-to-date independently verified information at the time of writing.	Continue to consider flood risk in developing the Plan	658
3970	The map (Fig 8) shows flood defences along the lower reaches of the Eden Brook as well as the Ray Brook. Although the document says the defences are built to a 1:20 year flood, flooding in the area occurs much more frequently than this.	Noted. The flood map information is provided by the Environment Agency and represents the most up-to-date independently verified information at the time of writing.	Continue to consider flood risk in developing the Plan	659
3970	The list of flood events shows there were none between 1968 and 2013 but there have been others when roads and car parks (e.g. at the Hare & Hounds) were flooded.	Noted. The flood map information is provided by the Environment Agency and represents the most up-to-date independently verified information at the time of writing.	Continue to consider flood risk in developing the Plan	660
3970	The EA report on the 2013 event says that three residential properties in Lingfield were reported as flooded from the Ray Brook but it’s likely that others were not reported.	Noted. The flood map information is provided by the Environment Agency and represents the most up-to-date independently verified information at the time of writing.	Continue to consider flood risk in developing the Plan	661
Green Belt Assessment				662

656, 713, 2233, 3435,	GBA 004 serves purposes 1, 2 and 3 by preventing the towns of Caterham Valley and Caterham Hill from coalescing into one large town. It should not be identified as an area for further investigation.	The conclusion to GBA004 states “Nonetheless, it continues to act as a buffer between Caterham Valley and Caterham on the Hill, and Whyteleafe preventing these urban areas from merging - although instances of development in this gap have occurred, encroaching upon the Green Belt and reducing openness.” It is a further area of investigation because it needs to be looked at in more detail.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the Plan-making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	663
3945	GBA 004 does not fully meet the five purposes of the Green Belt. GBA004 should be split in half for further investigation.	This is an area for further investigation.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the Plan-making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	664
683, 853	Numerous errors and inconsistencies in both delivery and terminology in Hurst Green/Holland. There appears to be a view that just because housing is already there, the removal of further Green Belt/recreation areas is acceptable.	The Green Belt Assessment (2015) makes no recommendations as to whether land should stay in the Green Belt or not. It only describes the contribution the parcel makes to the purposes of the Green Belt. Hurst Green is bounded by a number of Green Belt Assessment parcels.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the Plan-making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	665
1387, 2035, 2048, 2230,	Numerous errors and inconsistencies throughout	In the absence of further detail, it is	None.	666

3001, 3012, 3130, 3913, 4209, 4269, 4498, 4646, 4675	document. Historical evidence has been omitted.	not possible to respond specifically. It is accepted that there may be errors within the vast amount of evidence that has been collected due to the scale of some of the studies. However, if there are such errors none are so fundamental as to undermine the entire Plan, particularly given the very early stage and the high level of evidence at this point in the process.		
3569	Should be amended to correctly spell 'Foxon Lane', not 'Foxton Lane', in Caterham.	Noted.	Future references will be corrected.	667
1129, 1324, 1725, 2199, 3875, 3928, 3976, 4005	Not good enough to divide the Green Belt into parcels and then determine how effectively they contribute to Green Belt so housing can then be built on these areas. Several areas are very large and cannot be characterised easily. The boundaries hinder assessment.	The Green Belt Assessment makes no recommendations as to whether land should stay in the Green Belt or not. It only describes the contribution the parcel makes to the purposes of the Green Belt. It does not allocate land for housing. It is necessary for the Plan to consider whether there are any exceptional circumstances that justify the alteration of the boundaries	The Green Belt will continue to be considered, in accordance with National Policy, throughout the Plan-making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	668
1385, 1400, 1406, 1422, 1425, 1537, 1681, 2230, 2370, 2386, 2447, 2449, 2451,	The north west of parcel GBA020 serves all four purposes of the Green Belt. There are also significant traffic dangers in this area if OXT022, 024 and 054 were developed.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation (that are being considered through the Green Belt Assessment Part 2) necessary changes resulting from	The Green Belt will continue to be considered, in accordance with National Policy, throughout the Plan-making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking	669

		the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	further assessment of the Green Belt, as appropriate.	
3960	Do not agree with the assessment for Parcel 018. There are good views from 018 to the North Downs irrespective of the motorway. Do not agree with the description of the 'wedge' of land within the parcel. It serves the purposes of the Green Belt.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the Plan-making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	670
3875	The land south of the M25 such as GBA parcels 014, 015, 016, 026, 027, 031, 033 and 036 should be retained as Green Belt.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will	The Green Belt will continue to be considered, in accordance with National Policy, throughout the Plan-making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the	671

		be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	Green Belt, as appropriate.	
3523	GBA 036 - This area, adjoining Jenners Field has extensive views towards the North Downs and defines the boundary of the village. Development of this area would indeed affect the whole character of the village, and we object most strongly.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the Plan-making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	672
3934	GBA043 does not meet all five purposes of the Green Belt. It plays a role in settlement separation but extensive tree cover has meant it has already been significantly built-up without detriment to this role, or to wider landscape views.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the	The Green Belt will continue to be considered, in accordance with National Policy, throughout the Plan-making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	673

		Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.		
3968	Kenley has been incorrectly sited in GBA046 and GBA 047.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the Plan-making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	674
2892, 3679, 4273	Object to proposals to consider development on Green Belt around Whyteleafe such as Whyteleafe Hill/Joysons Hill (ref GBA 004 and 008) – this would lead to the merging of Whyteleafe and Caterham on the Hill - and around Tithe Pit Shaw Lane (GBA 002 and 007) which would lead to the merging of Whyteleafe and Hamsey Green.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this	The Green Belt will continue to be considered, in accordance with National Policy, throughout the Plan-making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	675

		reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.		
598, 750, 1129, 1138, 1299, 1387, 1406, 2035, 2048, 2230, 2529, 2592, 3001, 3012, 3130, 3161, 3304, 3653, 3793, 3875, 3913, 3970, 3986, 4013, 4209, 4269, 4498, 4646, 4675, 4799	The Green Belt Assessments and the associated methodology are flawed.	It is considered that the methodology and assessments are valid pieces of evidence to inform the Plan. Both have been peer reviewed externally.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the Plan-making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate	676
1684	There has been no encroachment of the Green Belt in Blindley Heath in the past – it is incorrect to state there has been encroachment.	There is development in the Green Belt around Blindley Heath, which reduces its openness.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the Plan-making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate	677
3970	033 Blindley Heath. A contradictory statement – ribbon development does not make for a large concentration. Basic geographical error.	Blindley Heath is essentially a ribbon development. Compared with the surrounds it represents a concentration of development.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the Plan-making process. Comments received as part of the Issues and Approaches consultation will be	678

			reviewed when undertaking further assessment of the Green Belt, as appropriate	
3970	<p>034 Lingfield Common Road: the park homes are identified as a concentration of development. By their nature they are temporary and they impose less bulk than buildings. Most of the development along the road is Victorian or similar, other than the allowed developments under previous policies.</p> <p>035 NCYPE (now called Young Epilepsy): predates the Green Belt and with the wide spacing of the buildings on the campus, has a lesser impact on the countryside.</p> <p>036 Jenners Field, Lingfield: the advantage of keeping this recreation ground inside the village boundary is to allow for improvements to the facilities without any of the restrictions Green Belt policies would impose. This site will be identified in the Neighbourhood Plan as a candidate for Local Green Space designation.</p> <p>044 Talbot Road: the same comment as above apply including the Local Green Space designation.</p> <p>045 Lingfield Conservation Area: this will be identified as a Local Green Space. It connects with the open field on the northern edge of Lingfield (HELAA site LIN 003) through to the Jenners Field Recreation Ground.</p>	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the Plan-making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate	679
3970	<p>GBA 042: the golf course at Lingfield Park has been omitted and too much emphasis has been placed on the screening by wooded areas. Much of the development predates the Green Belt designation. The fields in the north of the parcel play an important role in the setting of the conservation area and the views into the village, especially towards the church can be seen from Dormansland and East Grinstead.</p>	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2;	The Green Belt will continue to be considered, in accordance with National Policy, throughout the Plan-making process. Comments received as part of the Issues and Approaches consultation will be	680

		necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	reviewed when undertaking further assessment of the Green Belt, as appropriate	
3970	GBA 043: Looking at the map of the parcel, the shading defining the built area is deceptive and gives the impression there are more buildings in the area than there really are. To describe it cumulatively as a substantial amount of development is likely to be based on interpreting the map evidence. On the ground, the plots in both Dormans Park and Felcourt are very large and with good tree cover, the general openness of the Green Belt is maintained to a good degree, especially in Felcourt where the large majority of the dwellings are small bungalows. The fields between Felcourt and Dormans Park assist in maintaining the openness but it is equally important to maintain the separation between Dormans Park and Dormansland and the new retirement village, Charters Village.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the Plan-making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate	681
3970	046 Dormans Park: the infilling within the Park has been a result of the planning policies which applied before it was washed over with the Green Belt. The small size of the plots is a result of changing the rule from only going down to equal the smallest plot to allowing subdivision of subdivided plots and then allowing the subdivided plots to be divided again. One acre plots with one dwelling were split down to one per eighth of an acre.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from	The Green Belt will continue to be considered, in accordance with National Policy, throughout the Plan-making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking	682

	047 Dormansland: the village is already inset and the boundaries have been well maintained since the designation of the Green Belt. The High Weald AONB covers part of this parcel and adjoins the east and south boundaries of the village. The village is on a slope and this can give the impression it is dominating the landscape. However many of the buildings on the edge of the village are very old.	the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	further assessment of the Green Belt, as appropriate	
3804	Further and more detailed assessment should be done on the Green Belt Assessment.	The Areas of Further Investigation will looked at in further detail to refine the assessment	The Green Belt will continue to be considered, in accordance with National Policy, throughout the Plan-making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	683
3970	The assessment of the roles of the “Strategic Green Belt Areas” does not serve any useful purpose. The district’s three zones all serve the fifth purpose of the Green Belt with regards to the Greater London area. The whole of the Green Belt in Tandridge serves this strategic purpose and this has not been recognised in any of the documents.	The assessment of the strategic Green Belt areas provides an analysis of how the Green Belt in Tandridge has a broad strategic role and how it interacts with the wider Green Belt on a level that is hard to capture within the individual parcel assessments. It is considered important to set the context of the wider strategic function of the <i>Metropolitan</i> Green Belt. The reasoning for the treatment of the fifth purpose of the Green Belt in the assessment is set out at Paragraphs 3.35 and 3.36 of the assessment	None.	684

		<p>methodology. Further, the fifth purpose cannot be assessed by a survey on the ground, particularly if that survey is limited to the Green Belt itself rather than urban areas.</p> <p>Should it be necessary, Purpose Five would be a consideration in determining whether exceptional circumstances exist.</p>		
3970	By assessing the three zones in roughly the same way the parcels were assessed, the results fail to pick up the key point that even in the north of the district, where most of the development is located, the open areas, even if relatively small in size, still preserve the openness of the Green Belt.	This is a strategic assessment looking at the strategic purpose of the Metropolitan Green Belt, a Green Belt designated as a piece of strategic policy as a response to London. This part of the assessment relates to this strategic aim.	None.	685
3970	A significant failing of Question 1 is the inclusion of the 'other notable features' as a mechanism for preventing urban sprawl. It is the openness of the Green Belt (and its policies) which prevents the sprawl.	Openness does not prevent sprawl. The policy construct which is called the Green Belt restricts sprawl. However, it is considered incorrect to think it is the only thing that prevents sprawl.	None.	686
3970	Some of the district's Green Belt boundaries are garden fencing or roads. They are not preventing the sprawl - it is the planning constraint which is. By giving 'notable features' the role of preventing sprawl, importance is given to such features as boundaries when they are currently not and opens the assessment and subsequent review of the Green Belt to moving the boundary to such "notable features".	The policy construct which is called the Green Belt restricts sprawl. However, it is considered incorrect to think it is the only thing that prevents sprawl.	None.	687
3970	In the north of the district the topography has historically influenced the spread of the development to the valleys, with wooded ridges and open plateaus	This is an example of the reason for including 'other notable features' as part of the Green Belt	None.	688

	separating the villages. These areas are essential for the prevention of the built up areas merging into one large urban sprawl. Some of the separation strips are relatively narrow but nonetheless are very important to maintaining the identity and character of the different villages.	Assessment, so that it can be properly understood		
3970	In the south of the district, the settlements are often a distance apart, although never more than a mile or so from the next settlement. The distance between them is currently fixed according to Green Belt policies and to suggest they could expand without “compromising the separation” is clearly against the key features of the Green Belt which are openness and permanence. Not being able to see the neighbouring settlement, whether because of the distance, tree cover or railway embankments is not the point.	The purposes of the Green Belt are to prevent the unrestricted sprawl of large, built up areas and to prevent towns merging into one another. The main attribute of Green Belt is openness. The Local Plan would have to consider whether any proposal to amend the Green Belt boundary would adversely affect the purposes of the remaining Green Belt.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the Plan-making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	689
3970	All parcels meet purpose 5 simply because it is all in the Metropolitan Green Belt and is serving the function of assisting urban regeneration, by encouraging the recycling of derelict and other urban land in the Greater London area.	The reasoning for the treatment of the fifth purpose of the Green Belt in the assessment is set out at paragraphs 3.35 and 3.36 of the assessment methodology. Further, the fifth purpose cannot be assessed by a survey on the ground, particularly if that survey is limited to the Green Belt itself rather than urban areas. Should it be necessary, purpose five would be a consideration in determining whether exceptional circumstances exist.	None.	690
3970	Much of the development or sprawl “found” in some settlements, especially those in the south, predates the Green Belt and there has, in fact, been very little	It remains that there is development within the existing Green Belt.	None.	691

	incursion into the Green Belt since then.			
4825	Need reassurance that Tandridge is considering areas marked in Appendix D and that residents will be kept fully informed and re-consulted	The Council will provide further information about the Green Belt Assessment as part of the consultation process.	None.	692
Housing and Economic Land Availability Assessment (HELAA)				693
484, 598, 678, 846, 963, 997, 1115, 1143, 1214, 1286, 1346, 1385, 1387, 1406, 1422, 1425, 1537, 1681, 1733, 2002, 2035, 2048, 2230, 2370, 2386, 2431, 2447, 2449, 2451, 2460, 2470, 2504, 2558, 2621, 2929, 2961, 2981, 3001, 3012, 3130, 3166, 3173, 3176, 3182, 3270, 3275, 3333, 3407, 3428, 3471, 3913, 3948, 3960, 3970, 4498, 4646, 4675, 4799	Deliverable and developable housing sites include public open spaces, recreation areas and parks, some of which are situated in the Green Belt. There has been no consideration of infrastructure needs.	The Housing and Economic Land Availability Assessment should consider local authority-owned land. Sites can appear as deliverable and developable but the Local Plan will look at how open space should be provided in local communities to address health and wellbeing need. This may be done through a variety of ways including the provision of new space or through the upgrading of existing spaces. How open space will be provided will be in accordance with standards for quantity, accessibility, quality as set out in the Council's Open Spaces Assessment 2015.	The Council will continue to prepare the Local Plan in accordance with the standards set for quantity, quality and accessibility of open space and recreation facilities.	694
2916	The concept of a plot of land being 'available' for development, for instance because the TDC owns it,	Agreed. The Housing and	None.	695

	does not start to address whether that site is appropriate, logical, sensible or practical for development.	Economic Land Availability Assessment is one piece of evidence. It needs to be considered with all other evidence and in light of an agreed strategy before any decisions are made about whether a site should be allocated for development.		
1109, 2487, 3134, 3188, 3342, 3519, 3653, 3800,	TDC states it hasn't decided where it will allow development – however it has already ruled out smaller sites and brownfield land, and carried forward large sites in the Green Belt.	This is incorrect. The draft Local Plan has discounted sites within areas where there are significant constraints that cannot be mitigated, such as the AONB and Level 3 flood zones. However, the consultation only shows the land that has been put forward in order to get views on a strategy underpinned by a current understanding of land availability.	None.	696
2858	Instead of blanket development over the entirety of sites and losing significant green areas, small portions or strips of the site could be used for affordable housing.	Noted.	None.	697
3653, 3793	The assessment of land should have been carried out differently. TDC should have carried out an	The National Planning Practice	None.	698

	assessment of all Tandridge Green Belt to ascertain if the land continues to meet the purposes of the Green Belt. The next stage should have been to prepare a HELAA report on all of the Green Belt sites that could be re-designated, and at that stage comment on whether the land has been put forward for development. It is not acceptable to only prepare HELAA reports on land that has been offered for development.	Guidance requires the HELAA to consider sites that are available. It cannot include sites that are not available and therefore cannot be delivered. It is considered that this would be an inappropriate approach		
3934	Considering sites through the HELAA approach has a number of flaws. It assumes these sites are most suitable for development. There is no evidence the sites have, or will be granted, planning permission.	The HELAA does not make any decisions as to which sites would be the most suitable for development. It is one piece of evidence and needs to be considered in the context of all the other evidence when producing a final Plan.	None.	699
3970	Some HELAA sites were assessed and ruled out against certain policy restraints, but others weren't ruled out despite similar characteristics.	It is considered that the HELAA evidence-base has been produced on a consistent basis.	None.	700
Policy Approaches 701				
3934, 3945	Object to the fact that insufficient detail is given in relation to the proposed housing policy. The lack of detail places considerable pressure on TDC to produce credible housing policy options for the next consultation stage. Such options, having been through no early testing or consultation, are likely to receive high levels of criticism and could affect the	This consultation does not set out a housing policy. It was considered necessary to consult on a number of approaches to meeting	None.	702

	overall strategy taken by the LPA to its Local Plan.	development needs before the Council adopts a proposed delivery strategy for the Local Plan. It is considered that adopting a strategy prior to any consultation would not be appropriate.		
3934, 3945	Design – Approach 6D preferable in reality but unlikely to be achievable. 6C would raise conflict by proposing a prescriptive policy across the district. 6B conflicts with delivery strategy 2B.	Noted. Although it is not agreed that 6B conflicts with approach 2B as this is effectively the approach in the Core Strategy.	None.	703
3934, 3945	Support the need to protect the Natural Environment and the general aims of Approach 8. AONB's can be protected and enhanced through appropriate development outside of its boundaries.	Noted.	None.	704
3951	Would like to see a specific policy on a commitment to consider new conservation areas and also consider the use of 'residential areas of special character' where appropriate.	Noted.	None.	705
3970	Approaches 2, 3, 13 and 14 are dependent on the delivery strategy so no comment can be offered.	Agreed. This is what the draft Local Plan states	None.	706
3970	Policies to remove permitted development rights on some commercial units to residential may be needed, especially in the rural areas.	Noted.	None.	707
Other				708
4422	Lamb's Business Park provides a unique opportunity to handle waste arising in the County, within the County and to convert it into sustainable heat and power (CHP).	This is a matter for discussion with the County Council, who are the waste and minerals planning authority	None.	709
4267	Suggest builders must pay clean up charges before	Noted.	None.	710

	sale prices set.			
4032, 4845, 4886, 4932, 4953, 4963, 4967, 4976, 5008, 5011, 5021, 5036, 5067, 5071	Against the proposals made by Tandridge DC in respect of the Local Plan consultation.	Noted.	None.	711
3880, 3990	The Issues and Approaches Topic Paper – Issues for the district – does not mention minerals or waste related infrastructure.	Waste and minerals are a matter for the County Council which as an infrastructure provider we engage with as part of the Local Plan process.	None.	712
3958	No comments to make on the Plan but look forward to further consultation under the Duty to Cooperate.	Noted.	None.	713
4013	The article on page 5 of the Tandridge Winter 2015 Newsletter is misleading as does not portray the scale of the Plan.	The article sets out that the Plan is in the early stages, and is for the whole district.	None.	714
3880, 3990	The Issues and Approaches Topic Paper – Background and Strategies (Section 3) does not include reference to the Surrey Waste Plan 2008, the Surrey Minerals Plan 2011 or the Aggregates Recycling Joint DPD 2013.	Agreed.	Include these strategies as background papers.	715
3880, 3990	Page 48 Paragraph 12.2.2 Health & Wellbeing should include reference to the potential to develop and improve the network to support delivery of several objectives.	This section reflects the policy set out in the current Core Strategy.	None.	716
3880, 3990	Phrase should be changed from ‘Sustainable Urban Drainage Systems (SUDS)’ to ‘Sustainable Drainage Systems (SuDS)’ throughout the whole text.	Agreed. The modern terminology for SuDS is ‘Sustainable Drainage System’.	Amend references to SuDS.	717
3934, 3945	The Issues and Approaches document put forward provides inadequate detail and does not sufficiently set out how TDC will meet its aspirations of the Plan. This includes, for example, no draft housing policies and a combination of approaches for housing delivery that either do not meet the proposed OAN or do not set out any detail on implementation.	The Local Plan consultation acknowledges that the Council does not have a preferred strategy. That detail is not available at this time. This was an Issues and Approaches consultation.	None.	718
3880, 3990	The Strategic Context section should refer to the	Waste and minerals are a matter	None.	719

	mineral resources, including soft sand and silica sand within Tandridge.	for the County Council which as an infrastructure provider we engage with as part of the Local Plan process. It is not considered that these are strategic matters for this Plan.		
3986	The Woldingham Neighbourhood Plan cannot be considered following the revised publication of the NPPG on Neighbourhood Plans.	Not agreed and outside the scope of this consultation.	None.	720
3986	Appears to be no account taken of the 7km exclusion zone from Ashdown Forest.	Set out in the Habitat Regulations Assessment Screening Report.	None.	721
3979	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. A site for a further secondary school in Crawley may be needed even though it is in a neighbouring authority area.	The Council will continue to engage with neighbouring planning authorities to deal with common issues.	Continue to engage in the Duty to Cooperate.	722
3865	Suggest policies could be formulated to ensure all new properties comply with European standards.	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.	None.	723

3825	The documents give a wrong impression of Tandridge as a suburban area.	It is considered that the documents accurately reflect the settlements and spatial distribution of development.	None.	724
3825	National government should take the lead by moving what is left of the Civil Service out of the South East.	Noted.	None.	725
3825	The opportunity should be grasped to separate the financial capital of the UK from the political capital of the UK by moving the political base, and its entire supporting infrastructure, to one of the larger county towns of England, such as York, Leeds or Manchester.	Noted.	None.	726
846, 1560, 1624, 1783, 2421, 3850	Councillors and the Council have not acted to protect local people's interests in past e.g. Knight's Garden Centre or The Old Lodge and do not seem to be listening to the community now.	The purpose of these documents is to show the Inspector of the final Plan how the Council has, where possible, taken account of views raised during the preparation of the Plan.	None.	727
2302, 2352, 4889	Surrey County Council do not give adequate attention to Tandridge – they focus on Kingston, Guildford etc	The Council is engaged with Surrey County Council on all the infrastructure issues that they are responsible for.	None.	728
3349	Surrey County Council has over 500 sites which should be looked at and properly considered as development sites.	The County Council would need to put its sites forward for consideration as part of the HELAA evidence-base if it wished	None.	729

		to do so		
1109, 3429	TDC is affected by large developments in neighbouring districts e.g. Crawley, Reigate and Banstead, and Edenbridge in Sevenoaks district.	The Council will continue to engage through the Duty to Cooperate on cross-boundary issues.	None.	730
2570	Experian's report regarding jobs is not available to TDC tax payers.	The underlying data is propriety and licencing does not exist that could make it publically available.	None.	731
1680	Many mass planning applications over the last 20 years or so has been forced through by developers not wanting to accept the decision of the local authority when plans are refused, because all the developer has to do is appeal to the minister for the environment and they are always approved by government.	The right of appealing planning applications remains. It is not true that all applications are allowed on appeal. Less than 35% are allowed.	None.	732
2510	When the LDP was in place, Tandridge Council, with the support of the residents opposed the challenge by the SE Regional Office and developers whose view was that a similar number of houses needed to be built as the consultants are now forecasting. The Council's view at that time was that a much lower number could meet the need. This view was upheld by the Planning Inspector. Subsequent attempts by developers to build on Green Belt land were also rejected by the Council and on appeal by the Planning Inspector. Has the Council's view changed and if so why?	This is not a true comparison. The housing targets that were being handed down by the Regional Assembly were development targets not the total need. The Council is now required to calculate its total need before transforming it into a development target set through the Local Plan-making process.	None.	733

		This is a result of a fundamental change to the planning system brought about by the NPPF.		
2592, 3101	Why did the Council involve external consultants?	To gain specialist resources.	None.	734
3077, 3888	Who has performed the analysis of required new homes? How have they come by their conclusions? How much of the forecast housing increase arises from current local residents and how much by people moving into the district?	The calculation of the need for housing is set out in the Strategic Housing Market Assessment 2015. This is a suite of documents that cover:- addressing the needs of all household types; analysis of market signals; calculation of affordable housing need; defining the housing market area; review of inspectors decisions on SHMAs and OAN; and the objectively assessed housing need for Tandridge.	None.	735
997, 1081, 1396, 2075, 2828, 3064, 3291, 3369, 3409, 3431, 3451, 3472, 3475, 3679, 3791, 4273	Each Parish should be responsible for its local area and specify within its Neighbourhood Plan where development is acceptable. The Local Plan should reflect these Plans.	Currently the Local Plan is the primary strategic planning document and Neighbourhood Plans need to conform with it.	None.	736

3064, 3409, 3475	Caterham Valley Parish Council are concerned that Tandridge will not contribute a sufficient portion of the 75% of remaining monies from CIL to Caterham to support continued growth.	Caterham Valley Parish Council currently receives 15% of CIL receipts derived from development within the Parish. This rises to 25% on adoption of a Neighbourhood Plan. The Council distributes other CIL funding in accordance to priorities determined from bids from infrastructure providers, which can include parish councils.	None.	737
3893	Agree with the response from Caterham Valley Parish Council.	Noted.	None.	738
3204	Worried that CIL raised from development in Chaldon would not be spent in/for the village needs.	Chaldon Village Council currently receives 15% of CIL receipts derived from development within the parish. This rises to 25% on adoption of a Neighbourhood Plan. The Council distributes other CIL funding in accordance to priorities determined from bids from infrastructure providers, which can include parish councils.	None.	739
1411, 1868, 3467	Reference should be made to the CR3 Forum	The CR3 Forum Neighbourhood	The Council will consider	740

	Neighbourhood Plan along with its associated groups and documents.	Plan is at an early stage.	emerging Neighbourhood Plans.	
1868	Need to consider the ONS revised figures and methodology regarding transport.	The Council acknowledge that the OAN will need to be updated before the Plan is submitted to account for any changes in the ONS projections. Transport modelling is carried out by the Highways Authority using the latest modelling data.	None.	741
1020	Requests 'Caterham on the Hill' as opposed to 'Caterham-on-the-Hill' in future documents.	Noted.	We will endeavour to make this change for future documents as advised by the Parish Council.	742
997	There is no real evidence that TDC has liaised with other Councils under the Duty to Cooperate.	Duty to Cooperate activities are set out in the Duty to Cooperate Scoping Statement 2014 and the Duty to Cooperate Statement Update 2015.	The Council will continue to liaise with neighbouring authorities to identify cross boundary issues and to seek to resolve them in a strategic manner.	743
3766, 5193	It is unlikely that any of the neighbouring authorities will accommodate unmet needs from Tandridge because they will have their own housing needs to meet and the landscape constraints such as AONB and policy constraints such as Green Belt will also affect potential land for development in these areas. It would be an inadequate strategy for all authorities to decide not to meet their housing needs.	This is likely, although Mid Sussex, which neighbours Tandridge, is seeking to meet its OAN in full. It does not form part of the metropolitan Green Belt.	The Council will continue to liaise with neighbouring authorities to identify cross boundary issues, including unmet housing need, and to seek to resolve them in a strategic manner.	744
2487, 3519,	The plan should be renamed to 'TDC Local Plan'	Noted. This is of course the first	Continue to take account of	745

	and not 'Our Plan' as the community have not been involved in the production of the document.	consultation and the comments made by the community will be taken into account when preparing the next draft of the Local Plan.	comments from the community in the preparation of future iterations of the Local Plan.	
1673	All costs borne in the development of further housing should be placed on the developer.	It is agreed that developers should contribute to the infrastructure requirements of new development. However, it must be kept in mind that the developer is responding to a growth in population for which he/she cannot be held responsible. It remains therefore that some costs will be borne by infrastructure providers.	None.	746
3077	All new infrastructure costs (except any that can be proved to have been necessary with the February 2016 population size) should be borne only by residents of the new properties.	Developers should contribute to the infrastructure requirements of new development. However, it must be kept in mind that the developer is responding to a growth in population for which he/she cannot be held	None.	747

		responsible. It remains therefore that some costs will be borne by infrastructure providers. Some of those providers get money from taxation. The proposal for a differential taxation system is beyond the scope of this Plan.		
1707, 3283, 3798, 4920	Developers have gained too much power and influence in the planning process and with the Council.	The NPPF seeks new development, particularly housing. This is delivered by developers. It is necessary to engage with them to ensure that development needs can be delivered. It is necessary to consult with both residents and developers to deliver a Local Plan. The Council must reconcile the often differing views of both parties. It is not agreed that they have more or less ability than anyone else to influence the process.	None.	748
997, 1396, 1846, 3283, 3451, 3492	TDC has been put in charge of local planning decisions, and is given incentives to build, yet	Correct. The Council must liaise	None.	749

	service provision (schools, healthcare, utilities) are outside of their control.	with service providers and take account of their views in delivering a sustainable Local Plan underpinned by the right development, in the right place at the right time alongside any new infrastructure provision.		
3804	It is considered necessary that a map be produced indicating AONB candidate areas.	The Council will make a map available. The map and details can be found here: http://www.surreyhillis.org/boundary-review/	Make a map of the AONB candidate areas available.	750
1845, 4186	The driver for much of this review and change is government policy. This is THE overarching 'issue'. Tandridge's relationship to the policy and how the area builds a sustainable democratic process to deal with trends in respect of governance and consultation now and in the future is our key area of concern.	Noted.	None	751
3511	The Local Plan does not seem to make any sense without an understanding first of how a shift in population distribution will be affected by the much needed plans to regenerate/invest in areas of the country according to government plans. It would seem to be an uneconomic approach to continue development of the south east when there are more cost effective options within the UK.	The country no longer has regional plans and there is no national spatial plan to achieve the respondent's aims.	None.	752
1169, 3888	Residents have been denied full details on which the Plan was formulated, and the persons/companies	The Council has made the	None	753

	responsible for its conception.	evidence-base available on our website. Documents not produced by the Council show who has produced them.		
1300, 2233, 3398, 3679, 4273	Whyteleafe is not featured on any map or in the Strategic Context. Kenley is, but it is situated in Croydon.	The base mapping used has caused a number of issues. These will be corrected in future	Ensure that base mapping used is appropriately annotated.	754
3791	Kenley has been incorrectly located between Whyteleafe and Caterham on the Hill – leads to a diminution of the Green Belt that exists there.	The base mapping used has caused a number of issues. These will be corrected in future	Ensure that base mapping used is appropriately annotated.	755
3726	Kenley Park Estate is wrongly stated to be a) in Kenley rather than Caterham on the Hill and b) was a Green Field (and Green Belt) development when in fact it was a redevelopment of a brownfield site of previous MoD housing.	This is an error in the Green Belt Assessment and will be corrected in future refinement of the Green Belt Assessment.	Ensure this detail is updated in future refinement of the Green Belt Assessment.	756
3679	The A22 is not mentioned as a key route yet has a higher volume of traffic.	Noted.	None.	757
2564	Trains do not traverse a north/south line into London, they cross a theoretical east/west line.	Correct, they follow a north/south line and traverse an east/west line.	Ensure text is correct in future.	758
2564	DP7 and DP8 from the current Local Plan – Part 2 have been ignored.	It is not agreed that DP7 and DP8 have been ignored when considering recent planning applications.	None.	759

1662	The Surrey Natural Capital Asset Check would provide evidence to better prove areas of biodiversity.	The Council will discuss with the Surrey Nature Partnership how this evidence could be used to inform Plan-making	The Council will discuss with the Surrey Nature Partnership how this evidence could be used to inform Plan-making.	760
3782	Allotment plots should be prioritised based on fitness, age and ownership of gardens.	Should additional allotment space be provided through the Plan it would be right to look at policies that have the best health and wellbeing outcomes.	Should additional allotment space be provided through the Plan it would be right to look at policies that have the best health and wellbeing outcomes.	761
3077, 3303, 3373	What is the maximum number of people/residents that the TDC area will ever be able to support; what would that mean for the 'look' of TDC's part of Surrey; where is the safety that protects the district from overdevelopment?	The Council is not being asked to plan for a maximum number - it is required to seek to meet the OAN unless other policies in the Framework restrict the ability to do so.	None.	762
2897	How many TDC councillors live in Oxted and how many live in Chaldon? How much has been spent on development of business and facilities in Oxted compared to Caterham & Chaldon in the past 3 years?	This is not considered relevant to the production of the Plan.	None.	763
2487, 3519,	How much did this report cost to the taxpayer?	The budget for the Local Plan is set out in the Council's accounts	None.	764
3019, 3283	There is a serious lack of input from our MP.	Comment noted.	None.	765
3737, 4192, 4256, 4966	Objection to proposed building work.	Noted.	None.	766
2195	Long range planning should take a different	The National Planning Practice	None.	767

	<p>approach – a 20 year span is unrealistic; it should be 10 years in principle of which 5 years is fixed, with updates at 10 year intervals.</p>	<p>Guidance states “To be effective plans need to be kept up-to-date. Policies will age at different rates depending on local circumstances, and the Local Planning authority should review the relevance of the Local Plan at regular intervals to assess whether some or all of it may need updating. Most Local Plans are likely to require updating in whole or in part at least every five years. Reviews should be proportionate to the issues in hand. Local Plans may be found sound conditional upon a review in whole or in part within five years of the date of adoption.” So whilst a Local Plan looks at a 20 year horizon because some parts of it may take longer than 5 or 10 years to deliver they often need updating before the end of that</p>		
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		period.		
3226	This government have agreed controversial proposals to encourage local councils to fast track planning to accommodate housing development. It appears according to sources of the media that it is common practice for developers to offer premium fees to obtain planning permission.	The fees for planning applications are currently set nationally and there is no 'premium service' in the manner described.	None.	768
3142	The local council should take some responsibility for the poor management of the A22 repairs that took place in the Winter of 2015/16.	The Highway Authority, Surrey County Council is responsible for such matters	None.	769
4092, 4093, 4098, 4255	I'll be emailing separately with my comments.	Noted.	None.	770
4139, 4140, 4676	Sent a letter to TDC stating concerns with the proposals.	Noted.	None.	771
5118	Nowhere have the Council or councillors said how their proposals are going to benefit the voters and residents of Tandridge. If they can't make this case clearly they should be voted out.	Noted.	None.	772
5134, 5190	This would be unfair on the current locals in the area.	It is necessary for the Council to produce a plan that complies with the National Planning Policy Framework.	None.	773
5130	TDC must be mad to consider this proposal. It is an absolute scandal if this proceeds. The Council's days would be numbered.	The Issues and Approaches document does not set out a proposal for the district. It sets out a number of potential options on which the Council wished to receive views.	None.	774

5156	Do not let the same happen to Tandridge, as what has been allowed at Woodmansterne, in Surrey. You will pay for it at the ballot box.	Noted.	None.	775
5165	It's a no-brainer.	Noted.	None.	776
5189	Don't do it!	Noted.	None.	777
4889,	The surface water flood maps, flood defence map and list of flood events seem inaccurate.	The information has been provided by the Environment Agency and represents the most up-to-date, independently verified information available at the time of writing. The Council will continue to update the evidence-base.	None	778
5041	Why?	Noted.	None.	779
4970	The government needs to do more work on the national plan and not just leave it to local authorities.	There is no national spatial plan. The National Planning Policy Framework requires local authorities to produce Local Plans in compliance with that document.	None.	780
4979, 4995, 5006	It is vital that TDC stand up for local residents and not be steamrollered by central government.	It is necessary for the Council to produce a Pplan that complies with the National Planning Policy Framework.	None.	781
4987	The government should be investigating why TDC	The National Planning Policy	None.	782

	keeps failing to protect the environment and what their motives are.	Framework requires the Council to balance social, economic and environmental factors.		
5000	Why has the Council changed its mind on quantities of housing? Is there some other agenda hidden away that the residents are not aware of?	The National Planning Policy Framework requires Councils to calculate the need for housing in a new way and seek to deliver that need for housing unless there are other considerations that prevent it from doing so. The National Planning Policy Framework seeks to significantly boost the supply of housing.	None.	783
4728, 5001	An enormous development that is unsuited to the area and will bring little benefit to Tandridge.	Noted.	None.	784
5027, 5040	Disgraceful strong arm tactics by the Council. Potentially unlawful and definitely not required.	The Issues and Approaches document does not set out a proposal for the district. It sets out a number of potential options on which the Council wished to receive views.	None.	785
5039	This will not affect me directly, but imagine being in a pincer movement between Crawley and Tandridge!!	Noted.	None.	786
5068	Plan is short-term thinking and opportunism.	The Plan will need to cover	None.	787

		development needs for the next 20 years.		
4818	Environment Agency have indicated they would welcome an initiative for a Flood Alleviation Scheme in Smallfield.	The Council is directing Community Infrastructure Levy funding, which is money derived from new development, to support this scheme.	None.	788
4713	This appears to be a case of jumping in with both feet and very little forethought. A trait that will almost certainly result in a regrettable outcome for all concerned.	The Council will consider all the evidence and responses before determining a strategy for the Plan. No decisions have yet been taken.	None.	789
4833	Implementing Plan will make people move away.	Noted.	None.	790
4732	This is a joke.	Noted.	None.	791
4768	Policies need to be in place to catch up with development of this kind and ensure provision for all. If there are complaints about viability, need to introduce new techniques for delivery.	Noted. The Council will continue to seek to meet identified needs and to ensure viable delivery.	None.	792
4768	Developers are spending too much time sitting on planning permission.	There may be evidence to support that nationally but that is not a significant problem in Tandridge at the present time.	None.	793
4826	Plan is a charter for developers to make money.	The Issues and Approaches document does not set out a	None.	794

		proposal for the district. It sets out a number of potential options on which the Council wished to receive views.		
4827	Plan equals overdevelopment of Tandridge.	The Issues and Approaches document does not set out a proposal for the district. It sets out a number of potential options on which the Council wished to receive views.	None.	795
4784	It is always a done deal before the Plan goes out so we are wasting our time and energy.	The Issues and Approaches document does not set out a proposal for the district. It sets out a number of potential options on which the Council wished to receive views. There will be further consultation before the Council sets out the Plan	None.	796

Question 2 – What do you think about the Objectives?

Where no action is listed against a response does not mean that the Council will not be taking the comment into account. Account will be taken of all comments. The individual responses have been made in a proportionate manner in order to focus on the key points and key matters arising. It provides a record of the responses and their consideration but it is the themes and how they are addressed that will be the main focus of the Inspector at examination and is the reason for a statement under Regulation 22. There are a great number of other comments that are being addressed but that are not necessarily listed as actions because they relate to matters that are a normal part of general plan making and work which the Council has planned for or which is already in progress.

Comment ID	Summary of Comment	Council's Response	Action Required	Line
Issues Section of the Plan				
2037, 2049, a3878	The issues do not reflect the district of Tandridge and as such the objectives, vision and policies for the Local Plan will be unsound and inappropriate.	The issues listed in the Issues and Approaches document are those which the overall Local Plan needs to respond to, or have regard to.	The Council will seek to clarify the role of 'issues' in respect of understanding which matters the Local Plan needs to be aware of and where appropriate, respond to. This will then be reflected in any necessary amendments to the objectives and vision.	1
174, 831, 1397, 3452	Issues in the Local Plan are well set out and capture most issues.	Noted	None	2
831	Good set of objectives. Provision of a clean and healthy environment is the most important objective.	Noted	None	3
1397, 3452	The Council has little or no power to influence many of the issues.	The Issues and Approaches document presented a range of approaches that depicted spatially, ways in which development could be delivered. The purpose of this was to seek the views of interested parties which would sit alongside other evidence-based documents and be used to help refine the Council's options and identify a single and preferred strategy. Until a preferred strategy is determined, it is not possible to set out, in detail, how objectives will be met at this early stage and will depend on the number of homes which can be built and the level of infrastructure which will	None	4

		be needed to support any growth.		
599, 928, 831, 2037, 2049, 2644	Most important issue is about maintaining the Green Belt and the natural environment to prevent urban sprawl.	The National Planning Policy framework requires a Local Plan to balance economic, social and environmental considerations. It is not appropriate to have Green Belt policy and environmental policy stand above all others.	None	5
599, 831, 1603, 2037, 2049	Most important issue is infrastructure. It is currently inadequate, and it must be protected from being swamped by overdevelopment.	The issues relating to infrastructure are highlighted in the Issues and Approaches document. The Council have also identified objectives relating to infrastructure which will guide the preparation of the plan and the policies which will be included. Appropriate and proportionate levels of infrastructure will be provided to support any new development which is delivered through the Local Plan.	None	6
1397, 3452	Does not take account that issues differ from urban to rural areas.	The issues listed in the Issues and Approaches document are those which the overall Local Plan needs to respond to, or have regard to. Whilst it is accepted that these issues will differ by location, it will be through the policies of the Local Plan that urban, rural and settlement specific matters will be responded to. It is not considered necessary to set this out under the issues section in detail.	None	7
1912, 2669, 3878	Air quality is an important issue in the district,	Air quality would be a	The Council will ensure that	8

	especially for those settlements near the M25, A25 and A22. This should be monitored and efforts should be made to reduce such pollution.	consideration in the Strategic Environmental Assessment (SEA) of the Plan and the Sustainability Appraisal (SA). The Planning Practice Guidance requires Air Quality Management Areas (AQMA) to be taken into account. Tandridge does not have any designated AQMAs. Requirements or limitations on new development would emerge through the SEA and SA.	Air quality remains a consideration in the plan-making process and identifies any potential need for mitigation where appropriate.	
1885, 3868	Some of the issues in the Issues and Approaches Local Plan are not issues and are statements. Some should be reworded.	This is accepted and the 'Issues' in the Issues and Approaches document do include things which are both matters which the Council may need to respond to/cater for, through the policies of the Local Plan; as well as also factual statements.	The Council will seek to clarify the role of the 'issues' in later iterations of the Local Plan in respect of understanding which matters the Local Plan needs to be aware of and where appropriate, respond to.	9
1603	Most important issue is the lack of local economic employment opportunities.	The National Planning Policy framework requires a Local Plan to balance economic, social and environmental considerations. This will be done appropriately as informed by the Sustainability Appraisal and on consideration of the wider evidence for the Local Plan.	None	10
Objectives Section of the Plan				
1885, 507, 1007, 1025, 1326, 1243, 1315, 1499, 1448, 1432, 1571, 1936, 1607, 1647, 1663, 1696, 2076,	The Objectives do not address the issues highlighted and are inappropriate. They are vague, generic aims with subjective wording and do not provide direction. They need numbers and timescales which can be	As set out elsewhere, the 'Issues' will require refinement following consultation and before the final Local Plan is submitted for	Refine the wording of the issues and objectives and set appropriate monitoring mechanisms in the final	12

2037, 2122, 2046, 1925, 1950, 2049, 2543, 1741, 1901, 2669, 4457, 4560, 4650, 4656	measured. There is no prioritisation of these Objectives.	examination. The objectives may then also need refinement although it is not agreed that the aims are generic or that they do not provide direction. The objectives of a Plan are high level statements that seek to cover the district as a whole in a strategic manner. The Issues and Approaches consultation included a section about monitoring progress. This explained that the Plan would set targets against policies to ensure that objectives are being met and that progress against these targets would be published annually. Until policy decisions are made, it is not possible to set out the indicators that would be used to monitor the effectiveness of those policies in meeting the objectives of the Plan.	Local Plan.	
83, 86, 227, 413, 464, 613, 741, 83, 1208, 1172, 1230, 1764, 1494, 1370, 1397, 1445, 1448, 1630, 1933, 2111, 2029, 2160, 2129, 2745, 3452	Agrees Objectives are appropriate for the district.	Noted	None	13
266, 312, 599, 613, 741, 933, 900, 928, 936, 1172, 1223, 1335, 1626, 1543, 1647, 1830, 2037, 1981, 2049, 2141, 2137, 2340, 1901, 4560, 4650, 4656, 4899	There is no mention in Objectives of protecting the local environment / Green Belt and the uniqueness these bring to Tandridge.	The Local Plan Issues and Approaches document included an objective to maintain and enhance our mixed and diverse natural and historic environment which is intended to mitigate and	The Local Plan to be submitted for examination will include an objective to maintain a Green Belt that serves the purposes in the National Planning Policy	14

		discourage negative uses.	Framework and endures beyond the plan period.	
7, 103, 1469, 537, 613, 771, 741, 831, 928, 1025, 985, 900, 1181, 1172, 1197, 1223, 1239, 1764, 1711, 1487, 1440, 1397, 1445, 1347, 1758, 1626, 1600, 1806, 1663, 1638, 1847, 1972, 2097, 1816, 1787, 1857, 2076, 1828, 2111, 2061, 1950, 2043, 2091, 2152, 2101, 2129, 2340, 2644, 1726, 3234, 3452, 4894, 4650, 4656, 4899	The Green Belt, natural environment, open spaces and recreation grounds need to be safeguarded, retained and maintained at all costs – this is the most important Objective. A clean environment is needed for health and wellbeing.	The issues identify that 94% of the district is designated as Green Belt. The Green Belt is a specific policy intervention designed to carry out a number of specific jobs. It is not an environmental designation or constraint. It is important that the Green Belt fulfils its purposes as set out in the National Planning Policy Framework and is capable of continuing to do so throughout and beyond the plan period. As required by the National Planning Policy Framework, the Local Plan will take a balanced approach to meeting social, economic and environmental objectives. The evidence-base will be used to ensure that valuable publically accessible spaces that contribute to health and wellbeing as well as those areas that are of acknowledged ecological interests are properly considered through the plan making process	The Local Plan to be submitted for examination will include an objective to maintain a Green Belt that serves the purposes set out in the National Planning Policy Framework and endures beyond the plan period. The Council will use its evidence-base to ensure a balance between the social, economic and environmental needs within the district.	15
266, 11, 599, 1487, 1638, 2037, 2049, 1726, 1901	Plan has no idea how the Objectives will be achieved. No link between Objectives and Delivery Strategies, or rest of Plan.	The Issues and Approaches document presented a range of approaches that depicted spatially, ways in which development could be delivered. The purpose of this was to seek the views of interested parties	None	16

		which would sit alongside other evidence-based documents and be used to help refine the Council's options and identify a single and preferred strategy. Until a preferred strategy is determined, it is not possible to set out, in detail, how objectives will be met at this early stage and will depend on the number of homes which can be built and the level of infrastructure which will be needed to support any growth.		
613, 714, 1172	All Objectives are equally important.	Agreed	None	17
51	Objectives can only be achieved through adherence to rigid controls and policies.	The Local Plan will set out policies to meet the objectives of the Plan whilst also providing flexibility throughout the plan period	None	18
472	The central objective missing is that the Local Plan must reflect the needs and priorities of Tandridge district's community.	It is considered that the objectives of the Plan will reflect the needs of the district whilst also complying with the national policy requirements set out in the National Planning Policy Framework.	None	19
3265, 3930	The Plan's objectives should contribute to the delivery of its vision; have greater link with and address the cause of the issues identified; and be focused on outcomes so progress can be measured.	Agreed	None	20
1181, 1007, 1216, 1630, 4899	What does Objective 1 mean?	Objective 1 is concerned with ensuring that the Plan provides a flexible approach to providing employment opportunities and opportunities for economic	Amend the wording of Objective 1 to improve comprehension	21

		activity.		
1191, 1050, 1042, 1201, 1122, 1315, 1454, 1817, 1954, 1892, 2029, 2152, 1741	The housing objectives are the most important. They impact on all other objectives.	The National Planning Policy framework requires a Local Plan to balance economic, social and environmental considerations. It is not appropriate to have housing stand above all others as an objective. It is agreed that the delivery of housing will have an impact and therefore needs to be balanced with the economic and environmental considerations of the Plan	None	22
957, 1181, 1806, 2085, 2080	The housing objectives (5 and 6) need to ensure that tree planting, woodland creation, and open space provision is planned into new developments.	Objectives 8, 10, 11 and 12 cover this comment and would therefore be reflected in the Plan.	None	23
1380, 1191, 1365	Objectives 5 and 6 (housing) – add “while respecting the existing Green Belt”, and “retaining the quality of life and existing amenities for extant residents” - and 6 “without damaging the quality of life for local residents”.	The Green Belt is not a housing delivery policy and therefore it would not be appropriate to refer to it in the housing objectives. A separate objective in respect of Green Belt will be added. It is considered that quality of life issues are reflected in objectives 8, 9 and 10.	The Local Plan to be submitted for examination will include an objective to maintain a Green Belt that serves the purposes in the National Planning Policy Framework and endures beyond the plan period.	24
3234, 3883, 4819	Housing objectives should be more diverse and encourage the building of lifetime homes, self-build homes, starter homes and key worker homes.	The Local Plan will include policies, based on the evidence, which set out the housing mix and tenure that should be delivered	None	25
3868	Housing objectives should promote the building of smaller homes, particularly by the loss of larger ones.	The Local Plan will include policies, based on the evidence, which set out the housing mix that should be delivered	None	26
3883	The objective of providing both affordable units and opportunities to downsize does not address concerns	The Local Plan will include policies, based on the evidence,	None	27

	facing a large sector of the housing market.	which set out the housing mix and type that should be delivered. The Plan is required by the National Planning Policy Framework to address the housing needs of all where possible. The Strategic Housing Market Assessment sets out those needs and the Plan will need to take account of that evidence.		
1223, 1905	Key objective is where and how land will be allocated for housing. Sustainable locations which do not allow sprawl and with suitable infrastructure.	<p>The Council is required to consider the development potential of all sites which are submitted through the Housing and Economic Land Availability Assessment. This includes both brownfield and greenfield sites.</p> <p>In terms of delivering development, this will be set out in the Council's preferred strategy for the Local Plan once it is determined. The allocation of sites is a response to the objectives rather than being an objective in its own right.</p>	None	28
229, 1469, 1467, 1025, 1181, 1201, 1696, 1847, 1855, 2134, 2571, 3930	Objective 3 is not appropriate - it is not a priority to equip people with the 'skills necessary to stay in the district' as commuting is the norm in the district. Commuting is about pay, not skill, and high salaries contribute to the area's services – our closeness to London should be celebrated.	It is understood that many residents travel outside of the district for work and that the draw of London is significant, hence a high demand for housing. However, it is also considered important, through objectives 1, 2, 3 and 14, to provide jobs within the district to reduce pressure on	None	29

		transportation that out-commuting creates. It is also considered important to maintain a greater proportion of spend within the district to support local economies and the viability and vitality of our towns.		
408	"Provide an opportunity for people to have the skills necessary to stay within the district and reduce the amount of out-commuting" - do you mean "provide opportunities" (plural)? When did 'out-commuting' become a word or phrase?	<p>Out-commuting is a recognised term which refers to the high number of people who commute out of the area in which they live, on a regular basis, to obtain better employment and access facilities.</p> <p>The reference to 'provide opportunities', is noted and will be corrected.</p>	Amend the wording of Objective 3 to "Provide opportunities..."	30
11, 1467, 1181	Agrees with Objective 6 – The Council should recognise and respond to the accommodation needs of the traveller community.	Noted	None	31
5194	The Council's objectives should seek to support golf clubs and their associated leisure facilities.	Objective 4 highlights that tourism will be supported. It is not considered necessary to identify golf courses as a specific element of this. The Council do acknowledge that consideration needs to be given to the inclusion of an objective which is specific to leisure activities not in town centres.	The Council will consider whether an objective for non-town centre leisure facilities is necessary.	32
2662	Surprised there are only two housing objectives and neither make mention to sustainable construction.	It is considered that this detailed issue is dealt with across objectives 10, 11, 12 and 13.	None	33
11, 1050, 1042, 1454, 1892	There should be consideration of whether the Green	One of the functions of a Local	None	34

	Belt needs alteration to make adequate and appropriate provision for development.	Plan is to set a Green Belt boundary. The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances identified through the review and development of a Local Plan. Tandridge needs to first understand, and evidence, the approach it is to take to identify whether exceptional circumstances exist or not. The Council is carrying out an assessment of the Green Belt in the district to inform the Local Plan process.		
18, 1847, 2076	Improving prospects for young people and supporting our ageing generation should be specific objectives. Sites necessary for specific infrastructure, and appropriate housing for these age groups, should be identified.	The Council must prepare a Local Plan which responds to the needs of all ages and sections of the community. It is therefore considered that specific objectives may not be appropriate or necessary.	The Council will consider whether it is necessary to identify separate objectives for both the younger and older sections of the community in terms of their needs for homes and infrastructure.	35
49, 1315, 1696, 1855, 2076	Economy and tourism are functions of the market and should not be considered as important issues. Tourism should not be an economic objective based on the nature of the district.	It is considered that land use has an important part to play in the local economy. Economy is one of the three strands of policy within the National Planning Policy Framework (National Planning Policy Framework). The National Planning Policy Framework sets out that tourism has a part to play in supporting a prosperous rural economy.	None.	36

413, 1467, 1111, 1208, 1050, 1042, 1255, 1315, 1454, 1657, 1787, 1817, 1855, 1918, 1912, 1892, 1873, 2029, 2745, 1741, 3276, 3234, 4771, 4650, 4656	Economy and tourism objectives will be important for the success of other objectives. Attracting, supporting and retaining business for local employment are most important. More should be done to prevent Permitted Development. Local jobs and economic opportunities should provide the needs for day-to-day living in Tandridge. Farming and rural communities/businesses need to be considered.	Noted.	The Council will seek to ensure that appropriate regard is given to farming and agriculture through the preparation of the Local Plan.	37
3930	In order to improve the competitiveness of the district there is a need to tackle the spatial complications presented by the rural nature of the area. This would mean not only offering choice to provide employment and economic opportunities, but providing the correct type of choice and appropriately locating it. Focusing all development on urban settlements within the district would do little to provide a balance of opportunities.	<p>The Council will need to ensure that relevant economic factors are appropriately considered and necessary steps taken to secure economic vitality going forward, including within our town centres. There is also a national agenda which supports the opportunity for residents to work locally and to enable businesses to thrive.</p> <p>Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the number of jobs needed up to 2033 and the amount of land which may be needed to accommodate jobs growth and to support local businesses. The Local Plan will make provision for jobs, commerce and the local economy. It will also need to balance those jobs with the availability of suitable homes.</p>	None.	38

		The majority of existing businesses in the district are located away from existing settlements and the Council will seek, through the Local Plan, to assist and support these businesses where it can, in consideration of their location. Additionally, the Council will ensure that any new employment is located as sustainably as possible and closer to other services which support both employees and business users.		
1466, 985, 1015, 1208, 1230, 1445, 1806, 1696, 1817, 1869, 1855, 2076, 2160, 3065, 1741, 3370, 3476, 3894	Agree with Objective 7 – “support our town centres...” – it should be recognised that online shopping is here to stay. Parking facilities have to be improved. Urban facilities are often poor quality and these should be upgraded. Leisure opportunities can be improved through local initiatives.	Noted.	None.	39
1466, 1806, 189, 4899	Objective 10 identifies two distinct objectives which should be separated. High quality design must be adhered to.	Whilst it is recognised that the two statements could be separated, there is a need to firmly connect higher densities with high quality design as both are intrinsically linked.	None.	40
358, 613, 714, 1181, 1172, 2705, 3234, 4650, 4656, 3930	Objectives regarding the economy, retail, leisure, health and wellbeing should also apply to rural communities, who should be better supported.	The Local Plan must consider the needs of all communities in the district. Whilst it is accepted that the issues and objectives will differ by location, it will be through the policies of the Local Plan that urban, rural and settlement specific matters will be responded	None.	41

		to.		
49	Health and Wellbeing and Design and Safety objectives should be standard practice and not objectives.	As they respond to issues it is considered that they should remain highlighted as objectives so that the Council's intentions towards supporting these objectives is clear.	None.	42
1499	Specific objectives to tackle the growing problem of obesity and depression are needed.	It is considered that Objective 8 covers this point	None.	43
53, 1466, 957, 1711, 1229, 1487, 1600, 2160, 3234	Objective 8 – important objective. We need to preserve rural amenities, and not design places as this is an urban approach. Ancient woodland must be protected.	Noted.	None.	44
900, 1015, 1111, 1122, 1255, 1279, 1416, 1417, 1432, 1347, 1806, 1787, 1869, 1933, 2061, 1951, 2024, 2036, 2091, 2159, 2102, 2340, 2669, 3234, 3878, 4650, 4656	Objective 13 – development must be avoided/prohibited in areas prone to flooding or on flood plains. Closer links between climate change objectives and flooding objectives must be made. Flood risk must be proactively minimised or mitigated for any new developments, as well as for current communities. Farmland development should be avoided to help mitigate flood risk.	The Plan will be subject to a Strategic Flood Risk Assessment and Sustainability Appraisal which ensure these are considered in the Plan-making process.	Continue to consider flood risk through the Strategic Flood Risk Assessment.	45
4899	Objective 13 – not sure how you 'respond to and minimise' an area prone to flooding. Or are you responding to and minimising the extent, or possibly the effects, of flooding?	The Local Plan will need to be supported by a Strategic Flood Risk Assessment and policies should be developed to manage flood risk from all sources taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. The Local Plan will need to take account of a sequential risk-based approach to the location of development to avoid,	Continue to consider flood risk through the Strategic Flood Risk Assessment.	46

		where possible, flood risk to people and property. The objective is therefore to minimise flood risk and where possible to relieve existing flood risk through any development that occurs.		
53, 435, 613, 714, 1465, 1172, 1397, 1432, 1730, 1905, 1933, 2111, 2159, 2160, 3234, 3452	Agree with Objective 12 – Heritage and history of area has not been documented or considered. The Council should work with the Heritage sector and aim to actively protect heritage assets, not just maintain. Natural Environment and Heritage should have their own objectives to reflect their differing priorities and needs in their management.	It is considered that ‘maintaining’ and ‘enhancing’ are the important actions for both the natural and historic environment and it is therefore appropriate for this objective to remain as is.	None.	47
2076	Objective 12 should include reference to ‘the Built Environment’ as excessive development could erode the character of settlements – this should be preserved.	It is considered that Objective 10 supports high quality design.	None.	48
4280	Objective 12 in its current form does not acknowledge the past under delivery of housing. It should be re-worded to “To plan for the development needs of the area with the least impact upon mixed and diverse natural and historic environment, mitigating and discouraging negative uses”.	It is considered that Objective 5 deals with the delivery of housing and would exist alongside Objective 12.	None.	49
1466, 957, 1279, 1315, 1905, 1951, 1741, 4261, 4495, 4899, 4423	Objective 11 (climate change) is very important – remove the wording “where possible”, and include references to energy saving and generation, sustainability, increasing tree cover, monitoring air quality and flooding. Anticipate, plan and budget for potential negative and positive impacts of climate change. Developments should be green and energy efficient.	Objective 11 is aimed to reflect the National Planning Policy Framework which states “Local Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape. New development should be planned to avoid increased vulnerability to the range of impacts arising from	Remove “where possible” from Objective 13 and ensure that policy takes account of climate change.	50

		climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.” This objective should also be read in conjunction with Objectives 13 and 14.		
1469, 435, 1181, 2062, 1494, 1499, 1752	Tourism is low-key but attracts people (cyclists and walkers) to the countryside – is there a contradiction between increasing tourism and destroying the Green Belt. There is no high quality hotel with wedding facilities in Tandridge. Out-of-the-box thinking is required to improve tourist spending. Towns and villages need to be kept clean and attractive.	The National Planning Policy Framework looks for Local Plans to enhance beneficial use of Green Belts by providing access and opportunities for outdoor sport and recreation. Therefore, it is considered that tourism can be compatible with the Green Belt.	None.	51
1466, 900, 1191, 1223, 1494, 1543, 1657, 1817, 1869, 2024, 2160, 2082, 2705	Objective 14 (sustainable transport) can be achieved with suitable infrastructure in sustainable locations. It should be expanded to include online car sharing, loaning and lift arranging. Management of traffic is a vital objective. Building a large public car park near Junction 6 (M25) would encourage car sharing for commuters, business and leisure trips. Schools buses would reduce volume of traffic and help reduce air quality issues.	Noted.	None.	52
1885, 2024, 2160, 3403, 4899	Fully support Objective 15 – working together with partners to improve infrastructure. These partners should include the NHS, schools, utilities and transport. The objective should be more specific as to how this will be done.	Noted.	None.	53
1358, 1326, 1199, 1711, 1353, 1603, 1643, 1696,	Objectives must recognise and address that current services and infrastructure are struggling to cope with	This is reflected in Objective 15.	None.	54

2097, 1813, 2076, 2111, 2061, 2159, 2129, 1714, 4721, 3234, 4650, 4656	existing demand, and these must be improved in line with existing and future needs. The quality of life for communities and local residents must be supported and not damaged through any further development.			
1869	Maintain a public register of contaminated sites and ensure their remediation is enforced properly.	A registry of contaminated land is a requirement under separate legislation and remediation prior to new uses is a requirement of other legislation.	None.	55
1027, 2085, 2080, 3810, 4280, 4819	The two housing objectives do not go far enough to meet the OAN figure which must be accommodated. They do not acknowledge the past under-delivery of housing.	The delivery of housing is adequately reflected in Objective 5.	None.	56
Vision Section of the Plan				
831, 3878	The Vision is appropriate and supported.	Noted.	None.	58
928, 3878	The Vision is weak and offers no strategy for the future.	It is considered that the vision sets out for people and place how the district will move forward over the next 20 years. The planning strategy for delivering the vision will be set out in the final version of the Local Plan.	None.	59
1025, 1197, 1397, 1813, 3452, 3827, 4457	It is important that Tandridge retains its character as rural in nature and remains an attractive place to live and work. There should be an objective to specifically address this.	It is considered that the objectives reflect these points.	None.	60
Infrastructure				
198, 599, 1103, 1494, 1813, 2037, 2049, 1726, 2669	There are problems with parking at stations, on residential roads and in the town centres. People from outside the area are using our car parks. Residents can be deterred from using local shops as there is insufficient parking. There are no objectives to address these issues.	Infrastructure issue 15 highlights this matter. It is considered that Objective 14 deals with modes of transport, which would include the movement and parking of cars. The Council acknowledge that parking and transport matters are a concern for residents and	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. The Local Plan will be	62

		businesses. It will be through continued engagement with infrastructure providers, including Surrey County Council Highways, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	informed by a Parking Strategy Review.	
7, 358, 509, 599, 928, 933, 1380, 1103, 1172, 1499, 1747, 2037, 2049, 2091, 2571, 2644, 4423	It can take over 3 weeks to get a doctor's appointment and they cannot cope with any more patients. The hospitals are the same. As there has been no response from the surgeries, it does not mean there is not a capacity issue – the Council should engage again with GPs. Surgeries need to be expanded and pressure on healthcare services needs to be reduced if there is continued growth. Health services provided at home are stretched to capacity and often do not meet patient's needs.	The Council acknowledge that health services provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including the NHS, surgeries and the Clinical Commissioning Group, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan. The Plan must be evidence-led and the evidence provided by the health services will be crucial in understanding the capacity issues respondents refer to.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	63
1747	Oxted Health Centre is running just at 'satisfactory' patient to doctor ratios. They have lost 3 GPs in the	The Council acknowledge that health services provision is a	The Council will continue engagement with	64

	last year and it is very hard to recruit. If the proposed development occurs they will need to recruit another doctor, admin staff, and get equipment – the building, however, has no more capacity even if recruitment were possible.	concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including the NHS, surgeries and the Clinical Commissioning Group, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan. The Plan must be evidence-led and the evidence provided by the health services will be crucial in understanding the capacity issues respondents refer to.	infrastructure providers and ensure that infrastructure matters are considered accordingly.	
7, 599, 928, 1103, 1813, 2037, 2061, 2049, 2571, 2644	The existing schools cannot cope at the moment and do not have capacity for any more development, especially when the schools take children from outside Tandridge. Oxted School is now one of the largest in the country.	The Council acknowledge that education provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including the Surrey Education Authority, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan. The Plan must be evidence-led and the evidence provided by the education	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	65

		services will be crucial in understanding the capacity issues respondents refer to.		
7, 358, 2147, 2148, 1726, 4650, 4656, 3930	There should be more bus stations and a better bus service to help discourage car use. Rural areas are disadvantaged.	Objective 14 refers to this issue. Sustaining rural public transport services can be challenging without users. The Council acknowledge that public transport provision is a concern for a number of interested parties. It will be through continued engagement with service providers, including the Surrey County Council, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan. The Plan must be evidence-led and the evidence provided by the providers of public transport services will be crucial in understanding the capacity issues respondents refer to.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	66
3403	TfL should support improving transport by enhancing existing TfL bus services, extending routes to serve new developments and/or securing supporting bus infrastructure, such as stops and shelters and bus standing, in new developments. These would need to be financed through s106 or s278 agreements.	Agreed. The Community Infrastructure Levy can also be used to plan for infrastructure.	None.	67
53, 322, 613, 714, 1172, 2037, 2061, 2036, 2049,	Needs to be improvements in general to public transportation and infrastructure as it is inadequate.	In terms of Plan-making, the Council acknowledge that public	The Council will continue engagement with	68

1726, 4650, 4656	The Council should encourage the meshing of public transport providers and schemes. The Planning department needs a more proactive approach to infrastructure and work closely with partners.	transport provision is a concern for a number of interested parties. It will be through continued engagement with service providers, including the Surrey County Council, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan. The Plan must be evidence-led and the evidence provided by relevant providers.	infrastructure providers and ensure that infrastructure matters are considered accordingly.	
599, 2037, 2049, 2644	Need more capacity on the train network. Trains are delayed, there is not enough seating and have to stand.	In terms of plan making the Council acknowledge that public transport provision including rail is a concern for a number of interested parties. It will be through continued engagement with service providers, including the rail service providers, Network Rail and Surrey County Council, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan. The Plan must be evidence-led and the evidence provided by the relevant providers.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	69
3930	Increased development in the central/south of the	The Local Plan will need to	The Council will continue	70

	district will help improve the viability of rail stations.	balance the benefits and disbenefits of development by thorough analysis of the evidence. It is however acknowledged that to sustain all forms of rural transport, services require users.	engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	
3043	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.	Agreed.	The Council will continue to engage with the rail operators to understand their plans and timescales, as well as to understand their evidence as to the expected passenger numbers.	71
53, 599, 1122, 1499, 2037, 2061, 2049, 2091, 2147, 2148, 2571, 1726, 1752, 2669, 3878	There are capacity problems on the road network, in particular A22, M23, A264, A23, A25, and most of the rural roads in the district. HGVs create problems on the rural road network. Many accidents, some fatal, have occurred on the roads in the district. Potholes are also a real issue on the road network, which in general is in a poor state of repair. An east-west bypass should be built to pass Godstone. There is no objective to respond to these issues.	It is considered that Objective 14 responds to this issue. The Council acknowledge that transport matters are a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including Surrey Highways, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan. Any growth would need to be thoroughly transport-modelled so the impacts and potential mitigation can be assessed.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	72
3868	The A22/A264 junction was in excess of 90% utilisation in 2015. There are issues surrounding the	It is considered that Objective 14 responds to this issue. The	The Council will continue engagement with	73

	<p>funding of the necessary improvements. The Council need to be more aggressive when working with partners.</p>	<p>Council acknowledge that transport matters are a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including Surrey Highways, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan. Any growth would need to be thoroughly transport-modelled so the impacts and potential mitigation can be assessed.</p>	<p>infrastructure providers and ensure that infrastructure matters are considered accordingly.</p>	
<p>198, 1469, 358, 509, 599, 1467, 1279, 2037, 2049, 1726, 3878</p>	<p>Needs to be improvements to the power, drainage, water and other utilities, such as telecommunications, which are limited in rural areas. Maintain adequate supply of these and reduce impact on climate change. Flooding is a serious issue and improvements/mitigation measures must be made.</p>	<p>The Council acknowledge that flood risk and utility provision are 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. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan. Support of evidence from the Strategic Flood Risk Assessment</p>	<p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p>	<p>74</p>

		will assist in this process.		
973, 537, 599, 985, 1181, 1103, 1172, 1764, 1487, 1603, 3878	Adequate infrastructure should be put in place before any development or increase in population takes place. OAN figure highlights need for investment in infrastructure.	The delivery of infrastructure to support the growth in population should be delivered hand-in-hand with population growth.	None.	75
464, 509	If suffering with financial constraints, Tandridge should invest Section 106 monies, New Homes Bonus and increased council tax receipts into necessary infrastructure.	The Council will continue to work with infrastructure providers, the majority of whom are not Tandridge district Council, to ensure that the infrastructure required to deliver the Plan comes forward proportionately with development.	None.	76
1466, 1230, 1499, 1397, 1663, 1726, 3452	Existing footpaths, bridleways and cycleways need enhancing for pedestrians and cyclists. Better provision of places to store/lock bikes at key destinations is needed.	The Local Plan can look at enhanced access to the countryside and green spaces. Development Management policies would address cycle parking provision.	None.	77
2662	98% of Tandridge is served by Sutton and East Surrey Water (SESW) of which Tandridge comprises about 21.5% of existing properties in its 2014 Water Resources Management Plan. SESW has planned 5,770 new homes for Tandridge based on Core Strategy 2008 data. However as Tandridge is 94% Green Belt, and the company took local authorities' existing plans into account when preparing its plan, it is likely that it assumed a lower figure than this for Tandridge and a compensating higher figure in the other districts in its East Surrey resource zone. The next plan, due in 2019 will take account of whatever new population and property growth figures are available. If these are higher than current assumptions, it will probably be necessary to bring	The Council acknowledge that water management is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including the Thames Water and Sutton and East Surrey Water, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of Local Plan. The Plan must be evidence-	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	78

	schemes forward to increase supply or reduce demand. East Surrey resource zone currently expects to be in surplus until 2033, and then the company proposes to bring a new borehole on line. This could be achieved earlier but there would be a financial cost.	led with the evidence provided by the water companies, including their plans for investment.		
2662	The 2% of Tandridge not supplied by Sutton and East Surrey Water are in the northern part of Tatsfield parish, which is part of Thames Water's London resource zone. The properties currently in the parish comprise only an insignificant 0.03% of the total in the zone, where solutions for water supply will be those required to provide for the majority of Greater London.	Noted.	None.	79
3930	It is important that development is focused around areas that would relieve infrastructure pressure as opposed to hindering it and as such an appropriate location would need easy access to the strategic road network.	The Council acknowledge that transport matters are a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including Surrey Highways, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of Local Plan. Any growth would need to be thoroughly transport-modelled so the impacts and potential mitigation can be assessed.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	80
Health and Wellbeing				
1015	Consistently refusing planning permission for floodlights at Godstone Tennis club has suppressed the health and wellbeing for members for years.	The Local Plan must deliver a balanced approach to social, economic and environmental factors.	None.	82
1181, 1172, 1663	New developments should be designed to include the	The Local Plan will look at how	The Council will continue to	83

	agreed open space provision, and existing open spaces/recreation parks should be retained.	open space should be provided in local communities to address health and wellbeing need. This may be done through a variety of ways including the provision of new space or through the upgrading of existing spaces. How open space will be provided will be in accordance with standards for quantity, accessibility and quality as set out in the Council's Open Spaces Assessment 2015.	prepare the Local Plan in accordance with the standards set for quantity, quality and accessibility of open space and recreation facilities.	
1499	State-of-the-art sports facility is needed. Could help with health and wellbeing and job prospects.	The Wellbeing Space Strategy 2015 and the Tandridge Retail and Leisure Study 2015 do not indicate the need for a state-of-the-art sports facility within the district.	None.	84
2669	You state that there are low quality sport and leisure facilities but you have no objective to address this.	It is considered that Objective 8, which refers to access to appropriate facilities and services to improve health and wellbeing, covers this issue.	None.	85
2571	A new Health Centre is needed in Hurst Green to help relieve pressure at Oxted.	The Council acknowledge that health services provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including the NHS, surgeries and the Clinical Commissioning Group, that these matters will be considered. Once a preferred strategy for the Local Plan has	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	86

		<p>been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan. The plan must be evidence-led and the evidence provided by the health services will be crucial in understanding the capacity issues respondents refer to.</p>		
3930	<p>Rural areas are disproportionately affected in terms of health and wellbeing as there is reduced access to leisure facilities and GP surgeries.</p>	<p>The Council acknowledge that health services provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including the NHS, surgeries and the Clinical Commissioning Group, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan. The Plan must be evidence-led and the evidence provided by the health services will be crucial in understanding the capacity issues respondents refer to.</p> <p>Objective 8 refers to the access to appropriate facilities and services to improve health and wellbeing.</p>	<p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly</p>	87
Environment				

7, 1468, 1103, 1347, 1638, 1816, 1787, 2043, 2036	Should not build on recreational spaces as affects health, social issues and climate change. They should be protected.	The Local Plan will look at how open space should be provided in local communities to address health and wellbeing need. This may be done through a variety of ways including the provision of new space or through the upgrading of existing spaces. How open space will be provided will be in accordance with standards for quantity, accessibility and quality as set out in the Council's Open Spaces Assessment 2015.	The Council will continue to prepare the Local Plan in accordance with the standards set for quantity, quality and accessibility of open space and recreation facilities.	89
1468	Climate change is only mentioned in relation to future developments. Current infrastructure and housing should be referenced.	The Local Plan will deal with development for the next 20 years and standards in relation to climate change are related to making improvements to the current situation. The Council will consider whether it wishes to go further than the requirements in the Building Regulations, which apply to new development but also to adaptation and changes to existing development.	Noted.	90
3930	Greenhouse gas emission from private cars could be reduced significantly if better services were provided in the south/central of the district.	It is agreed that sustainable transport patterns can be improved by the provision of services in close proximity to the population, reducing the need for travel where possible. Alternatively, improved public transport can also reduce the reliance on the private motor car.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	91

		It is important that the Plan considers these approaches.		
928, 985, 1239, 2043, 2091, 2102, 3878	Should not build on the Green Belt as it provides separation between settlements, prevents urban sprawl, encourages health and wellbeing and protects wildlife.	The Green Belt is a specific policy intervention designed to carry out a number of specific jobs. It is not an environmental designation or constraint. It is important that the Green Belt fulfils its purposes as set out in the National Planning Policy Framework and is capable of continuing to do so throughout and beyond the Plan period. The Local Plan will give separate consideration to the provision of open space and access to the countryside.	None.	92
1103, 1197, 1905, 3878, 4560	Should protect the Areas of Outstanding Natural Beauty (AONB).	There are two Areas of Outstanding Natural Beauty (AONB) in the district, the Surrey Hills and the High Weald. AONB are nationally protected areas where there is a general presumption against major development. The Council will accord with all legislation in the preparation of the Local Plan.	None.	93
3878	Should protect Conservation Areas.	The Local Plan will continue to protect the designated Conservation Areas.	None.	94
1905, 4560	Should protect Sites of Specific Scientific Interest.	The preparation of the Local Plan will take account of the statutory protection offered to SSSIs.	None.	95
83, 198	Should protect woodlands and countryside / green fields and open space for leisure, health and wellbeing, wildlife.	The Local Plan will look at how open space should be provided in local communities to address	The Council will continue to prepare the Local Plan in accordance with the	96

		health and wellbeing need. This may be done through a variety of ways including the provision of new space or through the upgrading of existing spaces. How open space will be provided will be in accordance with standards for quantity, accessibility and quality as set out in the Council's Open Spaces Assessment 2015. The Council will take ecology into account when developing the Local Plan.	standards set for quantity, quality and accessibility of open space and recreation facilities. Account will be taken of ecology evidence in preparing the Local Plan.	
198	Caterham has limited green space compared with the rest of Tandridge, therefore it is valued more highly by residents.	The Local Plan will look at how open space should be provided in local communities to address health and wellbeing need. This may be done through a variety of ways including the provision of new space or through the upgrading of existing spaces. How open space will be provided will be in accordance with standards for quantity, accessibility and quality as set out in the Council's Open Spaces Assessment 2015.	The Council will continue to prepare the Local Plan in accordance with the standards set for quantity, quality and accessibility of open space and recreation facilities.	97
452, 1315	Residents should be encouraged to recycle more and use facilities/resources more responsibly.	The provision of waste and recycling centres are a matter for the Waste and Mineral Plan, which is prepared by the County Council. This Council will continue to support increased recycling of waste by residents through its waste collection	None.	98

		strategy.		
599, 831, 928, 1103, 1172, 1223, 2037, 2049, 2669, 3878	Councils should act to protect the Green Belt. It is National Planning Policy, and TDC states their aim is to protect the Green Belt, however this document puts forward many Green Belt sites as 'deliverable' and 'developable'. What does the Council define as "exceptional" circumstances?	<p>The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances identified through the review and preparations of a Local Plan. Tandridge needs to understand and evidence the approach it is to take and understand whether exceptional circumstances exist or not. The Council is carrying out an assessment of the Green Belt in the district to inform the Local Plan process.</p> <p>It is not agreed that building on the Green Belt is against national policy; it is allowed in certain circumstances through planning-decision making. 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 existence of exceptional circumstances are a matter of planning judgement on a site-by-site basis. An unmet need for</p>	None.	

		housing is insufficient on its own to amount to exceptional circumstances.		
Economy / Town Centres				
86, 494, 509, 3878	There is a need for more jobs in the area, particularly for young people and apprenticeships.	The Issues and Approaches consultation sets out approaches for the delivery of land to provide for employment uses. Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the number of jobs needed up to 2033 and the amount of land which may be needed to accommodate jobs growth and to 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.	None.	101
49, 86, 103, 198, 175, 1466, 985, 1208	Town centres should be supported. Free parking would improve viability. Centres could be made traffic-free.	The Council recognises that town centres are at the heart of communities and policies should be pursued to support their vitality and viability. The Council will need to ensure that retail, leisure, office and other main town centre uses are met in full. Parking charges are considered to be a matter for the Council's parking	The Local Plan will be informed by a parking strategy review.	102

		strategy and this strategy would need to be considered alongside the development of the Local Plan.		
464	There are limited opportunities for residents to buy comparison-goods within the district. Residents must travel outside of the district to shop.	The Council recognises that town centres are at the heart of communities and policies should be pursued to support their vitality and viability. The Council will need to ensure that retail, leisure, office and other main town centre uses are met in full. The Council will take account of the Tandridge Retail and Leisure Study 2015, which sets out the floor space requirements for additional convenience and comparison-good shopping.	Ensure that the Local Plan reflects the evidenced needs for retail.	103
103, 198, 175, 435, 464, 1181, 1103, 2062, 1630, 1951, 2705, 4261, 4650, 4656	A business park or spaces for business development should be sought out, designated and supported by policies – this could include empty commercial premises. The economic viability of Tandridge needs to be improved. Small businesses need development and support.	Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the number of jobs needed up to 2033 and the amount of land which may be needed to accommodate jobs growth and to 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 majority of existing	None.	104

		businesses in the district are located away from existing settlements and the Council will seek, through the Local Plan, to assist and support these businesses where it can, in consideration of their location. Additionally, the Council will ensure that any new employment is located as sustainably as possible and closer to other services which support both employees and business users.		
1752	Residents are happy to travel to towns out of the district with more structured leisure facilities, and take pleasure that the countryside remains undeveloped.	The National Planning Policy Framework requires that Councils provide local opportunities and limit the need to travel. As such, it is considered necessary to reduce the need for travel and retain and encourage leisure uses within the district.	None.	105
83, 198, 464, 509, 1197, 1963, 3065, 3370, 3476, 3894	Caterham Town Centre should be promoted more for leisure and retail. It has had many shops closed down recently; this has also occurred in other towns within the district. The CR3 Forum Business proposals must be considered.	<p>The Council recognises that town centres are at the heart of communities and policies should be pursued to support their vitality and viability. The Council will need to ensure that retail, leisure, office and other main town centre uses are met in full. The Council will take account of the Tandridge Retail and Leisure Study 2015.</p> <p>Further, the Council is currently preparing a Caterham Town</p>	The Local Plan will make provision for the benefit of jobs, commerce and the local economy.	106

		Centre Masterplan. The Masterplan will consider a range of elements for the town centre including retail, leisure and employment provision.		
599	The documents suggest that jobs/employment will rise by one third and Tandridge will experience high economic growth.	Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the number of jobs needed up to 2033 and the amount of land which may be needed to accommodate jobs growth and to 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.	None.	107
599, 3878	There has been a large loss of employment and office space; these sites should be retained.	The Council acknowledge the impact which the government's changes to the permitted development rights have had on the loss of employment in the area. The permitted development rules allow offices to convert to residential without the need for planning permission and this now extends to other forms of employment use where it meets the criteria. The Council is unable to alter national policy.	The Local Plan will make provision for the benefit of jobs, commerce and the local economy.	108

		<p>Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the number of jobs needed up to 2033 and the amount of land which may be needed to accommodate jobs growth and to support local businesses. This document has also considered the effects of the permitted development rules for the district. The Council will consider how it can best respond to this and ensure that sufficient employment space is retained for the future, as part of the planning process.</p>		
198, 322, 2705	<p>A sixth form college would equip students with ideas and skills to help inject dynamism into the economy. Suitable high-quality public education facilities are needed in areas of high resident concentration to provide training.</p>	<p>The Council acknowledge that education provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including the Surrey Education Authority, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan. The Plan must be evidence-led and the evidence provided by the education</p>	<p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p>	109

		services will be crucial in understanding the capacity issues respondents refer to.		
900	Development of working farms should not be promoted due to loss of employment in the rural community.	The Local Plan will need to reflect the requirement of the National Planning Policy Framework to support economic growth in rural areas by:- supporting growth through the conversion of existing buildings and well-designed new buildings; promoting the diversification of agricultural and rural businesses; supporting the tourist economy; and retaining local services.	Ensure the Local Plan reflects the needs for a strong rural economy.	110
1626, 2571, 2705, 4632	Local employment needs to be improved / increased before housing is built.	<p>It is agreed that housing needs and employment needs must be balanced. Homes are already needed; as are jobs. As such it is not appropriate to prioritise the provision of employment ahead of homes. Further, those that live here may choose to work elsewhere to reflect different skill levels and professions.</p> <p>Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the number of jobs needed up to 2033 and the amount of land which may be needed to accommodate jobs growth and to</p>	Ensure a balanced approach to the provision of housing and jobs.	111

		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.		
3930	Commuting out of the district for services could be reduced by improving/creating a rural centre in the south of the district.	Noted.	None.	112
1714	The local economy has grown to serve the needs of the community, which is why there are supermarkets and coffee shops, and not factories.	Noted.	None.	113
2662	The Council should aim that commercial units with a floor areas of 500m ² or greater meet BREEAM 'excellent' standard.	The Local Plan will need to address climate change and sustainable design matters without adversely affecting the viability of development.	The Council will consider appropriate standards and thresholds for development to support a low energy, low carbon future.	114
4650, 4656	Include support for alternative uses in local/town centres as restricting planning permission for Class A1 Retail is very prescriptive.	The Council recognises that town centres are at the heart of communities and policies should be pursued to support their vitality and viability. The Council will need to ensure that retail, leisure, office and other main town centre uses are met in full. The Council will take account of the Tandridge Retail and Leisure Study 2015.	None.	115
1726	Addressing the amount of 'red tape' and regulations that small businesses are required to comply with would encourage people to start their own business.	The Local Plan can deal with land use matters and seek to ensure that space is available for new businesses to occupy and existing businesses to expand. Other legislative requirements for	None.	116

		business cannot be addressed by the Local Plan.		
Homes				
7, 1885, 83, 86, 1103, 1201, 1239, 1315, 1499, 1855, 2644, 1726, 4632	There is a need for homes to be affordable. They must still be of high quality and design though, and also retain Tandridge's character.	Agreed.	None.	118
320, 1181, 1110, 1813	There is a need for more housing/development for local residents.	Agreed.	None.	119
5194	An objective should be included to provide sufficient housing to meet local housing need and support economic growth.	Objectives 1-3 and 5 address the need to provide homes and support the economy of the district. Jobs and homes will need to be delivered in balance with constraints within the district and this is reflected in the objectives.	None.	120
4899	Sufficient housing of adequate size and quality needs to be provided to cater for reasonable future growth in necessary areas.	Agreed.	None.	121
5194	Small unallocated sites should be recognised and contribute to the housing land supply. There are a number of sites located within the Green Belt within easy access to rural settlements, semi-rural service settlements and urban settlements which would be logical infill.	<p>The Council will not encourage unplanned development. Unplanned development is also contrary to the concept of planning for sustainable development as supported by the National Planning Policy Framework.</p> <p>The Council will consider the role of a windfall allowance in terms of its contribution to housing supply.</p> <p>Rural exception sites which are championed by local communities and are not generally allocated will also continue to be</p>	None.	122

		<p>considered. However, by their nature, unallocated sites cannot always be anticipated.</p> <p>Further, if it is a site within the Green Belt, there may be a need to demonstrate very special circumstances and any applications for ad hoc development and infilling in the Green Belt would be considered in light of the NPPF and local relevant adopted policies.</p>		
320, 2093, 2134	There are a significant number of wealthy people who have worked hard to earn their home and quality of life in the countryside.	The Local Plan must cater for all sections of the community in terms of age, gender and financial status etc. It must also plan for the needs of both current and future communities for the long term.	None.	123
599, 702, 890, 900, 1111, 1239, 1255, 1972, 1839, 2037, 2049, 2134, 3878	Disagrees with OAN. 9,400 homes are too many, the figure is based on migration from London, and it is not genuine local need. Housing should only be provided for local people. The Council is not required to provide housing due to in-migration. This number will put a strain on the environment and the Green Belt. Where is the evidence for this figure and how was it calculated?	The National Planning Policy Framework requires a Local Planning Authority to identify the full objectively assessed need (OAN) for market and affordable housing (National Planning Policy Framework paragraph 47). The OAN is part of the Strategic Housing Market Assessment (SHMA) which specifically requires local plans to identify the scale and mix of housing that the	None.	124

		<p>local population is likely to need over the plan period. It must consider household and population projections and take account of migration and demographic change (National Planning Policy Framework para 159). It is therefore a requirement for housing need to take account of migration across district boundaries. The movement of people, as they move house to meet their needs, does not operate with district boundaries acting as barrier.</p> <p>The Objectively Assessed Housing Need of 9,400 is based on a number of demographic factors. The details relating to this can be found in the Council's <u>Strategic Housing Market Assessment</u> (2015) which includes <u>The Objectively Assessed Housing Needs of Tandridge</u>, technical paper. Nearly 70% of the projected population increase is in the aged over 60 groups. This is due to a combination of the age profile of the population and the fact that people are living longer. Most of these people will already be living in the district and not a predominant result of London</p>		
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		<p>migration.</p> <p>Further, the 9,400 figure reflects the total number of homes that are needed based on various demographic considerations, but doesn't necessarily represent the number of homes that the Council will actually provide.</p> <p>Although the National Planning Policy Framework aspires to ensure that Local Authorities meet their needs in full, it also recognises that this is not always possible where constraints exist. The plan-making process must consider all legitimate constraints and the Council must set out and justify the number of homes it is able to deliver once all evidence is considered. Discussions with other Local Authorities, through the Duty to Cooperate, will need to take place to see if any shortfall can be provided elsewhere.</p>		
599, 2037, 2049	9,400 homes is four times the amount of homes required by the Core Strategy. It contradicts evidence given by the Council at a Public Inquiry in 2014.	In accordance with the requirements of the National Planning Policy Framework, the Council have identified an objectively assessed housing need, using demographic projections and nationally collated statistics for the district and the wider housing market area. The	None.	125

		<p>Core Strategy was prepared in accordance with regulations and policy which central government has since replaced.</p> <p>The Public Inquiry in 2014 was in relation to the determination of an individual planning application. The Council in that context sought to ensure that the Inspector took account of the Core Strategy against which the planning application was determined. As such, the 9,400 figure which will be considered through the Local Plan, up to 2033, must be seen in a different context to that of the Core Strategy.</p>		
83, 86, 198, 175, 537, 1467, 1208, 1245, 1494, 1951, 4261, 3930	Agrees with the importance of different types, tenures, sizes and price of homes (balanced housing provision).	Noted.	None.	126
702, 1315, 1353, 1813	Smaller developments or in-filling, 1 or 2 houses per plot, is more satisfactory than building on large swathes of Green Belt.	Noted. It is considered that relying on infill development across the district for housing delivery, which would effectively amount to delivery at a rate of current windfall (providing land availability remained unchanged) would not be sufficient to meet needs. Nor would it generate sufficient development contributions to support infrastructure and could exacerbate existing issues.	None.	127
7, 537, 933, 831, 1110, 1172, 1239, 2062, 1847, 2029,	Brownfield sites and re-development of sites should be prioritised as a way to protect the Green Belt. There	It is agreed that the Council should pursue a policy approach	The Local Plan will reflect the government's approach that	128

2644, 4764	should be greater flexibility to allow for this.	of brownfield first, accepting that previously developed land exists both within and outside the Green Belt. The Housing and Economic Land Availability Assessment will provide an evidence- base that will be capable of describing how much of the identified development needs can be delivered through the use of brownfield land. The Local Plan will set out the extent of Green Belt that should endure beyond the Plan period.	development delivery should prioritise brownfield land.	
1885, 936, 1816, 1855, 2134, 2571	Why is it necessary that all new developments have a mixture of housing types? The balance of homes in the district should remain as it is. High earners will move away, impacting upon local business.	Paragraph 50 of the National Planning Policy Framework sets out that Local Plans should:- deliver a wide choice of high quality homes; widen opportunities for home ownership; and create sustainable, inclusive and mixed communities. This should be through planning for a mix of housing by identifying the size, type, tenure and range of housing that is required in particular locations as reflects local demand. Paragraph 159 of the National Planning Policy Framework requires a Local Plan to address the need for all types of housing, including affordable housing and the needs of different groups within the community.	None.	129

		There is no evidence to suggest that high earners would move away and/or that would adversely affect the local economy.		
49, 936, 1503	There is no need for new housing. Development of an area is not always a good thing.	The National Planning Policy Framework requires all Local Authorities to play a part in housing delivery and ensuring that there is a supply of housing for an increasing population. It sets out that Local Authorities must significantly boost the delivery of housing and should meet their objectively assessed need for housing in full as far as is consistent with other policies in the framework. The Council will therefore, within the Local Plan, need to balance the sometimes conflicting economic, social and environmental considerations.	None.	130
890	There is sufficient social housing in the area.	The evidence set out in the paper Strategic Housing Market Assessment 2015 – Calculation of Affordable Housing Need indicates a need for a significant proportion of housing to be delivered as affordable housing. The government requires 20% of all housing delivery to be in the form of starter homes, which in themselves are a type of affordable housing.	None.	131
1469, 537, 1015, 2062	There should be a balance between housing, employment and environment to create sustainable	It is agreed that the Local Plan is required to balance social,	None.	132

	communities – it should not encroach on the Green Belt.	<p>economic and environmental considerations and put in place mechanisms which mitigate against potential adverse effects of development. The statutory preparation of a Sustainability Appraisal alongside the Local Plan, is in place to make sure this happens.</p> <p>The Green Belt is a specific policy intervention designed to carry out a number of specific jobs. It is not an environmental designation or constraint. It is important that the Green Belt fulfils its purposes as set out in the National Planning Policy Framework and is capable of continuing to do so throughout and beyond the Plan period.</p>		
1469, 320, 2082, 1714	The real reason for the housing crisis and why housing is unaffordable in Tandridge is too complex to deal with at the district Council level.	<p>The National Planning Policy Framework requires the Council's Local Plan to address housing need and affordability and so it will need to be addressed in the Plan at district level.</p> <p>The Planning Practice Guidance states that long-term increases in house prices can be indicative of an imbalance between supply and demand. As such, the Council's Strategic Housing Market Assessment considers this in determining the Objectively</p>	None.	133

		<p>Assessed Housing Need and in identifying the number of affordable homes that are required locally to respond to affordability issues.</p> <p>The Local Plan is required to set policies to ensure the delivery of affordable homes which provide more opportunities for home buyers to remain local rather than having to move elsewhere to a more affordable locale, or remain at home with parents.</p>		
49, 517, 537, 771, 900, 1015, 1229, 1413, 1503, 1647, 1857, 1828, 2134, 2571, 1726, 4894	The Plan will be stretched to meet traveller needs; it is not a core objective and is at odds with other objectives. There should not be special treatment given to the travelling community. Sufficient accommodation for travellers exists. Is it a legal requirement to meet traveller needs? Disagrees with Objective 6.	<p>The Local Plan must cater for all sections of the community and will include policies for both the travelling and settled residents.</p> <p>The Council's approach to traveller accommodation reflects the requirements set out in the Government's policy "Planning Policy for Traveller Sites". The evidence sets out that there is a need for additional traveller sites. It is considered that Objective 6 is appropriate.</p>	None.	134
230, 1571, 1696	There should be a stronger, more careful consideration of high density housing to meet need. This may help prevent sprawl onto open land.	Objective 10 highlights the need for the Council to consider higher densities in hand with high quality design.	None.	135
239, 1181, 1358, 1494, 1499, 1626, 1647	Consideration needs to be made about elderly people downsizing to bungalows/small homes and freeing up larger properties. What empirical evidence is there for	It is important that the Local Plan delivers a range of houses to meet the different needs of all	None.	136

	<p>this happening? Elderly still want high quality homes and access to transport/services. Stamp duty is a major disincentive to downsize.</p>	<p>within the community. The delivery of housing choice, with high quality homes in accessible locations, close to services gives options for residents should they wish to downsize, freeing up family housing for family units as they develop. The Local Plan is part of the policy response to this.</p>		
599	<p>There has been more building in Tandridge district than in Guildford Borough despite it having a larger population.</p>	<p>Guildford Borough Council is currently developing a plan to address their under provision of housing to meet the needs of their area.</p>	<p>None.</p>	137
1630	<p>The opportunity to register for shared ownership homes needs to be publicised more. There is scant supply of these homes in Tandridge.</p>	<p>This comment will be passed to colleagues in the Council's housing team who administer the list of people registered as being in housing need.</p> <p>Paragraph 50 of the National Planning Policy Framework sets out that Local Plans should:- deliver a wide choice of high quality homes; widen opportunities for home ownership; and create sustainable, inclusive and mixed communities. This should be through planning for a mix of housing by identifying the size, type, tenure and range of housing that is required in particular locations as reflects local demand.</p>	<p>None.</p>	138

		The Tandridge Local Plan will support this.		
1847	Second homes should be discouraged from this district.	Local Plans in other parts of the country, such as Cornwall, have tried to address the issue of second homes. However, it is considered that in these areas there is evidence of a significant proportion of homes being second homes. The Objectively Assessed Housing Needs of Tandridge 2015 paper sets out that second homes in Tandridge amounts to 0.6% of the total number of homes. This level of second homes is not considered significant enough to seek a policy to discourage them.	None.	139
2662	Surrey is an Area of Serious Water Stress so new homes should be constructed to comply with a higher standard of water efficiency of 110 litres per person per day.	<p>The Sutton and East Surrey and Thames Water areas are both classified as areas of significant water stress for current and future periods. As such, they are designated for the purposes of Regulation 4 of the Water Industry (Prescribed Condition) Regulation 1999. The Council will consider whether optional requirements for the Building Regulations to deal with water consumption should be included in the Local Plan.</p> <p>Further, the Council will continue to liaise with the water companies</p>	Consider whether to include requirements in the Local Plan for Building Regulations for water usage.	140

		throughout the Plan-making process to ensure that these providers are given the opportunity to feed into the Plan-preparation and highlight any issues which may need to be addressed.		
Settlements / Character of Area				
883, 1630, 2037, 2049, 3065, 2843, 3370, 3476, 3894	The north of the district (Caterham/ Warlingham/ Whyteleafe) has taken the majority of development in the past, often against resident's wishes, and the population has increased substantially. The infrastructure cannot cope and hasn't been improved in line with development/ population increase. Any development that would bring more activity to the area should be avoided.	The issues relating to infrastructure are highlighted in the Issues and Approaches document. The Council have also identified objectives relating to infrastructure which will guide the preparation of the Plan and the policies which will be included. Appropriate and proportionate levels of infrastructure will be provided to support any new development which is delivered through the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	142
2843	New developments should be spread evenly throughout the district. This will help with traffic management.	<p>In preparing the Local Plan, the Council will assess all of its reasonable alternatives in terms of how needs can be met. Information about dispersed development amongst settlements was set out in Approach 5.</p> <p>Evidence bases which will inform this include a Green Belt Assessment, Landscape Capacity and Sensitivity Study,</p>	None.	143

		Sustainability Appraisal and infrastructure modelling. Only then, will it be possible to determine the level of housing need which can be accommodated in the district.		
4457	All development should make a positive contribution to heritage, amenity and the distinctive nature and character of Tandridge.	Agreed.	None.	144
702, 1543	Development will change the character of the settlements in the district and put unbearable strain on them. Settlements should remain unique, contained and identifiable.	<p>The passing of time will result in an element of change irrespective of whether development takes place, or not. The needs of communities also change over time and it is right that the Council should consider how needs can be met. It is not accepted that development, where it takes place appropriately, is a negative thing. Through the Local Plan, development can be managed as much as is practicably possible and ensure that it is for the benefit of communities for the long term.</p> <p>The impacts of delivering built development will always need to be balanced against the positive contribution to be made. As required by the National Planning Policy Framework the Local Plan will take a balanced approach to meeting social, economic and environmental objectives. Where development takes place, be that</p>	The Council will ensure that development, where it is identified, is sympathetic to the character, heritage and long term needs of settlements and the community.	145

		<p>to provide homes and/or infrastructure it may be necessary to amend existing settlement boundaries to accommodate this, but only where it is justified and where exceptional circumstances exist.</p> <p>Further, the Local Plan will include design policies to ensure that local character and heritage etc is sympathetically considered.</p>		
1765, 1752	<p>Rural villages such as Blindley Heath, South Godstone and Chaldon have limited infrastructure, and telecommunications are poor. There are also serious flooding problems in the villages.</p>	<p>In preparing the Local Plan, the Council will assess all reasonable alternatives in terms of how needs can be met. Evidence bases which will inform this include a Green Belt Assessment, Landscape Capacity and Sensitivity Study, Sustainability Appraisal and infrastructure modelling. Only then, will it be possible to determine the level of housing need which can be accommodated in the district.</p> <p>The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has</p>	<p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p> <p>It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.</p>	146

		been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.		
320	Property prices will decrease.	There is no evidence to suggest that new development would negatively impact upon current property prices. However, the Council accept this is an area of concern for homeowners, but are unable to use property values as a justification to discount sites from consideration.	None.	147
2036	1500 homes in Smallfield and Burstow is completely uncharacteristic. These are villages, not cities.	<p>In preparing the Local Plan, the Council will assess all of its reasonable alternatives in terms of how needs can be met. Evidence bases which will inform this include a Green Belt Assessment, Landscape Capacity and Sensitivity Study, Sustainability Appraisal and infrastructure modelling. Only then, will it be possible to determine the level of housing need which can be accommodated in the district.</p> <p>The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will</p>	<p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p> <p>It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.</p>	148

		be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.		
3930	Rural areas in need of services and affordable houses would benefit greater from development.	<p>In accordance with the principle of sustainable development set out in the National Planning Policy Framework, rural communities should be supported to maintain and improve their sustainability. The Local Plan will look to ensure that rural communities and all areas of the district, are supported for the future and that needs are addressed appropriately.</p> <p>The Local Plan is prepared to balance social, economic and environmental factors to mitigate against potential adverse effects of development and the statutory preparation of a Sustainability Appraisal alongside the Local Plan, is in place to make sure this happens.</p>	None.	149
4650, 4656	The restriction on High Street development which imposes a minimum of retail frontage does not reflect the reality of demand for premises. There are ample vacant properties in Lingfield High Street for any retail operators wishing to establish there. We need to be flexible in our approach to a range of commercial	This comment is making reference to the detailed policies for the retention of retail floor space set out in the current Development Management DPD. It is considered important that the	None.	150

	enterprises that might be willing to set up and create both employment and economic activity in the village.	Local Plan seeks to maintain floor space for a range of purposes in town and village centres to support our economy and the needs of local people.		
1951	Whyteleafe has had an overdevelopment in recent years of flatted accommodation with a high level of affordable homes. This has changed the make-up of the village. There is a significant transient community of people that move in and out of Whyteleafe and never make it their long-term home. An objective of the Local Plan should state clearly that this type of development is not to be encouraged in the future. High density development is not supported in Whyteleafe.	<p>Paragraph 50 of the National Planning Policy Framework sets out that Local Plans should:- deliver a wide choice of high quality homes; widen opportunities for home ownership; and create sustainable, inclusive and mixed communities. This should be through planning for a mix of housing by identifying the size, type, tenure and range of housing that is required in particular locations as reflects local demand.</p> <p>Paragraph 159 of the National Planning Policy Framework requires a Local Plan to address the need for all types of housing, including affordable housing and the needs of different groups within the community. It is considered that the Plan should support high quality, higher density development, as appropriate.</p>	None.	151
936, 1111, 1216, 1103, 1122, 1229, 1255, 1370, 1416, 1417, 1413, 1397, 1347, 1543, 2134, 2571, 3452,	High density housing will remove the local character and desirability of the area, and should not be pursued. High quality housing is unlikely when at high densities. It could aggravate depression, and increase	It is not agreed that higher density development cannot be high quality or that there is a direct relationship between desirability	None.	152

3878, 4261	social issues, crime, congestion and pollution. It should be removed from Objective 10, thus Approach 2B is not appropriate.	<p>of an area, crime, congestion and depression. It is considered that higher density, high quality development has a part to play in meeting the development needs of the district.</p> <p>It is considered that there will be a need for the Plan to have a balanced approach to social, economic and environmental factors when deciding whether higher densities in particular locations, are appropriate.</p>		
1413	The statement in Objective 10 'higher densities where possible' conflicts with other objectives.	<p>It is not agreed that higher density development cannot be high quality. It is considered that higher density, high quality development has a part to play in meeting the development needs of the district.</p> <p>It is considered that there will be a need for the Plan to have a balanced approach to social, economic and environmental factors when deciding whether higher densities in particular locations, are appropriate.</p>	None.	153
3930	The best way to incorporate safety into development is through strategic design.	Agreed.	None.	154
Delivery Strategy Approaches				
599, 2037, 2049	Why has Option 1 (no additional housing) been included in the document when the Council has already ruled it out as an approach?	It provides a baseline position.	None.	156

198, 1816	Would support a new settlement (Approach 6) if it is thought through properly and has adequate infrastructure and amenities for people. Affordable housing could be provided.	Noted.	There is currently little detail in the Spatial Options Topic Paper 2015 to allow an understanding of the realistic deliverability of Approach 6. It is recommended that further work is undertaken to explore the potential for Approach 6, either as a stand-alone approach or as part of a wider strategy. It is considered that to do this the Council should undertake work to understand the spatial potential for accommodating such an approach and ensure that this is explored as a reasonable alternative in meeting identified needs.	157
3403	If the vision of 'the use of sustainable public transport encouraged lessening congestion' is to be delivered, planning for higher development densities where public transport is already, or could be made good is a sensible approach.	Noted.	None.	158
2037, 2049	Approaches 2A and 2B are not appropriate as they propose building on recreational grounds, and 2B proposes a blanket density of 70 dwellings per hectare which is contrary to the nature of the district.	The approaches set out a number of alternative options. The housing delivery set out in each approach takes account of the Housing and Economic Land Availability Assessment. It will be necessary to consider other evidence in determining whether these approaches are appropriate, such as, in the case	None.	159

		of this comment, the Open Space Assessment 2015. The assessment of site yields at a low and a high density level allows the Council to test a range of scenarios. It does not indicate that all development would be carried out at such density levels.		
599, 1103, 1397, 3452, 3878	Approach 2A is the best of a worst situation and closest to meeting local need, but should not include building on recreational and open space.	The approaches set out a number of alternative options. The housing delivery set out in each approach takes account of the Housing and Economic Land Availability Assessment. It will be necessary to consider other evidence in determining whether these approaches are appropriate, such as, in the case of this comment, the Open Space Assessment 2015.	None.	160
599, 1397, 2037, 2049, 3452	Approaches 3-6 propose building on large swathes of Green Belt which is based on unreliable OAN figures and unrealistic economic assessments. Any of these approaches would destroy the character of the area.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan. The Local Plan is required to take a balanced approach to social, economic and environmental considerations. It would be difficult to imagine a Local Plan that balanced those	None.	161

		requirements resulting in the destruction of the character of the district.		
2037, 2049	The full impact of the delivery strategies has not yet been identified and therefore residents are being asked to choose an option without having all of the necessary information.	<p>The Council is at the early stages of preparing the Local Plan and this consultation ensures interested parties are engaged at the start of the process.</p> <p>The Issues and Approaches consultation is a high level strategic document. It is agreed that there is much more evidence that needs to be considered. This will be provided through later stages of consultation.</p>	The Council will continue to consider evidence as it is prepared to refine and inform the Plan-making process. In addition, the Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	162
831, 2037, 2049	None of the strategies are appropriate - they are contrary to national policy and the Council's vision.	<p>The approaches set out all potential and reasonable options for delivery of development up to 2033.</p> <p>The Council is required to consider all reasonable alternatives in terms of meeting identified needs. This includes publically-owned land. No decisions in terms of which sites should and will be allocated have</p>	None.	163

		<p>been made. As such, it is not considered that the approaches in the document, are contradictory to the vision.</p> <p>The Local Plan to be submitted for examination will need to comply with government policy outlined in the National Planning Policy Framework.</p>		
Policy Approaches				
831, 1765	A policy which considers the ratio between population and available amenities should be included.	When the Council considers infrastructure requirement in further detail, many providers will indeed apply population ratios to evidence infrastructure requirements. The Community Infrastructure Levy, which will be derived from the Infrastructure Delivery Plan will also derive funding for infrastructure from the level of development.	None.	165
1103	Why does Paragraph 12.3.4 mention Woldingham?	Core Strategy Policy CSP19 places Woldingham in a grouping with Larger Rural Settlements, Green Belt Settlements and countryside where density between 30 and 40 dwellings per hectare is considered appropriate. Paragraph 12.3.4 reflects this.	None.	166
1103	The Council should include in the following flooding policies: prevent development on flood plains; applications in/on flood plains should mitigate flooding;	The Council acknowledge that flood risk is a concern for a number of interested parties. It	The Council will continue engagement with infrastructure providers and	167

	pressure the Environment Agency to implement their own policies; and encourage the Environment Agency to pressure land owners to carry out their own flooding-related obligations.	will be through continued engagement with infrastructure providers (including utility companies) such as Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan. Support of evidence from the Strategic Flood Risk Assessment will assist in this process.	ensure that infrastructure matters are considered accordingly.	
2076	Given the closeness of major employment centres of Crawley, Croydon and Central London, the Council should be cautious about pursuing policies of 'self-containment'. Opportunities should be recognised.	The district has high levels of out-commuting, low GVA and limited business activities. Unlike many of the neighbouring authorities, Tandridge cannot be considered as strategically significant in the wider economy of Surrey and the South Eastern regions. In this context, the district cannot be seen to be directly comparable to the surrounding areas and is economically 'self-contained'. However, the Council's study of the district's function in the wider economic area identifies that this self-containment is modest. The study highlights links with: Croydon; Reigate and Banstead; Crawley; Mid Sussex; and	None.	168

		Sevenoaks. These Local Authorities will need to be involved in the Council's Local Planning process through the Duty to Cooperate to identify any economic opportunities which may benefit employment and performance.		
3878	The Council should develop a Heritage Policy that includes the need to review current Conservation Areas.	It is not necessary to have a policy for the review of conservation areas, the requirement being set out in the Listed Building and Conservation Area Act. It is acknowledged that the Council has not reviewed the conservation area since it was determined by Surrey County Council, however, this is not a matter for the Local Plan process, and will be considered by the Council at an appropriate time.	None.	169
Site Specifics				
234, 1445, 1365, 1633, 1823	Development at Surrey National Golf Course will put pressure on all infrastructure in the area. It serves as a recreational space/area with many footpaths and bridleways crossing the golf course. It is in the Green Belt and an Area of Outstanding Natural Beauty. It will increase the size of Chaldon by 300%. Parking problems would also be an issue if this area was developed. Development of this site would also reduce employment opportunities.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers and consideration of all evidence-bases that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the	171

		more detailed work to further inform the preparation of the Local Plan.	evidence in the Housing and Economic Land Availability Assessment.	
5194	Some of Farleigh Golf Club's land ownership potentially provides for greater opportunity to meet housing needs in particular for holiday-let accommodation associated with the Golf Club facilities.	<p>The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available.</p> <p>The objectives of the Issues and Approaches document seek to support tourism and leisure as appropriate. All decisions regarding this will be made in line with evidence and policy.</p> <p>The Council do not agree that providing holiday-let accommodation would contribute to meeting the housing need of the district. It is not permanent accommodation for fixed-abode residents and is for tourism purposes.</p>	None.	172
1110, 1816	Object to development in Warlingham. It is in the Green Belt, the area is appealing, and there is a sense of community and closeness to the countryside. It will put a strain on infrastructure. It would create more issues than benefits for local residents. The health and wellbeing of residents would be detrimentally affected. Warlingham is often a building-site with properties pulled down for luxury apartments.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers and consideration of all evidence-bases that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out	<p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p> <p>It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the</p>	173

		more detailed work to further inform the preparation of the Local Plan.	evidence in the Housing and Economic Land Availability Assessment.	
234, 1445	Object to development in Roffes Lane as the infrastructure cannot cope and it increases the size of Chaldon by 300%. The road is too narrow to allow two cars to pass. The village hall cannot accommodate any more people. It would result in loss of wildlife and trees and rural character. If developed, this site would merge Caterham Hill with Caterham Valley and allow for unrestricted sprawl. It is against the policy of not even considering allowing development of AGLV until the review of AONB is carried out. Development could lead to greater flooding.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers and consideration of all evidence-bases that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	174
320, 891, 900, 2147, 2148, 1752	Object to development at Blue Anchor Farm, Blindley Heath as the infrastructure cannot cope. The A22 is too busy and junctions are hazardous; there is no public transport and limited employment available. There is no school and development here would have a knock-on impact on infrastructure in neighbouring settlements. Flooding has occurred frequently in the past and is likely to continue and further exacerbate the issue if nothing is done. Other small developments have occurred in the area and nothing was done to improve the infrastructure.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers and consideration of all evidence-bases that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	175
320, 686, 1752	Object to development at Posterngate Farm as it will have a detrimental impact on the character, setting,	The sites to be considered in the Local Plan will continue to be	The Council will continue engagement with	176

	<p>landscape and views from South Godstone. The infrastructure (trains, roads, schools, GPs, buses) cannot support this amount of development, no further infrastructure improvements are planned, and there is a risk of increased crime. The development fails against the all purposes of the Green Belt. It would cause South Godstone to merge with Hurst Green and Godstone. Wildlife will be negatively impacted. The land also floods periodically.</p>	<p>refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers and consideration of all evidence-bases that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.</p>	<p>infrastructure providers and ensure that infrastructure matters are considered accordingly.</p> <p>It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.</p>	
1873, 2644	<p>The redevelopment of the Moorhouse (Redland) Tileworks presents an opportunity to contribute towards the delivery of the first three objectives, through the investment in new commercial accommodation, the creation of new employment opportunities, and the realisation of a modern opportunity for businesses to operate successfully within the district.</p>	<p>There is a current planning application under consideration. It is considered that the emerging objectives of the Local Plan are not sufficiently advanced to carry weight in that decision-making process. The site has also been put forward as part of the Housing and Economic Land Availability Assessment as a potential employment site. The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further</p>	<p>It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.</p>	

		inform the preparation of the Local Plan.		
560	Objects to a traveller site at GOD014.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers and consideration of all evidence-bases that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	<p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p> <p>It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.</p>	178
593	Objects to traveller sites in Warwick Wold Road and Rockshaw Road. Applications have historically been refused. The area is in an AONB and the Green Belt.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers and consideration of all evidence-bases that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	<p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p> <p>It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.</p>	179
2571	The Gasholder in Oxted should be brought down redeveloped.	Noted. The Council agree that a redevelopment of the Gasholder site is beneficial and are	None.	180

		considering this prospect actively.		
3878	The land south of the M25 should be retained as Green Belt.	The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through the review and preparation of a Local Plan. Tandridge needs to understand and evidence that no exceptional circumstances exist if it were to justify a position that the Green Belt boundary should not be amended.	None.	181
3894	Timber Hill Park is the only recreational space left in the town centre of Caterham and is well-used by residents and visitors. It should not be developed.	The Local Plan will look at how open space should be provided in local communities to address health and wellbeing need. This may be done through a variety of ways including the provision of new space or through the upgrading of existing spaces. How open space will be provided will be in accordance with standards for quantity, accessibility and quality as set out in the Council's Open Spaces Assessment 2015.	The Council will continue to prepare the Local Plan in accordance with the standards set for quantity, quality and accessibility of open space and recreation facilities.	182
1726	Recent planning decisions by Planning Inspectors have allowed the construction of an access road through the QEII Field in Smallfield. Costs were awarded to the developer who lodged the appeal, which may result in the district granting permission in the future to applications they otherwise may have refused.	The Council will continue to determine planning applications in accordance with the Development Plan unless material considerations suggest otherwise.	None.	183
4423	Regarding land at Roseleigh Farm, Copthorne -	Noted.	None.	184

	retirement housing schemes ensures that residents are not dispersed across the wider community. This means that time and resources is saved if, for example, general practitioners, community nurses, pharmacy delivery, and other community based health and social care professionals can visit more than one patient in one place. Moreover, such developments can provide intermediate care services which reduce demand for in-patient services.			
4423	Lambs Business Park could provide more than 1ha of employment space as many buildings will not meet EPC standards by 2018. The Park is capable of being redeveloped to provide modern employment premises.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers and consideration of all evidence-bases that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	185
Consultation				
599, 1397, 2037, 2049, 3452, 3878	Website is too difficult to use and this will deter people from commenting. Many residents of Tandridge do not have access to the internet and have been disadvantaged.	In 2015, 86% of households in Great Britain had internet access. For households with children this increases to 97%. For households with an adult over 65, 49% had internet access. On this basis it was considered appropriate to provide a range of methods to respond to the consultation with online as the	The Council will continue to provide assistance to those responding to consultations.	187

		preferred method. Given the range of channels to respond, it is not considered that residents have been significantly disadvantaged.		
1397, 1857, 2037, 2049, 3452, 3894	Not well advertised. Council should have contacted every household in the district as the Local Plan is a very important document. Notice was spread mainly through residents groups and word of mouth. The consultation period should have been extended, and it was cynical to consult on the document around Christmas.	The Council advertised the consultation in the Tandridge Magazine, which is delivered to every house and business in the district. The consultation was also publicised in the Tandridge Tenants Talking magazine and on Facebook, Streetlife and Twitter. Printed and press media was issued on 20 November, 3 December, 29 January and 19 February. Public notices were published on 23 and 24 December. Posters and leaflets were distributed to schools, GP surgeries, community centres, Tandridge Trust Leisure Centres, schools, libraries, parish council noticeboards, sheltered schemes, day centres and Lingfield and Dormansland community centres. Publicity text was provided to parish councils, Tandridge Voluntary Service Council, the Tandridge Business Newsletter, Lingfield Community News, the CR6, CR2, TN16 magazines, Neighbourhood Watch and CR3 Forum as well as to schools for their websites. Notwithstanding	The Council will continue to advertise the Local Plan consultations as widely as possible.	188

		<p>this, there is nothing inherently wrong with word of mouth and residents groups also being a source of communication. It was fully appreciated that the consultation ran over Christmas which is why it ran for a month longer than the requirement. Since the consultation, the Council has sent out Council Tax bills which also include information explaining how residents can register, online, by telephone, or in writing, for updates as the Local Plan moves forward.</p>		
2037, 2049	<p>Residents have been misled regarding how the National Planning Policy Framework expects housing need to be met when considering Paragraph 11.0.1 on page 31 of the Issues and Approaches document.</p>	<p>It is agreed that the full sentence from the National Planning Policy Framework states: "To significantly boost the supply of housing, local planning authorities should use their evidence-base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period." It is agreed that whilst the text on page 30 makes it clear that there are other factors that</p>	<p>The Council will ensure that where appropriate, the Local Plan will clearly acknowledge that whilst the Government expects the full OAN to be met this can only be achieved provided the method for doing so is consistent with the other policies in the Framework.</p>	189

		need to be taken into account it is accepted that paragraph 11.0.1 in isolation could be considered to mean there is no other option than to deliver the OAN in full.		
599, 2037, 2049	No consultation was afforded to the Parish Councils or residents groups with the new consultants conducting the housing need assessment.	To ensure that earlier engagement which had taken place with Parish Councils and residents groups continued to be utilised, the available data collected by the previous consultants was passed to the current consultants.	None.	190
3878	The timetable does not appear to allow for consultation immediately prior to submission to the Planning Inspector.	The version of the Local Plan the Council intends to submit to the Planning Inspectorate will be subject to consultation under Regulation 19. This is clearly set out in the Local Development Scheme 2015 and documents updated in 2016.	None.	191
599, 2037, 2049	National Planning Policy Framework paragraphs 155 and 69 regarding community consultation have not been met.	The Issues and Approaches consultation is clearly not the final Plan. The consultation is the first step towards creating a shared vision for the district as set out in Paragraph 69. The Issues and Approaches consultation represents early engagement seeking to establish a clear vision and set of priorities. It has been done prior to the Council having made any decisions in respect of the final Plan.	None.	192

		Further, this approach is in accordance with the Town and Country Planning (Local Plan) (England) Regulations 2012 - Regulation 18 requires consultation on what the Local Plan should contain, to be carried out at an early stage in the process.		
Evidence Base				
1885, 599, 1397, 2037, 2049, 3452, 3878	Too many highly confusing documents to work through and too many acronyms.	It is acknowledged that the production of a Local Plan requires a substantial amount of evidence, some of which is very technical. It is also acknowledged that there are large numbers of acronyms. The Issues and Approaches consultation sets out a number of steps to enable respondents to look at the issues in more depth, should they wish to do so.	The Council will seek to improve the summary of documents. The Local Plan will however, continue to be supported by a wide range of technical evidence as required.	194
1885	Need a summary on what each evidence-base document is.	Agreed.	The Council will seek to improve the summary of documents.	195
1885	A lot of report work has been contracted out to consultants.	Agreed. Many of the evidence-base documents require specialist, external support.	The Council should continue to use external consultants where there is a need for specialist advice.	196
2037, 2049	The documents show that the rate of house building in Tandridge since 1980 has been consistently higher than the rate in the rest of England – in some years more than twice as high. This has not resulted in either more affordable housing for local people or economic growth.	The south-east of England as a whole has experienced greater growth than the rest of the country. It is not clear what the comparator is when considering 'more' affordable housing or	None.	197

		economic growth.		
2037, 2049	The evidence documents contradict each other because one set shows that while Tandridge has seen loss of local employment since the mid-1990s, the local economy is now stable, albeit with limited growth prospects. However, the documents related to housing-need unrealistically assume that local jobs will rise by more than a third.	The calculation of the Objectively Assessed Need concludes that there is no need to adjust the demographic forecast to accommodate jobs as the housing need related to jobs is already covered by the demographic calculation (Paragraphs 86 to 93 Strategic Housing Market Assessment 2015 – The Objectively Assessed Housing Needs of Tandridge 2015). The Council will ensure that consideration is given to the balance of job and homes.	Undertake a housing/jobs balance analysis to ensure the Council understands the relationship between jobs and the need for homes and that this is reflected in the Local Plan.	198
1397, 3452	What is the process of including Neighbourhood Plans in the Local Plan? Will they supersede or be undermined by the Local Plan in that area?	<p>Neighbourhood Plans are separate planning documents that once adopted form part of the Local Development Plan and are used in the assessment of planning applications.</p> <p>Whilst Neighbourhood Plans cannot make strategic decisions and must be in general conformity with the Local Plan, they can set policies which guide development in their area.</p> <p>As such, the Local Plan may need to take into account adopted or emerging Neighbourhood Plans.</p>	The Council will continue to work in partnership with Neighbourhood Planning groups to ensure joined up consideration in both plan-making processes.	199
Infrastructure Baseline Study				

599, 1172, 2097, 2037, 2049	Just because doctors surgeries didn't reply, does not mean there is not an issue with capacity.	A lack of a response from infrastructure providers does mean that the Council cannot conclude there is an issue. The Council has never stopped trying to elicit a response from health care providers. The publicity relating to this issue being raised has substantially increased the profile of the Council's Plan-making activities and officers are now in direct contact with the surgeries and the Clinical Commissioning Group. The Council acknowledge that health services provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including the NHS, surgeries and the Clinical Commissioning Group, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan. The Plan must be evidence-led and the evidence provided by the health services will be crucial in understanding the capacity issues respondents refer to.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	201
599, 2037, 2049	The document does not address the provision needed	The Local Plan will be supported	The Council will continue	202

	to cope with current demand, let alone the proposed increase in population.	<p>by an Infrastructure Delivery Plan. In addressing capacity to meet any growth we would be required to consider any current shortfall.</p> <p>The Infrastructure Baseline Study which accompanied the Issues and Approaches document, sets out current infrastructure matters.</p>	engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	
599, 2037, 2049	The document is misleading because it does not make clear that bus services are already reducing, there is no provision to increase train services and future school place planning has been calculated on figures four times lower than what is now proposed.	The document does set out the baseline position. It refers to existing bus service strategy, the existing train service operators' business plans and school place planning figures. The baseline conclusions for both primary and secondary education state that further work will need to be done once proposed growth levels are understood. The Council does not yet know what the potential growth will be in the district and this would need to be converted in a need for school places. For the majority of infrastructure providers, they are only able to advise on what they can provide, or what financial contributions they would need to make, once they have a clear idea of where development would be located and the number of homes, jobs and people that would need to be accounted for. Any evidence gathering prior to an	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	203

		understanding of these key elements is unlikely to be meaningful and is not usually progressed until such time that the Council have determined the preferred strategy that the Local Plan is seeking to pursue. That preferred strategy is then altered and further refined to reflect the infrastructure-based studies.		
Settlement Hierarchy				
2037, 2049	The document consistently portrays Tandridge's settlements as larger and better resourced than they are.	<p>The Settlement Hierarchy considers service and facility provision as it is at the time of writing. It does not consider the capacity of the existing facilities and this will be considered as part of the wider Plan-making process.</p> <p>The service provision data used to inform the settlement hierarchy was in part, informed by the information provided by Parish Councils and residents groups.</p>	None.	205
2037, 2049	Oxted should not be equated to Crawley, Redhill or East Grinstead. The scoring of Oxted's health facilities is inappropriate as a chemist cannot be compared to a GP surgery or a hospital.	<p>An urban area is a location characterised by higher human population density and built features when compared the areas around it.</p> <p>The Settlement Hierarchy (2015) makes no comparison between any settlement in the district and places such as Croydon and Crawley. However, in the context</p>	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	206

		<p>of Tandridge as a district, urban is more aligned with those areas where there is more built form and more residents.</p> <p>The Settlement Hierarchy considered service and facility provision at the time of writing.</p> <p>The service provision data used to inform the settlement hierarchy was in part, informed by the information provided by Parish Councils and residents groups.</p> <p>Scores were attributed to the provision of chemists separately from GPs and whilst it is noted that GP surgeries are valued by communities, the presence of a chemist is still a provided service that should be acknowledged.</p> <p>The Council acknowledge that health services provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including the NHS, surgeries and the Clinical Commissioning Group, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will</p>		
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		<p>be able to carry out more detailed work to further inform the preparation of the Local Plan. The plan must be evidence-led and the evidence provided by the health services will be crucial in understanding the capacity issues respondents refer to.</p>		
2037, 2049	Oxted, Hurst Green and Limpsfield should not be described as an urban conurbation.	<p>An urban area is a location characterised by higher human population density and built features when compared the areas around it.</p> <p>The Settlement Hierarchy (2015) makes no comparison between any settlement in the district and places such as Croydon and Crawley. However, in the context of Tandridge as a district, urban is more aligned with those areas where there is more built form and more residents.</p>	None.	207
2061, 5194	Development should only occur in settlements in relation to their position in the settlement hierarchy tiers. Development in small rural villages can only be considered as in extreme need.	<p>As set out in the Spatial Approaches topic paper, the Council's Settlement Hierarchy 2015, has been used to inform the Plan-making process to date. This will continue to be used as a guide.</p> <p>It should be recognised that sustainability does not just mean</p>	None.	208

		<p>how well a location is currently served by services and infrastructure, but also what the settlement's needs are for the future, to ensure sustainability for the long-term. An example of this is ensuring that local businesses and shops have sufficient population to utilise them to ensure they remain viable.</p>		
3878	<p>Godstone should not be considered a service settlement. Any development prior to improved infrastructure is not viable.</p>	<p>As set out in the Spatial Approaches topic paper, the Council's Settlement Hierarchy 2015, has been used to inform the Plan-making process to date. This will continue to be used as a guide.</p> <p>It should be recognised that sustainability does not just mean how well a location is currently served by services and infrastructure, but also what the settlement's needs are for the future, to ensure sustainability for the long-term. An example of this is ensuring that local businesses and shops have sufficient population to utilise them to ensure they remain viable.</p> <p>Godstone provides services more comprehensively than a number of others, but not as well as some and this is reflected in the tiers.</p>	None.	209

		<p>The Settlement Hierarchy considered service and facility provision at the time of writing. It does not consider the capacity of the existing facilities and this will be considered as part of the wider Plan-making process.</p> <p>The service provision data used to inform the settlement hierarchy was in part, informed by the information provided by Parish Councils and residents groups.</p>		
Green Belt Assessment				
1762	<p>Boundary between GBA008 and 009 cuts off section of Tatsfield village. 30 or so dwellings uncharacteristic of GBA008, but do match form of GBA009. Dwellings in Figure D.10.4 are in Old Lane and Barnfield Road. Figure 10.5 states homes are of substantial size but this does not match their council tax banding evaluations. The 'educational development' is outside the Defined Village. The new school is outside the Defined Village. Eagles Drive is in the London Borough of Bromley and outside Tatsfield's Green Belt. D.10.15 should read "The north of the parcel contains a large amount of residential development and therefore – apart from Gorsey Down Farm to the west of Ricketts Hill Road - is not considered countryside. The south of the parcel is generally free from development and consists of a golf course, fields and woodland. This part of the parcel is considered countryside". GBA009 is effective at safeguarding the countryside from encroachment. Penultimate sentence in D.10.22 should read "The considerable amount of</p>	<p>Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.</p>	<p>The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.</p>	211

	development in the parcel means the area does not contain countryside to the north with the exception of Gorsey Down Farm on the western side of Ricketts Hill Road”.			
1813	Godstone cannot be seen from the M25 and the Green Belt Assessments should be corrected to reflect this. The conclusion for Godstone appears to justify that the Green Belt is of no importance to the village.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	212
2037, 2049	The Council should have assessed parcels against all 5 purposes of the Green Belt.	The reasoning for the treatment of the fifth purpose of the Green Belt in the assessment is set out at Paragraphs 3.35 and 3.36 of the assessment methodology. Further, the fifth purpose cannot be assessed by a survey on the ground, particularly if that survey is limited to the Green Belt itself rather than urban areas. Should it be necessary, Purpose	None.	213

		Five would be a consideration in determining whether exceptional circumstances exist.		
599, 2037, 2049	Numerous errors and inconsistencies in both delivery and terminology. Important historical evidence has been omitted from the assessments.	<p>In the absence of further detail, it is not possible to respond specifically. It is accepted that there may be errors within the vast amount of evidence that has been collected due to the scale of some of the studies. However, if there are such errors none are so fundamental as to undermine the entire plan, particularly given the very early stage and the high level of evidence at this point in the process.</p> <p>With reference to the historical data, it is not the role of the process to consider the minutiae of historical matters, but to identify the key changes and considerations in order to arrive at an understanding of the changes which have taken place to the Green Belt, since its inception.</p>	None.	214
3878	Dividing the Green Belt into many parcels and assessing them individually dilutes the distinctive nature of the district and Green Belt.	The Green Belt is a specific policy intervention designed to carry out a number of specific jobs. It is not an environmental designation or constraint. It is important that the Green Belt fulfils its purposes as set out in the National Planning Policy Framework and is capable of continuing to do so throughout	The landscape character of the district is taken into account by other evidence.	215

		and beyond the Plan period.		
2037, 2049	Croydon did not undertake a Green Belt Assessment and are not looking to release any of their Green Belt.	<p>Croydon operates under a different plan-making framework to Tandridge and must respond to the London Plan. The current London Plan does not propose any Green Belt boundary amendments and therefore the Croydon Plan has to be in conformity with that strategic plan. A full review of the current London Plan is underway.</p> <p>However, it should be noted that Croydon have considered their Green Belt and this will inform the next iteration of their Local Plan which is due to be consulted on in Autumn 2016.</p>	None.	216
2037, 2049	It is unclear why areas have been highlighted for 'further investigation', and residents cannot comment upon this.	<p>It is considered that the Green Belt Assessment Report 2015 paper sets out what 'further areas for investigation' are and the document as a whole sets out why they have been designated.</p> <p>It states "the Council felt it would be best to brand areas 'areas of further investigation' where they deviate less or more obviously / effectively from the purposes of the Green Belt. This approach would allow further assessment to determine whether in fact it was a vital area of Green Belt." The</p>	None.	217

		<p>further refinement of this evidence will seek to make it clearer which areas are considered to perform strongly against Green Belt purposes and which areas perform less well.</p> <p>These 'further areas of investigation' and the wider Green Belt Assessment was open for comment during the Issues and Approaches consultation.</p>		
599, 2037, 2049, 3878	Methodology is flawed, as evidenced by a leading planning QC's opinion. The methodology was not amended to include this opinion.	<p>No Counsel Opinion has been produced (an Opinion being an opinion of a barrister based on an analysis of the law). The Council did receive a note of advice which is a written version of advice first verbally given to the Oxted and Limpsfield Residents Association. That advice note does not describe the methodology as flawed. It states "There is much in the methodology which is perfectly sensible and with which I agree. However, there are some aspects about which I have reservations." It is incorrect to state that this shows the methodology to be flawed, that is not what the advice note says.</p>	None.	218
599, 2037, 2049	The combination of an inflated-need figure and flawed Green Belt Assessments may mean an Inspector examining the Local Plan might conclude that it is unsound because the Council has put forward an	The Council has made no decisions about the location of development. All decisions would need to be supported by	The Council continues to take external advice in respect of key evidence-bases and the production of	219

	unjustified release of Green Belt.	appropriate evidence. The Council will continue to ensure, through consultation and peer review, that when the Local Plan is considered by an Inspector it is robust. The Council would need to ensure that any changes, if proposed to the Green Belt, are justified by exceptional circumstances.	the Plan.	
Housing and Economic Land Availability Assessment (HELAA)				
198	Deliverable and developable housing sites include public open spaces, recreation areas and parks.	<p>The suitability, availability and achievability of sites can change, as can assumptions on whether sites are deliverable or developable. This is stated in paragraph 4.41 of the HELAA Report.</p> <p>As evidence is prepared to inform the Local Plan, it can also inform the assessment of sites. One such piece of evidence includes a site specific Open Spaces Assessment which will be carried out on sites, as necessary, before the Plan can outline a preferred strategy.</p>	Continue to develop the HELAA as further evidence emerges and is considered.	221
599, 2037, 2049	How can sites be deemed 'deliverable and developable' if they are in the Green Belt and/or no infrastructure deficit (current or future) has been accounted for?	The suitability, availability and achievability of sites can change, as can assumptions on whether sites are deliverable or developable. This is stated in paragraph 4.41 of the HELAA	Continue to develop the HELAA as further evidence emerges and is considered.	222

		<p>Report.</p> <p>As evidence is prepared to inform the Local Plan, it can also inform the assessment of sites. One such piece of evidence includes a Green Belt Assessment which will be carried out on applicable sites, as necessary, before the Plan can outline a preferred strategy.</p> <p>The HELAA report sets out that in order for sites to be developed, where relevant, certain policies would need to be amended.</p>		
1765	The Council should proactively identify sites that have good access to roads, transport hubs and are close to schools and retail centres.	<p>Noted. The HELAA will consider these appropriately as part of any sustainable development.</p> <p>As set out in the Spatial Approaches topic paper, the Council's Settlement Hierarchy 2015, has been used to inform the Plan-making process to date. This will continue to be used as a guide.</p> <p>It should be recognised that sustainability does not just mean how well a location is currently served by services and infrastructure, but also what the settlement's needs are for the future, to ensure sustainability for</p>	None.	223

		the long-term. An example of this is ensuring that local businesses and shops have sufficient population to utilise them to ensure they remain viable.		
Other				
599, 2037, 2049	The Council has become heavily financially dependent on the money it gets from the New Homes Bonus, so will continue to build. However, the Council's shortage of money should not be a contributing factor to the number of houses built.	Agreed. The Council should focus on delivering housing to meet needs. Should New Homes Bonus continue to be paid that would be welcome but it is not a factor for consideration in terms of determining how many houses can be delivered. Local financial considerations, as set out in the Localism Act, only refer to planning decision-making, not plan-making.	None	225
2571	Using money from the Community Infrastructure Levy for infrastructure needs to be balanced with the avoidance of changing the present social make-up of Tandridge.	The connection between the availability of funding from CIL and the social make-up of the district is unclear. What is apparent is that without the availability of housing suitable for all, the age and social profile of the district will continue to change from how it is today.	None	226
1216, 1245, 1370	No confidence in the Council's ability to deliver "maximised funding" for infrastructure through working with partners/service providers due to the current times of austerity and previous lack of evidence of improvements following developments. Most funding for infrastructure is not within the remit of the Council.	The current Core Strategy provides no direct link between development and the provision of infrastructure. It is the Council's intention that this new Local Plan, where appropriate, will ensure that infrastructure provision is made hand-in-hand with any	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	227

		development. Where evidence sets out that infrastructure improvement is necessary for development, then that development will not be supported without it.		
1764	Central government should be assisting and supporting the Northern Powerhouses more to help curb the need for London and the South East to keep expanding.	Whilst officers would agree that a national plan would assist in directing development to the best advantage of the country as a whole no such document exists. The Local Plan must therefore reflect the evidenced needs and it cannot do this in isolation from the wider south-east and London region.	None	228
3265	In the Cheshire West and Chester Council Local Plan (adopted in 2015), one of their objectives is: "In rural areas, support farming, agriculture and diversification of the rural economy whilst ensuring development is of an appropriate scale and character". In a single sentence this objective captures the Plan's commitment to support the rural economy, recognises the need to provide other economic opportunities and protect the rural environment.	The Local Plan will need to reflect the requirement of the National Planning Policy Framework to support economic growth in rural areas by: supporting growth through the conversion of existing buildings and well-designed new buildings; promoting the diversification of agricultural and rural businesses; supporting the tourist economy; and retaining local services. It is not considered appropriate to divide objectives between urban and rural areas.	The Council will seek to ensure that appropriate regard is given to the rural economy and to farming and agriculture through the preparation of the Local Plan.	229
OAN				
1103	The housing number is a prescribed number and I expect the final number would be significantly lower bearing in mind Green Belt, AONB and character of	As set out in the Issues and Approaches consultation the OAN does not represent the housing	None	231

	the town and density of dwellings.	delivery target, which will need to take account of all the evidence.		
1603	Implication in draft Plan that this OAN figure is non-negotiable.	<p>The generation of the OAN for Tandridge follows a prescribed process set out by the Government. It is also based on demographic data for population growth and household formation rates that is provided by the Office of National Statistics and the Department of Communities and Local Government.</p> <p>Tandridge has had the OAN calculated twice and a separate study has been commissioned by developers. There will always be variation in any statistical analysis however these three studies all result in very similar conclusions. The Council considers the OAN to be robust. That is not to say it is not open to challenge. At this stage of plan making it is considered that the OAN is the appropriate basis on which to develop the Plan.</p>	As required, the Council will continue to update the OAN with updated statistical data released by government departments.	232
2037, 2049	The need figure would mean a likely rise of a third in the district's population with approximately one new house built for every four existing. This scale of building would destroy the rural character of Tandridge.	The housing need figure is the starting point for plan making. Councils are required by the National Planning Policy Framework to understand the objectively assessed need for housing. Although the National Planning Policy Framework aspires to ensure that Local	None	233

		<p>Authorities meet their needs in full, it also recognises that this is not always possible where constraints exist. The plan-making process must consider all legitimate constraints and the Council must set out and justify the number of homes it is able to deliver once all evidence is considered. Discussions with other Local Authorities, through the Duty to Cooperate, will need to take place to see if any shortfall can be provided elsewhere. It is agreed that all new development has the potential to impact upon the character of an area. The Local Plan is required to take a balanced approach to social, economic and environmental considerations as all have equal importance. It would be difficult to imagine a Local Plan that balanced those requirements resulting in the destruction of the character of the area.</p>		
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Inadmissible

1239, 560, 539, 928

Question 3 – What do you think about the Council's vision for how the district will be in 20 years time?

Where no action is listed against a response does not mean that the Council will not be taking the comment into account. Account will be taken of all comments. The individual responses have been made in a proportionate manner in order to focus on the key points and key matters arising. It provides a record of the responses and their consideration but it is the themes and how they are addressed that will be the main focus of the Inspector at examination and is the reason for a statement under Regulation 22. There are a great number of other comments that are being addressed but that are not necessarily listed as actions because they relate to matters that are a normal part of general plan making and work which the Council has planned for or which is already in progress.

Comment ID	Summary of Comment	Council's Response	Action Required	Line
Supporting The vision				
19, 50, 87, 119, 228, 176, 518, 934, 1059, 1016, 989, 1209, 1051, 1043, 1139, 1270, 1256, 1371, 1419, 1354, 1479, 1455, 1631, 1977, 2013, 1893, 2114, 2047, 2145, 2146, 2219, 2823, 3877, 4496	Support the vision and hopes it comes to fruition across the whole district. Difficult decisions will have to be made. The vision will help to make the district more sustainable.	Noted	None	1
45, 199, 283, 538, 712, 703, 662, 832, 892, 901, 1018, 1018, 1182, 1217, 1202, 1250, 1712, 2063, 1374, 1488, 1375, 1500, 1450, 1348, 1759, 1634, 1642, 1655, 1674, 1695, 1697, 1973, 1803, 1858, 1926, 1829, 2143, 2120, 2341, 2686, 2544, 1727, 1753, 2997, 3272, 3433, 4306, 4424, 4542, 4821, 4895	The vision is admirable. It is difficult to disagree with much of this document. The vision is aspirational. Broadly support Brown he vision.	Noted	None	2
Against The vision				
23, 110, 119, 250, 283, 832, 866, 1112, 1256, 1374, 1354, 1441, 1375, 1450, 1625, 1937, 1655, 1695, 1815, 1802, 1814, 1833, 1870, 1921, 2095, 2146, 1727, 2844, 2422, 3225, 3399, 4398,	Contradiction in the vision through proposals to sell land and propose development on green spaces, leisure facilities and on parking sites. Contradiction in developing the already developed north of the district.	The Local Plan will look at how open space should be provided in local communities to address health and wellbeing need. This may be done through a variety of	The Council will continue to prepare the Local Plan in accordance with the standards set for quantity, quality and accessibility of open space and recreation	4

4542, 4568

ways including the provision of facilities.

new space or through the upgrading of existing spaces. How open space will be provided will be in accordance with standards for quantity, accessibility and quality as set out in the Council's Open Spaces Assessment 2015.

Further, the Council are required to consider all reasonable alternatives in terms of meeting identified needs, this includes publically owned land. No decisions in terms of which sites should and will be allocated have been made. As such, it is not considered that the approaches considered in the document, nor the actions of the Council are contradictory to the vision.

23, 64, 1886, 510, 704, 1028, 1217, 1224, 1495, 1340, 1436, 1698, 1941, 2130	The vision is unlikely to represent what Tandridge will appear to be in 20 years' time.	The vision of the Local Plan ensures that the plan is prepared with an aim and that the policies included within it assist in achieving that aim.	None	5
64, 1886, 199, 972, 508, 498, 884, 742, 934, 1009, 892, 1018, 1182, 1217, 1381, 1259, 1178, 1374, 1488, 1500, 1348, 1492, 1625, 1572, 1937, 1604, 1608, 1674, 1697, 1926, 1946, 1959, 2143, 2105, 2151, 2686, 2544, 2572, 3066, 1727, 1904, 2830, 2894, 2937, 2670, 3235, 3371, 3477, 3410, 3801, 3895, 4306, 4319, 4424, 4765, 4821, 4901	There is a lack of plans/proposals to achieve the objectives. The vision appears Utopian. The vision is not achievable and unrealistic.	<p>The Issues and Approaches document is a high-level consideration of how and where development needs could be met. It does not identify a preferred strategy and that can only be determined once all the evidence has been considered. The Council is at the beginning of this process.</p> <p>The vision of the Local Plan ensures that the plan is prepared with an aim and that the policies included within it assist in achieving that aim.</p> <p>The Local Plan will include policies that guide long-term</p>	None	6

		development. These policies must be realistic and achievable. The Plan is one of many elements that will shape the district going forward, and cannot account for factors outside of its control and which are unknown. This includes changing government agendas and economic changes. The Local Plan is required to respond to policies and legislative requirements as they currently stand.	
323, 659, 1009, 937, 1224, 1250, 1124, 1200, 1354, 1354, 1786, 1664, 1692, 1650, 1698, 2077, 1941, 2047, 2068, 1952, 1989, 2145, 2341, 2396, 3009, 3877, 4262, 4383, 4458, 4633	The vision lacks relevance, detail and is considered uninspiring. There is a lack of specific examples. A more complex and small scale plan is needed. A vision needs to set the direction. The vision is complex and poorly presented.	The vision of the Local Plan ensures that the Plan is prepared with an aim and that the policies included within it assist in achieving that aim. As the Plan is prepared and refined, the Council will, where necessary, update and amend the vision. Local communities also have the opportunity to have their own local vision through Neighbourhood Plans.	The Council will consider opportunities to amend the vision set out in the Plan to make it more locally specific.
122, 1366, 1504, 1802, 1717, 2844	The vision states what the district already has and should not be changed.	Noted	None

7

8

2130	The vision should be planning for the short term.	The Local Plan period is up to 2033 and the vision must reflect this. However, short term opportunities will be identified in the delivery of the Local Plan and contribute to the overall achievement of the vision.	None	9
1470, 160, 282, 299, 513, 937, 1182, 1139, 1246, 1354, 1759, 1779, 1697, 1803, 1870, 1907, 2038, 2123, 1991, 2008, 2050, 2058, 2120, 2396, 1717, 929, 4722, 3266, 3682, 3869, 3973, 4383, 4458	Must maintain identifiable local character and individuality. The vision does not relate to Tandridge.	Noted.	None	10
2123, 3266	Suggest that the technical language of the vision has a lack of relevance to the district.	Noted.	The Council will consider opportunities to amend the vision set out in the Plan to be submitted, to make it more locally specific.	11
101, 156, 365, 972, 275, 276, 282, 659, 662, 929, 937, 1002, 1140, 1182, 1116, 1139, 1178, 1354, 1375, 1401, 1759, 1512, 1631, 1649, 1664, 1655, 1698, 1973, 1815, 1791, 1907, 2068, 1959, 2396, 2572, 3066, 1717, 929, 1753, 3272, 3371, 3399, 3477, 3410, 3682, 3894, 4281,	The Council must represent the views of residents. Must consider local need. Quality of life for residents is the priority. Must consider the benefits of development for residents.	The Plan will continue to develop to meet the needs of residents now and in the future.	None	12

4383, 4424

1546

The vision, objectives and later proposals are in conflict in terms of promoting wellbeing, but losing open spaces and golf courses.

The Council is required to ensure it has considered all reasonable alternatives to meet development needs. None of these Approaches constitute formal proposals and the preferred delivery strategy of the Local Plan has not yet been determined.

The Council will continue to prepare the Local Plan in accordance with the standards set for quantity, quality and accessibility of open space and recreation facilities.

The Local Plan will look at how open space should be provided in local communities to address health and wellbeing need. This may be done through a variety of ways including the provision of new space or through the upgrading of existing spaces. How open space will be provided will be in accordance with standards for quantity, accessibility and quality as set out in the Council's Open Spaces Assessment 2015.

Green Belt

23, 54, 101, 160, 166, 250, 275, 282, 299, 305, 410, 573, 659, 901, 929, 1018, 1140, 1217, 1192, 1116, 1139, 1327, 1224, 1178, 1233, 2063, 1256, 1262, 1371, 1310, 1340, 1354, 1350, 1351, 1375, 1414, 1401, 1436, 1759, 1492, 1366, 1546, 1779, 1649, 1634, 1642, 1650, 1655, 1973, 2098, 1815, 1803, 1791, 1798, 1851, 1814, 1907, 1821, 2013, 1829, 2047, 2003, 1952, 2008, 2095, 2058, 2145, 2156, 2146, 2143, 2120, 2099, 2151, 2396, 1727, 929, 1753, 2844, 2422, 3352, 3235, 3433, 3869, 3973, 4162, 4076, 4155, 4262, 4281, 4424, 4542, 4568, 4458, 4765, 4895

Against development on Green Belt land, AONBs, AGLVs and green open spaces. The countryside is a valued quality of Tandridge. More emphasis needed to protect the Green Belt. More focus on safeguarding rural communities.

The [Spatial Approaches Topic Paper](#) sets out how certain key constraints, such as AONB were considered when arriving at the Approaches which were subject to consultation. As the Council gather further evidence, more consideration will be given to constraints and information which will be used to shape the preferred strategy which will be set out in the Local Plan to be submitted for examination. There are two Areas of Outstanding Natural Beauty (AONB) in the district, the Surrey hills and the High Weald. AONB are nationally protected areas where there is a general presumption against major development. The Council will accord with all legislation in the preparation of the Local Plan.

The Council will use its evidence base to ensure a balance between the social, economic and environmental needs within the district.

The Council will include an objective to maintain a Green Belt that serves the purposes in the National Planning Policy Framework and endures beyond the Plan period.

The Local Plan will look at how open space should be provided in

		<p>local communities to address health and wellbeing need. This may be done through a variety of ways including the provision of new space or through the upgrading of existing spaces. How open space will be provided will be in accordance with standards for quantity, accessibility and quality as set out in the Council's Open Spaces Assessment 2015.</p>		
1546	<p>The vision suggests a single community and not "communities". The opportunity to be part of uniquely identifiable communities, separated from the urban mass by Green Belt is what makes this district a pleasure to live within.</p>	<p>The Local Plan must cater for all communities in the district and these form a wider community. The Plan must ensure that the needs of the community are considered which may be different in a built up area, than one in a rural settlement.</p>	None.	16
54, 1470, 359, 972, 275, 513, 538, 712, 772, 662, 687, 1022, 1140, 1259, 1246, 1374, 1354, 1350, 1351, 1625, 1833, 1989, 2686, 1717, 929, 1753, 3399,	<p>Development on Green Belt, AONBs and AGLVs must not be permitted unless the law changes. Must maintain the primary purpose of the Green Belt and follow NPPF and NPPG. Must prevent urban sprawl.</p>	<p>The Spatial Approaches Topic Paper sets out how certain key constraints, such as AONB were considered when arriving at the Approaches which were subject to consultation. As the Council</p>	<p>The Council will use its evidence base to ensure a balance between the social, economic and environmental needs</p>	17

3433, 4155, 4651, 4657		gather further evidence, more consideration will be given to constraints and information which will be used to shape the preferred strategy which will be set out in the Local Plan to be submitted for examination. There are two Areas of Outstanding Natural Beauty (AONB) in the district, the Surrey hills and the High Weald. AONB are nationally protected areas where there is a general presumption against major development. The Council will accord with all legislation in the preparation of the Local Plan.	within the district. The Council will include an objective to maintain a Green Belt that serves the purposes in the National Planning Policy Framework and endures beyond the plan period.	
101, 160, 365, 1371, 1350, 1401, 1937, 1798, 2844	High density housing should be restricted to brownfield and derelict sites. All brownfield sites must be utilised before Green Belt.	The Local Plan will reflect the Government's approach that development delivery should prioritise brownfield land	None.	18
1303, 1870	A differentiation should be made between consideration of development on Green Belt and high quality Green Belt (SSSI).	Sites of Special Scientific Interest (SSSI) and sites of environmental importance are recognised and protected under their own environmental policy. They are	None.	19

		not considered to be part of the Green Belt designation which is not concerned with environmental quality. As such, it is not considered necessary to prioritise or differentiate.	
		Recognised environmental designations and the precautions relating to them will be considered in plan-making, as is necessary.	
Infrastructure			
319, 1112, 1116, 1371, 1698, 1977, 4162, 4281, 4319, 4651, 4657	In favour of sustainable and 'green infrastructure'. In need of dedicated cycle ways and pedestrian paths. Must define "sustainable transport".	The role of and opportunities for 'green infrastructure' and sustainable development is acknowledged and will be considered further as the Plan is prepared.	None.
23, 64, 50, 119, 163, 160, 240, 359, 972, 275, 276, 282, 299, 305, 313, 453, 615, 712, 662, 687, 742, 929, 934, 905, 901, 1182, 1217, 1202, 1116, 1359, 1139, 1173, 1246, 1178, 1233, 2063, 1371, 1354, 1351, 1375, 1401, 1450, 1479, 1436, 1348, 1625, 1366, 1546, 1631, 1779,	Lack of detail about providing the infrastructure needed. Infrastructure must be able to parallel the demand and needs. Infrastructure under strain including road congestion, poor public transport, parking, schools, hospitals etc. Existing reservoir facilities may be inadequate. Infrastructure must be accessible for all. Working with partners to improve infrastructure is supported.	The Council acknowledge that infrastructure matters are a concern for a number of interested parties. It will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined,	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.

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1937, 1621, 1658, 1650, 1654, 1697, 1791, 1798, 1814, 1858, 1907, 1829, 2068, 1959, 1952, 1991, 2008, 2095, 2058, 2145, 2156, 3146, 2143, 2105, 2099, 2151, 2341, 2396, 2686, 3066, 1727, 1717, 929, 4722, 3352, 3235, 3013, 3371, 3477, 3410, 3682, 3895, 3973, 4162, 4262, 4281, 4383, 4319, 4651, 4657, 4765		the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	
905	Suggest that developers should have to pay for improvements on infrastructure.	The Local Plan, on submission to the Planning Inspectorate, will be accompanied by an Infrastructure Delivery Strategy which will set out the infrastructure that will be needed and the source of funding for this. This will be used to inform a review of the Community Infrastructure Levy which is a charge on development, payable by developers, which pays for and contributes to the delivery of infrastructure.	None.
Housing			
124, 160, 156, 275, 282, 299, 884, 538, 662, 704, 929, 934, 989, 1327, 1354, 1375, 1436,	Questions the number from the OAN in relation to the current Local Plan.	The Objectively Assessed Housing Need of 9,400 is based on a number of demographic	None.

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1348, 1366, 1937, 1654, 1973, 1798, 1802, 1870, 2114, 2047, 2068, 2008, 2156, 2686, 2572, 3066, 929, 2894, 3682, 4076		factors. The details relating to this can be found in the Council's Strategic Housing Market Assessment (2015) which includes The Objectively Assessed Housing Needs of Tandridge , technical paper.	
1209, 1631, 1650, 2145, 2099, 1727, 2894, 2997, 3866, 4281, 4383, 4424, 4651, 4657	There is a challenge to provide a sufficient number and variety of homes to sustain the community across the district. The section of the vision on developing houses could be made more ambitious. Must maintain OAN targets.	<p>The Objectively Assessed Housing Need of 9,400 is based on a number of demographic factors. The details relating to this can be found in the Council's Strategic Housing Market Assessment (2015) which includes the Objectively Assessed Housing Needs of Tandridge, technical paper.</p> <p>The 9,400 figure reflects the total number of homes that are needed based on various demographic considerations, but doesn't necessarily represent the number of homes that the district will be able to provide.</p>	None.

		<p>Although the National Planning Policy Framework aspires to ensure that Local Authorities meet their needs in full, it also recognises that this is not always possible where constraints exist. The plan-making process must consider all legitimate constraints and the Council must set out and justify the number of homes it is able to deliver once all evidence is considered. Discussions with other Local Authorities, through the Duty to Cooperate, will need to take place to see if any shortfall can be provided elsewhere.</p>	
1303, 1354, 1634, 1658, 3066, 2830, 3352, 3371, 3477, 3410, 3682, 3895	Against high density of residential development in particular areas where residential development is already at capacity.	<p>In preparing the Local Plan, the Council will assess all of the reasonable alternatives in terms of how needs can be met.</p> <p>In some instances, it may be appropriate to consider higher densities to make the best use of land. In other cases, however, it may be contrary to the character of an area or not appropriate to</p>	None.

		consider more intensive development. This will be considered accordingly and design policies will also be employed to ensure development, where it takes place, is delivered sensitively.		
67	With an ageing population the vision should have emphasis on "homes for life" so that residents have the option to remain in their homes.	Noted.	The Council will consider opportunities to amend the vision set out in the Plan to reflect the ageing population in Tandridge	28
23, 972, 510, 687, 1028, 1621, 1697, 1821, 1959, 2145, 2099	Young people are moving out of district due to high house prices. There is a need for affordable housing.	<p>The Local Plan is required to set policies to ensure the delivery of affordable homes which provide more opportunities for people to live locally rather than having to move to more affordable locations elsewhere, or remain at home with parents.</p> <p>This provision of affordable homes is supported by the Council's Strategic Housing Market Assessment which informs the preparation of the Local Plan.</p>	The Local Plan will ensure that there are appropriate policies included to secure the delivery of affordable homes.	29

2058	Development could devalue house prices.	There is no evidence to suggest that new development would negatively impact upon current property prices district-wide. However, the Council accept this is an area of concern for homeowners, but are unable to use property values as a justification to discount sites from consideration.	None.	30
Town Centres/Retail and Leisure				
23, 282, 742, 1116, 1139, 1233, 1375, 1658, 1989, 2008, 2145, 2146, 2219, 2151, 2706, 3066, 1727, 4722, 2830, 3371, 3477, 3410, 3682, 3895, 4281, 4319, 4424, 4458, 4651, 4657	There are limited shops to visit. Retail and leisure facilities need improving. Access to town centres need improving. Leisure facilities are needed for all age groups.	There remains a need to provide local shopping opportunities and to support town and village centres across the district. Town and village centres serve both functional and leisure roles and will be supported and encouraged by the Council and through the Local Plan as appropriate. Further, the Council are currently looking at the town centres in the district through the Caterham Town Centre Masterplan and with the Oxted Business Improvement District. Working with businesses and relevant bodies in such	The Local Plan will make provision for the benefit of jobs, commerce and the local economy by ensuring sufficient demand can maintain a wide range of retail and leisure facilities.	32

		matters may also identify opportunities to improve the vitality of town centres in appropriate ways.	
Flooding			
23, 299, 712, 662, 1178, 1779, 1991, 2008, 3682	Development would increase flood risk.	Site allocation can only come forward in the Plan once all the evidence, including flood risk and potential flood risk mitigation, has been considered. Flooding will be considered through the Strategic Flood Risk Assessment.	The Council will continue to consider flood risk throughout the Plan making process.
		34	
972	Must create robust flood defences.	Site allocation can only come forward in the Plan once all the evidence, including flood risk and potential flood risk mitigation, has been considered. Flooding will be considered through the Strategic Flood Risk Assessment.	The Council will continue to consider flood risk throughout the Plan making process.
		35	
Employment and Tourism			
687, 742, 104, 1028, 1182, 1116, 1233, 1631, 1621, 1649, 1654, 1697, 1870, 1821, 2686, 2706, 3066, 3371, 3477, 3410, 3895, 3993, 4281, 4319, 4424, 4651, 4657	Lack of consideration for the further strain on the current lack of employment opportunities. Improvement must be made to the economy of the district.	The Council will need to ensure that the relevant economic factors are appropriately considered and necessary steps taken to secure economic vitality going forward, including within our town centres. There is also a national agenda	The Local Plan will make provision for the benefit of jobs, commerce and the local economy.
		37	

		<p>which supports the opportunity for residents to work locally and to enable businesses to thrive.</p> <p>Part of the evidence base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the number of jobs needed up to 2033 and the amount of land which may be need to accommodate jobs growth and to 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.</p>	
1471, 1259, 1664	Suggests providing space for agricultural/farming occupations. Suggests including reference to food production.	Noted.	<p>The Council will seek to ensure that appropriate regard is given to farming and agriculture as the Local Plan is developed.</p> <p>38</p>
Health and Wellbeing			

199, 712, 662, 1112, 1256, 3433	Suggests the north of the district achieves the health and wellbeing section of the vision.	Noted.	None.	40
884, 1546, 1621, 2047, 2151, 3352, 3225, 3682, 4155	Development should not be built on recreation spaces. Must encourage use of recreational facilities.	The Local Plan will look at how open space should be provided in local communities to address health and wellbeing need. This may be done through a variety of ways including the provision of new space or through the upgrading of existing spaces. How open space will be provided will be in accordance with standards for quantity, accessibility and quality as set out in the Council's Open Spaces Assessment 2015.	The Council will continue to prepare the Local Plan in accordance with the standards set for quantity, quality and accessibility of open space and recreation facilities.	41
958, 1112, 1139, 1256, 1354, 4319	An increase in easy to access to woodland and open spaces can provide leisure activities for residents.	Noted.	None.	42
958, 1116, 1327, 1371, 1350, 1546, 1621, 1815, 1851, 2013, 1952, 2219, 2151, 2422, 3352, 4162, 4155, 4281, 4319, 4424	Easy access to woodland and green spaces can promote health and wellbeing.	Noted.	None.	43
1546	The vision should continue to "protect" green and open spaces while improving accessibility for health and wellbeing for all.	It is important that the Council ensures that there is sufficient, good quality, open space and recreation opportunities for the district. This does not always mean that all spaces should be	The Council will continue to prepare the Local Plan in accordance with the standards set for quantity, quality and accessibility of open space and recreation	44

		<p>protected, and therefore isn't appropriate to stipulate broad protection for all open spaces for the future.</p> <p>The Local Plan will look at how open space should be provided in local communities to address health and wellbeing need. This may be done through a variety of ways including the provision of new space or through the upgrading of existing spaces. How open space will be provided will be in accordance with standards for quantity, accessibility and quality as set out in the Council's Open Spaces Assessment 2015.</p>	<p>facilities.</p>
884	<p>All laudable aspirations but completely unattainable with the proposals to increase the housing availability to such an absurd extent - can only be achieved by developing spaces currently available for the enjoyment/recreation of the community.</p>	<p>Appropriate and proportionate levels of infrastructure, including open space and recreation opportunities, will be provided to support any new development which is delivered through the Local Plan.</p>	<p>The Council will continue to prepare the Local Plan in accordance with the standards set for quantity, quality and accessibility of open space and recreation facilities as well as ensuring a balance between economic, social</p>

		<p>The Local Plan will look at how open space should be provided in local communities to address health and wellbeing need. This may be done through a variety of ways including the provision of new space or through the upgrading of existing spaces. How open space will be provided will be in accordance with standards for quantity, accessibility and quality as set out in the Council's Open Spaces Assessment 2015.</p>	<p>and environmental requirements.</p>
1348, 1631, 2105, 1727	The health and wellbeing of the community is at risk.	<p>The Local Plan will look at how open space should be provided in local communities to address health and wellbeing need. This may be done through a variety of ways including the provision of new space or through the upgrading of existing spaces. How open space will be provided will be in accordance with standards for quantity, accessibility and quality as set out in the Council's Open Spaces Assessment 2015.</p>	<p>The Council will continue to prepare the Local Plan in accordance with the standards set for quantity, quality and accessibility of open space and recreation facilities.</p>

It is important that the Council ensures that there is sufficient, good quality, open space and recreation opportunities for the district. This does not always mean that all spaces should be protected, and therefore it isn't agreed that health and wellbeing of the community is at risk. Objective 8, of the Issues and Approaches document is included to demonstrate this and the Plan as a whole will respond to opportunities for benefitting health and wellbeing.

Heritage

772, 958, 1182, 1303, 1233, 1351, 1649, 1650, 1829, 2120, 2099, 1727, 1717, 4076, 4281, 4895	Suggests more consideration needs to be given to the retention of Heritage Sites and Ancient Woodland.	Heritage sites and Ancient Woodlands benefit from their own legislation and this is a material consideration in the planning process and it isn't necessary to duplicate this in the Local Plan.	None.
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		Objective 12, and Section 12.4 of the Issues and Approaches document, acknowledges the role of woodland and heritage assets. These will continue to be valued, and their positive contribution to the district is recognised.		
Biodiversity/Natural Environment/Climate Change				
104, 1471, 1178, 1354, 1351, 1798, 1907, 1991, 2008, 2823, 3682	The vision should include preserving biodiversity, protecting wildlife, plants, trees and other natural vegetation.	The vision includes reference to the role of green and open spaces.	None.	
		Objective 12, and Approach 9 of the Issues and Approaches document, acknowledges the role of biodiversity and natural assets. These will continue to be valued in their own right, and their positive contribution to the district recognised.		
				50
703, 958, 1631, 1814, 2105,	The quality of the atmosphere must be considered. Providing more woodland would improve air quality.	Design and sustainability is an important part of good planning.	None.	51

2396, 1727	Noise pollution must also be considered.	Policies will be prepared to mitigate the impact on the environment and to encourage development which can be sympathetically delivered where it is appropriate. Baseline data on air quality will be used when considering the acceptability of growth.		
1280, 1952, 4262	Suggests “security” relates to energy security and security of other basic supplies and services. Must consider climate change.	Energy efficiency and security are considered to have an important role in terms of both design and infrastructure. Sections 12.3 and 12.6 of the Issues and Approaches document regard energy as a matter to be considered as the Plan evolves and the Council will continue to do this. Approaches to energy efficiency will be considered alongside the role of Building Control requirements.	None.	52
Design and Safety				
2686, 1717, 4076, 4281, 4424	High quality design is important and needs to be	The vision states: “Design will have played a key role in	None.	54

	considered in the vision.	ensuring the district remains pleasant, safe and secure, making the most of historic assets and regenerating areas for the benefit of all.”		
1116, 1712, 1870	Suggests considering the appearance of the district.	The vision states: “Design will have played a key role in ensuring the district remains pleasant, safe and secure, making the most of historic assets and regenerating areas for the benefit of all.”	None.	
		This, in addition to the policies for design that will be included, are considered to be sufficient for ensuring a positive appearance for the district.		55
884, 305, 687	Inappropriate development would increase anti-social behaviour. Young people need to be entertained in the district.	The Council must prepare a Local Plan which responds to the needs of all ages and sections of the community. Part of this response will be to ensure infrastructure is appropriately provided.	None.	56
Suggestions				
1018	Suggests young people be consulted in order to gain	The Council directly contacted	The Council will seek to	58

	a greater insight that may otherwise be overlooked.	schools in the area to advertise the consultation, providing information to be circulated to students and posted on websites.	diversify the ways in which it consults on the Local Plan.	
		The Council are keen to ensure engagement with younger people and will seek out ways to further develop this for future consultations.		
1977, 2153, 2341, 2686, 3973, 4162, 4281, 4424, 4651, 4357	Suggests working with neighbouring districts and partners in order to achieve the vision for everyone.	The Council are bound to consult with other Local Authorities and stakeholders as part of the Duty to Cooperate, as set out in the Localism Act 2012. A Duty to Cooperate Statement was prepared to accompany the Issues and Approaches consultation and sets out how engagement has taken place to date.	None.	
		Through this process, the Council will identify any opportunities for joint working.		59
2123, 2396, 2686, 3277, 3235,	The Council should provide an explanation as to why	The work being undertaken seeks	None.	60

3266, 3973, 4772	the vision was re-written (set out in Core Strategy 2008). Must refer to previous vision.	to replace the Core Strategy with a plan that reflects current government policy and the current needs of the district. The vision for the Core Strategy was prepared for a document that was adopted in 2008 and therefore not up to date and does not reflect the policy shift created by the National Planning Policy Framework.	
1546	Suggest including terms such as “sensitive” and “appropriate”. These terms allow development proposals to be assessed for their "fit" within the district and its "communities".	<p>The vision states: “Design will have played a key role in ensuring the district remains pleasant, safe and secure, making the most of historic assets and regenerating areas for the benefit of all.”</p> <p>This statement, in addition to the policies for design that will be included in the Local Plan, are considered sufficient ensure a high level of design. It is the role of the objectives and policies of the Local Plan to enable the delivery of the vision.</p>	Specific policy wording will be part of future consultations.

1807	Amend Paragraph 2 to include the words “where each settlement has” after the word “place” and remove the word “and” to “ensure green and open spaces are easily accessible to all.”	<p>The vision of the Local Plan should be high-level and reflective of the long-term. It is not felt necessary to be as specific as to stipulate ‘each settlement’ as this is implied in the current wording.</p> <p>The Local Plan will look at how open space should be provided in local communities to address health and wellbeing need. This may be done through a variety of ways including the provision of new space or through the upgrading of existing spaces. How open space will be provided will be in accordance with standards for quantity, accessibility and quality as set out in the Council’s Open Spaces Assessment 2015.</p> <p>It is important that the Council ensures that there is sufficient, good quality, open space and recreation opportunities for the district. Objective 8, of the Local Plan: Issues and Approaches</p>	The Council will continue to prepare the Local Plan in accordance with the standards set for quantity, quality and accessibility of open space and recreation facilities.
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		documents is included to demonstrate this and the Plan as a whole will respond to opportunities for benefitting health and wellbeing.		
1791	Suggests in the first line, the word “will” could be replaced to “wish to”.	Changing to “wish to” will weaken the ambition of the vision.	None.	63
4262, 4561	Suggests including such phrases as “Our district where each settlement will be a place with green and open spaces...”	The vision of the Local Plan should be high-level and reflective of the long-term. It is not felt necessary to be as specific as to stipulate ‘each settlement’ as this is implied in the current wording.	None.	64
HELAA Sites				
54, 110, 1779, 1654, 1991, 3682, 3801, 4155	Against development on Surrey National Golf Club (CAT039) as damaging to the local environment and character of the area. Site contains ancient woodland.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the	<p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p> <p>It is recommended that a Sites Consultation is undertaken. This can set out further evidence</p>	66

		preparation of the Local Plan.	relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	
712, 662, 1779, 1654, 1991, 3682	Development at land to the East of Roffes Lanes (CAT042) would Green Belt and would merge settlements.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	<p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p> <p>It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.</p>	67
1112, 1256, 1441, 1654, 3225, 3352, 3801, 4155	Against development at the open spaces at Yorke Gate/Bellway Strip (CAT054).	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	68

		be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.
1654, 3801	Against development at Timber Hill (CAT052).	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	<p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p> <p>It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.</p>

			<p>The Local Plan will look at how open space should be provided in local communities to address health and wellbeing need. This may be done through a variety of ways including the provision of new space or through the upgrading of existing spaces. How open space will be provided will be in accordance with standards for quantity, accessibility and quality as set out in the Council's Open Spaces Assessment 2015.</p>
3801	Against development at CAT051	<p>The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has</p>	<p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p> <p>It is recommended that a</p>

		been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	
3801	Against development at WAR026.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	<p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p> <p>It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.</p>	71
282	Fields adjacent to Harrow Road and Chelsham Road designated Green Belt and used by residents. (WAR008 and 018)	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will	The Council will continue engagement with infrastructure providers and ensure that	72

		<p>be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.</p>	<p>infrastructure matters are considered accordingly.</p> <p>It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.</p>
1833	<p>Against development on Posterngate Farm. (SGOD005)</p>	<p>The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.</p>	<p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p> <p>It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability</p>

			Assessment.
2105	Against development at Blue Anchor Farm.	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	<p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p> <p>It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.</p>
2008	Against development at SMA013, SMA014 and SMA007	The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed	<p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p> <p>It is recommended that a Sites Consultation is</p>

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		work to further inform the preparation of the Local Plan.	undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	
Other				
1112, 1256, 1492, 1654, 1815	Supports the creation of a new settlement (Approach 6).	Noted.	It is recommended that a Sites Consultation is undertaken that includes further details of potential broad areas for the delivery of a new settlement.	77
72, 2040, 2050	Supports Approach 2A. Approaches 3-6 are unreasonable and unsustainable.	The National Planning Policy Framework requires all Local Authorities to play a part in housing delivery and ensuring that there is a supply of housing for an increasing population. It sets out that Local Authorities must significantly boost the delivery of housing and should meet their objectively assessed need for housing in full as far as is consistent with other policies in the framework.	The Council will consider explore all reasonable alternatives in meeting its housing need. It will balance this against evidenced constraints which would prevent development.	78

		<p>In preparing the Local Plan, the Council will assess all of its reasonable alternatives in terms of how needs can be met. Evidence bases which will inform this include a Green Belt Assessment, landscape capacity and sensitivity study, sustainability appraisal and infrastructure modelling. Only then, will it be possible to determine the level of housing need which can be accommodated in the district.</p> <p>The Issues and Approaches consultation is the first stage in considering the reasonable alternatives and will be refined as more evidence is gathered.</p>	
1886	Section 10 badly presented.	<p>The National Planning Policy Framework requires all Local Authorities to play a part in housing delivery and ensuring that there is a supply of housing</p>	<p>The Council will consider and explore all reasonable alternatives in meeting its housing need. It will balance this against</p>

for an increasing population. It sets out that Local Authorities must significantly boost the delivery of housing and should meet their objectively assessed need for housing in full as far as is consistent with other policies in the framework.

evidenced constraints which would prevent development.

In preparing the Local Plan, the Council will assess all of its reasonable alternatives in terms of how needs can be met. Evidence bases which will inform this include a Green Belt Assessment, landscape capacity and sensitivity study, sustainability appraisal and infrastructure modelling. Only then, will it be possible to determine the level of housing need which can be accommodated in the district.

The Issues and Approaches consultation is the first stage in considering the reasonable alternatives and will be refined as

more evidence is gathered.

1273

Against travellers justifying the break of the principles supporting AONBs.

The Local Plan will consider and plan for traveller provision based on consideration of the constraints faced in the district such as AONB. This approach to traveller provision as part of making a Local Plan is different from instances where unauthorised encampments arise that are dealt with through the development management process.

None.

Question 4 – What do you think about the delivery strategy approaches?

Where no action is listed against a response does not mean that the Council will not be taking the comment into account. Account will be taken of all comments. The individual responses have been made in a proportionate manner in order to focus on the key points and key matters arising. It provides a record of the responses and their consideration but it is the themes and how they are addressed that will be the main focus of the Inspector at examination and is the reason for a statement under Regulation 22. There are a great number of other comments that are being addressed but that are not necessarily listed as actions because they relate to matters that are a normal part of general plan making and work which the Council has planned for or which is already in progress.

Comment ID	Summary of Comment	Council's Response	Action Required	Line
Delivery Strategy Approach 1				
116, 253, 600, 645, 920, 1113, 1247, 1258, 1302, 1523, 1888, 2444, 2604, 2606, 2608, 2610, 2938, 2982, 2991, 3002, 3010, 3167, 3236, 3274, 3278, 3334, 3387, 3914, 3974, 4014, 4153, 4268, 4466, 4499, 4570, 4652, 4658, 4773, 4824	Concern as to why Approach 1 has already been discounted and then included as an option. Suggests removing Approach 1. Approach 1 is not a strategy.	As set out in the Spatial Approaches Topic Paper, Approach 1 is a baseline position against which other approaches can be considered. It represents the amount of development that has planning permission at the time of writing, and therefore does not reflect any future development. It is however useful to include because it allows existing development in the pipeline to be included in the overall figures for the Local Plan.	None.	1
3974, 4652, 4658	Suggests calling Approach 1 a “baseline” rather than stating it as an “unrealistic” option.	Agreed that it is a baseline, but also that it is an unrealistic strategy as it would mean that no new homes over and above those already permitted, would be built up to 2033.	Use the term ‘baseline’ or ‘existing delivery’ in future documents.	2
253, 540, 1252, 1323, 1754, 1859, 2052, 2142, 2459, 2617, 3274, 3278	Supports Approach 1 as it protects the community, the environment and the wishes of the people of Tandridge.	As set out in the Spatial Approaches Topic Paper, Approach 1 is a baseline position against which other approaches can be considered. It represents the amount of development that has planning permission at the time of writing, and therefore does not reflect any future	None.	3

		development. It is however useful to include because it allows existing development in the pipeline to be included in the overall figures for the Local Plan.		
363, 854	Supports Approach 1 but understands the need for housing.	As set out in the Spatial Approaches Topic Paper, Approach 1 is a baseline position against which other approaches can be considered. It represents the amount of development that has planning permission at the time of writing, and therefore does not reflect any future development. It is however useful to include because it allows existing development in the pipeline to be included in the overall figures for the Local Plan.	None.	4
1029, 2807, 2808, 3787, 3935, 3946, 4320, 4514, 4820, 4835, 5201	Rejects Approach 1 as does not meet the Objectively Assessed Housing Need figure in full.	As set out in the Spatial Approaches Topic Paper, Approach 1 is a baseline position against which other approaches can be considered. It represents the amount of development that has planning permission at the time of writing, and therefore does not reflect any future development. It is however useful to include because it allows existing	None.	5

		<p>development in the pipeline to be included in the overall figures for the Local Plan.</p> <p>The Council acknowledge the requirement in the NPPF to ensure that the Local Plan meets the full, objectively assessed needs for market and affordable housing, which includes identifying key sites which are critical to the delivery of the housing strategy over the Plan period, as far as is consistent with the policies set out in the NPPF.</p>		
1045, 1053, 1332, 1456, 1675, 1894, 3802, 3811, 3864, 4164, 4276, 4320, 4791	Understands that Approach 1 is not a realistic option.	Noted.	None.	6
938	Approach 1 is not documented as a baseline, nor is the progress of development – the issue of land blocking – where developers effectively ‘sit’ on land or speculatively buy up areas on the promise of Green Belt deregulation.	<p>Approach 1 as the baseline position is set out in the Spatial Approaches Topic Paper.</p> <p>The Local Plan is in place to guide the delivery of development. A housing trajectory will be prepared to set out how the delivery of new homes will be</p>	None.	7

		phased and the timescales in which it is anticipated this will happen. This information will be gathered in liaison with developers and landowners using the best available information.		
2455, 3332	Disappointed that housing that has already and will be built is not shown.	This is set out in Approach 1, which subsequently provides the baseline position for Approaches 2,3,4 and 5.	None.	8
1141, 2828	No objections.	Noted.	None.	9
2991	Approach 1 needs more options to retain employment spaces.	As set out in the Spatial Approaches Topic Paper, Approach 1 is a baseline position against which other approaches can be considered. It represents the amount of development that has planning permission at the time of writing, and therefore does not reflect any future development. It is however useful to include because it allows existing development in the pipeline to be included in the overall figures for the Local Plan.	None.	10
Delivery Strategy Approach 2A				
38, 46, 96, 80, 177, 221, 241, 270, 278, 284, 293, 301, 304,	Supports Approach 2A as it seems to be the most realistic and the least harmful to the character of the	Noted.	None.	12

314, 363, 373, 454, 411, 448, area. Considered as the 'least worst' option.
488, 496, 540, 600, 603, 616,
645, 660, 681, 743, 801, 810,
854, 893, 944, 920, 921, 992,
1006, 1170, 1174, 1203,
1218, 1252, 1302, 1332,
1339, 1345, 1360, 1390,
1398, 1463, 1489, 1501,
1523, 1532, 1590, 1601,
1651, 1675, 1677, 1792,
1789, 1808, 1859, 1876,
1902, 1908, 1965, 1974,
1993, 1998, 2110, 2115,
2142, 2180, 2197, 2346,
2545, 2559, 2573, 2622,
2750, 2645, 2684, 2722,
2801, 3030, 3043, 3103,
3114, 1728, 1686, 1742,
3141, 1754, 2364, 2381,
2410, 2563, 2467, 2427,
2433, 2444, 2462, 2612,
2617, 2671, 2896, 2853,
2880, 2962, 3278, 3288,
2982, 3236, 3376, 3387,
3274, 3482, 3453, 3496,
3621, 3654, 3660, 3729,
3706, 3828, 3848, 3858,
3891, 3927, 3947, 3965,
3974, 3980, 4000, 4088,
4290, 4311, 4378, 4543,

4562, 4652, 4658, 4663, 4773, 4798, 4824, 4830, 5197				
38, 46, 1888, 974, 301, 411	Expansion beyond Approach 2A would lead to a detrimental impact on infrastructure and services.	The Council acknowledge that infrastructure provision is a concern for interested parties. It will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	13
46, 82, 116, 270, 488, 411, 854, 801, 1125, 1174, 1127, 1296, 1424, 1390, 1463, 1694, 1965, 2684, 3162, 2982, 3282, 3876, 3980, 4579	Supports Approach 2A with the exception of building on the Green Belt and current open space and recreational facilities.	Approach 2A does not include building on the Green Belt. How open space will be provided will be in accordance with standards for quantity, accessibility and quality as set out in the Council's Open Spaces Assessment 2015.	The Council will continue to prepare the Local Plan in accordance with the standards set for quantity, quality and accessibility of open space and recreation facilities..	14
1077, 1221, 3362, 4330	Rejects Approach 2A.	Noted.	None.	15
2025, 3259	Rejects Approach 2A as it risks the elimination of almost all industry. Employment would no longer be	Part of the evidence-base which informs the Local Plan is the	The Local Plan will make provision for the	16

	available near homes.	Economic Needs Assessment. The Economic Needs Assessment considers the number of jobs needed up to 2033 and the amount of land which may be needed to accommodate jobs growth and to support local businesses. This document has also considered the effects of the permitted development rules for the district. The Council will consider how it can best respond to this and ensure that sufficient employment space is retained for the future, as part of the planning process.	benefit of jobs, commerce and the local economy.
545, 3259	Rejects Approach 2A as not in close proximity to public transport links.	This Approach is closely related to the existing approach in the Core Strategy, which directs development to the Category 1 and 2 settlements. These are, and remain, the settlements that have the greatest public transport provision in the district.	None.
1024, 1141, 1563, 2234	Rejects Approach 2A as disagree with provision figures.	This Approach is closely related to the existing approach in the Core Strategy, which directs development to the Category 1 and 2 settlements.	None.

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18

		The delivery of development in this approach is significantly below the Objectively Assessed Housing Need.	
1029, 1053, 1045, 1553, 1456, 1894, 2138, 2807, 2808, 2528, 3787, 3811, 3864, 3935, 3946, 4320, 4276, 4330, 4514, 4587, 4820, 4835, 5201	Rejects Approach 2A as does not meet the Objectively Assessed Housing Need figure in full. It is considered that relying solely on sites, inset from the Green Belt, would not provide a sufficient option for long term housing delivery.	The Council acknowledges the requirement in the NPPF to ensure that the Local Plan meets the full, objectively assessed needs for market and affordable housing, includes identifying key sites which are critical to the delivery of the housing strategy over the Plan period, as far as is consistent with the policies set out in the NPPF.	None.
1193, 1713, 1258, 1848, 2052, 1953, 1113, 3177, 3181, 2604, 2606, 2608, 2610, 2938, 3259, 3278, 3002, 3010, 3167, 3334, 3408, 3337, 3565, 3792, 4014, 3802, 3811, 3914, 4153, 4268, 4320, 4330, 4499, 4466, 4587, 4800	Rejects Approach 2A as detrimental to open green spaces and uncharacteristic of the area. Infrastructure and services will not cope with densities outlined.	This Approach is closely related to the existing approach in the Core Strategy, which directs Local Plan will look at how open space should be provided in local development to Category 1 and 2 settlements. The density used in this Approach is considered appropriate as a means of testing delivery potential. The communities to address health and wellbeing need. This may be done through a variety of ways including the provision of new space or through the upgrading of existing spaces. How open space will be provided will be in accordance with standards for	The Council will continue to prepare the Local Plan in accordance with the standards set for quantity, quality and accessibility of open space and recreation facilities..

19

20

		quantity, accessibility and quality as set out in the Council's Open Spaces Assessment 2015.		
3259, 4320	Rejects Approach 2A as development is not directed to sustainable locations.	This Approach is closely related to the existing approach in the Core Strategy, which directs development to Category 1 and 2 settlements which are considered to be the most sustainable locations in the district.	None.	21
2333	Concerns regarding wastewater network capacity in Caterham and Warlingham cluster.	The Council acknowledge that waste water capacity matters are a concern for residents and businesses. It will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	22
2455, 3332	States that Approach 2 is straightforward.	Noted.	None.	23
3345, 4471	It is unclear from Approach 2A where the clusters fall or whether they are within the Green Belt or not.	The use of clusters to indicate the location and significance of development is considered appropriate given the wish to consult on potential approaches rather than	The Council should carry out a sites consultation at the appropriate time.	24

		<p>the individual sites. It is recommended that a sites specific consultation is undertaken at the appropriate time.</p> <p>The description of the Approaches sets out whether land outside of settlements was being considered. Green Belt locations were not considered as part of Approach 2A. Further detail will be provided in the sites specific consultation.</p>		
4330	<p>Approach 2A confuses whether an area is inset from the Green Belt with whether it is a sustainable location for development despite the fact that these are two different concepts which are assessed on very different criteria.</p>	<p>Approach 2A makes a high level decision as to the sustainability of a settlement based on the Settlement Hierarchy. This Approach is tested in the Sustainability Appraisal Report and does not perform well.</p>	None.	25
4294	<p>Suggests Woldingham should not be included in Approach 2A as it fails to take account of the restrictions on density of development that apply under LP2 and the emerging Neighbourhood Plan. Intensification of existing employment sites in Woldingham is not justified or appropriate.</p>	<p>Approach 2A does not include any development delivery in Woldingham. However, part of Woldingham is inset from the Green Belt so if there were any suitable and available sites identified in the Housing and Economic Land Availability Assessment, it would be right to include them.</p>	None.	26

4276	Should TDC determine to proceed with Approach 2A and inset Godstone from the Green Belt, this would categorise Godstone as a Category 2 settlement capable of contributing towards the district's housing needs, which is supported.	Noted.	None.	27
4330	Approach 2A is contrary to the Sport England's planning objectives to seek to protect sports facilities from loss as a result of redevelopment.	The Local Plan will look at how open space should be provided in local communities to address health and wellbeing need. This may be done through a variety of ways including the provision of new space or through the upgrading of existing spaces. How open space will be provided will be in accordance with standards for quantity, accessibility and quality as set out in the Council's Open Spaces Assessment 2015.	The Council will continue to prepare the Local Plan in accordance with the standards set for quantity, quality and accessibility of open space and recreation facilities.	28
4330	Approach 2A contradicts the emerging Local Plan vision.	The Local Plan will need to balance the social, economic and environmental elements of the vision.	None.	29
4330	Approach 2A conflicts with the evidence-base and with the stated objective of supporting existing businesses.	The Local Plan will need to balance the social, economic and environmental elements of the vision.	None.	30
4347	Suggests increasing the density for Approach 2A in order to contribute to satisfying the NPPF objective to boost housing.	Approach 2B is Approach 2A with higher densities.	None.	31

Delivery Strategy Approach 2B				
241, 284, 293, 454, 411, 496, 1183, 1360, 1332, 1263, 1532, 1848, 2110, 2180, 2197, 2750, 3162, 2381, 3706	Supports Approach 2B as less detrimental to infrastructure and the Green Belt.	Noted.	None.	33
3124, 1754, 2617, 3654	Supports Approach 2B.	Noted.	None.	34
2124, 3267	Supports Approach 2B as this would fit with the government's wish to increase the density of development around commuter hubs as set out in its consultation on amending national planning policy.	Noted.	None.	35
1077, 1221, 1919, 2433, 2980, 3025, 3362, 4809	Rejects Approach 2B.	Noted.	None.	36
545, 3259	Rejects Approach 2B as not in close proximity to public transport links.	This Approach is closely related to the existing approach in the Core Strategy, which directs development to Category 1 and 2 settlements. These are, and remain, the settlements that have the greatest public transport provision in the district.	None.	37
1006, 949, 1024, 966, 1031, 1066, 1193, 1096, 1141, 1152, 1154, 1247, 1713, 1258, 1398, 1429, 1435, 1563, 1505, 1559, 1675,	Reject Approach 2B as opposed to high density development which is uncharacteristic of major settlements in the district. Infrastructure and services will not cope with densities outlined.	This Approach is closely related to the existing approach in the Core Strategy, which directs development to Category 1 and 2 settlements. As set out in the Spatial Approaches	None.	38

1876, 2025, 1953, 2001, 2203, 2234, 2590, 2731, 2739, 2741, 1113, 3177, 3181, 2355, 2472, 2480, 2498, 2604, 2606, 2608, 2610, 2938, 2853, 2867, 2870, 2880, 3259, 3278, 3288, 3976, 3002, 3010, 3167, 3334, 3408, 3400, 3325, 3337, 3382, 3482, 3453, 3568, 3563, 3582, 3630, 3647, 3792, 3695, 3758, 3815, 4014, 3802, 3811, 3870, 3864, 3914, 3963, 3974, 3978, 3935, 3946, 4153, 4263, 4225, 4230, 4268, 4294, 4302, 4320, 4276, 4330, 4365, 4499, 4466, 4521, 4562, 4574, 4584, 4587, 4652, 4658, 4800, 4812, 4820, 4835		<p>Topic Paper, it tests a delivery approach that is an effective balance between high density housing and flatted development.</p> <p>It is considered that higher density; high quality development has a part to play in meeting the development needs of the district. As is currently the case, levels of density considered to be acceptable will be determined on reflection of local character and other material policies.</p>	
1029, 1053, 1045, 1553, 1894, 2138, 2807, 2808, 2528, 3787, 3811, 3864, 3935, 3946, 4276, 4330, 4514, 4587, 4820, 4835, 5201	Rejects Approach 2B as does not meet the Objectively Assessed Housing Need figure in full.	The Council acknowledges the requirement in the NPPF to ensure that the Local Plan meets the full, objectively assessed needs for market and affordable housing, includes identifying key sites which are critical to the delivery of the housing strategy over the Plan period, as far as is	None.

		consistent with the policies set out in the NPPF.	
2333	Concerns regarding wastewater network capacity in Smallfield cluster and Caterham and Warlingham cluster.	The Council acknowledge that waste water capacity matters are a concern for residents and businesses. It will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.
			40
3345, 4471	It is unclear from Approach 2B where the clusters fall or whether they are within the Green Belt or not.	The Issues and Approaches document is a high level consideration and consultation of the potential strategy to be adopted. The use of clusters to indicate the location and significance of development is considered appropriate given the wish to consult on potential approaches rather than the individual sites. The description for the Approaches states whether land outside of settlements is being used. Green Belt locations are not considered as part of Approach 2B. It is recommended that a sites specific consultation is undertaken at the appropriate time. A sites consultation would give clarity on site	The Council should carry out a sites consultation at the appropriate time.
			41

		locations.		
4330	Approach 2B confuses whether an area is inset from the Green Belt with whether it is a sustainable location for development despite the fact that these are two different concepts which are assessed on very different criteria.	Approach 2B makes a high level decision as to the sustainability of a settlement based the Settlement Hierarchy. This Approach is tested in the Sustainability Appraisal Report and does not perform well.	None.	42
3935, 3946	A more realistic option would be to consider sites adjacent to settlements with appropriate release from the Green Belt, where a housing mix can be provided, thus avoiding the need for a strict, high density policy approach to be adopted.	Noted. At a high level this is looked at in Approaches 3, 4 and 5.	None.	43
4330	Approach 2B contradicts the emerging Local Plan vision.	The Local Plan will need to balance the social, economic and environmental elements of the vision.	None.	44
4330	Approach 2B conflicts with the evidence-base and with the stated objective of supporting existing businesses.	The Local Plan will need to balance the social, economic and environmental elements of the vision.	None.	45
4347	Suggest increasing the density for Approach 2B in order to contribute to satisfying the NPPF objective to boost housing.	It is considered that approach 2B, which looks at a density of 70 dwellings per hectare, is an appropriate base from which to consider increased densities.	None.	46
Delivery Strategy Approach 3				

1183, 1263, 2617, 3864, 4634	Support Approach 3.	Noted.	None.	48
2707, 3864	Support Approach 3 as it allows for all employment sites within the district to be intensified.	Noted.	None.	49
20, 96, 699, 1077, 1221, 1392, 2069, 2197, 2433, 3362	Reject Approach 3.	Noted.	None.	50
96, 221, 258, 270, 314, 454, 496, 600, 603, 616, 645, 743, 1006, 949, 920, 966, 1066, 1193, 1096, 1141, 1152, 1154, 1174, 1252, 1127, 1713, 1258, 1296, 1390, 1398, 1429, 1435, 1505, 1559, 1694, 1675, 1953, 2001, 2180, 2218, 2234, 2590, 2650, 2739, 2741, 1113, 1735, 3177, 3181, 1754, 1906, 2381, 2471, 2472, 2498, 2604, 2606, 2608, 2610, 2867, 2930, 3259, 3278, 3288, 2976, 2982, 3002, 3010, 3167, 3334, 3408, 3400, 3325, 3362, 3382, 3482, 3453, 3485, 3568, 3563, 3630, 3654, 3792, 3695, 3706, 3758, 3815, 4014, 3914,	Reject Approach 3 due to proposals of developing on Green Belt or changing the Green Belt boundaries. Approach based on unreliable needs figure and unrealistic economic assumptions. Against Approach 3 in order to avoid the coalescence of settlement.	The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through the review and preparation of a Local Plan. Tandridge needs to understand and evidence that no exceptional circumstances exist if it were to justify a position that the Green Belt boundary should not be amended. This approach is not based on a needs figures or economic assumptions. This approach shows potential delivery derived from land that has been made available.	None.	51

3974, 3978, 4153, 4263, 4268, 4294, 4302, 4320, 4330, 4365, 4499, 4466, 4574, 4584, 4587, 4652, 4658, 4800, 4812				
112	The Council have included few viable options in Approach 3.	The sites included in Approach 3 represent what was available in the Housing and Economic Land Availability Assessment at the time of writing. Other evidence will refine site availability.	It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.	52
321, 454, 545, 1006, 1332, 1247, 1563, 1805, 2203, 2938, 3259, 3482, 3565, 3802	Reject Approach 3 as there is limited infrastructure to accommodate the proposed volumes of the population.	The Council acknowledge that infrastructure matters are a concern for residents and businesses. It will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	53

1456, 1675, 1894, 2138, 3935, 3946, 4514, 4587	Approach 3 fails to meet the Objectively Assessed Housing Need in full.	The Council acknowledges the requirement in the NPPF to ensure that the Local Plan meets the full, objectively assessed needs for market and affordable housing, includes identifying key sites which are critical to the delivery of the housing strategy over the Plan period, as far as is consistent with the policies set out in the NPPF.	None.	54
293, 496, 1062, 1210, 1553, 2016, 2154, 2138, 2807, 2808, 2390, 2528, 3288, 3811, 3864, 3935, 3946, 4276, 4820	Support Approach 3 as is the closest to the Objectively Assessed Housing Need figure and aims to protect the character of the area.	Noted.	None.	55
3787, 3811, 5201	Support Approach 3 as is the most sustainable by ensuring new development has easy access to infrastructure already provided in large settlements.	Noted.	None.	56
4514	Support Approach 3 as it suggests the growth and expansion of existing urban and semi-rural settlements in order to meet housing need.	Noted.	None.	57
1024, 966, 1053, 1193, 1045, 1141, 1563, 1569, 1694, 1876, 2234, 2684, 1686, 2853, 3259, 3616, 3565, 3654, 3870	Reject Approach 3 as disagree with provision figures.	Noted.	None.	58

1053, 1045, 1563, 1456, 1894, 3259	Reject Approach 3 as does not allow for sustainable growth of smaller rural settlements.	Development at settlements other than those in Tier 1 and 2 of the 2015 Settlement Hierarchy is reflected in Approaches 4 and 5.	None.	59
998	Reject Approach 3 as referencing inconsistent and substantially changed.	Noted.	None.	60
2025	Some pockets may be sustainable, and have been considered within the CR3 Forum's site assessments. However the net yield from other sites in addition to these, by considering those in the HELAA, yield very little above what is already for example in the CR3 Forum Housing group's recommendation.	Noted.	None.	61
2333	Concerns regarding wastewater network capacity in Smallfield/Burstow cluster, Caterham/ Warlingham cluster and South Nutfield cluster.	The Council acknowledge that waste water capacity matters are a concern for residents and businesses. It will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	62
2455, 3332	Approach 3 does not identify which densities from Approach 2 are intended to be used. Suggest Approach 3 be a self-contained data set of Approaches 2A, 2B and 4.	As set out in the Issues and Approaches document and the Spatial Approaches Topic paper this approach includes development needs delivery from Approaches 1	None.	63

		and 2A. To these approaches it adds delivery from sites identified in the Housing and Economic Land Availability Assessment that fall within the broad areas of search that have been identified on the edge of the Tier 1 and 2 settlements as defined in the Settlement Hierarchy 2015.		
3811	The site at Longsdon Way with respect to Approach 3 would make a significant contribution towards meeting housing needs in Tandridge in a highly sustainable location.	Noted.	None.	64
3864	Suggest that Wolf Row would make a positive contribution to the estimated housing numbers shown in Cluster 23 in Approach 3.	Noted.	None.	65
4330	Approach 3 confuses whether an area is inset from the Green Belt with whether it is a sustainable location for development despite the fact that these are two different concepts which are assessed on very different criteria.	Approach 3 makes a high level decision as to the sustainability of a settlement based the Settlement Hierarchy. The approach is tested in the Sustainability Appraisal Report and performs well subject to extensive mitigation.	None.	66
4330	Approach 3 contradicts the emerging Local Plan vision.	The Local Plan will need to balance the social, economic and environmental elements of the vision.	None.	67
4330	Approach 3 delivers considerably in excess of the employment needs identified and so is not justified by	The approaches demonstrate the total development that can be delivered in	None.	68

	evidence.	accordance with the criteria for the approach.		
		The Economic Needs Assessment identifies that employment needs for B2 and B8, could be met by intensifying existing sites, which is what this approach sets out.		
4514	Suggest a review of the clusters around semi-rural settlements and the identification of additional land, in order to ensure that Approach 3 can deliver at least 10,000 units in order to secure adoption of the Local Plan.	The Council will continue to update the Housing and Economic Land Availability Assessment. It is not agreed that securing adoption of the plan is reliant on identifying land to provide 10,000 houses.	None.	69
4835	There is no clarity as to why Approach 3 specifically identifies separately 'Semi- Rural Service Settlements' and 'Rural Settlements'.	The use of Settlement Hierarchy criteria for the approaches is set out in the Spatial Approaches Topic Paper.	None.	70
Delivery Strategy Approach 4				
4514	Support Approach 4 as it meets Objectively Assessed Housing Need.	Noted.	None.	72
4320	Support Approach 4 as appears to resolve the issues by fulfilling the Objectives.	Noted.	None.	73
4276	Support Approach 4 as it seeks to distribute sustainable development across the district.	Noted.	None.	74

20, 293, 1480, 1553, 1456, 1805, 1818, 2126, 2707, 2459, 3864	Support Approach 4 as it creates a fair distribution of housing and employment opportunities across the district.	Noted.	None.	75
1053, 1045, 1456, 4263	Support Approach 4 as would provide for the growth of smaller rural settlements.	Noted.	None.	76
1894, 3864	Support Approach 4 as would allow for strategic areas of Green Belt to be released where the impact is least felt.	Noted.	None.	77
1077, 1221, 2069, 2197, 2433, 2980, 3025, 3219, 3362, 4230, 4592, 4731	Reject Approach 4.	Noted.	None.	78
1053, 1456, 3259	Reject Approach 4 as it would not provide the growth of main settlements.	Noted.	None.	79
96, 221, 258, 270, 314, 600, 603, 616, 645, 743, 920, 1066, 1183, 1193, 1096, 1141, 1152, 1154, 1174, 1252, 1127, 1713, 1258, 1296, 1355, 1390, 1398, 1429, 1435, 1505, 1559, 1694, 1675, 1919, 2001, 2180, 2218, 2234, 2138, 2533, 2590, 2650, 2731, 2739, 2741, 1113, 1735, 3177, 3181, 2355, 1754, 2381, 2459, 2471, 2472, 2480, 2498, 2604, 2606,	Reject Approach 4 due to proposals of developing on Green Belt or changing the Green Belt boundaries. Approach based on unreliable needs figure and unrealistic economic assumptions.	The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through the review and preparation of a Local Plan. Tandridge needs to understand and evidence that no exceptional circumstances exist if it were to justify a position that the Green Belt boundary should not be amended. This approach is not based on a needs figures or economic assumptions. This approach shows potential delivery derived from land	None.	80

2608, 2610, 2867, 2870, 2930, 3259, 3278, 2976, 2982, 3002, 3010, 3167, 3334, 3408, 3325, 3362, 3382, 3453, 3485, 3568, 3563, 3630, 3654, 3792, 3695, 3706, 3758, 3815, 4014, 3914, 3974, 3978, 4153, 4225, 4268, 4294, 4302, 4330, 4365, 4534, 4499, 4466, 4521, 4562, 4574, 4584, 4587, 4652, 4658, 4800, 4809, 4812		that has been made available.	
545, 1183, 1332, 1563, 2938, 3787, 3802, 3935, 3946, 4330, 4534, 4634, 4820, 5201	Reject Approach 4 as not in close proximity of public transport links and has further limited infrastructure.	This Approach, in part, directs development to the Category 1 and 2 settlements, as set out in the current Core Strategy. Those are, and remain, the settlements that have the greatest public transport provision in the district. This Approach also directs development to those settlements where public transport links are not as established but which could be improved.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.
		The Council acknowledge that infrastructure matters are a concern	

		for residents and businesses. It will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.		
1024, 1062, 1193, 1141, 1355, 1532, 1569, 1694, 1836, 1843, 1876, 2025, 1953, 2234, 2684, 1686, 2853, 3259, 3870	Reject Approach 4 as disagree with provision figures.	Noted.	None.	82
1029, 1053, 1045, 1553, 2807, 2808, 2528, 3811, 3935, 3946, 4276, 4587, 4820	Reject Approach 4 as does not meet the Objectively Assessed Housing Need figure in full.	The Council acknowledges the requirement in the NPPF to ensure that the Local Plan meets the full, objectively assessed needs for market and affordable housing, includes identifying key sites which are critical to the delivery of the housing strategy over the Plan period, as far as is consistent with the policies set out in this Framework.	None.	83
2333	Concerns regarding wastewater network capacity in Smallfield/Burstow cluster, Caterham/ Warlingham	The Council acknowledge that waste water capacity matters are a concern for residents and businesses. It will be	The Council will continue engagement with infrastructure	84

	cluster and South Nutfield cluster.	through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	providers and ensure that infrastructure matters are considered accordingly.
2934	These two sites on the A22 corridor total 1386 units being 58% out of the total of Approach 4. It should be noted the Strategic Highways Assessment suggests that the total for South Godstone is 613 units.	Transport modelling is an iterative process and responds to information being considered at a point in time. The Council's preferred delivery strategy for the Local Plan will be informed by an up-to-date transport assessment which will test the sites to be included in the Plan. This transport work will also identify necessary mitigation should sites be delivered.	None.
3259	Approach 4 indicates Woldingham at two levels, "inset" and Green Belt.	Approach 4 does not include any development delivery in Woldingham. However, Woldingham is in part, inset from the Green Belt so if there were any suitable and available sites identified in the Housing and Economic Land Availability Assessment, it would be right to include them. The remainder of Woldingham is located within the	None.

85

86

		Green Belt.	
3400	Although the figures are given as areas of land, the text refers only to "intensification" of employment sites. The PC has not found where locations and assessments for CotH are provided in this report or in the Economic Needs Assessment technical paper to substantiate 87.4ha of employment intensification.	<p>Approach 4 does not include any land for employment delivery (either through site intensification or mixed use sites) in Caterham on the Hill. This is based on the Housing and Economic Land Availability Assessment evidence at the time of writing.</p> <p>The Economic Needs Assessment identifies that employment needs for B2 and B8, could be met by intensifying existing sites, which is what this Approach sets out.</p> <p>The approaches demonstrate the total development that can be delivered in accordance with the criteria for each approach. They do not indicate that if a particular approach was adopted all sites would be allocated for development.</p>	<p>None.</p> <p>87</p>
4404	Delivery Approach 4 assumes residential development and intensification of economic spaces within areas defined as a "Rural Settlement", which includes South Nutfield, but not Nutfield.	South Nutfield is classed as a higher ranking settlement than Nutfield in the Settlement Hierarchy which has been used to inform the approaches, as set out in the Spatial Approaches Topic	<p>None.</p> <p>88</p>

Paper.				
4330	Approach 4 confuses whether an area is inset from the Green Belt with whether it is a sustainable location for development despite the fact that these are two different concepts which are assessed on very different criteria.	Approach 4 makes a high level decision as to the sustainability of a settlement based on the Settlement Hierarchy. This Approach is tested in the Sustainability Appraisal Report and does not perform well.	None.	89
4330	Approach 4 contradicts the emerging Local Plan vision.	The Local Plan will need to balance the social, economic and environmental elements of the vision.	None.	90
4330	Approach 4 delivers considerably in excess of the employment needs identified and so is not justified by evidence.	<p>The Approaches demonstrate development that can be delivered in accordance with the respective criteria for each approach.</p> <p>The Economic Needs Assessment identifies that employment needs for B2 and B8, could be met by intensifying existing sites, which is what this Approach sets out.</p>	None.	91
4835	There is no clarity as to why Approach 4 specifically identifies separately 'Semi- Rural Service Settlements'	The use of Settlement Hierarchy criteria in the approaches is set out in	None.	92

and 'Rural Settlements'.		the Spatial Approaches Topic Paper.		
Delivery Strategy Approach 5				
4371	Support Approach 5.	Noted.	None.	94
20, 96, 1077, 1221, 1392, 2069, 2197, 2433, 3219, 3362, 4263	Reject Approach 5.	Noted.	None.	95
96, 221, 258, 270, 314, 600, 603, 616, 645, 743, 920, 1066, 1193, 1096, 1141, 1152, 1154, 1174, 1252, 1127, 1713, 1258, 1296, 1390, 1398, 1429, 1435, 1505, 1559, 1694, 1675, 2001, 2180, 2218, 2234, 2590, 2650, 2739, 2741, 1113, 1735, 3177, 3181, 1754, 2381, 2471, 2472, 2498, 2604, 2606, 2608, 2610, 2867, 2930, 3259, 3278, 3288, 2976, 2982, 3002, 3010, 3167, 3334, 3408, 3400, 3325, 3362, 3382, 3453, 3485, 3568, 3563, 3630, 3654, 3792, 3695, 3706, 3758, 3815, 4014, 3914, 3974, 3978, 4153, 4268, 4294, 4302, 4320, 4330, 4365, 4534,	Reject Approach 5 due to proposals of developing on Green Belt or changing the Green Belt boundaries. Approach based on unreliable needs figure and unrealistic economic assumptions. Approach 5 would release an extremely large amount of Green Belt which is not thought to be realistic.	The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through the review and preparation of a Local Plan. Tandridge needs to understand and evidence that no exceptional circumstances exist if it were to justify a position that the Green Belt boundary should not be amended. This approach is not based on a needs figures or economic assumptions. This approach shows potential delivery derived from land that has been made available.	None.	96

4499, 4466, 4574, 4584, 4587, 4652, 4658, 4800, 4812				
88, 293, 462, 1029, 1053, 1045, 1553, 1456, 2016, 1995, 2086, 2081, 2030, 2031, 2528, 3288, 3339, 3610, 3787, 3767, 3811, 3864, 3884, 3935, 3946, 4276, 4347, 4587, 4791, 4820, 4835, 5196, 5201	Support Approach 5 as would satisfy the Objectively Assessed Housing Need figure.	Noted.	None.	97
462, 1566, 4012, 4276	Support Approach 5 as the most positive and sustainable option.	Noted.	None.	98
3864	Support Approach 5 as would advocate intensification of all employment sites within the district.	Noted.	None.	99
3925, 4806	Support Approach 5 where the settlement pattern of the district lends itself to incremental growth.	Noted.	None.	100
112, 4263	The Council have included few viable options in Approach 5.	As set out in the Issues and Approaches paper the ability of sites to progress through the Local Plan process will depend on technical assessments such as the Green Belt Assessment, transport modelling, infrastructure, sustainability, habitat regulation etc.	None.	101

		Further, whilst a high level assessment of site viability was carried out to inform the Housing and Economic Land Availability Assessment 2015, more detailed viability work will take place once the preferred strategy for the Plan is known and further information is gathered.		
321, 545, 1332, 1247, 1563, 1805, 2398, 3259, 3802, 4534, 4634	Reject Approach 5 as there is limited infrastructure to accommodate the proposed volumes of the population.	The Council acknowledge that infrastructure matters are a concern for residents and businesses. It will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	102
1024, 1193, 1141, 1569, 1694, 1675, 1876, 1948, 2025, 1953, 2234, 2684, 1686, 2853, 3259, 3616, 3654, 4294, 4320	Reject Approach 5 as disagree with provision figures.	Noted.	None.	103
998	Rejects Approach 5 as referencing inconsistent and	The Issues and Approaches document is a high level examination	None.	104

		of the Local Plan.		
3259	Approach 5 indicates Woldingham at two levels, “inset” and Green Belt.	Approach 5 does not include any development delivery in Woldingham. However, Woldingham is in part, inset from the Green Belt so if there were any suitable and available sites identified in the Housing and Economic Land Availability Assessment, it would be right to include them. The remainder of Woldingham is located within the Green Belt.	None.	107
3767	Requests that Dormans Park is included within Approach 5.	The Spatial Approaches Topic paper sets out which locations are considered in the approaches and the Settlement Hierarchy 2015 sets out the reasoning for the rank. It is not agreed that Dormans Park should be included.	None.	108
3767	There are flooding issues within Cluster numbers 37, 39 and 40 from Approach 5.	The Council will take account of flooding issues through the Strategic Flood Risk Assessment and through consultation with the Environment Agency	Continue to engage with infrastructure providers, statutory consultees and refinement of the evidence-base.	109

3864	Suggest that a sequential approach to delivery strategy Approach 5 is the most appropriate method.	Noted.	None.	110
3864	Suggest that Wolf Row would make a positive contribution to the estimated housing numbers shown in Cluster 24 in Approach 5.	Noted.	None.	111
4404	Delivery Approach 5 assumes residential development and intensification of economic spaces within areas defined as a “Rural Settlement”, which includes South Nutfield, but not Nutfield.	South Nutfield is classed as a higher ranking settlement than Nutfield in the Settlement Hierarchy which has been used to inform the approaches, as set out in the Spatial Approaches Topic Paper.	None.	112
4330	Approach 5 confuses whether an area is inset from the Green Belt with whether it is a sustainable location for development despite the fact that these are two different concepts which are assessed on very different criteria.	Approach 5 makes a high level decision as to the sustainability of a settlement based the Settlement Hierarchy. This approach is tested in the Sustainability Appraisal Report and performs well subject to extensive mitigation.	None.	113
4330	Approach 5 contradicts the emerging Local Plan vision.	The Local Plan will need to balance the social, economic and environmental elements of the vision.	None.	114
4330	Approach 5 delivers considerably in excess of the employment needs identified and so is not justified by evidence.	Each approach sets out development that can be delivered in accordance with the respective criteria. It is acknowledged that Approach 5 is in	None.	115

		excess of the required needs.		
			The Economic Needs Assessment identifies that employment needs for B2 and B8, could be met by intensifying existing sites, which is what this approach sets out.	
4820	Approach No.5 should be adopted as a starting point, combined with a full Green Belt review.	Noted.	None.	116
Delivery Strategy Approach 6				
20, 201, 190, 284, 462, 496, 541, 588, 986, 897, 1006, 1029, 998, 1053, 1052, 1186, 1183, 1193, 1045, 1360, 1203, 1332, 1221, 1247, 1713, 1258, 1329, 1373, 1403, 1442, 1392, 1476, 1556, 1938, 1548, 1558, 1456, 1652, 1620, 1659, 1651, 1675, 1835, 1824, 1853, 1902, 1922, 1957, 2025, 1930, 1953, 2166, 2142, 2188, 2203, 2234, 2559, 2622, 2545, 2689, 2750, 2710, 2720, 3109, 3117, 3118, 1113, 3159, 548, 1742, 2390, 2563, 2809,	Support Approach 6 as a viable option. Suggest creating a new community with supporting infrastructure. Suggest developing nearby Gatwick Airport. More detail needed. Approach 6 could deliver sufficient homes to meet Objectively Assessed Housing Need figure.	Noted.	Undertake further work to determine whether a new settlement/urban extension is an option that the Council should consider in the Plan-making process. Any potential concept areas relating to this will be consulted upon further.	118

2831, 2459, 2812, 2855, 2938, 2853, 3018, 3288, 2991, 3022, 3261, 3351, 3282, 3345, 3362, 3364, 3394, 3482, 3453, 3355, 3420, 3556, 3565, 3654, 3777, 3792, 3721, 3747, 3806, 3802, 3852, 3991, 4164, 4012, 4056, 4153, 4263, 4276, 4335, 4347, 4377, 4385, 4386, 4397, 4406, 4439, 4543, 4459, 4466, 4471, 4562, 4595, 4624, 4779, 4791				
1077, 1141, 1377, 1569, 1876, 1948, 2069, 2197, 2684, 1754, 2962	Reject Approach 6.	Noted.	None.	119
4806	Reject Approach 6 as unnecessary and too modern in what is essentially a traditional district that has had piecemeal development over the centuries.	Large urban extensions and new towns/villages are not considered to be new or modern concepts. It is considered necessary to consider all reasonable alternatives.	None.	120
242, 462	Support additional new villages but not a new large urban settlement.	Noted.	Undertake further work to determine whether a new settlement/urban extension is an option that the Council should consider in the Plan-	121

			making process. Any potential concept areas relating to this will be consulted upon further.	
96, 221, 258, 270, 293, 314, 600, 603, 616, 645, 705, 743, 920, 938, 1066, 1096, 1141, 1152, 1154, 1174, 1127, 1296, 1390, 1398, 1429, 1435, 1505, 1559, 1694, 1894, 2001, 2180, 2218, 2590, 2650, 2645, 2739, 2741, 1686, 1735, 3177, 3181, 2381, 2471, 2472, 2498, 2604, 2606, 2608, 2610, 2867, 2930, 3278, 2976, 2982, 3002, 3010, 3167, 3334, 3408, 3325, 3382, 3453, 3485, 3568, 3563, 3630, 3695, 3706, 3758, 3815, 4014, 3811, 3870, 3864, 3914, 3974, 3978, 3935, 3946, 4153, 4268, 4302, 4330, 4365, 4499, 4466, 4574, 4584, 4652, 4658, 4800, 4812	Reject Approach 6 due to proposals of developing on Green Belt or changing the Green Belt boundaries. Approach based on unreliable needs figure and unrealistic economic assumptions. Approach 6 would release an extremely large amount of Green Belt which is not thought to be realistic. Approach 6 would potentially drastically change the character of Tandridge.	The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through the review and preparation of a Local Plan. Tandridge needs to understand and evidence that no exceptional circumstances exist if it were to justify a position that the Green Belt boundary should not be amended.	None.	122
4330, 4587, 4820	Reject Approach 6 as it would not be deliverable and would require significant infrastructure investment and provision to be viable and is also not capable of	Should this approach be pursued through the Local Plan, the delivery of a new settlement or an extension of	Undertake further work to determine whether a new settlement/urban	123

	contributing sufficiently to housing delivery as would not be delivered until the later years of the Plan period.	an existing would require significant new infrastructure. It is agreed that such development would likely come forward later in the Plan period and the Council would need to demonstrate how it would meet the five year supply. All development would contribute to housing delivery across the Plan period up to 2033. Any new settlement or extension would need to be 'masterplanned' and deliverability and viability clearly determined before any development could take place. Sustainability would need to be at the core of any scheme.	extension is an option that the Council should consider in the Plan-making process. Any potential concept areas relating to this will be consulted upon further.
4330	Object to Approach 6 as would result in the release of Green Belt which is based on a Green belt Assessment which is not robust. Further, development would not be located in an area where transport use and travel is minimised.	<p>No decisions regarding Approach 6 have been made.</p> <p>Should this approach be pursued through the Local Plan, the delivery of a new settlement or an extension of an existing would require significant new infrastructure. All development would contribute to housing delivery across the Plan period up to 2033. Any new settlement or extension would need to be 'masterplanned' and deliverability and viability clearly</p>	Undertake further work to determine whether a new settlement/urban extension is an option that the Council should consider in the Plan-making process. Any potential concept areas relating to this will be consulted upon further.

		determined before any development could take place. Sustainability would need to be at the core of any scheme.	
1053, 1045, 1456	Support Approach 6 and suggest creating urban extensions in more than one location.	Noted.	Undertake further work to determine whether a new settlement/urban extension is an option that the Council should consider in the Plan-making process. Any potential concept areas relating to this will be consulted upon further. 125
1183, 1247, 1258, 1675, 2025, 1953, 2853	The position of any new settlement is key. Research for a suitable area is important.	Noted.	Undertake further work to determine whether a new settlement/urban extension is an option that the Council should consider in the Plan-making process. Any potential concept areas relating to this will be consulted upon further. 126
462, 588, 4634	If Approach 6 pursued, suggests working alongside neighbouring authorities and local Parish Councils.	None.	In accordance with the Localism Act 2012 and the Town and Country Planning (Local Plan) (England) Regulations 127

			2014, the Council will consult and engage with both Parish Councils and neighbouring authorities throughout the Plan-making process irrespective of the preferred delivery strategy to be pursued.	
938, 1497, 1906, 3387, 3947, 3935, 3946, 4320	Reject Approach 6 as not defined and considered misleading.	Noted.	Undertake further work to determine whether a new settlement/urban extension is an option that the Council should consider in the Plan-making process. Any potential concept areas relating to this will be consulted upon further.	128
2998	Suggest Approach 6 can only be determined once TDC establish its full Objectively Assessed Housing Need.	The Council have prepared a Strategic Housing Market Assessment which identifies the Objectively Assessed Housing Need. The Council must undertake further work and prepare evidence to determine whether that need can be delivered and if not, set out reasons and	None.	129

justification.				
4282	Suggest enlarging existing settlements rather than a large scale urban extension.	It is agreed that the Council should look at the potential to deliver both large urban extensions as well as new stand-alone towns/villages.	Undertake further work to determine whether a new settlement/urban extension is an option that the Council should consider in the Plan-making process. Any potential concept areas relating to this will be consulted upon further.	130
4624	The Council may find it interesting and helpful to look at the Greater London Plan 1944 by Patrick Abercrombie, in particular, the section on selected sites for satellite towns.	Noted.	None.	131
Combination of Approaches				
1029, 1053, 1045, 1456	Suggest combining Approaches 5 and 6.	Noted.	None.	133
1062, 2124, 3267	Suggest combining Approaches 1, 2B and 3 on the basis of yield units. Combination of Approaches 1, 2B and 3 would minimise the need to develop on Green Belt land and would reduce pressure on the inadequate infrastructure.	Approach 3 includes Approach 1.	None.	134
1894	Suggest combining Approaches 1, 2A and 4 as this would significantly contribute to the Objectively Assessed Housing Need and would provide controlled	Approach 4 includes Approaches 1 and 2A.	None.	135

	release of the Green Belt.			
2142	Suggest combining Approach 6,1 and 2A.	Approach 2A includes Approach 1.	Undertake further work to determine whether a new settlement/urban extension is an option that the Council should consider in the Plan-making process. Any potential concept areas relating to this will be consulted upon further.	136
		Further information is required on Approach 6 to determine a delivery strategy.		
2853, 3282	Suggest combining Approaches 2A and 6.	Further information is required on Approach 6 to determine a delivery strategy.	Undertake further work to determine whether a new settlement/urban extension is an option that the Council should consider in the Plan-making process. Any potential concept areas relating to this will be consulted upon further.	137
2138	Suggests an intermediate approach between Approaches 3 and 5. However, provision should be made for additional clusters within Approach 4 to be released should development fall behind targets.	Noted.	The Council will need to consider whether it is appropriate and necessary to include safeguarded land within the Plan.	138

2573	Suggests Approach 2A should be combined with a carefully selected number of sites that are currently in the Green Belt.	Noted.	None.	139
2390	Suggest a combination of Approaches 3 and 6 in order to meet the Objectively Assessed Housing Need.	Noted. Further information is required on Approach 6 to determine a delivery strategy.	Undertake further work to determine whether a new settlement/urban extension is an option that the Council should consider in the Plan-making process. Any potential concept areas relating to this will be consulted upon further.	140
4634	Support a mixture of Approach 2B and 3 as residents would prefer a greater number of smaller properties in order to provide entry level homes for younger families and perhaps to encourage the older population to downsize.	The preferred strategy of the Local Plan will provide homes which range in size, tenure and affordability. This is not exclusive to any one approach.	None.	141
4459	A combination of 1 including likely boundary changes will provide a more realistic basis for numbers available before options 2-6 are considered as the Green Belt Boundary Survey is much more likely to identify Green Belt Site that are properly available and deliverable than Housing and Economic Land Availability Assessment survey. In this respect the Local Plan Consultation is premature.	The approaches represent potential delivery according to the latest Housing and Economic Land Availability Assessment. Whilst it is considered necessary to have both evidence-bases to make decisions about the allocation of sites, the Green Belt evidence-base should not lead the Housing and Economic Land Availability Assessment evidence-	The Council should carry out a sites consultation at the appropriate time. This will include consultation with neighbouring authorities under the	142

		base.	Duty to Cooperate	
		The Council do not agree that the consultation is premature and have committed to involving interested parties in the Plan-making process from the outset.		
4459	Suggests a broad mixture of the approaches.	Noted.	None.	143
Housing and Economic Land Availability Assessment Sites				
78, 173, 310, 545, 789, 998, 1052, 1206, 1367, 1437, 1458, 1938, 1635, 1824, 1882, 1908, 2025, 2166, 2163, 1735, 3288, 3616, 3654, 3806, 3852, 3991, 4056	Objects to development at Surrey National Golf Course and Roffes Lane. Must protect historical location. Contradiction in suggesting that a golf course provides an increase in tourism, yet it is a proposed site for development.	Noted.	The Council should carry out a sites consultation at the appropriate time. This will include consultation with neighbouring authorities under the Duty to Cooperate.	145
159, 699, 1509, 4724, 3482, 3565	Objects to development bordered by Farleigh Road, Harrow Road and Chelsham Road.	Noted.	The Council should carry out a sites consultation at the appropriate time. This will include consultation with neighbouring authorities under the Duty to Cooperate.	146

545, 998, 1052, 1206, 1258, 1403, 1938, 1677, 1795, 2166, 2188, 2855, 1113, 3351, 3362, 3364, 3777, 3792, 3747, 3806, 3852, 3991, 4056, 4570, 4595	Object to development at Yorke Gate/ The Bellway Strip (CAT054).	Noted.	The Council should carry out a sites consultation at the appropriate time. This will include consultation with neighbouring authorities under the Duty to Cooperate.	147
2166	Object to development at Burntwood Lane (CAT029).	Noted.	The Council should carry out a sites consultation at the appropriate time. This will include consultation with neighbouring authorities under the Duty to Cooperate.	148
2166	Object to development at Waller Lane (CAT038).	Noted.	The Council should carry out a sites consultation at the appropriate time. This will include consultation with neighbouring authorities under the Duty to Cooperate.	149
2166	Object to development at Church Hill (CAT053).	Noted.	The Council should carry out a sites consultation at the appropriate time. This	150

			will include consultation with neighbouring authorities under the Duty to Cooperate.	
1938	Object to development at Dormers (CAT034).	Noted.	The Council should carry out a sites consultation at the appropriate time. This will include consultation with neighbouring authorities under the Duty to Cooperate.	151
1938, 3792	Object to development at Town End Car Park (CAT051).	Noted.	The Council should carry out a sites consultation at the appropriate time. This will include consultation with neighbouring authorities under the Duty to Cooperate.	152
1938	Object to development at Caterham Community Centre (CAT055).	Noted.	The Council should carry out a sites consultation at the appropriate time. This will include consultation with neighbouring authorities under the Duty to Cooperate.	153

2807, 2808	Supports development at CAT040.	Noted.	The Council should carry out a sites consultation at the appropriate time. This will include consultation with neighbouring authorities under the Duty to Cooperate.	154
1627	Object to development at LIN005.	Noted.	The Council should carry out a sites consultation at the appropriate time. This will include consultation with neighbouring authorities under the Duty to Cooperate.	155
992, 2604, 2606, 2608, 2610, 4592	Object to development at Posterngate Farm, South Godstone.	Noted.	The Council should carry out a sites consultation at the appropriate time. This will include consultation with neighbouring authorities under the Duty to Cooperate.	156
2100	Object to development on Blue Anchor Farm (BHE007).	Noted.	The Council should carry out a sites consultation at the appropriate time. This	157

			will include consultation with neighbouring authorities under the Duty to Cooperate.	
1812, 1811	Object to development at Mill Lane (OXT051).	Noted.	The Council should carry out a sites consultation at the appropriate time. This will include consultation with neighbouring authorities under the Duty to Cooperate.	158
1812, 1876, 3621, 3965, 3980	Object to development at Oxted Gasholder and Ellice Road carpark (OXT016).	Noted.	The Council should carry out a sites consultation at the appropriate time. This will include consultation with neighbouring authorities under the Duty to Cooperate.	159
3621, 3965, 3980	Object to development at Chichele Road (OXT006) due to issues with access to and from the site.	Noted.	The Council should carry out a sites consultation at the appropriate time. This will include consultation with neighbouring authorities under the Duty to Cooperate.	160

3621	Object to development at Wolfs Row Allotments (OXT022) due to issues with access to and from the site.	Noted.	The Council should carry out a sites consultation at the appropriate time. This will include consultation with neighbouring authorities under the Duty to Cooperate.	161
1062, 998, 1876, 2197	Suggests redeveloping derelict sites such as the Oxted Gasholder site, the Rose and Young site, the Clifton Arms site etc.	The Local Plan will reflect the government's approach that development delivery should prioritise brownfield land.	None.	162
2203, 4724	Object to development at Kennel Farm Fields (WAR018) as it is used for recreation by residents.	Noted.	The Council should carry out a sites consultation at the appropriate time. This will include consultation with neighbouring authorities under the Duty to Cooperate.	163
2203	Object to development at Shelton Sports Club (WAR019) due to inappropriate access routes to the site.	Noted.	The Council should carry out a sites consultation at the appropriate time. This will include consultation with neighbouring authorities under the Duty to Cooperate.	164

4724	Object to development at WAR011.	Noted.	The Council should carry out a sites consultation at the appropriate time. This will include consultation with neighbouring authorities under the Duty to Cooperate.	165
4724	Object to development at WAR023.	Noted.	The Council should carry out a sites consultation at the appropriate time. This will include consultation with neighbouring authorities under the Duty to Cooperate.	166
2573	Supports the development of the Moorhouse Redland tile works for industrial/commercial use.	Noted. It should be noted that this site is currently being considered for further industrial use as part of a planning application to the Local Planning Authority. Any future consideration of this site will be on reflection of the decision made on this application.	The Council should carry out a sites consultation at the appropriate time. This will include consultation with neighbouring authorities under the Duty to Cooperate.	167
Other				

20, 96, 78, 82, 105, 112, 1888, 201, 190, 159, 173, 221, 258, 976, 974, 270, 278, 301, 304, 314, 363, 411, 496, 526, 540, 545, 588, 600, 603, 645, 776, 705, 660, 681, 688, 689, 756, 854, 810, 789, 801, 808, 841, 986, 893, 897, 1006, 949, 1062, 902, 1031, 992, 998, 1055, 1052, 1066, 1099, 1193, 1046, 1096, 1117, 1360, 1141, 1152, 1154, 1166, 1170, 1206, 1332, 1271, 1264, 1247, 1323, 1225, 1127, 1234, 2064, 1258, 1296, 1302, 1472, 1373, 1424, 1489, 1367, 1339, 1415, 1390, 1398, 1429, 1458, 1435, 1463, 1476, 1497, 1938, 1601, 1523, 1563, 1509, 1505, 1677, 1532, 1559, 1561, 1569, 1635, 1652, 1789, 1694, 1651, 1675, 1882, 1831, 1836, 1974, 1965, 1848, 1864, 1853, 1843, 1842, 1859, 1876, 1902, 1908, 2006, 2025, 2010, 1953, 1993, 1998, 2001, 2044, 2166, 2106, 2126, 2110, 2131, 2142,	Must safeguard recreational facilities, AONB and Green Belt areas. Suggest developing on brownfield sites. Must abide by NPPF and NPPG. Development on Green Belt detrimental to the character of the area. Development detrimental to wildlife. Allotments must also be safeguarded.	<p>The Spatial Approaches Topic Paper sets out how certain key constraints, such as AONB were considered when arriving at the approaches which are subject to consultation. As the Council gathers further evidence, more consideration will be given to constraints and this in turn will be used to shape the preferred strategy for the Local Plan. There are two Areas of Outstanding Natural Beauty (AONB) in the district, the Surrey Hills and the High Weald. AONB are nationally-protected areas where there is a general presumption against major development. The Council will accord with all legislation in the preparation of the Local Plan.</p> <p>The Council will use its evidence-base to ensure a balance between the social, economic and environmental needs within the district.</p> <p>The Local Plan will reflect the government's approach that development delivery should prioritise</p>	The Council will include an objective to maintain a Green Belt that serves the purposes in the National Planning Policy Framework and endures beyond the Plan period.
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2163, 2180, 2188, 2197,
2218, 2342, 2689, 2684,
2645, 2739, 2741, 3043,
1728, 1113, 1718, 1627,
1686, 1735, 1742, 4724,
3177, 3181, 2355, 1754,
1906, 2364, 2381, 2467,
2809, 2831, 2845, 2433,
2471, 2472, 2498, 2604,
2606, 2608, 2610, 2614,
2867, 2870, 2880, 3259,
3278, 3288, 2982, 3002,
3010, 3167, 3267, 3271,
3351, 3334, 3376, 3387,
3408, 3400, 3274, 3282,
3325, 3362, 3382, 3482,
3453, 3485, 3496, 3568,
3616, 3563, 3565, 3582,
3630, 3647, 3654, 3660,
3777, 3729, 3792, 3695,
3706, 3747, 3758, 3775,
3806, 3815, 3828, 4014,
3876, 3848, 3852, 3858,
3870, 3891, 3914,
3927, 3965, 3963, 3974,
3978, 3980, 3991, 4088,
4153, 4290, 4263, 4225,
4268, 4282, 4294, 4302,
4320, 4311, 4365, 4499,
4543, 4521, 4545, 4562,
4574, 4584, 4652, 4658,

brownfield land

4663, 4798, 4800, 4806, 4812, 4824, 4896, 5197				
885, 545, 811, 1053, 1186, 1210, 1045, 1938, 1659, 2100, 1876, 2016, 1930, 1995, 2086, 2081, 2138, 2573, 3339, 3729, 3787, 3767, 3811, 3864, 3884, 3935, 3946, 4276, 4514, 4587, 4791, 4820, 4835, 5201	May be necessary to make carefully considered incursions on the Green Belt.	Noted.	None.	170
4459	Suggest including reference to likely outcomes of the Green Belt Boundary Survey and proposals for releasing land from the Green Belt for development.	The published Green Belt Assessment sets out the location for further investigation into the function of the Green Belt in certain areas. This will be refined and a site consultation undertaken to identify where consideration of exceptional circumstances should occur.	The Council should carry out a sites consultation at the appropriate time. This will include consultation with neighbouring authorities under the Duty to Cooperate.	171
105, 241, 293, 373, 496, 795, 801, 808, 811, 1006, 921, 998, 1053, 1052, 1183, 1210, 1045, 1166, 1805, 1835, 1848, 1864, 1818, 1876, 2025, 1993, 2086, 2081, 2126, 2089, 2163, 2138, 2645, 1728, 2364, 3376, 3301, 3339, 3411, 3496,	Mixed developments of houses and flats should be provided in different locations. Affordable housing must support younger generations and encourage the elderly population to downsize. Additional housing should be encouraged in a sensible manner. Development of large houses should be discouraged. Objectively Assessed Housing Need should be met.	Noted. The preferred strategy of the Local Plan will provide homes which range in size, tenure and affordability.	None.	172

3647, 3729, 3610, 3787, 3935, 3946, 4282, 4276, 4579, 4425, 4587, 4634, 4791, 4798, 4896, 4820, 4835, 5201				
885, 1258, 1677, 1652, 1853, 1876, 1113, 2831, 3376, 3747, 3806, 3848, 3991	The health and wellbeing of residents is at risk.	The Council will use its evidence-base to ensure a balance between the social, economic and environmental needs within the district.	None.	173
46, 96, 373, 854, 841, 938, 1174, 1258, 1302, 2006, 2197, 1113, 2467, 3259, 3647, 3660, 4014, 3965, 4824	Concerns about the amount of inward migration from other areas.	The Objectively Assessed Housing Need of 9,400 is based on a number of demographic factors. The details relating to this can be found in the Council's Strategic Housing Market Assessment (2015) which includes The Objectively Assessed Housing Needs of Tandridge, technical paper. Nearly 70% of the projected population increase is in the aged, over 60 groups. This is due to a combination of the age profile of the population and the fact that people are living longer. Most of these people will already be living in the district and not a predominant result of inward migration.	None.	174

78, 105, 1888, 190, 159, 173, 221, 258, 293, 301, 310, 321, 373, 496, 512, 545, 588, 776, 681, 688, 689, 699, 763, 777, 854, 782, 789, 793, 986, 897, 1062, 1021, 938, 1031, 992, 998, 1053, 1052, 1066, 1186, 1099, 1183, 1210, 1193, 1045, 1096, 1203, 1360, 1141, 1152, 1154, 1170, 1205, 1206, 1332, 1271, 1264, 1247, 1323, 1234, 1258, 1296, 1302, 1472, 1373, 1489, 1367, 1345, 1415, 1398, 1429, 1437, 1435, 1476, 1566, 1556, 1563, 1509, 1505, 1532, 1569, 1609, 1652, 1659, 1675, 1805, 1795, 1835, 1824, 1831, 2100, 1965, 1864, 1853, 1812, 1811, 1818, 1859, 1876, 1922, 2124, 2025, 2010, 1927, 1953, 1993, 1998, 2086, 2001, 2044, 2081, 2333, 2166, 2106, 2126, 2110, 2089, 2142, 2163, 2188, 2197, 2218, 2398, 2573, 2590, 2689, 2641, 2731, 2739, 2741, 3043, 1728, 1113, 1686, 1735, 1742,	<p>Infrastructure remains an issue. This concerns roads, public transport, schools, doctors, parking etc.</p> <p>Infrastructure needs improving. Other amenities such as electricity, gas, water, landfill etc. are at capacity.</p>	<p>The Council acknowledge that infrastructure matters are a concern for residents and businesses. It will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.</p>	<p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p>
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4724, 3141, 2355, 1754,
 1906, 2364, 2381, 2467,
 2809, 2831, 2845, 2433,
 2455, 2462, 2471, 2472,
 2480, 2498, 2604, 2606,
 2608, 2610, 2938, 2867,
 2870, 3259, 2980, 3267,
 3376, 3325, 3332, 3337,
 3382, 3482, 3411, 3496,
 3568, 3616, 3563, 3565,
 3582, 3621, 3630, 3647,
 3654, 3660, 3729, 3792,
 3695, 3747, 3758, 3775,
 3806, 3815, 4014, 3876,
 3802, 3848, 3852, 3858,
 3891, 3965, 3978, 3980,
 3991, 4000, 4164, 4056,
 4077, 4088, 4230, 4294,
 4302, 4320, 4360, 4378,
 4534, 4579, 4521, 4562,
 4574, 4584, 4634, 4896

159, 310, 776, 1099, 1183,
 1152, 1206, 1323, 1258,
 1296, 1302, 1472, 1429,
 1437, 1458, 1563, 2100,
 1965, 1876, 2010, 1993,
 2001, 2333, 2689, 2731,
 2741, 1728, 1113, 1627,
 1686, 2364, 2433, 2471,
 2604, 2606, 2608, 2867,

Flooding remains an issue. Development would exacerbate this issue. Many areas are poorly drained.

The Council acknowledge that flooding is a concern for residents and businesses. It will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed

The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.

2870, 2980, 3376, 4014		work to further inform the preparation of the Local Plan.	
		Further, site allocation can only come forward in the Plan once all the evidence, including flood risk and potential flood risk mitigation, has been considered. Flooding will be considered through the Strategic Flood Risk Assessment.	
1888, 214, 96, 190, 304, 411, 545, 645, 660, 681, 777, 854, 782, 789, 793, 893, 1062, 938, 992, 998, 1186, 1099, 1193, 1117, 1360, 1205, 1206, 1271, 1323, 1713, 1258, 1302, 1472, 1424, 1763, 1392, 1398, 1497, 1938, 1509, 1561, 1569, 1795, 1882, 2100, 1965, 2078, 1948, 2025, 2010, 1995, 2044, 2197, 2342, 2559, 2622, 2545, 2689, 1718, 1735, 1742, 4724, 1906, 2563, 2471, 2480, 2604, 2606, 2608, 2610, 2614, 2867, 2870, 3259, 3100, 3236, 3167, 3334,	Housing numbers should be limited and housing developed for local need. Housing should be made affordable. The Objectively Assessed Housing Need figure is inflated and unreliable. The Objectively Assessed Housing Need does not reflect the true figures required in the district. The Objectively Assessed Housing Need is based on out of date housing need evidence and no longer applicable. Against further development. 'Windfall' development should be controlled.	This approach would not be consistent with the National Planning Policy Framework. The National Planning Policy Framework requires the Local Planning Authority to identify the full objectively assessed need (Objectively Assessed Housing Need) for market and affordable housing (National Planning Policy Framework paragraph 47). The Objectively Assessed Housing Need is part of the Strategic Housing Market Assessment (SHMA) which specifically requires local plans to identify the scale and mix of housing that the local population is likely to need over the Plan period. It must consider household and population projections	None.

3453, 3582, 3621, 3654,
3660, 3792, 3775, 3828,
4014, 3876, 3811, 3848,
3891, 3965, 4290, 4294,
4570, 4459,4330

and take account of migration and demographic change (National Planning Policy Framework para 159). The Council have prepared a [Strategic Housing Market Assessment](#) (2015) which includes [The Objectively Assessed Housing Needs of Tandridge](#), technical paper and identifies the need as 9,400 homes for the Plan period of 2013 – 2033.

The 9,400 figure reflects the total number of homes that are needed based on various demographic considerations, but doesn't necessarily represent the number of homes that the Council will actually provide.

Although the National Planning Policy Framework aspires to ensure that Local Authorities meet their needs in full, it also recognises that this is not always possible where constraints exist. The Plan-making process must consider all legitimate constraints and the Council must set out and justify the number of homes it is able to

		deliver once all evidence is considered. Discussions with other Local Authorities, through the Duty to Cooperate, will need to take place to see if any shortfall can be provided elsewhere.		
		Windfall development can continue to be controlled through development management policies.		
1888, 293, 897, 1006, 1031, 1205, 1938, 1601, 1922, 2010, 2044, 2106, 3117, 3118, 1113, 1718, 2880, 3376, 3482, 3565, 3806, 4579, 4806	There is no high level of design and a lack of privacy in recent developments. Developments could lead to overcrowding.	Objective 9 and 10 refer to design issues and Section 12 presents different options for defining a design policy for the Local Plan.	None.	178
4425	TDC should encourage the reuse of existing resources and support the transition to a low carbon future.	Objective 11 refers to mitigating the impacts of climate change. Section 12 presents different options for defining an environmental design policy for the Local Plan.	None.	179
5196	Supports the provision of additional development in rural settlements of the district, at a scale commensurate with their local needs and other circumstances.	Noted.	None.	180
1225, 1392, 1398, 1553,	Development should be directed in urban locations	Consideration must be given to the	None.	181

5197	before considering rural settlements. Development should be concentrated in town centres in order to increase economic benefit.	economic, social and environmental benefits that could be afforded to any settlement when the Council determines its strategy. The preferred strategy to be set out in the Local Plan will be reflective of this and take account of the Settlement Hierarchy 2015.	
159	Development would devalue existing house prices.	There is no evidence to suggest that new development would negatively impact upon current property prices across the district. However, the Council accept this is an area of concern for homeowners, but are unable to use property values as a justification to discount sites from consideration.	None.
20, 88, 190, 293, 373, 411, 436, 496, 512, 688, 689, 938, 998, 1053, 1052, 1186, 1183, 1045, 1221, 1258, 1302, 1329, 1472, 1403, 1398, 1938, 1553, 1609, 1652, 1659, 1835, 1882, 1853, 2124, 2025, 1927, 2086, 2081, 3117, 3118, 1728, 1113, 1742, 4724, 2467, 2831, 2433, 2455, 3267, 3376, 3400, 3332, 3411,	Additional employment opportunities needed to retain people in the area. The population could be employed at the proposed expansion of Gatwick Airport. Major sites should be identified and promoted for employment opportunities. Proposed housing should be placed as near as possible to major job locations.	The Council will need to ensure that the relevant economic factors are appropriately considered and necessary steps taken to secure economic vitality going forward, including within our town centres. There is also a national agenda which supports the opportunity for residents to work locally and to enable businesses to thrive.	None.

182

183

3496, 3747, 3828, 3876,
4263, 4425

Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the number of jobs needed up to 2033 and the amount of land which may be needed to accommodate jobs growth and to 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 jobs with the availability of suitable homes.

The majority of existing businesses in the district are located away from existing settlements and the Council will seek, through the Local Plan, to assist and support these businesses where it can and on consideration of their location. Additionally, the Council will ensure that any new employment is located as sustainably as possible and closer to other services which support both employees and business users.

1024, 3400	Do not understand and accept the use of the employment figures unless further data is made available to justify them	The projected figures for employment floor space and justification for it, is set out in the Tandridge Economic Needs Assessment 2015. These are based upon Experian employment projections which are an established and legitimate data source.	None.	184
688, 689, 1652, 3852	Development would impact crime rates.	There is no evidence that proves an increase in development is directly related to any increase in crime. New development would be built to current standards which 'design out' crime.	None.	185
1718	The approaches are missing a strategy to improve the area for current residents.	It is considered that the objectives of the Plan seek to improve the area for current and future residents. The approaches, which set out potential development delivery, have the potential to provide improved housing opportunities and jobs for existing residents as well as providing infrastructure investment.	None.	186
4570	There is a delivery strategy missing that identifies brownfield sites that could be built on.	The development set out in the approaches includes all brownfield land that has been made available to the Council through the Housing and Economic Land Availability Assessment, and that currently has planning permission. Approaches 1	None.	187

3236, 4579, 4587	There appears to be no option to retain the status quo.	and 2 show this clearly. It is not clear what the status quo is. Approaches 1, 2A and 2B are closely related to the existing strategy in the Core Strategy. The evidence shows that it is not possible to retain the current position without planning policy intervention.	None.	188
3236	A delivery strategy which is missing is that Neighbourhood Plans could deliver the housing numbers required.	Given that Neighbourhood Plans cannot set the district-wide development strategy, it is not possible that they could deliver the required housing. There is however an opportunity for Neighbourhood Plans to provide for additional housing in accordance with the district-wide strategy.	None.	189
4263	Suggests preserving existing commercial sites and providing addition of new sites across the district (rather than a blanket intensification of all existing employment sites).	The evidence does not support the need for a significant number of new employment sites and it is considered that existing land is available to meet needs. The Council will consider the most efficient way to provide employment opportunities and to support	None.	190

		businesses as the Plan is prepared.		
4459	Suggests an additional Approach: 3a - Omit reference to Approach 2A and just include sites that are currently in the Green Belt or more appropriate: 2A based on site identified in Neighbourhood Plans and Sites that are currently in the Green Belt.	It is not considered to be in accordance with the NPPF to discount the potential development of sites in built up areas of existing settlements.	None.	191
4459	Suggests an additional Approach: 4b Omit reference to Approach 2A and just include sites that are currently in the Green Belt or more appropriate 2A based on sites identified by Neighbourhood Plans and Sites that are currently in the Green Belt.	It is not considered to be in accordance with the NPPF to discount the potential development of sites in built up areas of existing settlements.	None.	192
2998	Suggests an approach for a greater proportion of development in more sustainable settlements rather than less sustainable settlements.	The approaches are underpinned by the Settlement Hierarchy 2015. Approaches 2A, 2B and 3 look at development potential in the most sustainable settlements.	None.	193
96, 150, 253, 270, 472, 545, 600, 763, 854, 841, 1011, 920, 938, 1021, 1218, 1117, 1332, 1247, 1323, 1329, 1472, 1311, 1390, 1497, 1561, 1675, 2100, 1965, 1853, 2052, 2242, 2641, 1718, 2471, 2604, 2606, 2608, 2610, 2930, 3278, 3002, 3010, 3167, 3334, 3408, 3729, 3848, 3858, 3914, 3974, 3985, 4290,	None of the approaches are truly reasonable or appropriate. Considered too early to have prepared delivery strategies at this stage. Approaches seem flawed. The Delivery Strategies are not sound because they are based on documents which are not robust, conflict with the evidence-base and are not consistent with national policy.	The National Planning Policy Framework requires all Local Authorities to play a part in housing delivery and ensure that there is a supply of housing for an increasing population. It sets out that Local Authorities must significantly boost the delivery of housing and should meet their objectively assessed need for housing in full as far as is consistent with other policies in the framework.	None.	194

4330, 4499, 4570, 4459, 4425, 4466, 4551, 4652, 4658, 4800, 4815, 4902		<p>In preparing the Local Plan, the Council will assess all of its reasonable alternatives in terms of how needs can be met. Evidence-bases which will inform this include a Green Belt Assessment, Landscape Capacity and Sensitivity Study, Sustainability Appraisal and infrastructure modelling. Only then, will it be possible to determine the level of housing need which can be accommodated in the district.</p> <p>The Issues and Approaches consultation is the first stage in considering the reasonable alternatives and will be refined as more evidence is gathered.</p> <p>The Council do not agree that the consultation is premature and have committed to involving interested parties in the Plan-making process from the outset.</p>		
4524, 4815	All approaches have the potential to detrimentally	The Local Plan will need to balance	None.	195

	affect the nature and composition of the local area.	the social, economic and environmental elements of the vision.		
436, 795, 1373, 1763, 1311, 1601, 1835, 1948, 4077	Each approach has merit and at this stage nothing should be ruled out or made meaningful. No preferred strategy at this point.	Noted.	None.	196
105, 756, 1842	Suggest that Woldingham be considered for residential development.	No land has been made available in Woldingham for consideration through the Plan-process at this time.	None.	
		As an inset settlement, if there were any suitable and available sites identified in the Housing and Economic Land Availability Assessment, it would be right to include them.		197
1066, 1077, 1152, 1154, 1429, 1435, 1505, 1919, 2010, 2001, 2218, 2590, 2739, 2741, 2472, 2480, 2498, 2867, 2870, 2980, 3025, 3382, 3485, 3568, 3563, 3582, 3630, 3647, 3695, 3758, 3775, 3815, 3978, 4230, 4294, 4302, 4360, 4521, 4562, 4809	Suggest that Woldingham be removed from all Delivery Strategy Approaches.	None of the approaches include any development delivery in Woldingham and no land has been made available in Woldingham for consideration through the Plan-process at this time.	None.	
		As an inset settlement, if there were any suitable and available sites identified in the Housing and Economic Land Availability Assessment, it would be right to		198

2078, 3828, 4902	Suggest TDC adopt a strategy which builds on the character, identity and needs of individual settlements. The plan for each area should be responsive to the circumstances in each area, rather than “one size fits all”.	include them.	The Local Plan will be a strategic document for the district as a whole. Development management policies for the district seek to maintain the character of an area. Neighbourhood Plans are an important local tool for shaping the development of individual places and many communities have taken the opportunity to prepare plans for the neighbourhood areas. Visions based on smaller-than-district localities can be expressed in Neighbourhood Plans should communities wish.	The Council will consider opportunities to amend the vision set out in the Plan, to make it more locally specific.	199
2078	Suggest TDC consult with the public when analysis is complete and before preparing Regulation 19 of the Plan.		The Council are legally required to formally consult with interested parties throughout the Plan-making process.	The Council will consult further on a sites prior to the preparation of the preferred strategy of the Local Plan.	200
902, 1225, 2069, 2533, 1754, 4268, 4545	Suggest that TDC implements approaches in sequential order.		The preferred strategy of the Local Plan must demonstrate a housing supply for the Plan period up to 2033. Therefore, it is logical that some sites would be delivered earlier than others, with some not anticipated until the end of the Plan-period.	Phasing of development and options for the safeguarding of land will be considered to ensure the Council can maintain a five-year supply of land	201

			throughout the Plan period.	
		The Council would have to maintain, as is required by the NPPF, a five-year supply of housing and as such, if a safeguarding approach was adopted, land would need to be identified and released as necessary.		
105, 201, 20, 190, 159, 544, 581, 588, 738, 756, 998, 1099, 1193, 1141, 1166, 1205, 1221, 1258, 1377, 1437, 1497, 1938, 1548, 1569, 1805, 1795, 1948, 2025, 1927, 1953, 1998, 2086, 2081, 2166, 2106, 2126, 2089, 2142, 2188, 2234, 2710, 1113, 1742, 2845, 2880, 2991, 2998, 3387, 3616, 3654, 3777, 3747, 4056, 4570, 4459, 4806	Development should be spread across all towns and villages across the district. Development regarded as being restricted to the North of the district.	The potential for this is reflected in Approach 5. Current development patterns in the north of the district reflect the priorities set out in the Core Strategy.	None.	202
3100	The approaches suggest a high deliverability, which in practice may not be achieved when other constraints are applied. There is considerable doubt on the usefulness of the approaches suggested, or the data on which they are based.	The approaches are a high level consideration of development potential as set out in the Spatial Approaches Topic Paper. The Issues and Approaches consultation and supporting documents acknowledge that there is a significant amount of	None.	203

		evidence that is to be applied before the Council can determine a strategy.		
1659	Suggests including Approach 1 plus sites that are currently in the Green Belt around the urban settlements and semi-rural service settlements.	Approach 1 is the existing baseline position so the delivery would be included in all approaches. Approach 3 represents that suggested by the comment.	None.	204
1659	Suggest including Approach 1 plus - sites that are currently in the Green Belt around the urban settlements and semi-rural service settlements; and sites that are currently in the Green Belt around the rural settlements.	Approach 1 is the existing baseline position so the delivery would be included in all approaches. Approach 5 represents that suggested by the comment.	None.	205
1888, 173, 1024, 1031, 992, 1264, 1225, 1442, 1938, 1635, 1808, 1659, 1853, 1908, 2089, 2180, 2197, 2203, 2398, 1627, 1906, 2455, 3400, 3332, 3345, 3453, 3647, 3654, 3792, 3758, 4014, 3876, 3985, 4282, 4459	Section 11 seems rather confusing. Housing and Economic Land Availability Assessment sites are not indicated for each approach. There is no clear Ordnance Survey map to convey the scale and boundaries of proposed development. Relevant maps seem flawed. Lack of publicity as a whole. Document time consuming. Language used in the document is poor.	The Issues and Approaches document is a high level examination of and consultation on the potential strategy to be adopted. The use of clusters to indicate the location and significance of development is considered appropriate given the wish to consult on potential approaches rather than the individual sites. It is recommended that a sites specific consultation is undertaken.	The Council will continue to advertise Local Plan consultations as widely as possible.	
		The Council advertised the consultation in the Tandridge Magazine, which is delivered to every		206

house and business in the district. The consultation was also publicised in the Tandridge Tenants Talking magazine and on Facebook, Streetlife and Twitter. Printed and press media was issued on 20 November, 3 December, 29 January and 19 February. Public notices were published on 23 and 24 December. Posters and leaflets were distributed to schools, GP surgeries, community centres, Tandridge Trust Leisure Centres, schools, libraries, parish council noticeboards, sheltered schemes, day centres and Lingfield and Dormansland community centres. Publicity text was provided to parish councils, Tandridge Voluntary Service Council, the Tandridge Business Newsletter, Lingfield Community News, the CR6, CR2, TN16 magazines, Neighbourhood Watch and CR3 Forum as well as to schools for their websites. Notwithstanding this, there is nothing inherently wrong with word of mouth and residents groups also being a source of communication. It was fully appreciated that the consultation ran over Christmas which is why it ran for a month longer than the requirement.

		Since the consultation, the Council has sent out Council Tax bills which also include information explaining how residents can register, online, by telephone, or in writing, for updates as the Local Plan moves forward.		
		The Council accepts that across the vast number of document there are typographical errors and areas where the language and grammar could be improved. It is considered that this does not undermine the validity of the planning process.		
1888	TDC do not indicate which approach they prefer.	The Council has not yet determined a delivery strategy.	None.	207
1024, 938, 1247, 1258, 1302, 2398, 1113, 2364, 2467, 2471, 3400	Delivery Strategy approaches appear to focus more on meeting government requirements rather than making improvements for existing residents.	Although the National Planning Policy Framework aspires to ensure that Local Authorities meet their needs in full, it also recognises that this is not always possible where constraints exist. The Plan-making process must consider all legitimate constraints and the Council must set out and justify the number of homes it is able to deliver once all evidence is considered. Discussions with other Local Authorities, through the Duty to	None.	208

		Cooperate, will need to take place to see if any shortfall can be provided elsewhere.		
		The role of the Local Plan is to consider the needs of current and future communities.		
2052	It is unclear if “inset sites” are in fact developable.	Whether a site is developable is considered through the Housing and Economic Land Availability Assessment.	None.	209
321, 1024, 4459	Consideration needs to be given to issues regarding the general location of clusters.	The use of clusters to indicate the location and significance of development is considered appropriate given the wish to consult on potential approaches rather than the individual sites. It is recommended that a sites specific consultation is undertaken.	The Council will consult further on a sites prior to the preparation of the preferred strategy of the Local Plan.	210
833, 938, 1367, 1842, 1930, 1993	The Delivery Strategy approaches contradict the vision, issues and objectives of the Local Plan.	The Local Plan will need to balance the social, economic and environmental elements of the vision with the objectives.	None.	211
616, 1174, 1938, 1808, 3453, 3792, 4077	Statement ignores the delivery of Neighbourhood Plans and Parish Councils.	To date there has been no Neighbourhood Plan adopted that sets out a delivery of housing and as	None.	212

		such this cannot be taken into account for Local Plan. Further, Neighbourhood Plans need to be in conformity with the strategic objectives of the Local Plan and can seek to deliver more development.		
		Neighbourhood Plans are an important local tool for shaping the development of individual places and many communities have taken up the opportunity to prepare plans for neighbourhood areas. The Council will engage with Parish Councils and neighbourhood planning groups throughout the Plan-making process.		
3767	The document makes no reference to the requirements of the Duty to Cooperate.	The Council has published a Duty to Cooperate Scoping Statement 2014 and a Duty to Cooperate Statement Update 2015.	None.	213
818	Suggests Tandridge accommodates other Local Authorities unmet housing need.	Under the Duty to Cooperate the Council will need to determine whether it can meet its own Objectively Assessed Housing Need in full before it can consider whether other areas can meet any unmet need.	Continue to engage other areas through the Duty to Cooperate.	214

1948, 2115	Suggests TDC considers nearby communities in neighbouring districts in the distribution of proposed sites.	It is not possible for the Council to allocate sites outside of the district. However, the Council will continue to engage other local authorities through the Duty to Cooperate.	Continue to engage other areas through the Duty to Cooperate.	215
998	States that four of the six Approaches are effectively the same.	This is incorrect. If they were the same they would deliver the same amount of housing in the same locations. This is not the case.	None.	216
1055, 1046, 1456, 1894	CSP22 should be retained but amended to be compliant with NPPF.	Noted.	None.	217
1437, 1563, 1548	There is no separate reference to Chaldon village. Chaldon should be classified as a rural settlement.	The settlement hierarchy states at Paragraph 7.119 that Chaldon is an unsustainable settlement and is therefore classified as a Limited and Unserved Settlement	None.	218
1667, 2033	No comment.	Noted.	None.	219

Question 5 – What do you think about each of the policy approaches? For clarity, these are Approach 1 – Approach 16 in the blue boxes, that strt with Economic and Tourism Policy Approaches?

Where no action is listed against a response does not mean that the Council will not be taking the comment into account. Account will be taken of all comments. The individual responses have been made in a proportionate manner in order to focus on the key points and key matters arising. It provides a record of the responses and their consideration but it is the themes and how they are addressed that will be the main focus of the Inspector at examination and is the reason for a statement under Regulation 22. There are a great number of other comments that are being addressed but that are not necessarily listed as actions because they relate to matters that are a normal part of general plan making and work which the Council has planned for or which is already in progress.

Comment ID	Summary of Comment	Council's Response	Action Required	Line
Economy and Tourism				
812, 1331, 1691, 2708, 2825, 3871	Consider allowing redundant and underutilised commercial and industrial premises to be used for housing or other alternative uses (Approach B).	There are already current planning mechanisms in place to allow for this to happen, where appropriate. Both local and national policies, as well as permitted development rights all allow for change of use of employment spaces where justified and appropriate. However, it is important to note that a balance between the provisions of employment land and housing is needed. It is not always appropriate or beneficial for employment space to be lost in favour of new homes and the retention of spaces for jobs and business is vital to the districts' prosperity.	None.	1
178, 468, 617, 744, 1131, 1175, 1331, 1399, 1482, 1610, 1691, 1878, 2117, 1877, 1928, 1955, 2083, 2087, 2109, 2399, 2708, 1744, 2825, 2939, 2992, 3237, 3454, 3871, 3975, 4264, 4322, 4460, 4426, 4635	Must protect key employment sites and utilise existing sites in sustainable locations. Must attract new businesses (Approach C). Interests from outside the area and national companies are not considered.	Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the number of jobs needed up to 2033 and the amount of land which may be needed to accommodate jobs growth and to support local businesses. This document has also considered the effects of the permitted development rules for the district. The Council will consider how it	The Local Plan will make provision for the benefit of jobs, commerce and the local economy.	2

		can best respond to this and ensure that sufficient employment space is retained for the future, as part of the planning process.		
1891	Approach C unclear as would have to know what "Article 4 Directions" are to appreciate the point.	<p>An Article 4 direction is a mechanism which withdraws automatic planning permission granted by the General Permitted Development Order. This means that in some instances, full planning permission is not needed to either change the use of a building, such as from office use to housing.</p> <p>A brief definition of Article 4 is set out in the Glossary to the Local Plan: Issues and Approaches document. However, the Council will, in later iterations of the Local Plan, attempt to be clearer when using technical references.</p>	Later iterations of the Local Plan will attempt to be clearer when using technical terms.	3
89, 2339, 1744, 2825	Tourism does not relate to employment sites. Limited offering of tourist destinations. Must include a policy to support the development of tourism (Approach D).	An objective (Objective 4) of the Local Plan is to support the development of tourism. The support for Approach D, and a policy for tourism is noted.	The Local Plan will address the needs of tourism through relevant policy.	4
109, 1344, 3975	Lack of well paid jobs for highly skilled workers resulting in residents heading to London.	Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the number of jobs needed up to 2033 and the amount of land	The Local Plan will make provision for the benefit of jobs, commerce and the local economy.	5

		<p>which may be needed to accommodate jobs growth and to support local businesses. There is also a national agenda which supports the opportunity for residents to work locally and to enable businesses to thrive. It is acknowledged, however, that workers may work elsewhere where their skills and professions are more readily employed. The Council will need to establish how it can assist in increasing access to better skilled and local opportunities as much as is practicable possible. It is unrealistic, however, to presume that the district can compete with the offer of London and many residents of the district live in Tandridge to access the capital.</p>		
315, 617, 690, 996, 1175, 1460	Not enough emphasis on protecting jobs. Lack of employment opportunities. Must retain cultural and community opportunities to provide employment.	<p>The Council will need to ensure that relevant economic factors are appropriately considered and necessary steps taken to secure economic vitality going forward, including within our town centres. There is also a national agenda which supports the opportunity for residents to work locally and to enable businesses to thrive. The Council will need to consider how it can help with this.</p>	The Local Plan will make provision for the benefit of jobs, commerce and the local economy.	6

		<p>Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the number of jobs needed up to 2033 and the amount of land which may be needed to accommodate jobs growth and to 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.</p>		
1235, 1238	Suggests growing a business-base in the district across a number of sectors rather than just tourism.	<p>The Council will need to ensure that relevant economic factors are appropriately considered and necessary steps taken to secure economic vitality going forward, including within our town centres. The Council will need to consider how it can help with this and the policies of the Local Plan will cover tourism, general business support and employment.</p> <p>Part of the evidence-base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the number of jobs needed up to 2033 and the amount of land</p>	The Local Plan will make provision for the benefit of jobs, commerce and the local economy.	7

		<p>which may be needed to accommodate jobs growth and to 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 assessment deals in detail with the main sectors already within the district and those sectors outside of the district but capable of being serviced by Tandridge residents.</p>		
Housing				
3936, 3949	<p>There is sufficient evidence available at this time for TDC to have detailed how and when it envisages housing will be delivered. The lack of detail places considerable pressure on TDC to produce credible housing policy options for the next consultation stage.</p>	<p>The Issues and Approaches document represents the first stage of consultation and is at a very early stage in Local Plan preparation. It was prepared with 'high-level' concepts to set out how, in theory, development needs could be met using the Council's Housing and Economic Land Availability Assessment as a basis. It makes no decisions and sets out no preferred approach.</p> <p>Although the Housing and Economic Land Availability Assessment considers the delivery of development and approximate phasing, it was predominantly 'policy off' and does not consider certain key</p>	<p>It is recommended that a Sites Consultation is undertaken. This can set out further evidence relating to the sites in addition to the evidence in the Housing and Economic Land Availability Assessment.</p>	9

		constraints such as Green Belt, nor does it undertake detailed viability work. As new evidence is prepared, it will be used to refine and inform both the assessment of sites and the evolving Local Plan to ensure robust policies are prepared.		
3975	Approach 2 is dependent on the delivery strategy	Noted.	None.	10
219, 834, 835, 996, 1399, 1840, 1865, 1878, 1910, 2399, 1729, 1720, 2992	Draft Local Plan focuses solely on target numbers for new houses. Housing need figure is excessive. Suggest smaller scale developments that has less of an impact on local residents and infrastructure.	<p>The Objectively Assessed Housing Need of 9,400 is based on a number of demographic factors. The details relating to this can be found in the Councils Strategic Housing Market Assessment (2015) which includes The Objectively Assessed Housing Needs of Tandridge, technical paper. This figure reflects the total number of homes that are needed based on various demographic considerations, but doesn't necessarily represent the number of homes that the Council will actually provide.</p> <p>Although the National Planning Policy Framework aspires to ensure that Local Authorities meet their need in full, it also recognises that this is not always possible where constraints exist. The Plan-making process must consider all legitimate constraints</p>	None.	11

		<p>and the Council must set out and justify the number of homes it is able to deliver once all evidence is considered. Discussions with other Local Authorities, through the Duty to Cooperate, will need to take place to see if any shortfall can be provided elsewhere.</p> <p>The Council have made no decisions in terms of the scale at which development will be delivered. This is a matter which will be determined once all evidence is considered and the preferred strategy identified.</p> <p>It is also considered that relying on infill development across the district for housing delivery, which would effectively amount to delivery at a rate of current windfall (providing land availability remained unchanged) would not be sufficient to meet needs. Nor would it generate sufficient development contributions to support infrastructure and could exacerbate existing issues.</p>		
2083, 2087, 2999	Must address the OAN figure for the district.	The National Planning Policy Framework requires a Local Planning Authority to identify the full objectively assessed need (OAN) for market and affordable housing (National Planning Policy	None.	12

		<p>Framework paragraph 47). The OAN is part of the Strategic Housing Market Assessment (SHMA) which specifically requires local plans to identify the scale and mix of housing that the local population is likely to need over the plan period. It must consider household and population projections and take account of migration and demographic change (National Planning Policy Framework para 159). The Council have prepared a Strategic Housing Market Assessment (2015) which includes The Objectively Assessed Housing Needs of Tandridge, technical paper and identifies the need as 9,400 homes for the Plan period of 2013 – 2033.</p> <p>The 9,400 figure reflects the total number of homes that are needed based on various demographic considerations, but doesn't necessarily represent the number of homes that the Council will actually provide.</p> <p>Although the National Planning Policy Framework aspires to ensure that Local Authorities meet their needs in full, it also</p>		
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		recognises that this is not always possible where constraints exist. The Plan-making process must consider all legitimate constraints and the Council must set out and justify the number of homes it is able to deliver once all evidence is considered. Discussions with other Local Authorities, through the Duty to Cooperate, will need to take place to see if any shortfall can be provided elsewhere.		
812, 2088	Must maximise housing supply through applying housing densities and not releasing Green Belt, similar to approaches made by Croydon.	<p>It is considered that the Plan should support high-quality, higher-density development, as appropriate. However, some areas may lend themselves better to higher density development than others; as such a blanket approach to density is unlikely to be suitable for the district and thus not capable of serving the needs of the district. A balance of meeting housing need, delivering suitable, sustainable and well-designed development, and protecting high-quality landscapes, needs to be achieved.</p> <p>Croydon operates in a different plan-making framework from Tandridge and must respond to the London Plan. The current</p>	None.	

		London Plan does not propose any Green Belt boundary amendments and therefore the Croydon Plan has to be in conformity with that strategic Plan. A full review of the current London Plan is underway.		
3936, 3949	The Council needs to have a strategy for housing provision and has failed to take account of policy matters, such as indicative affordable housing requirements being assessed through the consultation process.	<p>The Council do not agree with this statement. The affordable housing requirement to be set out in the Local Plan has not yet been determined and will be dependent on the overall Plan viability. The overall Plan viability cannot be determined until the Council know if and where sites are to be located.</p> <p>Plan viability has to take into account various requirements including any sites that will be generated, developer contributions, infrastructure requirements and policy requirements such as design standards and affordable housing. Knowing all of these aspects ensures that the Plan can be delivered and that the policies that are set out are reasonable and achievable.</p>	None.	14
820	Tandridge must continue to keep local authorities informed when identifying any potential housing land surplus.	As required by the Localism Act 2012, the Council must engage with key parties throughout the	None.	15

		<p>Plan-making process as part of the Duty to Cooperate – this includes other Local Authorities. Any shortfall in meeting the Objectively Assessed Need will need to be discussed with other districts and boroughs to establish if they can assist in meeting this, through their own Local Plans and the Duty to Cooperate.</p> <p>The Council has prepared a Duty to Cooperate Scoping Statement and update to accompany the Issues and Approaches consultation. Both were published and available to be read alongside that document.</p>		
219, 1344, 2399, 1729, 1744, 2999, 3454, 3975, 4322, 4277, 4460, 4426	Must consider the type of houses that local people want and need. There is a local need for smaller, affordable houses. Suggest a sufficient supply of rented accommodation.	The Local Plan must cater for all sections of the community and set out policies to ensure a mix of properties, tenures, sizes and affordability. The Local Plan will accord with Paragraph 50 of the NPPF in this regard.	None.	16
219	Local Plan should establish rules about the quality of new homes.	The Local Plan will set policies for the design of new properties; this is supported by national planning policies. However, the standards to which homes are built are dealt with through building regulations, via building control services and not the planning process.	None.	17
1032, 996, 1338, 1628, 1800,	Conflict with housing provision and impact on	The Council agree that a balance	None.	18

1840, 1849, 1878, 2012, 2125, 1729, 3279, 4331, 4774	infrastructure and loss of Green Belt.	<p>of meeting housing need with delivering suitable, sustainable and well-designed development, and protecting high-quality landscapes, needs to be achieved. This is primarily done through the preparation of a Sustainability Appraisal which ensures that the balance between social, environmental and economic factors is met.</p> <p>It should be noted that Green Belt is not a landscape or environmental designation. The Green Belt is a specific policy intervention designed to carry out a number of specific jobs and these must be considered and managed for the benefit of current and future communities as is appropriate and the boundary amended only in exceptional circumstances.</p>		
796, 1235, 1238, 2083, 2087, 3936, 3949, 4078, 4322, 4277	No approaches/planning policies are set out in connection with housing. It is of concern that no planning policy strategies for housing have been put forward.	The Issues and Approaches document presents a range of approaches that spatially depict ways in which development could be delivered. Until a preferred strategy is determined it is not possible to set out, in detail, how objectives will be met or what policies will contain. This will depend on the number of homes	None.	

		<p>which can be built and the level of infrastructure which will be needed to support any growth.</p> <p>Early engagement with communities and statutory consultees is essential to determine what the Local Plan could contain. Information is also further refined as more evidence becomes available.</p>		
Travellers				
796, 812, 1235, 1238, 2999, 4322	No Approaches/planning policies are set out in connection with Travellers.	<p>Whilst the Council have not set out a specific policy which relates to the needs and provision for travelling communities, Objective 6 of the Issues and Approaches document sets out the Council's commitment to providing for travelling communities. Section 11 of the document sets out that the Council carried out a Traveller Accommodation Assessment (TAA) in 2013 to determine the needs for gypsy and travellers and travelling showpeople up to 2028. The TAA identified that there was a need for 63 gypsy and traveller pitches and 26 travelling showpeople plots. A number of sites have been assessed for their suitability in the Housing and Economic Land Availability Assessment (HELAA), but more work is required on</p>	The Council will continue to prepare an up-to-date Traveller Needs Accommodation Assessment to inform the Local Plan.	21

		potential sites and their availability. The Council have embarked on an up-to-date assessment of traveller needs in partnership with other Surrey authorities to take account of the latest Planning Policy for traveller Sites (PPTS). The findings of this report will be used to inform the Local Plan. To set out a policy in advance of the findings from this would be premature.		
3975	Approach 3 is dependent on delivery strategy.	The provision of Gypsy and Traveller pitches will be set out in the preferred delivery strategy. However, the provision of pitches is a separate matter to that of general housing and it is not considered that it would necessarily follow that strategy.	None.	22
820	Tandridge must continue to keep local authorities informed when identifying allocations to meet identified need for Gypsy and Traveller pitches.	As required by the Localism Act 2012, the Council must engage with key parties (including other local authorities) throughout the Plan-making process as part of the 'Duty to Cooperate' requirement. Any shortfall in meeting identified need, including traveller pitches, will need to be discussed with other districts and boroughs to establish if they can assist in meeting this, through their own Local Plans. The Council has prepared a Duty	The Council will continue to prepare an up-to-date Traveller Needs Accommodation Assessment to inform the Local Plan.	23

		<p>to Cooperate Scoping Statement and update to this Statement to accompany the Issues and Approaches consultation. Both were published and available to be read alongside this document.</p> <p>The Council have embarked on an up-to-date assessment of traveller needs in partnership with other Surrey authorities to take account of the latest Planning Policy for traveller Sites (PPTS). The findings of this report will be used to inform the Local Plan. To set out a policy in advance of the findings from this would be premature.</p>		
1131, 1175, 1399, 1691, 3454, 4635	Location of sites needs to be carefully thought out in regard to proximity of residential areas. Proposed site at Ivy Mill Lane, Godstone should not be agreed.	<p>The Council will assess all sites for traveller accommodation, in accordance with the methodology set out in the HELAA Report 2015, the National Planning Policy Framework (NPPF) and the Planning Policy for Traveller Sites (PPTS) documents.</p> <p>In accordance with the NPPF and the PPTS the Council are required to provide accommodation for all communities and will seek to do this in appropriate and sustainable locations. No decisions have been taken in</p>	The Council will continue to assess all sites through the Housing and Economic Land Availability and consult on these sites as part of the Local Plan process.	24

		terms of the allocation of sites and further consultation on the Local Plan will take place before arriving at a preferred delivery strategy.		
Town Centres/Retail and Leisure				
1865, 2939	Must retain CSP 23 (Approach B).	Noted.	None.	26
47, 178, 315, 468, 617, 744, 1204, 1131, 1175, 1331, 1235, 1238, 1344, 1399, 1482, 1585, 1691, 1849, 2117, 1955, 1744, 2833, 2939, 3237, 3454, 4264, 4322, 4331, 4653, 4659	Town Centres must reflect the recommendations of the Tandridge Retail and Leisure Study and incorporate the emerging Caterham Town Centre Masterplan. (Approach C). Approve of proposal to redevelop Oxted gasholder site. Must consider maintaining other local centres.	Noted.	None.	27
812	Limited weight should be given to the extent of Core Strategy Policy 23 (Approach C) as this was formulated pre-NPPF.	Any consideration of CSP 23 would be in an up-to-date context and the approach informed by the Tandridge Retail and Leisure Study 2015.	None.	28
47, 1100, 1211, 1460, 2399, 3975, 4460, 4653, 4659	Must safeguard leisure and amenity spaces. Create more if possible. Development must be specific and proactive.	The Local Plan will look at how open space should be provided in local communities to address health and wellbeing need. This may be done through a variety of ways including the provision of new space or through upgrading existing spaces. How open space will be provided will be in accordance with standards for quantity, accessibility and quality as set out in the Council's Open Spaces Assessment 2015.	The Council will continue to prepare the Local Plan in accordance with the standards set for quantity, quality and accessibility of open space and recreation facilities.	29
834, 835	Must consider the ratio between the population and amenities.	The Local Plan will look at how open space should be provided in	The Council will continue to prepare the Local Plan in	30

		local communities to address health and wellbeing need. This may be done through a variety of ways including the provision of new space or through upgrading existing spaces. How open space will be provided will be in accordance with standards for quantity, accessibility and quality as set out in the Council's Open Spaces Assessment 2015.	accordance with the standards set for quantity, quality and accessibility of open space and recreation facilities.	
Health and Wellbeing				
1665	Must rely on NPPF and NPPG. (Approach A).	Noted.	None.	32
178, 996, 1100, 1235, 1715, 2065, 1238, 1344, 1443, 1399, 1585, 1665, 1865, 1992, 1955, 2399, 2825, 3871, 3975, 4264, 4322	Must retain/improve community, sport and recreation facilities and services to promote health and wellbeing (Approach B). Must improve communication with retired residents to encourage access to facilities.	The Local Plan will look at how open space should be provided in local communities to address health and wellbeing need. This may be done through a variety of ways including the provision of new space or through upgrading existing spaces. How open space will be provided will be in accordance with standards for quantity, accessibility and quality as set out in the Council's Open Spaces Assessment 2015.	The Council will continue to prepare the Local Plan in accordance with the standards set for quantity, quality and accessibility of open space and recreation facilities.	33
89, 315, 468, 617, 744, 939, 1204, 1131, 1175, 1331, 1399, 1482, 1665, 1676, 1849, 2117, 2034, 1744, 2672, 2673, 3237, 3454	Suggest preparing a policy based on the recommendations contained within the Open Space Assessment. (Approach C). Illustrations should be provided for the general public to validate the standards of space. Suggest Natural England's Access to Natural Greenspace Standard would be helpful.	The Local Plan will look at how open space should be provided in local communities to address health and wellbeing need. This may be done through a variety of ways including the provision of new space or through upgrading existing spaces. How open space will be provided will be in	The Council will continue to prepare the Local Plan in accordance with the standards set for quantity, quality and accessibility of open space and recreation facilities.	34

		accordance with standards for quantity, accessibility and quality as set out in the Council's Open Spaces Assessment 2015.		
1891, 2088	No response from health services does not imply that there are no capacity issues.	A lack of a response from infrastructure providers does mean that the Council cannot conclude there is an issue. The Council has never stopped trying to elicit a response from health care providers. The publicity relating to this issue being raised has substantially increased the profile of the Council's Plan-making activities and officers are now in direct contact with the surgeries and the Clinical Commissioning Group. The Council acknowledge that health services provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers, including the NHS, surgeries and the Clinical Commissioning Group, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan. The Plan must be evidence-led and the evidence provided by the health services	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	35

		will be crucial in understanding the capacity issues respondents refer to.		
812, 1184	Council must work with providers of healthcare facilities.	The Council acknowledge that healthcare provision is a concern for a number of interested parties. It will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan. The Plan must be evidence-led and the evidence provided by the health services will be crucial in understanding the capacity issues respondents refer to.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	36
1056, 1100, 1047, 1457, 1896, 3454	Policy CSP13 should provide for change of use of redundant community facilities.	Policy CSP13 was adopted under the Core Strategy in 2008 and cannot be changed. However, when preparing the Local Plan a review of the current policies will take place to see if they can continue to be used, need updating in part, or completely, depending on any new evidence or needs.	None.	37
1131, 1691, 2825	The Right of Way network referred to in CPS13 should be protected.	Rights of Way are a legal right set out in law outside of the Plan-making process. County Councils are responsible for rights of way matters and are consulted on	None.	38

		planning matters as part of the planning process.		
Design and Safety				
1457, 1896, 3936, 3949	Suggest relying on NPPF and NPPG. (Approach A).	Noted.	None.	40
3936, 3949	In respect of Approach 6A, the NPPF and PPG provides detailed guidance on the need for good design and reflecting local distinctiveness. It is essential that such considerations are carried through to the Local Plan without being overly prescriptive or imposing specific tastes and styles.	Noted.	None.	41
178, 315, 939, 1056, 1047, 1131, 1490, 1457, 1896, 1744, 2999, 3936, 3949, 4331, 4460	New development must reflect and respect the character, setting and local context whilst not impacting neighbouring authorities (Approach B).	Noted.	None.	42
89, 315, 468, 617, 744, 1204, 1175, 1235, 1238, 1281, 1399, 1482, 1585, 1676, 1849, 1865, 2117, 1955, 2399, 3237, 3454, 3871, 3975, 4460	Necessary for Local Plan to include character, safety, connected and efficient streets, a network of green spaces, public places and crime prevention etc. (Approach C). Suggest each area have their own policy. No mention of roads having limited walkways, thus creating danger for pedestrians.	Design and sustainability is an important part of good planning. Policies will be prepared to mitigate the impact on the environment and to encourage development which can be sympathetically delivered where it is appropriate. Neighbourhood Plans are an important local tool for shaping the development of individual places should communities wish.	None.	43
3936, 3949	Neighbourhood Plans provide an important policy consideration for determination of planning applications. However, Approach 6D relies entirely on Neighbourhood Planning Areas being agreed and Plans coming forward. There is no guarantee that every Parish or local area will want, or even need, a Neighbourhood Plan. Consequently, whilst the idea of Approach 6D may be preferable, in reality it is unlikely	The National Planning Policy Framework sets out policies which can be utilised to address design matters in the planning process. The Local Plan is an opportunity to implement more specific criteria. The Council will need to ensure that the design	None.	44

	to be achievable. The preferred policy approach could however reasonably make reference to design considerations in Neighbourhood Plans but ensure equal weight is given to other design policy considerations in the emerging Plan and NPPF.	policy is effective at securing good design, whilst also recognising the role of Neighbourhood Plans which form part of the Local Development Plan.		
617, 744, 1056, 1047, 1175, 1235, 1238, 1281, 1849, 2117, 2399, 1744, 3237, 3871, 4078	Recognise and defer local design policies to Neighbourhood Plans (Approach D).	Noted.	None.	45
2672, 2673	You state that you will prepare a prescriptive policy that considers local character, safe, connected and efficient streets, etc., but you have repeatedly demonstrated this not to be policy in Godstone Parish where you have encouraged inappropriate development in some cases and inconsistently tried to prevent appropriate development in others.	It is not agreed that this is the case. Whilst it is accepted that there will be differences of opinion as to the interpretation and application of policy, the Council makes planning decisions in accordance with the Development Plan unless material considerations suggest an alternative decision is justified.	None.	46
3936, 3949	Option 6C would raise potential conflict in respect of the requirements of the NPPF by proposing to produce a prescriptive policy relating to various design considerations.	The National Planning Policy Framework sets out policies which can be utilised to address design matters in the planning process. The Local Plan is an opportunity to implement more specific criteria. Locally specific criteria do not need to be onerous, but are effective in helping to promote design characteristics that are prevalent and beneficial to an area.	None.	47
3936, 3949	In terms of Approach 6B and density, it is recognised that CSP19 of the Core Strategy states various densities depending on the location of a site. Whilst	Noted.	None.	48

	this policy works in practice and does allow flexibility, the approach to high density housing proposed in Approach 2B would conflict with the densities set in this policy approach. The imposition of a strict high density requirement, would not enable developments to reflect local distinctiveness as required by the NPPF.			
1184, 1955, 4322, 4563	Possible conflict between high density and good design. Density levels must be appropriate to prevent crime and excessive pressure on existing facilities.	Noted. There is no evidence to establish that increases in development density would be directly related to any increase in crime. Indeed, new development, built to current standards for designing out crime are likely to be less crime attractive than development in the past.	None.	49
690, 975, 1344, 1399	Lack of consideration to the possible increase of crime. Influx of population may lead to social unrest.	There is no evidence to suggest that a growing population, or new residents to the district, would result in social unrest or increased crime.	None.	50
Environmental Design				
315, 617, 744, 1131, 1175, 1281, 1482, 1676, 2117, 2034, 2399, 2999, 3237	Requires optional standards above Building Regulations, including access, water, and space. (Approach C).	There is the option to set additional technical requirements exceeding the minimum standards required by Building Regulations in respect of access and water, and an optional nationally described space standard. The Council will need to use its evidence-base to determine whether there is a need for additional standards in Tandridge, and justify setting	The Council will consider the impact of using these optional standards as part of the Local Plan Viability Assessment. In considering the costs relating to optional Building Regulation requirements or the nationally described space standard, the Council will take account of the <i>“Housing standards review: final</i>	52

		appropriate policies.	<i>implementation impact assessment</i> ” issued alongside the Housing Standards Review.	
178, 834, 835, 996, 1056, 1047, 1204, 1331, 2065, 1490, 1399, 1585, 1849, 1865, 2101, 2034, 2399, 1729, 1744, 3454, 3871, 4264	Council must encourage sustainable development (Approach D). Consider building on brownfield sites alone.	The mechanisms for delivering development and phasing will be set out in the Council’s preferred strategy once it is determined. The Council will be guided by a sequential approach to any development that takes place and brownfield sites will be encouraged to come forward first as is supported by government. One of the core principals set out in the NPPF is that planning should encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.	The Local Plan will reflect the Government’s approach that development delivery should prioritise brownfield land.	53
1955	Core Strategy encourages development to meet code Level 3 for sustainable homes (Approach D) which seems unambitious.	The Government has withdrawn the Code for Sustainable Homes by Ministerial Statement dated 25 March 2015.	None.	54
468, 1235, 1238, 1281, 2139, 1744, 4426, 4635	Allocate specific sites for large scale energy generation (Approach E). Suggest amendment to allocate a range of suitable sites for energy generation. Suggest encouraging sites outside AONB.	Noted.	None.	55
1891	The calculations of natural open space requirements present a very low ratio.	There is no national or local standard that covers the whole of this typology of open space or which distinguishes urban and	None.	56

		<p>rural areas.</p> <p>The only definitive national standard for natural and semi-natural areas is the Natural England Accessible Natural Greenspace Standard (ANGSt). This suggests that there should be at least 2 hectares of local nature reserve per 1,000 population. (The Fields in Trust standards to which the consultee refers to are actually set at 1.8 hectares, well below the 11.4 hectares we have set.)</p> <p>In considering our standards we have looked at other Surrey authorities but have found no robust comparators.</p> <p>As a result of the predominance of the rural landscape and importance residents place on the health benefits of having open green space close to home, we have set a target of 11.4 hectares, which closely reflects current provision and is substantially in excess of national recommendations and higher than any other local authority in Surrey.</p>		
409	Report on the AGLV 2007 has been superseded by the Landscape Character Assessment 2013.	Noted. It is felt that the AGLV document remains of relevance in	None.	57

		context setting. The Council recognise the merit of the Landscape Character Assessment 2013, which will be utilised by Natural England when undertaking their review of the AONB.		
1585, 4264	High density developments do not contribute to a flexible and safe environment which minimise impact on natural resources.	There is no evidence to suggest that high density development leads to public safety issues. Further, it is possible to design high density development to a high standard.	None.	58
1056, 1047, 1457, 1896	Suggest more flexibility in prescribed space standards.	Noted.	None.	59
1849, 2399, 2825	Local systems using renewable systems should be encouraged.	Noted.	None.	60
2125, 3268	Must amend CSP14 as fails to meet the 2015 national requirements for residential development.	The Core Strategy was adopted in 2008, prior to the national standards. The Local Plan and the policies within it that will replace the Core Strategy. The national requirements are now incorporated in Building Regulations.	None.	61
Landscape				
178, 468, 744, 135, 1184, 1175, 1248, 1490, 1482, 1676, 1840, 1849, 1910, 2117, 2012, 2088, 2240, 2399, 2825, 2999, 3454, 3975, 4078, 4277, 4331	Natural environment and AONB should be conserved and enhanced (Approach B). Must take account of Neighbourhood Plans. Areas other than AONBs should not be ignored. Policies must reflect the maintenance of the nature and character of Tandridge.	Noted.	None.	63
1204, 1131, 1331, 1235, 1238, 1691, 1865, 1744, 2825, 3926, 4277	Amendments should be made to AONB by removing reference to the Area of Great Landscape Value (AGLV) and replace with Surrey AONB candidate	The current Core Strategy continues to support the role of the AGLV. Until the Core Strategy	None.	64

	<p>areas (Approach C). Natural England has been independently assessed as having insufficient AONB to warrant designation.</p>	<p>is replaced by the Local Plan, this recognition must remain. However, the Local Plan is being prepared in the knowledge and awareness of the Surrey Hills candidate areas and will need to consider whether there are any roles for local landscape designation which will supersede the reference to the AGLV.</p> <p>It should be noted, however that whilst a review of the AONB has been included in Natural England's forward programme, no date has been set and the Local Plan may be adopted prior to this and will need to make the best decision to protect landscape character if the Natural England review is incomplete.</p>		
89, 315, 1056, 1047, 1204, 1175, 1399, 1457, 1849, 1744, 2825, 3237, 3454, 3871, 3936, 3949	Necessary to include local landscape areas and AONB management plans (Approach D).	Noted.	None.	65
3936	The policy approach for the natural environment provides an opportunity for TDC to positively enhance the landscape in the two AONBs which can provide some contributions to the landscape character of the area. TDC needs to recognise that appropriate and positive development outside of AONBs could provide important protection and long term enhancements within AONBs.	Noted.	None.	66
3936	Development proposals that incorporate positive green	Noted.	None.	67

	infrastructure features and are landscape-orientated in design, should be considered on their own merits, and are capable of enhancing the green corridors through the district. They can also provide defensible features that would, in the long term, help to prevent development encroaching into AONB landscapes and causing degradation. Overall, it is achievable and would provide the essential long-term protection that TDC is effectively seeking to secure in Approach 8.			
3949	The Surrey Structure Plan which identified the AGLV has now been revoked and it is questionable whether the land still warrants local designation and a higher level of protection, over and above, that given to other landscape areas in the district.	<p>The current Core Strategy continues to support the role of the AGLV. Until the Core Strategy is replaced by the Local Plan, this recognition must remain.</p> <p>However, the Local Plan is being prepared in the knowledge and awareness of the Surrey Hills candidate areas and will need to consider whether there are any roles for local landscape designation which will supersede the reference to the AGLV.</p> <p>It should be noted, however that whilst a review of the AONB has been included in Natural England's forward programme, no date has been set and the Local Plan may be adopted prior to this and will need to make the best decision to protect landscape character if the Natural England review is incomplete.</p>	None.	68
1056, 1047, 1457, 1896	Suggest land should be removed from the AONB, where it does not fulfil the requirements.	The Area of Outstanding Natural Beauty is a national landscape	None.	69

		designation and cannot be amended by the Local Authority.		
4563	AGLV must be retained and protected.	<p>The AGLV designation stems from policy that no longer exists. As such, the designation of the AGLV cannot be maintained in the long term. It will be the role of the Local Plan to determine landscape designations in an up-to-date context and supported by evidence.</p> <p>In the short term, the current Core Strategy continues to support the role of the AGLV. Until the Core Strategy is replaced by the Local Plan, this recognition must remain. However, the Local Plan is being prepared in the knowledge and awareness of the Surrey Hills candidate areas and will need to consider whether there are any roles for local landscape designation which will supersede the reference to the AGLV.</p> <p>It should be noted, however that whilst a review of the AONB has been included in Natural England's forward programme, no date has been set and the Local Plan may be adopted prior to this and will need to make the best decision to protect landscape</p>	None.	

		character if the Natural England review is incomplete.		
Biodiversity and Geodiversity				
47, 178, 135, 1204, 1331, 1235, 1248, 1238, 1399, 1849, 1865, 2240, 1744, 2825, 3454	AONB and biodiversity should be conserved, enhanced and possibly extend biodiversity assets. (Approach B)	Noted.	None.	72
617, 744, 1175, 1248, 1482, 1585, 1849, 2117, 2034, 2240, 2825, 2999, 3237, 3454, 3871	Must prepare prescriptive policies, identifying in detail the Council's approach to different types of biodiversity and geodiversity assets (Approach C). Must not reduce protection of assets.	Noted.	None.	73
690, 975, 835, 996, 1344, 1399, 1840, 1992, 2088, 2399, 2825, 4264, 4460	Lack of consideration of the environment and wildlife. Local environment under pressure from pollution. Pollution levels must be monitored.	'Pollution' is considered to be anything within the Plan that could affect the quality of land, air, water or soils which might lead to an adverse impact on human health, the natural environment or general amenity. The NPPF sets out that pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light. It is therefore considered that the Local Plan should consider the potential impacts on air and light pollution.	The Council is undertaking joint work with other Surrey authorities to understand the current baseline position for air pollution. The Council will need to consider whether any development growth would significantly change the baseline air quality levels. The NPPG suggests light pollution can be controlled through development control decisions on planning applications. Therefore the Council will consider developing a policy at the relevant time.	74
European Sites				
468, 1235, 1238, 1399, 3454	Council must develop appropriate policies for the protection of European Sites.	European sites have their own legislative protection. However, the Council will have regard to	The Council will continue to work with neighbouring authorities as part of the	76

		<p>relevant European sites, such as the Ashdown Forest, and set policy to ensure any negative impact of development can be mitigated.</p> <p>Further, a Habitats Regulations Assessment is prepared alongside the Local Plan to ensure that European Sites are considered throughout the Plan-making process to ensure that the impact of proposed policies are assessed.</p>	'Duty to Cooperate' requirement to ensure a proper and effective approach to protected habitats.	
2034, 2825, 2999	Recommend close reference to development impact avoidance strategies developed with Natural England.	Noted.	None.	77
Heritage				
315, 617, 744, 1175, 1490, 2117, 3237, 4571, 4598, 4686	Heritage planning policies must refer to NPPF and NPPG. (Approach A) with guidance from English Heritage and on Heritage Policy DP20.	Noted.	None.	79
1235, 1238, 1732, 2999	Rely on the NPPF and NPPG and commit to a review of Conservation Areas. (Approach B).	It is not necessary to have a policy for the review of conservation areas. The requirement for this is set out in the Listed Building and Conservation Area Act. It is acknowledged that the Council has not reviewed the conservation areas since they were determined by Surrey County Council, however, this is not a matter for the Local Plan process and will be considered by the Council at an appropriate time.	None.	80

1131, 1248, 1490, 1691, 1744, 3871	A Heritage Policy should be developed without a review of Conservation Areas. (Approach C).	Noted.	None.	81
178, 468, 939, 1204, 1399, 1482, 1732, 1676, 1865, 2825, 3454, 4078	Must develop a specific heritage policy and commit to a review of Conservation Areas. (Approach D)	It is not necessary to have a policy for the review of conservation areas. The requirement for this is set out in the Listed Building and Conservation Area Act. It is acknowledged that the Council has not reviewed the conservation areas since they were determined by Surrey County Council, however, this is not a matter for the Local Plan process and will be considered by the Council at an appropriate time.	None.	82
1849	Parish Councils must be involved and Neighbourhood Plans encouraged.	<p>The Council have actively encouraged Parish Councils to embark on the undertaking of a Neighbourhood Plan. Mechanisms are in place to support this and a number of parishes have taken up this opportunity across the district with one Neighbourhood Plan at Woldingham, already adopted.</p> <p>Further, Parish Councils are a statutory consultee in the Plan-making process and are encouraged to respond to consultations and engage with their residents to get them involved.</p>	None.	83

1056, 1047, 1457, 1896	No further policy to be included in the Local Plan.	Noted.	None.	84
1344, 1399, 1585, 1732, 2399, 2825, 4460	Heritage buildings, ancient woodland and SSSI need protecting.	Noted.	None.	85
Green Belt				
47, 178, 315, 617, 690, 744, 996, 1056, 1047, 1175, 1248, 1399, 1482, 1457, 1966, 1849, 1865, 1878, 2117, 1992, 1955, 2240, 2125, 2343, 2574, 2825, 3279, 3237, 3268, 3454, 4264, 4331, 4774	Green Belt boundaries should be protected. Must prevent merge of settlements. Assessments must refer to national policy (NPPF and NPPG). (Approach A)	There is no guidance in the NPPF or NPPG for undertaking a Green Belt Assessment despite the NPPF being clear that Green Belt boundary can only be considered through the review of a Local Plan. One of the purposes against which the Green Belt is assessed is its contribution in preventing the merging of settlements.	The Council will include an objective to maintain a Green Belt that serves the purposes in the National Planning Policy Framework and endures beyond the Plan period.	87
178, 939, 1204, 1331, 1312, 1676, 2015, 2083, 2087, 1744, 2999, 3871, 4563	Only limited Green Belt infill should be considered to ensure the character of the district and the infrastructure burden is not affected. (Approach B).	Green Belt policy in the NPPF sets out that limited infilling should only occur in settlements inset (excluded) from the Green Belt. Limited infilling tends to be in the form of unplanned windfall development, which has a part to play in housing delivery but tends to make insignificant contributions to infrastructure delivery due to the unplanned and incremented nature of it.	None.	88
33, 778, 744, 135, 1175, 2065, 1344, 1338, 1399, 1312, 1691, 1832, 1840, 1849, 1975, 2101, 1992, 2012, 2088, 2128, 2343, 2399, 1720, 3454, 3975, 4078, 4460, 4766, 4897	Green Belt should not be developed as it is neither desirable nor necessary. Resistance must be made to the reduction of the Green Belt.	The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances identified through the review and preparations of a Local Plan. Tandridge needs to understand and evidence that no exceptional circumstances exist if it were to	The Local Plan will reflect the Government's approach that development delivery should be brownfield land first. The Plan will also ensure that it has considered whether there are exceptional circumstances necessary to amend the Green Belt	89

		justify a position that the Green Belt boundary should not be amended. 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.	boundaries, having first, through the Sustainability Appraisal ensured that the balance between social, environmental and economic factors is met.	
3936, 3949	In order to accommodate any growth, some Green Belt will need to be released. The amount and location of this however needs to be fully examined.	The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances identified through the review and preparations of a Local Plan. Tandridge needs to understand and evidence that no exceptional circumstances exist if it were to justify a position that the Green Belt boundary should not be amended. 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 Local Plan will reflect the Government's approach that development delivery should be brownfield land first. The Plan will also ensure that it has considered whether there are exceptional circumstances necessary to amend the Green Belt boundaries, having first, through the Sustainability Appraisal ensured that the balance between social, environmental and economic factors is met.	90

89, 812, 1030, 996, 1131, 3936, 3949, 4460	New development within Green Belt needs to be fully explained and justified.	The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances identified through the review and preparations of a Local Plan. Tandridge needs to understand and evidence that no exceptional circumstances exist if it were to justify a position that the Green Belt boundary should not be amended. 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 Local Plan will reflect the Government's approach that development delivery should be brownfield land first. The Plan will also ensure that it has considered whether there are exceptional circumstances necessary to amend the Green Belt boundaries, having first, through the Sustainability Appraisal ensured that the balance between social, environmental and economic factors is met.	91
468, 1056, 1047, 1235, 1238, 1457, 1896, 2083, 2087, 2708, 3936, 3949, 4322, 4277, 4426	Must release Green Belt land to meet the needs of the district. Must release Green Belt if it does not meet the five purposes of the NPPF and NPPG.	The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances identified through the review and preparations of a Local Plan. Tandridge needs to understand and evidence that no exceptional circumstances exist if it were to justify a position that the Green Belt boundary should not be amended. The Green Belt boundary is not an absolute and	The Local Plan will reflect the Government's approach that development delivery should be brownfield land first. The Plan will also ensure that it has considered whether there are exceptional circumstances necessary to amend the Green Belt boundaries, having first, through the Sustainability Appraisal ensured that the balance between social,	92

		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.	environmental and economic factors is met.	
3936, 3949	The historic allocations of Green Belt were intended to reflect former policies and now must ensure that the requirements of the NPPF are equally met.	The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances identified through the review and preparations of a Local Plan. Tandridge needs to understand and evidence that no exceptional circumstances exist if it were to justify a position that the Green Belt boundary should not be amended. 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 Local Plan will reflect the Government's approach that development delivery should be brownfield land first. The Plan will also ensure that it has considered whether there are exceptional circumstances necessary to amend the Green Belt boundaries, having first, through the Sustainability Appraisal ensured that the balance between social, environmental and economic factors is met.	93
3949	Local planning authorities (LPAs) are required to prepare a review of the Green Belt in their administrative area, and when reviewing Green Belt boundaries, LPAs should take account of the need to	The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances	The Local Plan will reflect the Government's approach that development delivery should be brownfield land first. The	94

	<p>promote sustainable patterns of development (Para 84, NPPF).</p> <p>Both Approaches 12A and 12B, could represent reasonable and viable options, on the assumption that appropriate sites are first released from the Green Belt. However, the PPG at Paragraph 45 (Ref ID: 3-045- 20141006) states that when assessing housing land availability, LPAs should take into account “any constraints such as Green Belt, which indicate that development should be restricted and which may restrict the ability of an authority to meet its needs”. Despite this, there is no stated obligation not to meet the OAN because of Green Belt restrictions.</p>	<p>identified through the review and preparations of a Local Plan. Tandridge needs to understand and evidence that no exceptional circumstances exist if it were to justify a position that the Green Belt boundary should not be amended. 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.</p>	<p>Plan will also ensure that it has considered whether there are exceptional circumstances necessary to amend the Green Belt boundaries, having first, through the Sustainability Appraisal ensured that the balance between social, environmental and economic factors is met.</p>	
835, 996, 1275, 1368	<p>The Council contradict themselves by stating the protection of the Green Belt yet proposals counter that.</p>	<p>There are no proposals in the draft Plan to move the Green Belt boundary. The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances identified through the review and preparations of a Local Plan. Tandridge needs to understand and evidence that no exceptional circumstances exist if it were to justify a position that the Green Belt boundary should not be amended. The Green Belt boundary is not an absolute and as a policy intervention it can</p>	<p>The Local Plan will reflect the Government’s approach that development delivery should be brownfield land first. The Plan will also ensure that it has considered whether there are exceptional circumstances necessary to amend the Green Belt boundaries, having first, through the Sustainability Appraisal ensured that the balance between social, environmental and economic factors is met.</p> <p>The Council will include an</p>	95

		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.	objective to maintain a Green Belt that serves the purposes in the National Planning Policy Framework and endures beyond the Plan period.	
Flooding				
47, 437, 820, 975, 1344, 1585, 1800, 1676, 2088, 2128, 2399, 1729, 3975, 4264	Flooding a particular concern due to living in or near a flood prone area. Must consider flood risk associated with future development site allocations.	The Plan will be subject to a Strategic Flood Risk Assessment and Sustainability Appraisal, which ensure the issues raised are considered in the Plan-making process.	Continue to consider flood risk through the Strategic Flood Risk Assessment.	97
3975	Approach 13 dependent on delivery strategy	Noted.	None.	98
47, 437, 1399, 1955, 2332, 2399, 1729, 3454, 3871, 4264	Important for Tandridge to get flooding planning policies right. Policies must reject development on flood plains. Policies should include improved maintenance of existing flood control infrastructure.	Noted. The Plan will be subject to a Strategic Flood Risk Assessment and Sustainability Appraisal, which ensure the issues raised are considered in the Plan-making process. Development management decisions will continue to follow the sequential approach set out in the NPPF.	None.	99
778, 812, 1131, 1235, 1238, 1691, 1832, 1849, 1955, 2332, 2672, 2673, 4264, 4460, 4897	Appears to be no approach policy to Flooding. Future policies should set standards for SuDS. A strategy on flood prevention must be prepared.	The Local Plan will include a policy to address flooding. The implementation of SuDS is a matter for the Lead Local Flood Authority, which in the case of Tandridge district is Surrey County Council.	Continue to consider flood risk through the Strategic Flood Risk Assessment and other relevant policies.	100
Infrastructure				

47, 778, 796, 812, 820, 135, 975, 939, 996, 1131, 1175, 1235, 1248, 1238, 1399, 1585, 1610, 1636, 1691, 1832, 1966, 1849, 1865, 1928, 2088, 2332, 2343, 3059, 2672, 2673, 2999, 3454, 3479, 3871, 3975, 4331, 4897	Lack of strategic planning for improving infrastructure. No Approaches/Planning policies are set out in connection with infrastructure. Request an early review of infrastructure requirements. Suggest an approach to improve the connectedness of towns. Suggest improvement to waste water networks.	<p>The issues relating to infrastructure are highlighted in the Issues and Approaches document. The Council have also identified objectives relating to infrastructure that will guide the preparation of the Plan and the policies which will be included. Appropriate and proportionate levels of infrastructure will be provided to support any new development that is delivered through the Local Plan.</p> <p>In order for infrastructure providers to give accurate information on:- the level of mitigation that would be needed to accommodate development in a location; the financial contributions that may be required; and the capacity that could be accommodated, they must know where development is being proposed. The Issues and Approaches document made no decision regarding where development would be located, or any preferred locations. Once the preferred strategy is known, more active infrastructure modelling can take place and appropriate policy mechanisms determined.</p>	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	102
109, 690, 135, 996, 1267, 1344, 1399, 1628, 1800,	Development would put a strain on current infrastructure and services. Current issues include	The Council acknowledge infrastructure matters are a	The Council will continue engagement with	103

1840, 2012, 2399	transport reliability, ability to see GP, schools at capacity, congested roads, poor public transport.	concern for a number of residents and businesses. It will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan.	infrastructure providers and ensure that infrastructure matters are considered accordingly.	
3975	Until a delivery strategy is selected as the preferred option, the best recommendation is that additional protection is provided for the area as in the Core Strategy and detailed policies. Also until the Surrey Infrastructure Capacity Study is complete, then it is unrealistic to consider the infrastructure requirements at this stage.	Noted.	None.	104
1281, 2090, 2399, 2825, 3936, 3949, 4322, 4331	Consider setting targets to obtain sustainable and environmental-friendly infrastructure. Gives reference to green infrastructure.	The Council acknowledge infrastructure matters are a concern for a number of residents and businesses. It will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan. Infrastructure that is provided would need to comply with current environmental standards. The Plan will seek to provide infrastructure within	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	105

		sustainable patterns of development.		
Aviation				
39, 178, 939, 1248, 1236, 2065, 1628, 1676, 1849, 1865	Proposed developments to Gatwick Airport would need to comply with aerodrome safeguarding requirements. (Approach B).	Noted.	None.	107
1204, 1939, 2117, 2399, 2574, 3871	Suggest recognising individual activities at airports associated with land use in Tandridge. (Approach C).	Noted.	None.	108
89, 315, 414, 468, 617, 744, 1063, 1184, 1204, 1131, 1175, 1331, 1235, 1238, 1399, 1482, 1939, 1691, 1676, 1819, 2117, 2101, 2125, 2090, 2399, 2574, 1744, 3062, 3237, 3268, 3454	Plan needs to be flexible to accommodate future expansion. Must liaise with Gatwick, Biggin Hill and adjoining local authorities on the approach to Gatwick and a potential second runway, and the expansion at Biggin Hill. Suggests reviewing Plan in 5 years once decisions on Gatwick and Biggin Hill are made. (Approach D). Concerns to the future of Redhill Aerodrome.	The prospect of a Gatwick expansion is recognised by the Council and there is continued engagement with bodies relating to Gatwick. It is agreed that should expansion be planned it would be an issue for the district in terms of housing, jobs, infrastructure (including roads and rail), as well as the health and wellbeing of residents. It would also impact on parts of the district in respect of where people would wish to live, work and visit. Should the expansion take place, it will be part of a longer-term strategy that the Council will need to respond to at a later date. The potential impacts of expansion would be such that a revision of the Plan would likely be required. This Approach is considered justified given the decision-making time scale for airport expansion and the likely lead time for implementation of any	None.	109

		expansion plan.		
1063	Must ensure that Tandridge is not seen as an extension of either Gatwick or Biggin Hill.	<p>The prospect of a Gatwick expansion is recognised by the Council and there is continued engagement with bodies relating to Gatwick. It is agreed that should expansion be planned it would be an issue for the district in terms of housing, jobs, infrastructure (including roads and rail), as well as the health and wellbeing of residents. It would also impact on parts of the district in respect of where people would wish to live, work and visit. Should the expansion take place, it will be part of a longer-term strategy that the Council will need to respond to at a later date. The potential impacts of expansion would be such that a revision of the Plan would likely be required. This Approach is considered justified given the decision-making time scale for airport expansion and the likely lead time for implementation of any expansion plan.</p>	None.	110
1063, 1344, 3062	The Council must ensure that infrastructure can cope if Gatwick permitted a second runway.	<p>The prospect of a Gatwick expansion is recognised by the Council and there is continued engagement with bodies relating to Gatwick. It is agreed that should expansion be planned it would be an issue for the district</p>	None.	111

		<p>in terms of housing, jobs, infrastructure (including roads and rail), as well as the health and wellbeing of residents. It would also impact on parts of the district in respect of where people would wish to live, work and visit. Should the expansion take place, it will be part of a longer-term strategy that the Council will need to respond to at a later date. The potential impacts of expansion would be such that a revision of the Plan would likely be required. This Approach is considered justified given the decision-making time scale for airport expansion and the likely lead time for implementation of any expansion plan.</p>		
109	Too much focus on aviation.	Tandridge district is in proximity to four aviation facilities; Gatwick, Kenley, Redhill and Biggin Hill. Regard to aviation is necessary.	None.	112
778, 1236, 1832, 4897	Resistance should be made to the expansion of Gatwick Airport.	Whether Gatwick Airport undergoes expansion is not a decision for the Local Planning Authority, but for central government and then for Crawley Borough Council as the Local Planning Authority. Tandridge Council will feed into this process where appropriate and as a statutory consultee.	None.	113
Consultation Process				

1891, 1032, 2109, 3975, 4653, 4659	Presentation of commenting on different sections found odd. Two sections introduce another group of "Approaches" that do not correlate. Infrastructure has no further sub-headings. Sub-section 12 is more general in tone and content than previous sub-section. Suggests listing policies in order.	Noted.	The Council will make every effort to ensure that the terminology used in further iterations of the Local Plan, is clearer and the layout of the document more usable.	115
1032	Short sections on Monitoring, Next Steps etc. are brief and uncontroversial.	Noted.	None.	116
996	Plan is fundamentally flawed and a new Plan should be proposed for consultation.	<p>The Local Plan will balance social, economic and environmental factors and will mitigate against potential adverse effects of development. The statutory preparation of a Sustainability Appraisal will also make sure this happens. A Sustainability Appraisal was prepared and consulted upon alongside the Issues and Approaches document and further Sustainability Appraisals will be carried out to inform the Local Plan as it is prepared.</p> <p>The Local Plan: Issues and Approaches document was the first stage of consultation in the Plan-making process. Further iterations of the Local Plan will be prepared and consulted upon as more evidence becomes available and the strategy becomes more refined.</p>	None.	117
1665, 3871	This section is difficult to navigate.	Noted.	The Council will make every effort to ensure that the	118

			terminology used in further iterations of the Local Plan, is clearer and the layout of the document more usable.	
1399, 1840, 1960, 2399, 4151	Documentation large and difficult to access for residents without IT capability. Lack of publicity. Insufficient time period in order to comment.	<p>It is understood that there are a great number of documents and that a number of them are highly technical and this reflects the complex nature of the Plan-making process and the legislative requirements which are in place.</p> <p>The Council advertised the consultation in the Tandridge Magazine, which is delivered to every house and business in the district. It was also included in the Tandridge Tenants Talking magazine. The consultation was publicised on Facebook, Streetlife and Twitter. Printed and press media was issued on 20 November, 3 December, 29 January and 19 February. Public notices were published on 23 and 24th December. Posters and leaflets were distributed to schools, GP surgeries, community centres, Tandridge Trust/leisure centre, schools, libraries, Parish Council noticeboards, sheltered schemes, day centres and Lingfield and Dormansland community centres.</p>	The Council will seek to ensure that key evidence is summarised and is as easy to understand as possible, going forward.	119

		Publicity text was provided to Parish Councils, Tandridge Voluntary Service Council, Tandridge business newsletter, Lingfield Community News, the CR6, CR2, TN16 magazines, Neighbourhood Watch and CR3 Forum as well as to schools for their web sites. Notwithstanding this there is nothing inherently wrong with word of mouth with residents groups also being a source of communication. It was fully appreciated that the consultation ran over Christmas which is why it ran for a month longer than the requirement. Since the consultation, the Council has sent information with all Council Tax bills setting out how residents can register, online, by telephone, or in writing, for updates as the Local Plan moves forward.		
Other				
414, 2574, 4331	Favours options unique to the district rather than opting to NPPF as default. NPPF and NPPG considered a baseline as well as being pragmatic.	Noted.	None.	121
2034	Requires amendments to Policy CSP17 with Reference to the Surrey Biodiversity Action Plan.	Policy CSP17 is a policy adopted under the Core Strategy in 2008 which cannot be changed. However, when preparing the Local Plan a review of the current policies will take place to see if they can continue to be used or	None.	122

		need updating in part, or completely.		
1628, 1966, 4078, 4331, 4460	Suggest Parish Councils and Neighbourhood Plans have a greater role in the Local Plan.	<p>The Council have actively encouraged Parish Councils to embark on the undertaking of a Neighbourhood Plan. Mechanisms are in place to support this and a number of Parishes have taken up this opportunity across the district with one Neighbourhood Plan at Woldingham, already adopted.</p> <p>Further, Parish Councils are a statutory consultee in the Plan-making process and are encouraged to respond to consultations and engage with their residents to get them involved.</p>	None.	123
1966	Concern as to why document does not include the current approach with a 20 year expansive view.	<p>Approach 2A reflects the current approach set out in the Core Strategy. However, it does not reflect or respond to up-to-date needs of the district be that housing, or infrastructure. Further, to arbitrarily continue to support the delivery of the Core Strategy in a new plan (which will replace the Core Strategy) would be contrary to the National Planning Policy Framework and deemed to be unsound. As such, the Council must consider all of the reasonable alternatives to</p>	None.	124

		meeting development needs before coming to a conclusion on what the preferred strategy up to 2033, should be.		
1460	Suggest adding an explanation of the term 'community and cultural facilities' in the Glossary.	Noted.	The Council will include a definition for 'community and cultural facilities' in the glossary.	125
178, 996, 1344, 1878	No development of large sites eg Surrey National Golf Course.	Noted.	None.	126
89	Suggest providing a recent Retail and Leisure Study.	The Retail and Leisure Study was prepared in 2015. It can be updated if necessary but is considered to be relevant currently.	None.	127
2332	Suggests an odour impact assessment is conducted when considering proposed development.	'Pollution' is considered to be anything within the Plan that could affect the quality of land, air, water or soils which might lead to an adverse impact on human health, the natural environment or general amenity. The NPPF sets out that pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.	The Council is undertaking joint work with other Surrey authorities to understand the current baseline position for air pollution. The Council will need to consider whether any development growth would significantly change the baseline air quality levels.	128
1012, 2546, 3871, 3975, 4151, 4322, 4460, 4653, 4659	All policies and assessments need to be completed before an informed delivery strategy can be determined. Suggest that it is too early to formulate many of the policies.	Noted.	None.	129
1665	Encourage an updated version of the Wellbeing Space Strategy to include detailed information on allotments.	Noted.	Consider the need to expand the open space typologies which are assessed in the Wellbeing Space Strategy	130

			and Open Space Assessment which would be used to inform the Local Plan.	
1184	The Strategic Highways Assessment Report 2015 is based on different build figures and can no longer be used.	Transport modelling is an iterative process and responds to information being considered at a point in time. The Council's preferred delivery strategy for the Local Plan will be informed by an up-to-date transport assessment which will test the sites to be included in the Plan. This transport work will also identify necessary mitigation should sites be delivered.	None.	131
3975, 4653	A degree of flexibility to allow more A2 use or B1 offices only in the centre (Lingfield) may encourage better use of the vacant units. The business rates for the retail units is relatively high (same as for Oxted) but footfall is decreasing. In order to keep the vibrancy of the centre going through the day, further restaurants specialising in evening meals are not needed.	The Council recognises that town centres are at the heart of communities and policies should be pursued to support their vitality and viability. The Council will need to ensure that retail, leisure, office and other main town centre needs are met in full.	The Local Plan will make provision for the benefit of jobs, commerce and the local economy.	132
106	Option D.	The Council are unable to ascertain which Approach this responds to.	None.	133
1254	No comments at present.	Noted.	None.	134
1585	Local Plan Approach 6 (new settlement) breaches NPPF and NPPG concerning the conservation and enhancement of the natural environment.	In preparing the Local Plan, the Council will assess all reasonable alternatives in terms of how needs can be met. Evidence-bases which will inform this include a Green Belt Assessment, Landscape Capacity and	None.	135

		<p>Sensitivity Study, Sustainability Appraisal and infrastructure modelling. Only then, will it be possible to determine the level of housing need which can be accommodated in the district.</p> <p>The Council do not agree that the consideration of Approach 6 is contrary to policy or legislation and in fact, Paragraph 52 of the NPPF clearly states that new settlements may be the best way for some areas to deliver sustainable development. Large scale development is more able to deliver new facilities and infrastructure than smaller scale or piecemeal development. Should Approach 6 be the preferred approach for the Council, it would need to be masterplanned appropriately to ensure that the right level of supporting infrastructure was delivered alongside homes.</p>		
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Question 6 – Do you have other comments?

Where no action is listed against a response does not mean that the Council will not be taking the comment into account. Account will be taken of all comments. The individual responses have been made in a proportionate manner in order to focus on the key points and key matters arising. It provides a record of the responses and their consideration but it is the themes and how they are addressed that will be the main focus of the Inspector at examination and is the reason for a statement under Regulation 22. There are a great number of other comments that are being addressed but that are not necessarily listed as actions because they relate to matters that are a normal part of general plan making and work which the Council has planned for or which is already in progress.

Qu 6 comments here

Comment ID	Summary of Comment	Council's Response	Action Required	Line
General comments on the Local Plan				
999	Disappointed about fundamentally flawed Plan. Regards the Plan in its current state as waste of my taxpayers' money and requests that inaccuracies be corrected, its flaws be removed, and then be subject to consultation. Planning policy must not be decided based on this document. The Plan is not sustainable and does not comply with many of the fundamental planning policies set out in the NPPF. It proposes contravenes the purposes of the Green Belt. There is insufficient evidence of TDC exercising its Duty to Co-operate with neighbouring councils. Personal priorities include protecting the local environment and ensuring that local infrastructure is not swamped by overdevelopment, which has not been addressed the Plan and its supporting documents. There is no consideration of any Neighbourhood Plans, representing local views as required by the Localism Act. Completion of Neighbourhood Plans should have been made a step in the Local Plan process. The opinions of residents have been compromised by publishing a district plan for consultation before considering Neighbourhood Plans.	The Issues and Approaches document is not a final local plan. It is the starting point for further consideration. It does not set any policy but it is considered that the evidence has been prepared in accordance with national policy or where no guidance exists in a manner that allows policy in the final plan to be evidences and justified. Community views inform and feed into the Local Plan process through public consultation. The Localism Act does not require consideration of Neighbourhood Plans through the Local Plan process. Neighbourhood Plans are required to be in general conformity with the policies set out in the Local Plan and cannot prevent development.	None	1
1019	It is a clear and well laid-out document, although printing a hard-copy is difficult in terms of the amount of paper and the cost of a colour print cartridge! The vision is clear, but delivering it needs detailed and costed proposals which need to be presented to residents.	The Local Plan will include an Infrastructure Delivery Plan, which will need to be costed.	Infrastructure delivery plan	2

	Tandridge has a lot of wealth, but little seems to be spent in improving services and infrastructure and in boosting the local economy.			
1213	The material abounds in inconsistencies. Whilst the Issues and Approaches document states "We are not considering the concept of the delivery strategies at this stage and are not considering sites", the HELAA Appendix 3 sets out a "shopping list of sites" that are considered achievable. Vital information is hard to find due to many errors. For example, on page 63 of the Issues and Approaches document regarding infrastructure it is stated: "The infrastructure requirements are dependent on the delivery strategy, the delivery strategies are set out in Section 10.", although Section 10 sets out 'Things to Note'. On page 31 it is stated that "Objectively assessed housing need of 9,400 dwellings across the 20 year plan period (2013-2033) as set out in the Objectively Assessed Needs Paper"; however the relevant document is entitled differently. Numerous problems in the material must render this draft Local Plan invalid.	The HELAA is an evidence base, not a strategy nor a policy. Cross referencing of document needs to be improved	Improve document cross referencing	3
1212	My only general comment is that I would really welcome the Council proactively supporting those housing sites that it thinks are good alternatives rather than waiting for developers to bring sites forward and having to react to events outside of its control.	The Council will need to consider the most appropriate pieces of land for delivery of development. One factor is that the land is available and this does mean having to listen to developers and land owners.	None	4
1165	A considerable amount of work has been carried out over a short period of time. There is now a need to correct and update the Local Plan documents. Page 31 of the Issues and Approaches report refers to the Government's NPPF but fails to do so fully Employment land need figures are presented inconsistently on page 4. Kenley is	The Issues and Approaches document is not a final local plan. It is the starting point for further consideration. Agreed that further work on the evidence to underpin the	None	5

	<p>within LB Croydon and not between Whyteleafe and Caterham on the Hill as stated on page 7. The approach should be rejected a new Local Plan prepared that achieves a balance between objectives rather than maximising new housing provision. Little development is proposed south of Caterham and one specific objective for this area should be safeguarding of Green Belt Area 004 to prevent the merging of Caterham on the Hill with Caterham Valley and Whyteleafe. Housing need should be met only if achievable. Concerned about infrastructure, including schools, health, leisure, public transport, environment, good quality housing, and a vibrant town centre. CR3 has already provided 891 net new units between 2003 and 2012 and there are 543 net new units in pipeline - a total of 1,434 net new units representing 57% of the current target up until 2026 and double the % indicated by developable area. On this basis, the area has met more than its fair share of the current housing target and would not need to provide further new housing. Any new development will need to be closely matched to infrastructure support and specific need whilst making efficient use of available land. Considers that previous new development has altered for the worse the character and amenity value area.</p>	plan is required and the need to match development with infrastructure provision.		
22	Requests to be contacted in case of any works are in the vicinity of the CLH-PS pipeline.	Noted.		6
158	Recognises need to provide housing and questions past decision-making, including the closure of Oxted hospital and police station, flooding issues and reluctance to demolish the Gas Tower.	Noted	None	7
342	Considers that the emerging Local Plan is inconsistent with policies of neighbouring authorities that are not proposing Green Belt release, such as Croydon, and national Green Belt policy. Tandridge	Reigate and Banstead are proposing green belt release as part of their adopted local plan. The duty to	None	8

	should not be contributing to meeting housing needs of others.	cooperate requires local authorities to consider whether they can assist in meeting unmet housing needs from elsewhere		
1527, 3645	This disconnect is fundamental and runs throughout the documents. It starts with the logo on the front page which is mostly buildings and urban street scenes, whereas Tandridge is largely countryside.	The cover shows shopping, business and housing as well as the countryside	none	9
4461	There does not appear to be any period stated for the new Local Plan. There is reference in the opening statement by CLLR Weightman to the next 20 years but is this 2015-2035, 2016-2036.	The plan period is 2013 to 2033	None	10
3432	The Issues and Approaches document does not recognise that economic, social and environmental goals are inter-related.	As required by the National Planning Policy Framework the Local Plan will take a balanced approach to meeting social, economic and environmental objectives.	The Council will use its evidence base to ensure a balance between the social, economic and environmental needs within the District.	11
4442	The Local Plan does not reflect that Tandridge includes rural and semi-rural areas.	It is considered that the Plan does reflect the largely undeveloped and constrained nature of the district. However, it is agreed that there is a lack of reference to farming.	The Council will seek to ensure that appropriate regard is given to farming and agriculture through later iterations of the Local Plan.	12
3432	The rather banal corporate vision should be in the introduction. The sustainability statement at NPPF para 7 says it all and could be copied over word for word.	It is not considered appropriate, for a locally based plan, to have a national statement as its vision	None	13

3432	Issues and Approaches is the top level document that most users will access first. Therefore one might expect to see an open discussion of the challenges. However the report defaults straight into different possible approaches to delivering the housing target.	Whilst the document does include housing and economic development approaches it also includes section about how to best address the other objectives identified	None	14
3768, 4834, 4850	The Issues and Approaches document makes no reference to the requirements of the Duty to Cooperate (DtC), although the Council has prepared a Duty to Cooperate Update Statement (December 2015). Paragraphs 179 to 181 of the NPPF explain the requirements of the duty to cooperate on strategic planning issues such as housing that cross administrative boundaries.	The Council will continue to examine cross boundary issues and address them where possible and reasonable.	None	15
3812	Strongly contend that Section Eight should be far more positive about meeting the housing needs of the District.	Noted	None	16
3812	The table on page 24 must include an objective that seeks to meet the District's housing needs over the 20 year period.	The requirements for meeting housing needs is clearly set out in national policy	None	17
1527, 4055	The Issues and Approaches document is also poorly written, e.g. it says that train services into London traverse the north south line; this is totally incorrect. Train services cross a theoretical east west line.	Train services to London generally run north-south, although east to west connections exist they must eventually run north-south	None	18
1527, 2400, 2557	In the Local Plan's Issues and Approaches document, there are few references to open spaces, high quality landscapes, biodiversity, AONBs and the Green Belt, which appeared frequently in the 2008 Core Strategy.	It is considered that the objectives set out for the Plan cover these matters. These matters are also covered in a number of the supporting documents. It is agreed that an objective relating to the	The Council will include an objective to maintain a Green Belt that serves the purposes in the National Planning Policy Framework and endures beyond the	19

		Green Belt should be added.	plan period.	
2400	The document is silent on the potentially increasing adoption of solar and wind power installations and the potential issues to consider.	The Local Plan will need to respond to climate change	The Council will ensure that the Local Plan reflects the need to reduce energy consumption	20
4554, 4792, 4801, 4814	It is essential that the local plan is based on sound evidence assessments. Need review of Green Belt assessment and housing need figures. No evaluation of infrastructure's ability to cope with housing. Should have taken account of suitability of access and impacts on biodiversity and green infrastructure.	These are matters that will be address in the final version of the Plan. At this early stage it is not possible to address these matters in a detailed manner.	None	21
Issues and Objectives Section of the Plan				
780	The most important issue facing the Council is the prevention of intrusion into the Green Belt, which may result in not quite such a green and pleasant land.	Noted.	None.	22
815	Stop construction in areas susceptible to flooding as the climate change will increase the risk. Bring back the ratio of Doctors in Lingfield from 2500 per head to national average of 1300. Organise free shuttles from the neighbouring areas to the station to release pressure on parking in station vicinity. Enforce parking restrictions when car parks are available. Encourage councils to promote young persons' enterprise schemes to set up local businesses.	Flood risk and the ability of providers make the appropriate level of infrastructure available in the right places will be fully considered in the plan	Continue to give consideration to all types of infrastructure	23
794	Asks that comments are considered as Runnymede Council's formal response to the consultation. Comments are at officer level and the	Noted	Continue to engage through the duty to	24

	matter has not been put before Council members. Runnymede carried out public consultation on its draft Duty to Co-operate Scoping report last year. Following this, it was confirmed that both authorities are in agreement that the issues of Housing and Gypsies and Travellers, are of mutual interest. Further consider Green Belt and Infrastructure issues that justify a co-operative approach between Runnymede and Tandridge Council.		cooperate	
1064	The many-fold ambitions and aspirations set out in the Issues and Objectives Topic Paper are, for the most part, endorsed. The overarching issue for the District remains how to preserve - let alone enhance - the quality of life and environment for Tandridge residents and businesses while accommodating even a small part of the additional housing which the Government seeks to impose through the NPPF.	Noted	None	25
1054	Issues are adequately identified.	Noted.	None.	26
1065	Issues should include protecting the Green Belt, the Areas of Outstanding Natural Beauty, the open countryside and high quality landscapes around Woldingham and all over Tandridge. It remains government policy to protect these areas and Tandridge should comply with government policy.	The Plan will use the evidence relating to these matters to ensure a robust and defensible Local Plan	None	27
3916	Agree with much of the analysis of the issues.	Noted.	None.	28
3932, 3939	The Issues and Approaches document does not provide any detail on the means by which TDC will address the main issues facing the District or the format envisaged to be taken by the emerging Plan.	The issues will be addressed through the objectives, strategies and policies.	None	29
2391, 2603, 2605, 2607,	The issues do not describe Tandridge. They do not consider the	The Plan will continue to seek to reflect the priorities of residents	None	30

2609, 4065, 4266, 4332, 4533	priorities of residents.	whilst also being compliant with national policy		
4308	Many issues need addressing before new housing is built.	The Local plan is the opportunity to resolve issues, including the need for housing	None	31
871, 1388, 2041, 2051, 2232, 2603, 2605, 2607, 2609, 3645, 4015, 4266, 4490,	The most important issues are to protect the local environment and the Green Belt and to protect local infrastructure from being swamped by over-development. These issues have not been addressed in the Local Plan documents.	<p>The issues identify that 94% of the District is designated as Green Belt. The Green Belt is a specific policy intervention designed to carry out a number of specific jobs. It is not an environmental designation or constraint. It is important that the Green Belt fulfils its purposes as set out in the National Planning Policy Framework and is capable of continuing to do so throughout and beyond the plan period.</p> <p>The issues relating to infrastructure are highlighted in the Issues and Approaches document. The Council have also identified objectives relating to infrastructure which will guide the preparation of the plan and the policies which will be included. Appropriate and proportionate levels of infrastructure will be provided to support any new development which</p>	The Council will include an objective to maintain a Green Belt that serves the purposes in the National Planning Policy Framework and endures beyond the plan period.	32

		is delivered through the Local Plan.		
1916, 2215, 2226, 2229, 2238, 2261, 2265, 2273, 2303, 2824, 2851, 2861, 3174, 3178, 3180, 3199, 3326, 4301, 4391	The most important issue is protecting the Green Belt, the Areas of Outstanding Natural Beauty, the open countryside and high quality landscapes	The issues identify that 94% of the District is designated as Green Belt. The Green Belt is a specific policy intervention designed to carry out a number of specific jobs. It is not an environmental designation or constraint. It is important that the Green Belt fulfils its purposes as set out in the National Planning Policy Framework and is capable of continuing to do so throughout and beyond the plan period. The work to date has taken account of landscape designation such as the AONB and further work will be undertaken in terms of landscape capacity.	The Council will include an objective to maintain a Green Belt that serves the purposes in the National Planning Policy Framework and endures beyond the plan period.	33
3432	The main issue is high speed broadband, especially to support a more diverse new business creation. Progress is being made and the Council should maintain pressure on the providers.	Fast broadband access is important for rural areas and particularly business. This is listed as issue Infrastructure (7). It is considered that this is covered by objectives 2 and 15, although not explicitly.	Ensure the need for fast broadband is reflected in the Local Plan	34
2235, 3566	Surprised that the Lack of Affordable Rented Housing is not listed under housing. This, alongside unaffordable housing for purchase, is the number one issue facing the District. It needs to emphasize the	Covered by issues Housing (4).	None.	35

	lack of affordable housing for low paid workers.			
3011	There is a significant problem if affordable housing, whether initially public or private owned, can subsequently and at an early date be resold in the private sector at a profit, thus eating away at the local community base. TDC needs to address this issue with constructive proposals e.g. the scope for compulsory reversion and reallocation.	Noted	none	36
3873	The issue of what "affordable" means needs to be addressed by TDC in this document.	Affordable housing is defined in the NPPF	None	37
3432	There is a key issue left out, the distorting effect that increasing residential density is having on other topics and policy objectives.	It is agreed that increases in density must be considered together with issues relating to the increase in the number of people in a place	None	38
4332	Issues are at odds with the ones laid out in the Core Strategy. The introduction of the NPPF has not changed either the issues facing the district or the priorities of local residents, yet this recent past appears to have been completely ignored in the emerging Local Plan documents.	This consultation is about producing an entirely new Local Plan that complies with the National Planning Policy Framework. There has been a fundamental shift in planning policy brought about by the NPPF. In various recent court cases, a number of judges have confirmed this view. It cannot be denied that the NPPF puts in place a framework that diminishes the value of a number of environmental concerns in favour of delivering an increase in housing to meet the housing crisis.	None	39

1388, 2041, 2051, 2232, 4015, 4332	The Issues conflict with the evidence base and do not reflect the distinctive characteristics of Tandridge. We understand that it is the Issues that provide the context for the objectives, vision and eventually the policies of the new Local Plan and so if the Issues do not accurately reflect Tandridge, then the new Local Plan will not be appropriate for Tandridge.	Answered before		40
2400, 2541, 3331, 3824, 3873	The Issue section is a muddle and looks like the notes from a brain storm rather than a well thought out approach that identified the real issues facing the District. What you have listed is a confusing mix of issues and facts.	<p>This is accepted and the 'Issues' in the Issues and Approaches document do include things which are both matters which the Council may need to respond to/cater for, through the policies of the Local Plan; as well as also factual statements.</p> <p>A fact can be a matter that needs to be addressed through the Plan or which the Plan needs to be cognisant.</p>	The Council will seek to clarify the role of the 'issues' in later iterations of the Local Plan to explain that the information listed are matters which the Local Plan needs to be aware of and where appropriate, respond to.	41
4533	Many 'issues' are facts or statements.	This is accepted and the 'Issues' in the Issues and Approaches document do include things which are both matters which the Council may need to respond to/cater for, through the policies of the Local Plan; as well as also factual statements.	The Council will seek to clarify the role of the 'issues' in later iterations of the Local Plan to explain that the information listed are matters which the Local Plan needs to be aware of and where	42

		A fact can be a matter that needs to be addressed through the Plan or which the Plan needs to be cognisant.	appropriate, respond to.	
2603, 2605, 2607, 2609	Issues are not reasonable or proportionate	Not agreed	None	43
3432	The Infrastructure topic should really be discussed under housing because the two are so closely intertwined.	It is agreed that population change has a significant impact on infrastructure but it is considered appropriate to consider is in it own section	None	44
3432, 3566	Issue 18 seems very strange. It doesn't really belong under infrastructure and suggests that the public should be discouraged from enjoying the benefits of the countryside.	No intention to restrict enjoyment but need to reflect the damage that can be caused to the environment by such access	None	45
4486	Issues: Housing (page 12) not appropriate. Individual life choices and responses to social trends affect commitment to home ownership in addition to economic and market determinants (Issue 1).	High house prices restrict access to housing	None	46
3432	The issue of improving the environmental standards of new buildings to combat climate change is not mentioned.	Climate change is mentioned as a issue	The Plan will need to address climate change	47
3432	The local issue of over development of the steep valley slopes (and associated woodland soils being replaced with hard standing) acerbating flash flood run off is not mentioned. In general the	The Plan will be underpinned by extensive flooding evidence as part of the Strategic Flood Risk	None	48

	Flooding topic is complacent and under-analysed.	Assessment		
3432	Conserving and enhancing the natural and historic environment - particularly uninformative and complacent, giving the impression that they are the Council's lowest priority. Heritage is just a few basic statistics that imply everything is fine.	There is no prioritisation in the document.	None	49
3432	Under Heritage, I propose a statement – “historic buildings of purely local significance do not qualify for Listing, the only meaningful form of protection”, the resulting issue in my area being “many that could have contributed to character and regeneration are needlessly demolished”.	The protection of individual buildings from demolition is a matter of national regulation. The demolition of buildings rarely requires planning permission. Listed buildings do of course require a specific consent to be demolished	None	50
3432	Facilitating the sustainable use of minerals – this is not covered in Issues and Approaches.	Minerals planning is a matter for the County Council	None	51
3631	On the Flooding issue (page 19) you have not mentioned the continuing A22 flooding problems at The Wanham and Posterngate Farm north of South Godstone. The road has had to be closed on occasions due to the runoff from the hills to the west of the A22.	Site specific issues would need to be addressed in future documents	None	52
2541, 3874	The issues referred to are not necessarily the correct ones and much of the evidence base is unsound and/or contradictory. Many of the issues are not supported by the Evidence Base	The issues listed in the Issues and Approaches document are those which the overall Local Plan needs to respond to, or have regard to.	The Council will seek to clarify the role of 'issues' in respect of understanding which matters the Local Plan needs to be aware of and where appropriate, respond to. This will then be reflected in any	53

			necessary amendments to the objectives and vision.	
3803, 3873	On pages 10 - 22 you list many issues but you will notice that these issues are related to each other.	Noted.	The Local Plan will seek to provide 'joined up' solutions where possible.	54
1284	The impact of waste management (mentioned on P.16 under Climate Change) requires more detailed consideration.	Waste planning is a matter for the County Council and is highlighted because the Local Plan should address collection issues	None	55
1284	Biogas from anaerobic digestion could be used to power much of the Council's own transport fleet, helping TDC meet its own target for Climate Change mitigation.	Noted	None	56
1284	Proactive measures, supported by the Local Plan, are likely to be required to make the most of the embedded energy in the District's waste, and these may be best fulfilled by developing a Zero Waste or Circular Economy strategy incorporating best practice methods to separate, recycle and anaerobically digest the waste arisings.	Noted	None	57
1369	The issue of the road congestion at peak times is not given enough prominence.	The evidence includes a high level assessment of traffic issues and traffic modelling will be required to underpin a preferred strategy	Continue to consider transport infrastructure	58
1402, 3455	Issues will have different importance in different areas.	The issues listed in the Issues and Options document are those which the overall Local Plan needs to	None.	59

		respond to, or have regard to. Whilst it is accepted that these issues will differ by location, it will be through the policies of the Local Plan that urban, rural and settlement specific matters will be responded to. It is not considered necessary to set this out under the issues section in detail.		
2885, 3242, 3258	Object to low priority being given to the Green Belt and surrounding unique natural environment.	There is no prioritisation of issues	None	60
3258	Object to low priority being given to distinctive character of settlements	There is no prioritisation of issues	None	61
1130, 2169, 2173, 2177, 2178, 2181, 2182, 2184, 2186, 2198, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2216, 2248, 2250, 2251, 2254, 2255, 2257, 2258, 2260, 2263, 2264, 2267, 2269,	There are only 15 objectives to address the 72 identified issues. There is little emphasis in the objectives to address the issues.	The objectives of a Plan are high level statements that seek to cover the District as a whole in a strategic manner. As set out elsewhere the Issues will require refinement following consultation and before the final Local Plan is submitted for examination. The objectives may then also need refinement although it is not agreed that the aims are generic or that they do not provide direction. It is considered that a Plan which seeks through policy to deliver the objectives will address, as far as is possible and balanced,	Refine the wording of the issues and objectives and set appropriate monitoring mechanisms in the final Local Plan	62

2270, 2271, 2274, 2276, 2279, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2296, 2297, 2299, 2301, 2304, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2358, 2375, 2393, 2394, 2436, 2476, 2506, 2518, 2519, 2522, 2523, 2526, 2534,		the issues identified.		
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2535, 2536, 2537, 2548, 2549, 2550, 2551, 2552, 2555, 2598, 2615, 2787, 2803, 3005, 3240, 3280, 3312, 3313, 3379, 3530, 3715, 3745, 3761, 3788, 3808, 3843, 3860, 3879, 3886, 3902, 3905, 3937, 3942, 4002, 4127, 4171, 4243, 4453, 4566, 4612, 4752, 4757, 4760, 4775, 4859				
2022, 3293, 3346, 3363	There should be specific measurable objectives such as limiting traffic congestion, improving our physical and social infrastructure and accepting the value of constraints such as the Green Belt.	The objectives of a Plan are high level statements that seek to cover the District as a whole in a strategic manner.		63
2603, 2605,	There are no details on how these objectives can be achieved.	The objectives will need to be	None	64

2607, 2609		achieved through the Plan		
1054	Objectives are adequately identified	Noted.	None.	65
1388, 2041, 2051, 2232, 3645, 4015	It continues with the objectives making no mention of protecting the rural character of the District and stopping massive over-development.	The Local Plan Issues and Approaches document included an objective to maintain and enhance our mixed and diverse natural and historic environment which is intended to mitigate and discourage negative uses.	The Council will include an objective to maintain a Green Belt that serves the purposes in the National Planning Policy Framework and endures beyond the plan period.	66
1388, 2041, 2051, 2232	The objectives appear to be a wish list of what would happen in an ideal world and not reasonable and proportionate.	The issues come from the “Issues and Approaches Topic Paper 2015” which was reported to and agreed by the Planning Policy Committee on 2 September 2015. The issues are derived from 43 existing strategies as set out in that topic paper.	None.	67
1920, 2169, 2173, 2177, 2178, 2181, 2182, 2184, 2186, 2198, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2216,	Developing on Green Belt and open spaces used by residents to promote their health and wellbeing is contrary to the Objectives.	The Local Plan will look at how open space should be provided in local communities to address health and wellbeing need. This may be done through a variety of ways including the provision of new space or through the upgrading of existing spaces. How open space will be provided will be in accordance with	The Council will continue to prepare the Local Plan in accordance with the standards set for quantity, quality and accessibility of open space and recreation.	68

2248, 2250, 2251, 2254, 2255, 2257, 2258, 2263, 2264, 2267, 2269, 2270, 2271, 2274, 2276, 2279, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2296, 2297, 2299, 2301, 2304, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2328, 2329, 2331, 2496, 2506, 2518, 2519,		standards for quantity, accessibility and quality as set out in the Councils Open Spaces Assessment 2015. No decision have been made on these matters		
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2522, 2523, 2526, 2522, 2523, 2526, 2534, 2535, 2536, 2551, 2552, 2555, 2598, 2615, 2748, 2787, 3447, 3530, 3655, 3715, 3745, 3761, 3788, 3796, 3808, 3843, 3860, 3879, 3886, 3902, 3905, 4002				
3566	The objective which is obviously missing is the need to build more affordable housing, both for sale and rent. This should be the top objective.	It is considered that this is covered by Objective 5.	None	69
3432	The Issues and Approaches document would be easier to understand it if it took each of these objectives in turn, stating clearly how they might be achieved in Tandridge.	The Plan is not at an advanced enough stage to respond to the objectives. The objectives are there to ensure the final plan covers the right matters	None	70
3432	The objectives in the Issues and Approaches document are often vague and unambitious.	The objectives of a Plan are high level statements that seek to cover the District as a whole in a strategic manner.	None	71

2260, 2327, 2330, 2358, 2375, 2393, 2394, 2436, 2476, 2537, 2548, 2549, 2550, 2940, 3962, 4266	Protection of the Green Belt should be a Council objective.	Noted.	The Council will include an objective to maintain a Green Belt that serves the purposes in the National Planning Policy Framework and endures beyond the plan period.	72
2852	Need for overarching set of objectives and priorities that residents, businesses, groups and parish councils understand what housing provision can be made within physical and social infrastructure constraints and retaining Green Belt	The final Local Plan will have to give consideration to all those matters in determining the appropriate level of housing provision for the district	None	73
3293	Plan should be about achieving balance between objectives rather than maximising housing provision at all costs	The Plan will need to be a balance of all objectives but it must also comply with the NPPF requirements in terms of housing provision	None	74
1723	Ecological objectives should be included	Environmental considerations are included	None	75
3432	The objective should be “an economic strategy that enables new enterprises and businesses to locate within the district, thus meeting the expressed wish of local people to work locally”.	It is considered that this is covered by objectives 1 to 3	None	76
3432	In general, the objectives are not credible because so many would require such a substantial change over the current unsatisfactory baseline (especially objectives 12 – natural and historic environment; and 15 - infrastructure).	Noted	None	77

3566	The Objectives are poorly worded, in particular numbers 1, 5, 8 and 14, and should be re-worded to be intelligible.	The readability of the objectives can be improved in future iterations of the plan	Improve readability of objectives	78
3874	In Objective 10 the reference to 'higher density' should be deleted.	It is appropriate to consider higher densities	None	79
3803	It seems that the objective for smaller homes is not in keeping with the reason why people want to move to the countryside. Most people move out of London in order to get a bigger home, more open space and even a bit of a garden. This will not be possible if there are a high density number of smaller homes built.	The Strategic Housing Market Assessment looks in detail at the need for homes of various sizes	None	80
3955	The Mayor of London supports the Council objectives related to transport. In order to achieve them, he would welcome your collaboration to explore options to improve bus services from/into London, including route extensions and supporting infrastructure in particular to serve new developments.	Noted.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	81
1666	It is important to reflect local distinctiveness in the vision and objectives and rest of the document to avoid them applying to anywhere in the south east of England.	Agreed	None	82
Vision				
954, 1123, 1283, 1290, 1521, 1554, 1619, 1724, 1911, 2162,	Increasing housing development on the scale proposed contradicts the Vision and 'atmosphere' talked about in the Plan. We will change from a pleasant neighbourhood to an overpopulated urban environment with less and less green spaces shared by more and	The Local Plan will look at how open space should be provided in local communities to address health and wellbeing need. This may be done through a variety of ways including	The Council will continue to prepare the Local Plan in accordance with the standards set for	84

2220, 2400, 2878, 2940, 2960, 3354, 3361, 3449, 3681, 4082, 4274, 4395,	more people.	<p>the provision of new space or through the upgrading of existing spaces. How open space will be provided will be in accordance with standards for quantity, accessibility and quality as set out in the Councils Open Spaces Assessment 2015.</p> <p>Further, the Council are required to consider all reasonable alternatives in terms of meeting identified needs, this includes publically owned land. No decisions in terms of which sites should and will be allocated have been made. As such, it is not considered that the approaches considered in the document, nor the actions of the Council are contradictory to the vision.</p>	quantity, quality and accessibility of open space and recreation.	
639, 954	I support the vision and in particular the statement “our District will be a place with green and open spaces to support the health and wellbeing of the community”	Noted.	None.	85
3099	Given the breadth and indefinite nature of these “visions” it will be very difficult to accurately monitor progress against their achievement. A very important part of any planning process is that it	The vision of the Local Plan ensures that the plan is prepared with an aim and that the policies included within it assist in achieving that aim. As the	The Council will consider opportunities to amend the vision set out in the Plan to be	86

	can be accurately and exactly monitored	plan is prepared and refined, the Council will ensure that any opportunities to amend the vision, to better reflect opportunities and objectives if they arise. Visions based on smaller than district localities can be expressed in neighbourhood plans should communities wish.	submitted, to make it more locally specific.	
3829, 3873	The Vision Statement should refer specifically to protection of the Green Belt, given the predominantly rural nature of the Tandridge district and the importance that residents attach to it.	It is not considered appropriate for a Vision to refer to a piece of policy protection.	None.	87
1137, 1920, 3680, 3803	The Vision is contrary to the rest of the document. A perfect vision will not be obtained from the plans and supporting documents seen.	The vision says what the place should be and the Plan itself should work to deliver that vision.	None	88
639	I understand that you are under pressure for new developments but it would be more honest to be upfront about this rather than dress up such proposals with a vision that is misleading and inconsistent with what is proposed.	It is not considered that new development is incompatible with the vision. Indeed new development would be needed to achieve the vision	None	89
1260, 3812, 3874	The Council's Vision for the future of the district is supported but it is weak and offers no strategy for the future. The Vision should be more farsighted.	The Local Plan period is up to 2033 and the Vision reflects this.	None	90
3812	The vision as it is currently worded does not go far enough in	These will be considered as policies	None.	91

	addressing those issues identified in the 'Economy and Tourism' and 'Housing' items of Section Seven, specifically in relation to significantly increasing the stock of housing in the district.	and strategies to achieve the vision rather than being part of the vision itself.		
2400	There needs to be reference to road network improvements to improve the quality of life for residents. Mention also needs to be made about how concerns with increased noise from aircraft can be addressed.	The vision refers to the type of place the District will be, and not necessarily the infrastructure required in order to achieve the vision.	None.	92
1137, 1386	Consider those parts of the stated vision for the future that are actually of benefit to residents, such as preserving our Open Spaces, Green Belt and improving infrastructure.	All parts of the vision will be considered	None	93
1682, 2448	There is a lack of vision of the strategic priorities as set out in the NPPF guidelines which put equal emphasis on housing, employment and infrastructure. Yet while housing has been researched in depth there has been no equal consideration as to how employment could be increased or how the infrastructure required to support the additional population could be created or funded.	The evidence base includes substantial work on employment but the need identified is a different scale from the need identified for housing. Until it is established how much development there will be and where it will be located it is not possible to be more specific about infrastructure	Continue to work with infrastructure providers	94
1809	Any Community Infrastructure Levy is only going to be playing catch-up with the current shortfall in infrastructure provision. The plan's Vision would therefore be impossible to achieve.	New developments would not just benefit from CIL. Where a site specific need is generated Section 106 Agreements can then secure the infrastructure, whilst still capturing CIL.	None	95

661	The vision of a District with green and open spaces to support the health and wellbeing of the community is admirable, but can only be achieved, particularly in the north of the District by vigorously defending the existing Surrey Hills AONB, its adjacent Areas of Great Landscape Value and the existing Green Belt. National policy and local policies CSP 20 and 21 specifically retain the AGLV until the review of the Surrey Hills AONB is carried out and therefore precludes development of these areas. The Council is not able to, and must not, deviate from this national Green Belt policy in its local plan.	The Council will use its evidence base to underpin policies for protection where justified.	None	96
Infrastructure Concerns				
288	Considers that local drainage system is in a poor state and neighbouring properties have experienced foul water issues. Request that no further strain should be placed on existing drainage infrastructure before a full efficiency survey is carried out.	The Local Planning Authority acknowledge that foul water disposal matters are a concern for interested parties. It will be through continued engagement with infrastructure providers, including those responsible for drainage, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Local Planning Authority will be able to carry out more detailed work to further inform the Local Plan as it is prepared.	The Local Planning Authority will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	97
329, 719	Lingfield has had more than a fair share of windfall development, but is not suitable for extensive development without additional service	The Local Planning Authority acknowledge that infrastructure is a	The Local Planning Authority will continue	98

	and infrastructure provision. Doctor surgeries and schools are unable to cope with the influx of 1100 homes in Lingfield.	concern for interested parties. It will be through continued engagement with infrastructure providers, including those responsible for drainage, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Local Planning Authority will be able to carry out more detailed work to further inform the Local Plan as it is prepared.	engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	
374	Additional housing would need to be supported by road infrastructure, such as a new roundabout or traffic lights at the Dormansland Memorial Hall. Considers the Local Plan to be very clearly written and well considered.	Noted. The Local Planning Authority acknowledge that infrastructure is a concern for interested parties. It will be through continued engagement with infrastructure providers, including those responsible for road infrastructure, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Local Planning Authority will be able to carry out more detailed work to further inform the Local Plan as it is prepared.	None	99
181	Disagree with the identified need for housing and potential development in Burstow/Smallfield because existing road and community infrastructure is already under pressure.	The Objectively Assessed Housing Need of 9,400 is based on a number of demographic factors. The details	The Local Planning Authority will continue engagement with	100

		<p>relating to this can be found in the Councils Strategic Housing Market Assessment (2015) which includes The Objectively Assessed Housing Needs of Tandridge, technical paper. Nearly 70% of the projected population increase is in the aged over 60 groups. This is due to a combination of the age profile of the population and the fact that people are living longer.</p> <p>Further, the 9,400 figure reflects the total number of homes that are needed based on various demographic considerations, but doesn't necessarily represent the number of homes that the Council will actually provide.</p> <p>Although the National Planning Policy Framework aspires to ensure that Local Authorities meet their needs in full, it also recognises that this is not always possible where constraints exist. The plan-making process must consider all legitimate constraints and the Council must set</p>	<p>infrastructure providers and ensure that infrastructure matters are considered accordingly.</p>	
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		out and justify the number of homes it is able to deliver once all evidence is considered. Discussions with other Local Authorities, through the Duty to Cooperate, will need to take place to see if any shortfall can be provided elsewhere.		
180	Contests the potential development of 1500 houses around Smallfield and Burstow, including on Green Belt land. Concerned about impacts on traffic, road safety, parking, drainage infrastructure and flooding. Development is unlikely to bring any benefit to the residents of Smallfield. Particularly concerned about inadequate foul water sewer capacity and potential risks to public health. Advised by Thames Water that there are currently no plans to increase capacity. London's inability to cope with population growth should not affect local residents.	<p>The Housing and Economic Land Availability Assessment is one of many evidence bases which inform the Local Plan. The HELAA objectively assesses sites for their development potential but does not represent an approach to site allocation or identify which sites will be allocated. Site allocation can only come forward in the Plan once all the evidence, including that relating to infrastructure provision both existing and potential in the future as well as the green belt assessment evidence has been considered. The Housing and Economic Land Availability Assessment is one of many evidence bases which inform the Local Plan.</p> <p>Nearly 70% of the projected</p>	<p>The Council will continue to use the evidence base to consider the suitability of sites. It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.</p> <p>The Local Planning Authority will continue engagement with infrastructure providers</p>	101

		<p>population increase is in the aged over 60 groups. This is due to a combination of the age profile of the population and the fact that people are living longer. Most of these people will already be living in the district and not a predominant result of London migration.</p> <p>Further, site allocation can only come forward in the Plan once all the evidence, including flood risk and potential flood risk mitigation, has been considered. Flooding will be considered through the Strategic Flood Risk Assessment</p>	and ensure that infrastructure matters are considered accordingly.	
10	Concerned about consistent heavy traffic along Copthorne Road. Is there any news on building the by-pass from Crawley motorway roundabout to East Grinstead?	There are no current plans for a bypass to this Council's knowledge	None	102
706	Suggests considering a woodland burial site, like the one in Nutfield. No one can choose to be buried in Caterham now as graveyards are full.	Whilst the provision of burial space is not a statutory requirement for the Local Plan, it remains a consideration. As part of the continued liaison and engagement between the Council and infrastructure providers, burial space	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. Work	103

		and any need to provide it, will be assessed.	should be undertaken to understand need and spatial requirements.	
655	There is no real attempt to correlate the need for education, health and transport development resulting from the massive increase in population. In relation to schools can find only numbers relating to natural population growth and is astonished about the view that there are no current problems since GP surgeries have not responded.	The Local Planning Authority acknowledges that infrastructure is a concern for interested parties. It will be through continued engagement with infrastructure providers, including those responsible for healthcare, education and transport infrastructure, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Local Planning Authority will be able to carry out more detailed work to further inform the Local Plan as it is prepared.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	104
856	Supports the statement regarding the value of health and wellbeing of residents, especially as it relates to the availability of leisure facilities. There should be provision to protect the capability of local communities and leisure associations to use existing facilities without significant rate increases. Rate increases price them out leaving facilities unused. Believes this to be very much in line with the objectives stated in CSP13 and para 12.2.2.	Noted	None	105
1137, 1176, 1449, 1526, 1534, 1599, 1611, 1619,	Infrastructure cannot cope currently, due to the increase in population. The existing deficit must be addressed before any new building is permitted. Any further development as suggested in the Plan would be unsustainable and intolerable because of the current	The Local Plan, on submission to the Planning Inspectorate, will be accompanied by an Infrastructure Delivery Strategy which will set out	None	106

1637, 1723, 1738, 1809, 1834, 1837, 1875, 1887, 1929, 1931, 2000, 2009, 2018, 2072, 2171, 2173, 2176, 2196, 2256, 2298, 2303, 2305, 2391, 2437, 2464, 2490, 2492, 2493, 2494, 2551, 2552, 2555, 2556, 2576, 2603, 2605, 2607, 2609, 2615, 2618, 2620, 2627, 2636, 2638, 2639, 2640, 2656, 2665, 2674, 2676, 2677, 2678, 2679, 2680, 2688, 2692, 2694, 2696, 2698, 2699,	<p>infrastructure deficit. Resident's concerns over infrastructure must be taken into account.</p>	<p>the infrastructure that will be needed and the source of funding for this. This will be utilised to inform a review of the Community Infrastructure Levy which is a charge on development, payable by developers, which pays for and contributes to the delivery of infrastructure. Infrastructure to meet the gap relies on new development for funding.</p>		
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2700, 2701, 2711, 2715, 2717, 2723, 2734, 2735, 2737, 2743, 2779, 2787, 2793, 2794, 2795, 2802, 2838, 2839, 2863, 2874, 2876, 2878, 2883, 2910, 2940, 3048, 3049, 3073, 3120, 3121, 3150, 3158, 3179, 3203, 3230, 3242, 3280, 3307, 3316, 3317, 3318, 3365, 3449, 3480, 3515, 3538, 3603, 3648, 3696, 3725, 3740, 3741, 3742, 3752, 3757, 3892, 4058, 4227, 4246, 4316,				
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4326, 4336, 4353, 4490, 4536, 4544, 4552, 4582, 4610, 4612, 4620, 4625, 4636, 4701, 4730, 4767, 4769, 4792, 4801, 4802, 4811, 4814				
418, 420, 589, 633, 637, 671, 682, 803, 816, 874, 977, 1034, 1107, 1114, 1118, 1123, 1134, 1136, 1137, 1162, 1220, 1227, 1249, 1265, 1277, 1287, 1291, 1297, 1306, 1318, 1333, 1383, 1386, 1388, 1391, 1449, 1451, 1459, 1521, 1530, 1536, 1541,	There are significant issues with parking at stations, on residential roads and in the town centres. People from outside the area are using our car parks. Most houses these days have at least 2 cars, if not more, which causes on-street parking. Parking restricts emergency services access to certain areas.	The Council acknowledge that parking and transport matters are a concern for residents and businesses. It will be through continued engagement with infrastructure providers, including Surrey Highways, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. The Local Plan will be informed by the Parking Strategy Review.	107

1549, 1552, 1554, 1583, 1584, 1587, 1593, 1602, 1605, 1705, 1738, 1781, 1788, 1794, 1820, 1837, 1867, 1920, 1942, 1982, 1984, 2022, 2032, 2041, 2042, 2051, 2071, 2108, 2140, 2173, 2176, 2177, 2178, 2181, 2182, 2184, 2186, 2187, 2196, 2198, 2200, 2204, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2216, 2226, 2232, 2235, 2237, 2248, 2250, 2251, 2254,				
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2255, 2257, 2258, 2260, 2263, 2264, 2267, 2269, 2270, 2271, 2274, 2276, 2279, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2296, 2297, 2298, 2299, 2301, 2303, 2304, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2328, 2329, 2331, 2351, 2354, 2366, 2371, 2375,				
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2378, 2382, 2387, 2391, 2392, 2393, 2394, 2409, 2413, 2415, 2426, 2429, 2434, 2432, 2436, 2437, 2448, 2450, 2452, 2463, 2476, 2494, 2496, 2506, 2518, 2519, 2522, 2523, 2526, 2527, 2534, 2535, 2536, 2548, 2549, 2550, 2554, 2575, 2576, 2587, 2598, 2603, 2605, 2607, 2609, 2624, 2681, 2749, 2751, 2753, 2756, 2760, 2761, 2763, 2765, 2767, 2768, 2769, 2770, 2771,				
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2772, 2774, 2776, 2777, 2780, 2782, 2784, 2785, 2803, 2818, 2819, 2829, 2832, 2874, 2876, 2877, 2904, 2911, 2948, 2950, 2987, 2988, 3040, 3072, 3080, 3197, 3201, 3202, 3221, 3222, 3224, 3227, 3232, 3249, 3326, 3341, 3344, 3346, 3354, 3363, 3378, 3379, 3395, 3422, 3426, 3432, 3434, 3463, 3464, 3465, 3486, 3489, 3514, 3527, 3530, 3533, 3541, 3570, 3572, 3583,				
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3605, 3617, 3631, 3633, 3645, 3652, 3669, 3671, 3675, 3680, 3691, 3697, 3700, 3703, 3710, 3715, 3743, 3745, 3746, 3760, 3761, 3788, 3803, 3808, 3824, 3834, 3843, 3846, 3851, 3860, 3874, 3879, 3886, 3902, 3905, 3910, 3915, 3916, 3937, 3942, 3952, 3962, 3999, 4002, 4004, 4008, 4010, 4015, 4038, 4081, 4126, 4127, 4150, 4171, 4243, 4266, 4274, 4417, 4437, 4489,				
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4533, 4536, 4544, 4546, 4566, 4582, 4620, 4625, 4640, 4664, 4678, 4690, 4701, 4726, 4752, 4757, 4759, 4801, 4823, 4859, 5206				
379, 418, 420, 450, 470, 481, 504, 505, 532, 534, 535, 585, 589, 614, 634, 637, 671, 682, 708, 733, 773, 800, 803, 816, 836, 874, 910, 951, 967, 977, 987, 1034, 1038, 1040, 1093, 1097, 1107, 1114, 1120, 1123, 1133, 1134, 1136, 1137, 1147, 1148, 1153, 1162,	All surgeries in the district are under pressure. It can take over 3 weeks to get a doctor's appointment and surgeries cannot cope with any more people on their books. The hospitals and dentists are the same. As there has been no response from the surgeries, it does not mean there is not a capacity issue. There are wide concerns over the remoteness of the District and lack of emergency services located nearby. There is an issue with poor access to health advice and distance to health centres/doctors.	The Council acknowledge that health services provision is a concern for interested parties. It will be through continued engagement with infrastructure providers, including the NHS, surgeries and the Clinical Commissioning Group, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared. The plan must be evidence led and the evidence provided by the health services will be crucial in understanding the capacity issues respondents refer to.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	108

1164, 1187, 1219, 1227, 1231, 1232, 1249, 1251, 1257, 1274, 1283, 1285, 1287, 1290, 1291, 1293, 1297, 1306, 1317, 1318, 1330, 1336, 1369, 1372, 1378, 1382, 1383, 1386, 1388, 1391, 1408, 1430, 1444, 1449, 1451, 1481, 1530, 1531, 1536, 1540, 1541, 1549, 1552, 1565, 1570, 1573, 1575, 1578, 1584, 1588, 1594, 1602, 1605, 1611, 1616, 1619, 1646, 1648, 1679, 1703,				
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1722, 1736, 1738, 1749, 1781, 1809, 1820, 1822, 1837, 1852, 1867, 1875, 1929, 1931, 1942, 1982, 1984, 1990, 2022, 2027, 2032, 2041, 2042, 2051, 2056, 2066, 2072, 2112, 2132, 2162, 2164, 2165, 2175, 2176, 2177, 2178, 2181, 2182, 2183, 2184, 2185, 2186, 2191, 2193, 2196, 2198, 2202, 2204, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2216, 2220, 2226,				
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2232, 2237, 2239, 2248, 2250, 2251, 2254, 2255, 2256, 2257, 2258, 2260, 2261, 2263, 2264, 2265, 2267, 2268, 2269, 2270, 2271, 2273, 2274, 2276, 2279, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2296, 2297, 2298, 2299, 2301, 2303, 2304, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322,				
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2323, 2324, 2325, 2326, 2328, 2329, 2331, 2335, 2351, 2354, 2360, 2366, 2371, 2375, 2382, 2387, 2391, 2393, 2394, 2400, 2409, 2413, 2426, 2434, 2432, 2436, 2448, 2450, 2452, 2464, 2476, 2482, 2492, 2493, 2494, 2506, 2512, 2514, 2518, 2519, 2522, 2523, 2526, 2527, 2530, 2532, 2534, 2535, 2536, 2537, 2547, 2548, 2549, 2550, 2554, 2556, 2560, 2562, 2575, 2598,				
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2603, 2605, 2607, 2609, 2624, 2634, 2732, 2747, 2748, 2749, 2751, 2753, 2756, 2760, 2761, 2762, 2763, 2765, 2767, 2768, 2769, 2770, 2771, 2772, 2774, 2776, 2777, 2780, 2782, 2784, 2785, 2790, 2794, 2795, 2798, 2803, 2819, 2829, 2832, 2839, 2861, 2874, 2876, 2883, 2885, 2900, 2906, 2950, 2951, 2987, 2988, 3039, 3040, 3072, 3080, 3090, 3150, 3153, 3155, 3158,				
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3179, 3196, 3201, 3221, 3224, 3227, 3230, 3232, 3242, 3249, 3255, 3256, 3257, 3260, 3280, 3290, 3292, 3323, 3329, 3338, 3343, 3344, 3346, 3348, 3354, 3358, 3363, 3379, 3395, 3396, 3421, 3422, 3426, 3440, 3460, 3463, 3464, 3486, 3488, 3489, 3509, 3516, 3527, 3530, 3533, 3541, 3545, 3547, 3551, 3557, 3559, 3570, 3572, 3573, 3575, 3577, 3583, 3590, 3593, 3597,				
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3601, 3605, 3606, 3612, 3614, 3620, 3626, 3631, 3633, 3639, 3640, 3645, 3655, 3656, 3667, 3671, 3675, 3680, 3681, 3689, 3691, 3696, 3698, 3700, 3710, 3712, 3715, 3719, 3731, 3736, 3742, 3743, 3745, 3746, 3748, 3755, 3760, 3761, 3764, 3770, 3772, 3773, 3783, 3788, 3794, 3796, 3803, 3805, 3807, 3808, 3816, 3819, 3822, 3824, 3832, 3837, 3841, 3843, 3846, 3851,				
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3853, 3856, 3860, 3862, 3879, 3885, 3886, 3901, 3902, 3905, 3907, 3912, 3915, 3916, 3919, 3937, 3942, 3957, 3962, 3969, 3982, 3989, 3997, 3998, 3999, 4002, 4004, 4008, 4010, 4017, 4023, 4024, 4028, 4038, 4058, 4061, 4065, 4081, 4082, 4108, 4122, 4126, 4127, 4150, 4171, 4182, 4188, 4197, 4212, 4223, 4243, 4246, 4251, 4266, 4274, 4296, 4298, 4308, 4318, 4334,				
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4363, 4399, 4402, 4417, 4435, 4437, 4451, 4489, 4533, 4536, 4544, 4546, 4566, 4582, 4589, 4593, 4594, 4605, 4611, 4620, 4625, 4639, 4640, 4661, 4664, 4678, 4690, 4701, 4730, 4744, 4752, 4757, 4759, 4760, 4763, 4778, 4781, 4785, 4792, 4794, 4795, 4801, 4802, 4811, 4823, 4841, 4846, 4852, 4855, 4856, 4859				
379, 418, 420, 450, 470, 481, 504, 505, 534, 535, 585, 589,	The existing schools cannot cope at the moment and do not have capacity for any more development, especially when the schools take children from outside Tandridge. The quality of teaching often drops when there are increased class sizes, and academy status.	The Council acknowledge that education provision is a concern for interested parties. It will be through continued engagement with	The Council will continue engagement with infrastructure providers and ensure	109

614, 634, 637, 671, 682, 708, 733, 773, 800, 803, 816, 817, 836, 874, 910, 951, 977, 987, 1034, 1040, 1097, 1107, 1120, 1123, 1133, 1134, 1136, 1137, 1147, 1148, 1153, 1162, 1164, 1167, 1187, 1219, 1227, 1231, 1232, 1249, 1251, 1257, 1265, 1274, 1283, 1285, 1287, 1290, 1291, 1292, 1293, 1297, 1317, 1318, 1330, 1333, 1336, 1369, 1372, 1382, 1383, 1386, 1388, 1391, 1408, 1430,	The documents show no plans to increase the number of school places.	infrastructure providers, including the Surrey Education Authority, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared. The plan must be evidence led and the evidence provided by the education services will be crucial in understanding the capacity issues respondents refer to.	that infrastructure matters are considered accordingly.	
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1444, 1449, 1451, 1481, 1526, 1530, 1531, 1536, 1540, 1541, 1549, 1552, 1554, 1557, 1570, 1573, 1575, 1578, 1584, 1588, 1594, 1598, 1602, 1605, 1611, 1616, 1619, 1646, 1679, 1703, 1705, 1722, 1736, 1738, 1749, 1781, 1809, 1820, 1822, 1837, 1852, 1867, 1875, 1920, 1929, 1931, 1942, 1982, 1984, 1990, 2022, 2027, 2032, 2041, 2051, 2056, 2072, 2092, 2112, 2132,				
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2140, 2157, 2162, 2164, 2165, 2175, 2176, 2177, 2178, 2181, 2182, 2183, 2184, 2185, 2186, 2191, 2193, 2196, 2198, 2200, 2202, 2204, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2216, 2220, 2226, 2232, 2237, 2238, 2239, 2248, 2250, 2251, 2254, 2255, 2257, 2258, 2260, 2261, 2263, 2264, 2267, 2268, 2269, 2270, 2271, 2273, 2274, 2276, 2279, 2284, 2285,				
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2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2296, 2297, 2298, 2299, 2301, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2328, 2329, 2331, 2335, 2351, 2354, 2360, 2366, 2371, 2375, 2387, 2391, 2393, 2394, 2400, 2409, 2423, 2426, 2429, 2432, 2434, 2436,				
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2437, 2448, 2450, 2452, 2463, 2476, 2482, 2490, 2492, 2493, 2494, 2496, 2506, 2511, 2512, 2514, 2518, 2519, 2522, 2523, 2526, 2527, 2530, 2532, 2534, 2535, 2536, 2537, 2547, 2548, 2549, 2550, 2554, 2557, 2560, 2562, 2566, 2575, 2587, 2598, 2600, 2601, 2602, 2603, 2605, 2607, 2609, 2634, 2681, 2732, 2747, 2748, 2762, 2794, 2795, 2798, 2803, 2819, 2839, 2856,				
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2861, 2874, 2876, 2883, 2900, 2904, 2906, 2910, 2951, 3039, 3040, 3072, 3080, 3090, 3150, 3155, 3158, 3179, 3196, 3221, 3224, 3227, 3230, 3249, 3255, 3256, 3257, 3260, 3280, 3290, 3292, 3293, 3318, 3323, 3338, 3343, 3344, 3346, 3348, 3354, 3358, 3361, 3363, 3378, 3395, 3396, 3404, 3421, 3422, 3426, 3434, 3440, 3460, 3463, 3464, 3486, 3488, 3489, 3509, 3510,				
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3516, 3527, 3530, 3533, 3538, 3541, 3545, 3547, 3559, 3570, 3572, 3573, 3575, 3583, 3590, 3593, 3597, 3601, 3605, 3606, 3612, 3614, 3617, 3620, 3623, 3626, 3631, 3632, 3633, 3639, 3640, 3645, 3655, 3656, 3667, 3669, 3671, 3674, 3675, 3681, 3689, 3691, 3698, 3700, 3710, 3712, 3715, 3719, 3731, 3736, 3740, 3742, 3743, 3745, 3746, 3748, 3755, 3760, 3761, 3764,				
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3770, 3772, 3773, 3779, 3783, 3788, 3790, 3794, 3796, 3803, 3805, 3807, 3808, 3816, 3819, 3822, 3824, 3832, 3837, 3843, 3846, 3851, 3853, 3856, 3860, 3862, 3879, 3885, 3886, 3901, 3902, 3905, 3907, 3912, 3915, 3916, 3919, 3937, 3942, 3952, 3957, 3962, 3969, 3982, 3989, 3997, 3998, 3999, 4002, 4004, 4008, 4010, 4017, 4023, 4024, 4028, 4038, 4058, 4061, 4081,				
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4082, 4108, 4122, 4126, 4127, 4150, 4171, 4182, 4188, 4197, 4212, 4223, 4243, 4246, 4251, 4266, 4296, 4298, 4316, 4318, 4334, 4338, 4363, 4399, 4402, 4417, 4418, 4435, 4437, 4451, 4489, 4490, 4533, 4536, 4544, 4546, 4566, 4582, 4589, 4593, 4594, 4605, 4611, 4620, 4625, 4639, 4640, 4661, 4664, 4701, 4730, 4744, 4752, 4757, 4759, 4760, 4763, 4778, 4781, 4785,				
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4792, 4794, 4795, 4811, 4823, 4841, 4846, 4852, 4855, 4856, 4859, 5202,				
4091	There is no sixth form in the district and children have to travel to other areas.	The Council acknowledge that education provision is a concern for interested parties. It will be through continued engagement with infrastructure providers, including the Surrey Education Authority, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared. The plan must be evidence led and the evidence provided by the education services will be crucial in understanding the capacity issues respondents refer to.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	110
379, 637, 716, 874, 1092, 1107, 1133, 1136, 1137,	Concerns over public transport – many bus routes have already been cut, and many more and going to be reduced in the near future. This forces more people into their own cars. There is a negative impact regarding air pollution and climate change. Buses are	The Council acknowledge that public transport matters are a concern for interested parties. It will be through continued engagement with	The Council will continue engagement with infrastructure providers and ensure	111

1147, 1148, 1162, 1164, 1167, 1187, 1219, 1220, 1249, 1251, 1265, 1274, 1277, 1283, 1287, 1291, 1297, 1318, 1330, 1333, 1369, 1383, 1386, 1388, 1391, 1449, 1511, 1531, 1536, 1549, 1573, 1583, 1594, 1602, 1611, 1619, 1722, 1738, 1781, 1788, 1799, 1820, 1852, 1867, 1920, 1942, 1990, 2041, 2051, 2066, 2108, 2112, 2140, 2164, 2165, 2157, 2187, 2196, 2200, 2204,	expensive for short journeys.	infrastructure providers, including bus service providers and Surrey Highways, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared. It is important that the District is served by sustainable modes of transport.	that infrastructure matters are considered accordingly.	
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2206, 2207, 2220, 2228, 2232, 2235, 2237, 2246, 2256, 2265, 2268, 2335, 2351, 2354, 2378, 2400, 2448, 2527, 2532, 2587, 2603, 2605, 2607, 2609, 2700, 2723, 2732, 2748, 2751, 2819, 2856, 2863, 2874, 2876, 2878, 2883, 2885, 2904, 2911, 2950, 3039, 3080, 3153, 3158, 3221, 3224, 3227, 3232, 3256, 3257, 3290, 3318, 3326, 3329, 3338, 3361, 3395, 3396, 3426, 3434,				
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3440, 3464, 3486, 3488, 3509, 3538, 3541, 3557, 3559, 3577, 3597, 3606, 3612, 3617, 3623, 3631, 3632, 3633, 3645, 3649, 3655, 3669, 3671, 3674, 3675, 3691, 3696, 3700, 3710, 3712, 3742, 3748, 3760, 3770, 3772, 3773, 3783, 3796, 3803, 3805, 3816, 3824, 3832, 3834, 3846, 3853, 3885, 3907, 3910, 3912, 3952, 3989, 3997, 4015, 4038, 4127, 4182, 4223, 4246, 4296,				
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4318, 4334, 4363, 4402, 4435, 4489, 4490, 4536, 4537, 4544, 4546, 4582, 4605, 4640, 4661, 4664, 4665, 4667, 4701, 4759, 4785, 4786, 4792, 4794, 4795, 4811, 4823, 4846, 4852, 4856				
418, 420, 447, 637, 671, 874, 1107, 1133, 1136, 1137, 1147, 1148, 1162, 1164, 1167, 1187, 1219, 1220, 1249, 1251, 1265, 1274, 1277, 1283, 1287, 1291, 1297, 1318, 1330, 1333, 1369, 1383,	We already need more capacity on the train network. Trains are delayed; there is not enough seating and have to stand, if you are lucky enough to get on the train. There is no provision to increase services in the train provider's 20 year plan. Branch lines do not see improvements like mainlines do. It is likely that most people moving here will have jobs in London and be heavily dependent on the train lines.	The Council acknowledge that rail services are a concern for interested parties. It will be through continued engagement with infrastructure providers, including network rail etc. that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared. It is important that the District is served by sustainable modes of transport.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	112

1386, 1388, 1391, 1449, 1511, 1536, 1549, 1552, 1573, 1583, 1594, 1605, 1611, 1619, 1722, 1738, 1781, 1788, 1799, 1820, 1822, 1920, 1942, 1990, 2041, 2051, 2066, 2108, 2112, 2140, 2164, 2165, 2157, 2187, 2196, 2200, 2204, 2206, 2207, 2220, 2232, 2235, 2237, 2246, 2351, 2354, 2360, 2366, 2371, 2378, 2387, 2391, 2392, 2400, 2413, 2426, 2434, 2437, 2448, 2450,				
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2452, 2492, 2494, 2527, 2532, 2554, 2587, 2603, 2605, 2607, 2609, 2624, 2732, 2748, 2749, 2751, 2753, 2756, 2760, 2761, 2763, 2765, 2767, 2768, 2769, 2770, 2771, 2772, 2774, 2776, 2777, 2780, 2782, 2784, 2785, 2829, 2832, 2874, 2876, 2904, 2910, 2987, 2988, 3080, 3221, 3224, 3227, 3255, 3256, 3257, 3280, 3318, 3326, 3329, 3343, 3338, 3361, 3395, 3396, 3426,				
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3434, 3440, 3464, 3486, 3488, 3509, 3538, 3541, 3557, 3559, 3577, 3597, 3606, 3612, 3617, 3623, 3631, 3632, 3633, 3645, 3649, 3655, 3669, 3671, 3674, 3675, 3691, 3696, 3700, 3710, 3712, 3742, 3748, 3760, 3770, 3772, 3773, 3783, 3796, 3803, 3805, 3816, 3824, 3832, 3834, 3846, 3853, 3885, 3907, 3910, 3915, 3962, 3989, 3997, 4015, 4038, 4061, 4150, 4182, 4246,				
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4266, 4308, 4336, 4418, 4489, 4490, 4536, 4537, 4544, 4546, 4582, 4605, 4640, 4661, 4664, 4665, 4667, 4701, 4759, 4785, 4786, 4792, 4794, 4795, 4811, 4823, 4846, 4852, 4856				
2635	Suggests that the Lewis to Uckfield train line is reopened and controlled development undertaken in Sussex.	Noted	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	113
3402	Suggests an east/west circular railway system for the outer London & northern/eastern Surrey areas.	Noted	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered	114

			accordingly.	
418, 420, 447, 450, 470, 471, 481, 504, 505, 534, 535, 561, 585, 614, 634, 637, 671, 682, 708, 716, 773, 800, 803, 816, 817, 836, 874, 910, 918, 951, 977, 987, 1034, 1038, 1040, 1094, 1107, 1114, 1118, 1120, 1123, 1133, 1130, 1134, 1136, 1137, 1146, 1147, 1148, 1153, 1158, 1160, 1164, 1187, 1219, 1220, 1227, 1231, 1232, 1249, 1251, 1265, 1277, 1274, 1283, 1285, 1287, 1288, 1289,	<p>There are capacity problems on the road network, in particular A22, M23, A264, A23, A25, M25, and most of the rural roads in the District.</p> <p>HGVs create problems on the rural road network, which is also used as a 'rat-run' by commuters and emergency services.</p> <p>Many accidents, some fatal, have occurred on the roads in the District.</p> <p>Pot holes, air quality and noise pollution are also real issues on the road network.</p> <p>Consideration should be made for bypasses around villages on A25 and A22 to protect them from HGV's and pollution.</p> <p>Winter weather can cut off rural villages.</p> <p>Congestion on roads is already intolerable and will only worsen with development.</p> <p>Reliance on cars will be exacerbated by development proposals.</p> <p>Construction process would be a further issue on current roads.</p> <p>Busy roads pose a threat to horses, cyclists and pedestrians.</p>	The Council acknowledge that transport matters are a concern for interested parties. It will be through continued engagement with infrastructure providers, including Surrey Highways, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared. Any growth would need to be thoroughly transport modelled so the impacts and potential mitigation can be assessed.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	115

1290, 1292, 1297, 1305, 1306, 1317, 1318, 1330, 1337, 1356, 1369, 1372, 1382, 1383, 1384, 1386, 1388, 1391, 1405, 1407, 1408, 1420, 1423, 1426, 1430, 1444, 1449, 1451, 1452, 1459, 1484, 1511, 1516, 1521, 1524, 1530, 1531, 1536, 1539, 1540, 1541, 1545, 1549, 1552, 1554, 1565, 1570, 1573, 1575, 1578, 1583, 1584, 1588, 1594, 1602, 1605, 1611, 1616, 1646, 1672,				
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1722, 1738, 1749, 1781, 1794, 1799, 1809, 1820, 1822, 1837, 1852, 1867, 1916, 1920, 1931, 1942, 1984, 1987, 1990, 2004, 2009, 2019, 2022, 2027, 2032, 2041, 2051, 2056, 2072, 2092, 2104, 2132, 2133, 2140, 2157, 2161, 2162, 2164, 2165, 2175, 2176, 2177, 2178, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2189, 2191, 2193, 2196, 2198, 2200, 2202, 2204, 2206, 2207,				
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2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2220, 2226, 2228, 2229, 2232, 2235, 2237, 2239, 2246, 2248, 2250, 2251, 2254, 2255, 2256, 2257, 2258, 2260, 2261, 2263, 2264, 2265, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2276, 2279, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2296, 2297, 2299, 2301, 2303, 2304, 2306, 2307,				
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2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2335, 2351, 2354, 2358, 2366, 2375, 2378, 2382, 2392, 2393, 2394, 2400, 2409, 2413, 2415, 2423, 2426, 2429, 2430, 2432, 2436, 2437, 2440, 2441, 2448, 2463, 2476, 2486, 2489, 2490, 2492, 2493, 2496, 2506, 2512, 2514,				
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2518, 2519, 2522, 2523, 2526, 2527, 2530, 2532, 2534, 2535, 2536, 2537, 2541, 2547, 2548, 2549, 2550, 2551, 2552, 2554, 2555, 2556, 2560, 2562, 2566, 2575, 2576, 2583, 2587, 2598, 2615, 2620, 2624, 2634, 2638, 2646, 2677, 2678, 2679, 2681, 2688, 2696, 2698, 2700, 2714, 2717, 2723, 2732, 2747, 2748, 2749, 2751, 2753, 2756, 2760, 2761, 2762, 2763, 2765, 2766,				
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2767, 2768, 2769, 2770, 2771, 2772, 2774, 2776, 2777, 2780, 2782, 2784, 2785, 2787, 2793, 2795, 2798, 2803, 2815, 2818, 2819, 2829, 2832, 2856, 2861, 2863, 2874, 2876, 2877, 2883, 2885, 2890, 2900, 2904, 2906, 2910, 2911, 2922, 2950, 2951, 2987, 2988, 3039, 3040, 3080, 3090, 3120, 3150, 3155, 3158, 3179, 3196, 3221, 3224, 3227, 3230, 3232, 3242, 3248, 3255,				
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3256, 3257, 3260, 3292, 3293, 3317, 3318, 3320, 3323, 3329, 3338, 3341, 3343, 3346, 3354, 3358, 3361, 3363, 3365, 3378, 3379, 3389, 3395, 3396, 3421, 3422, 3426, 3430, 3432, 3434, 3444, 3460, 3463, 3464, 3486, 3488, 3489, 3490, 3504, 3509, 3510, 3514, 3527, 3530, 3533, 3538, 3541, 3545, 3547, 3549, 3551, 3557, 3559, 3566, 3570, 3572, 3573, 3575, 3577, 3583,				
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3590, 3593, 3597, 3601, 3603, 3605, 3606, 3612, 3614, 3617, 3618, 3620, 3622, 3623, 3626, 3631, 3632, 3633, 3640, 3645, 3649, 3655, 3664, 3667, 3669, 3674, 3680, 3681, 3689, 3698, 3700, 3703, 3710, 3712, 3715, 3717, 3719, 3731, 3735, 3736, 3742, 3745, 3746, 3748, 3752, 3755, 3760, 3761, 3764, 3770, 3779, 3781, 3783, 3788, 3790, 3794, 3796, 3803, 3805, 3807,				
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3808, 3816, 3819, 3821, 3822, 3824, 3832, 3834, 3837, 3841, 3843, 3851, 3853, 3856, 3860, 3862, 3874, 3879, 3885, 3886, 3901, 3902, 3905, 3907, 3910, 3912, 3915, 3916, 3919, 3923, 3937, 3942, 3952, 3957, 3962, 3969, 3989, 3997, 4002, 4008, 4015, 4017, 4024, 4028, 4038, 4061, 4081, 4082, 4108, 4122, 4126, 4127, 4129, 4150, 4171, 4182, 4197, 4200, 4212, 4243,				
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4246, 4251, 4266, 4274, 4285, 4298, 4308, 4326, 4334, 4363, 4390, 4391, 4402, 4407, 4417, 4428, 4431, 4437, 4446, 4448, 4480, 4489, 4490, 4516, 4518, 4536, 4537, 4544, 4546, 4566, 4582, 4589, 4593, 4594, 4605, 4611, 4612, 4620, 4625, 4639, 4640, 4661, 4664, 4701, 4726, 4742, 4744, 4752, 4757, 4759, 4760, 4763, 4778, 4781, 4785, 4786, 4789, 4792, 4794, 4795,				
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4801, 4807, 4811, 4814, 4823, 4831, 4841, 4846, 4852, 4855, 4856, 4859, 5070, 5202, 5206				
3915	Roads, rail and healthcare are not within the control of Tandridge Council. What guarantees can it make that these services will improve in line with development?	The Council acknowledge that transport matters and healthcare provisions are a concern for interested parties. It will be through continued engagement with infrastructure providers, including Surrey Highways, the NHS, surgeries and the Clinical Commissioning Group that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared. Any growth would need to be thoroughly transport modelled so the impacts and potential mitigation can be assessed. The plan must be evidence led and the evidence provided by the health services will be crucial in understanding the	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	116

		capacity issues respondents refer to.		
428, 447, 458, 504, 682, 874, 910, 1093, 1602, 1703, 1722, 1875, 2492, 2493, 2554, 2723, 2856, 2911, 3194, 3221, 3227, 3232, 3916, 3969, 3989, 4212, 4298, 4334, 4363, 4381, 4402, 4437, 4618, 4701, 4759	Police numbers have already reduced and struggle to cope with current demand. Anti-social behaviour and crime could increase with development if police number cannot keep up.	The Council acknowledge that public safety and mechanisms for crime prevention are a concern for interested parties. It will be through continued engagement with infrastructure providers, including Surrey Police and the Fire and Ambulance Services, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared. Creation of a policy framework for safe places and improved health and wellbeing are an important part of plan making.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	117
1274, 1285, 1317, 2175, 2237, 2748, 3260, 3344, 3354, 3545, 3547, 3655, 3731, 3770, 3773, 3783,	Emergency services are stretched. Additional housing will cause more strain on the already much stretched public sector such as Police, Fire and Ambulance services.	The Council acknowledge that public safety and mechanisms for crime prevention are a concern for interested parties. It will be through continued engagement with infrastructure providers, including Surrey Police and the Fire and Ambulance Services, that these	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	118

3796, 3805, 3856, 4490, 4582, 4701, 4759, 4776, 4792, 4823		<p>matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared.</p> <p>Creation of a policy framework for safe places and improved health and wellbeing are an important part of plan making.</p>		
420, 1136, 1330, 1388, 1536, 1575, 1820, 2041, 2051, 2164, 2206, 2232, 2335, 2530, 2560, 2603, 2605, 2607, 2609, 2779, 2819, 2900, 2911, 3280, 3344, 3434, 3463, 3573, 3614, 3617, 3656, 3680, 3719, 3746, 3748, 3760, 3770, 3805, 3907, 3916,	Waste and recycling facilities would not be able to cope with an influx of people.	<p>Waste and recycling facilities are dealt with by County Councils through the Minerals and Waste Plan. The Minerals and Waste Plan form part of the Local Development Plan and are a consideration for the Council in the plan-making process.</p> <p>Surrey County Council is currently preparing to update their Minerals and Waste Plan and Tandridge District Council will continue to liaise with the County Council through the process. This will ensure a two way dialogue as both the Tandridge Local Plan and the Surrey County Minerals and Waste Plans are prepared.</p>	Work with Surrey County Council in the preparation of both the Local Plan and the County Minerals and Waste Plan, are prepared.	119

3989, 3997, 4015, 4126, 4150, 4266,				
967, 977, 1038, 1092, 1531, 1724, 1820, 2492, 2638, 2656, 2779, 3040, 3072, 3090, 3969, 3989, 4010, 4108, 4150, 4266,	Sewerage and drainage must be considered. They already struggle in certain areas. All highways must have adequate drainage.	The Council acknowledge that utility provisions are a concern for interested parties. It will be through continued engagement with infrastructure providers, including utility companies, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	120
420, 637, 987, 1852, 2492, 2603, 2605, 2607, 2609, 2779, 2910, 3040, 3090, 3293	Water supplies must be considered. The OAN population growth of 16,220 will require an additional 2.5 million litres of water per day based on 156.9litres/head/day this is in an area where the Environment Agency has identified supply as being at a 'serious' stress level. This serious issue that must be dealt with by both TDC and Sutton and East Surrey Water Company.	The Council acknowledge that utility provisions are a concern for interested parties. It will be through continued engagement with infrastructure providers, including utility companies, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	121
987, 1852,	Gas and electricity supplies must be considered. They struggle in	The Council acknowledge that utility	The Council will	122

2423, 2779, 3040	certain settlements already.	provisions are a concern for interested parties. It will be through continued engagement with infrastructure providers, including utility companies, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared.	continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	
420, 2603, 2605, 2607, 2609, 3280, 3969, 4150, 4266, 4776,	Burial facilities and cemeteries have not been considered in this Plan.	Whilst the provision of burial space is not a statutory requirement for the Local Plan, it remains a consideration. As part of the continued liaison and engagement between the Council and infrastructure providers, burial space and any need to provide it, will be assessed.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. Work should be undertaken to understand need and spatial requirements.	123
682, 716, 987, 1740, 2779, 3940, 4238	More needs to be done to improve broadband and telecommunications in the district. Broadband speeds are unacceptably low. High numbers commuting out of the district for work could be reduced with better internet connectivity.	The Council acknowledge that utility provisions are a concern for interested parties. It will be through continued engagement with infrastructure providers, including utility companies, that these matters will be considered. Once a preferred strategy for the Local Plan has been	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	124

		determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared.		
1107, 1118, 1120, 1133, 1137, 1158, 1164, 1219, 1231, 1232, 1249, 1251, 1257, 1265, 1274, 1283, 1289, 1290, 1291, 1330, 1372, 1383, 1386, 1388, 1391, 1451, 1516, 1530, 1540, 1549, 1554, 1565, 1570, 1573, 1575, 1578, 1579, 1588, 1591, 1594, 1920, 1931, 1984, 1990, 2000, 2018, 2022, 2027, 2041, 2051, 2071, 2072,	Needs to be improvements to the power, drainage, sewerage, flooding issues, water and other utilities, such as telecommunications/broadband, which are limited in rural areas and impact rural business.	The Council acknowledge that flood risk and utility provision are a concern for 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. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared. Support of evidence from the Strategic Flood Risk Assessment will assist in this process.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	125

2092, 2140, 2157, 2165, 2175, 2185, 2187, 2191, 2200, 2202, 2204, 2206, 2207, 2215, 2220, 2226, 2232, 2235, 2237, 2256, 2265, 2272, 2273, 2278, 2298, 2303, 2305, 2335, 2366, 2371, 2387, 2391, 2413, 2423, 2426, 2434, 2432, 2448, 2450, 2452, 2511, 2512, 2527, 2562, 2575, 2587, 2638, 2656, 2748, 2751, 2950, 3150, 3153, 3221, 3224, 3227, 3290, 3318, 3320, 3338,				
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3346, 3348, 3354, 3363, 3395, 3422, 3432, 3444, 3504, 3509, 3527, 3557, 3583, 3590, 3593, 3605, 3617, 3620, 3631, 3648, 3655, 3664, 3667, 3674, 3675, 3681, 3689, 3703, 3710, 3712, 3731, 3740, 3741, 3742, 3743, 3752, 3755, 3760, 3773, 3779, 3796, 3805, 3832, 3834, 3841, 3856, 3862, 3874, 3885, 3907, 3919, 4015, 4038, 4544, 4552, 4594, 4605, 4611, 4620, 4625,				
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4642, 4654, 4660, 4701, 4730, 4744, 4759, 4769, 4778, 4785, 4794, 4795, 4801, 4802, 4811, 4841, 4846				
682, 733, 2226, 2260, 2298, 2303, 2413, 2437, 2482, 2790, 3072, 3197, 3201, 3202, 3221, 3227, 3290, 4010	Local shops would not be able to cope with additional population.	The Local Plan would look to put policies in place to promote the vitality and viability of town and village centres though it is the market that delivers the shops	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. Work should be undertaken to understand need and spatial requirements.	126
3999	The number of planes has increased in the last year; aircraft noise is disruptive.	Noted	None	127
2162, 2196	The increase in the number of elderly people will augment the burden on infrastructure in respect of care homes, home support, carers etc.	The Council acknowledge that health services provision is a concern for interested parties. It will be through continued engagement with infrastructure providers, including the NHS, surgeries and the Clinical Commissioning Group, that these	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	128

		<p>matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared.</p> <p>The evidence base for the plan does predict an increase in the size of the elderly population. Any infrastructure improvements will be for the benefit of all sections of the community.</p>		
1557	Childminding services in this area are already full to bursting.	Noted.	None.	129
4251	It is increasingly difficult to get an appointment for vets.	Noted.	None.	130
2779, 3680, 4274	Extension of the Low Emission Zone to the Wapses Lodge roundabout plus to the A22 / Godstone Road junction (to avoid non-compliant vehicles diverting via Caterham) is requested. Ideally extension of the LEZ to the M25 junction 6 roundabout would be preferred. An extension of the London Lorry Control Scheme which limits unnecessary lorry movements at night and during weekends. This would ideally operate in conjunction with the LEZ.	The NPPF sets out that pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.	The Council is undertaking joint work with other Surrey authorities to understand the current baseline position for air pollution. The Council will need to consider whether any development growth would significantly change the baseline air	131

			quality levels.	
4274	Requests a constraint on landfill and waste processing near housing – it is appalling that permission was given to the waste transfer / recycling centre just before the boundary of Whyteleafe, that is directly opposite and next to residential properties.	Waste is a planning matter for the County Council	None	132
3344, 4470	It is unreasonable for the council to ask for comments on infrastructure given that the final housing target is unknown.	The comments received in infrastructure provision present and future are of assistance in developing the local plan	None	133
4325	Infrastructure more likely to cope if many small areas are developed.	Noted	None	134
4382	We realise further housing development is needed to comply with Government guidelines and we should be told what that minimum is and how you would provide the infrastructure to service it including medical facilities, schools, water, sewage, roads, transport etc. and if you want more than this, explain why it is to our benefit.	The final Plan will need to set out a delivery target for housing. It will along side that have to set out how infrastructure will be provided. This would be consulted on	None	135
4497	Development in underdeveloped urban areas should be prioritised. Development close to existing infrastructure such as railway stations and road networks should be prioritised.	This approach would be compatible with the NPPF, using previously developed land in appropriate locations	None	136
803	There appears to be a considerable reluctance by the health authority and both Surrey County Council and Tandridge District Council to improve infrastructure facilities, against a background of Government cuts and a lack of vision to plan an integrated expansion of the infrastructure to sustain large scale development.	The Council acknowledge that health services provision is a concern for interested parties. It will be through continued engagement with infrastructure providers, including the NHS, surgeries and the Clinical Commissioning Group, that these	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered	137

		<p>matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared. The plan must be evidence led and the evidence provided by the health services will be crucial in understanding the capacity issues respondents refer to. Objective 8, which refers to the access to appropriate facilities and services to improve health and wellbeing.</p>	accordingly	
Environment / Climate Change / Heritage Concerns				
<p>444, 505, 532, 535, 621, 633, 1034, 1097, 1105, 1114, 1118, 1120, 1123, 1128, 1133, 1134, 1137, 1150, 1187, 1283, 1285, 1290, 1291, 1305, 1356, 1372, 1405, 1430, 1444, 1451,</p>	<p>Open space, the rural character and the Green Belt is what makes Tandridge such a great place to live and is why many current residents moved here and why many people visit. The Plan does not acknowledge this or work to protect this.</p>	<p>The Local Plan is prepared to balance social, economic and environmental factors and mitigate against potential adverse effects of development. The statutory preparation of a Sustainability Appraisal alongside the Local Plan, also makes sure this happens.</p>	<p>The Council will use its evidence-base to ensure a balance between social, economic and environmental needs within the district.</p>	139

1481, 1485, 1521, 1522, 1536, 1557, 1565, 1575, 1579, 1583, 1599, 1611, 1646, 1672, 1679, 1700, 1716, 1749, 1780, 1793, 1822, 1844, 1920, 1929, 2018, 2022, 2027, 2032, 2071, 2072, 2162, 2164, 2187, 2200, 2204, 2207, 2220, 2235, 2237, 2239, 2243, 2246, 2351, 2354, 2360, 2366, 2382, 2392, 2404, 2413, 2423, 2429, 2437, 2448, 2458, 2482, 2492, 2493, 2494, 2512,				
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2514, 2530, 2540, 2549, 2550, 2557, 2560, 2583, 2587, 2687, 2701, 2735, 2744, 2748, 2762, 2798, 3039, 3120, 3121, 3232, 3346, 3354, 3358, 3361, 3363, 3378, 3392, 3395, 3396, 3397, 3402, 3404, 3412, 3422, 3432, 3460, 3489, 3509, 3510, 3516, 3538, 3545, 3547, 3554, 3559, 3566, 3592, 3593, 3597, 3599, 3605, 3617, 3623, 3632, 3633, 3639, 3649, 3655, 3657, 3675,				
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3680, 3681, 3692, 3698, 3700, 3703, 3724, 3731, 3746, 3748, 3752, 3755, 3772, 3773, 3776, 3779, 3783, 3796, 3803, 3805, 3818, 3819, 3829, 3834, 3851, 3862, 3885, 3896, 3907, 3915, 3919, 3997, 4015, 4061, 4301, 4308, 4348, 4552, 4554, 4556, 4575, 4614, 4620, 4642, 4648, 4744, 4767, 4776, 4778, 4781, 4782, 4789, 4795, 4802, 4804, 4811, 4837, 5084				
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115, 148, 336, 635, 669, 671, 874, 925, 1661, 1666, 1703, 1722, 1724, 1746, 1788, 1867, 1875, 1916, 1982, 2053, 2247, 2268, 2366, 2404, 2423, 2426, 2429, 2458, 2477, 2482, 2486, 2490, 2549, 2550, 2554, 2696, 2734, 2811, 2819, 2874, 2876, 2877, 2881, 2890, 2898, 2911, 2917, 2922, 3042, 3116, 3195, 3196, 3224, 3248, 3255, 3292, 3293, 3916, 3984, 3989, 4008, 4017, 4082,	Do not build on our recreational land, parks, open spaces and amenity land. They are heavily used and crucial for health and wellbeing. They play a vital role in communities. They are most important in built-up areas. The Council are only selling these off to raise capital. These spaces should be safeguarded.	The Local Plan will look at how open space should be provided in local communities to address health and wellbeing need. This may be done through a variety of ways including the provision of new space or through the upgrading of existing spaces. How open space will be provided will be in accordance with standards for quantity, accessibility and quality as set out in the Councils Open Spaces Assessment 2015.	The Council will continue to prepare the Local Plan in accordance with the standards set for quantity, quality and accessibility of open space and recreation.	140
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4119, 4274, 4301, 4334, 4437, 4490, 4537, 4582, 4594, 4605, 4611, 4625, 4639, 4642, 4665, 4667, 4701, 4730, 4744, 4759, 4760, 4776, 4778, 4781, 4782, 4789, 4792, 4794, 4801, 4802, 4804, 4811, 4814, 4823, 4837, 4841, 4846, 4855, 5084				
2486	The North of the Downs Local Plan 1992 clearly states the importance of maintaining open spaces and amenities – this must not be ignored.	It will be necessary to reflect more up to date policy	None	141
4776	The Wellbeing Space Strategy states that “details about the type of open space to be provided is left to the discretion of the developer”. This is a very sad reflection on how in the past TDC planners have dealt with this important requirement and a reflection on the level of importance attached to Open Space by TDC.	The Local Plan will look at how open space should be provided in local communities to address health and wellbeing need. This may be done through a variety of ways including the provision of new space or	The Council will continue to prepare the Local Plan in accordance with the standards set for quantity, quality and	142

		through the upgrading of existing spaces. How open space will be provided will be in accordance with standards for quantity, accessibility and quality as set out in the Councils Open Spaces Assessment 2015.	accessibility of open space and recreation.	
3984	Open space requirements appear excessive and confusing, for example, 11.4 hectares per 1000 of population. Surely the application must be that the requirements are not overlapping.	Noted.. The Council will continue to develop the need and strategy for the provision of open space	None.	143
1666	There is only a couple of mentions of allotments in the documentation however, as opposed to almost 50 mentions of housing.	There is one mention of allotments in the NPPF, and then in the context of previously developed land that can be used for redevelopment. By contrast the NPPF mentions the word housing 84 times. The Local Plan needs to take both a balanced and proportionate approach to how it responds to national planning policy.	None	144
1666, 1866,	In the next 20 years, it is feasible that there may be global food resilience issues. Therefore, it would make sense to enhance space for food production, whether agricultural or at community level.	Noted	None	145
3402	There will need to be a priority of agriculture use of land.	The sustainability appraisal looks at the different grading of agricultural land quality	None	146
1666	Once growth projections are available in the Local Plan, then future need and provision of allotments and flexible community spaces	Noted.	None	147

	should be re-considered.			
865, 1120, 1130, 1164, 1251, 1265, 1293, 1306, 1330, 1336, 1721, 1724, 1915, 1920, 2071, 2072, 2177, 2178, 2181, 2182, 2184, 2186, 2198, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2216, 2248, 2250, 2251, 2254, 2255, 2257, 2258, 2260, 2263, 2264, 2267, 2269, 2270, 2271, 2274, 2276, 2279, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293,	Air quality must be monitored. Development will further increase air pollution.	The NPPF sets out that pollution can arise from a range of sources, including smoke, fumes, gases, dust, steam, odour, noise and light.	The Council is undertaking joint work with other Surrey authorities to understand the current baseline position for air pollution. The Council will need to consider whether any development growth would significantly change the baseline air quality levels.	148

2294, 2296, 2297, 2299, 2301, 2304, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2358, 2375, 2393, 2394, 2400, 2413, 2432, 2436, 2476, 2489, 2506, 2514, 2518, 2519, 2522, 2523, 2526, 2534, 2535, 2536, 2537, 2551, 2552, 2555, 2598, 2615, 2779, 2787,				
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2803, 2861, 3379, 3432, 3513, 3530, 3623, 3632, 3633, 3680, 3715, 3736, 3745, 3752, 3761, 3788, 3808, 3843, 3856, 3860, 3862, 3874, 3879, 3886, 3902, 3905, 3937, 3942, 4002, 4127, 4171, 4243, 4274, 4326, 4390, 4407, 4428, 4431, 4446, 4448, 4516, 4518, 4537, 4566, 4582, 4612, 4752, 4757, 4760, 4763, 4789, 4792, 4794, 4855, 4859				
2779	The authority does not monitor particulates PM10 or PM2.5. One of the Council's reasons for this is that there are no roads in residential	Air quality would be a consideration in the Strategic Environmental	The Council will ensure that Air quality remains	149

	<p>areas with high flows of buses or HGVs. . The Whyteleafe Parish Plan noted in 2008 that in excess of 80% of the Parish area lives within ¼ km (270 yards) of the A22. Given the number of high density developments in Whyteleafe since 2008, it is reasonable to assume that this percentage may now be higher.</p>	<p>Assessment (SEA) of the Plan and the sustainability appraisal (SA). The Planning Practice Guidance requires Air Quality Management Areas (AQMA) to be taken into account. Tandridge does not have any designated AQMAs. Requirements or limitations on new development would emerge through the SEA and SA.</p>	<p>a consideration in the plan-making process, identifies any potential need for mitigation where appropriate.</p>	
2779	<p>Tandridge should engage with Smartphone application to enable kerbside monitoring to occur in specified areas. Tandridge should engage with East Sussex County Council and Kings College London given that the London Air Quality Network and The Sussex Air Quality Network are run by the Environmental Group at Kings College.</p>	<p>Air quality would be a consideration in the Strategic Environmental Assessment (SEA) of the Plan and the sustainability appraisal (SA). The Planning Practice Guidance requires Air Quality Management Areas (AQMA) to be taken into account. Tandridge does not have any designated AQMAs. Requirements or limitations on new development would emerge through the SEA and SA.</p>	<p>The Council will ensure that Air quality remains a consideration in the plan-making process, identifies any potential need for mitigation where appropriate.</p>	150
4024	<p>Detailed research needs to be undertaken to implement systems to counteract any additional pollution that is caused by new developments especially in light of the recent developments that have already gone up in the area.</p>	<p>Air quality would be a consideration in the Strategic Environmental Assessment (SEA) of the Plan and the sustainability appraisal (SA). The Planning Practice Guidance requires Air Quality Management Areas (AQMA) to be taken into account.</p>	<p>The Council will ensure that Air quality remains a consideration in the plan-making process, identifies any potential need for mitigation</p>	151

		Tandridge does not have any designated AQMAs. Requirements or limitations on new development would emerge through the SEA and SA.	where appropriate.	
77, 134, 137, 148, 155, 390, 391, 403, 418, 495, 504, 523, 589, 629, 634, 638, 639, 671, 708, 723, 728, 732, 733, 762, 773, 816, 836, 895, 915, 932, 951, 954, 987, 1105, 1107, 1114, 1118, 1136, 1137, 1146, 1147, 1148, 1153, 1160, 1162, 1164, 1167, 1187, 1219, 1226, 1227, 1231, 1232, 1242, 1251, 1257, 1260, 1265, 1274, 1277, 1283,	Do not build on the Green Belt. It will set a precedent for the future. It is contrary to national planning policy and ignores government advice. No exceptional circumstances exist which justify the amendment of boundaries. Pressure for development will increase, and this is not an exceptional circumstance either. Settlements should not be allowed to merge. The Green Belt serves an effective purpose in preventing the coalescence of Greater London with Tandridge.	It is a local plan that sets a Green Belt boundary. The location of the boundary is a policy decision. The National Planning Policy Framework allows the boundary of a Green Belt to be moved in exceptional circumstances through the review and preparation of a Local Plan. Tandridge needs to understand and evidence that no exceptional circumstances exist if it were to justify a position that the Green Belt boundary should not be amended. It is not agreed that building on the Green Belt is against national policy; it is allowed in certain circumstances through planning decision making. 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,	The Plan will reflect the Government's approach that development delivery should be brownfield land first. The Plan will also ensure that it considered whether there are exceptional circumstances necessary to amend the Green Belt boundaries having first, through the Sustainability Appraisal ensured that the balance between social, environmental and economic factors is met.	152

1287, 1288, 1289, 1292, 1293, 1298, 1317, 1318, 1330, 1333, 1334, 1336, 1343, 1349, 1356, 1369, 1378, 1382, 1383, 1386, 1388, 1391, 1402, 1405, 1407, 1408, 1420, 1421, 1423, 1426, 1451, 1481, 1484, 1520, 1522, 1525, 1526, 1527, 1530, 1536, 1539, 1540, 1549, 1550, 1554, 1570, 1576, 1578, 1582, 1583, 1588, 1591, 1594, 1599, 1616, 1619, 1637, 1648, 1661, 1670,		whether the land is located in the Green Belt or not.		
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1672, 1679, 1682, 1700, 1723, 1736, 1780, 1781, 1788, 1793, 1794, 1799, 1809, 1825, 1834, 1844, 1850, 1867, 1880, 1887, 1898, 1900, 1909, 1911, 1916, 1931, 1942, 1976, 1979, 1982, 1984, 2000, 2004, 2011, 2018, 2019, 2022, 2041, 2042, 2051, 2056, 2066, 2072, 2092, 2103, 2107, 2112, 2140, 2157, 2164, 2165, 2169, 2171, 2173, 2175, 2183, 2185, 2189, 2191, 2196,				
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2200, 2202, 2204, 2205, 2206, 2207, 2220, 2232, 2235, 2338, 2351, 2354, 2360, 2366, 2371, 2375, 2378, 2382, 2387, 2391, 2392, 2393, 2394, 2400, 2405, 2409, 2413, 2415, 2418, 2423, 2426, 2429, 2430, 2434, 2432, 2436, 2437, 2448, 2450, 2452, 2458, 2476, 2489, 2492, 2493, 2494, 2514, 2527, 2537, 2548, 2549, 2550, 2551, 2552, 2554, 2555, 2557, 2566, 2575, 2576,				
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2583, 2587, 2600, 2601, 2602, 2603, 2605, 2607, 2609, 2615, 2625, 2639, 2653, 2655, 2666, 2676, 2681, 2687, 2688, 2691, 2692, 2694, 2696, 2698, 2700, 2701, 2711, 2715, 2717, 2723, 2726, 2730, 2734, 2735, 2738, 2740, 2743, 2744, 2748, 2751, 2787, 2793, 2794, 2797, 2819, 2836, 2838, 2874, 2876, 2885, 2900, 2904, 2906, 2911, 2913, 2920, 2922, 2923, 2940, 2947,				
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2994, 3005, 3052, 3053, 3084, 3090, 3102, 3120, 3135, 3147, 3152, 3168, 3189, 3209, 3210, 3211, 3212, 3213, 3214, 3215, 3216, 3217, 3221, 3227, 3230, 3242, 3245, 3248, 3255, 3258, 3260, 3290, 3292, 3293, 3312, 3318, 3330, 3335, 3338, 3341, 3346, 3348, 3363, 3365, 3379, 3383, 3395, 3396, 3402, 3412, 3422, 3423, 3424, 3425, 3432, 3434, 3436, 3445, 3447, 3455,				
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3462, 3463, 3464, 3480, 3486, 3487, 3488, 3495, 3504, 3510, 3513, 3515, 3527, 3533, 3538, 3541, 3545, 3547, 3551, 3559, 3561, 3566, 3570, 3575, 3577, 3583, 3590, 3591, 3593, 3603, 3606, 3612, 3614, 3617, 3622, 3623, 3626, 3627, 3632, 3633, 3639, 3640, 3642, 3645, 3648, 3651, 3655, 3656, 3657, 3667, 3669, 3671, 3674, 3681, 3683, 3691, 3692, 3696, 3700, 3703,				
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3710, 3717, 3724, 3725, 3731, 3736, 3740, 3742, 3743, 3748, 3757, 3760, 3763, 3764, 3773, 3779, 3781, 3790, 3794, 3796, 3803, 3807, 3816, 3819, 3821, 3824, 3832, 3837, 3839, 3841, 3846, 3849, 3853, 3856, 3862, 3874, 3892, 3910, 3919, 3940, 3954, 3962, 3964, 3981, 3982, 3997, 3998, 4007, 4008, 4015, 4023, 4024, 4061, 4065, 4082, 4094, 4108, 4119, 4122, 4126,				
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4182, 4188, 4223, 4227, 4234, 4238, 4246, 4265, 4266, 4272, 4286, 4296, 4301, 4305, 4308, 4309, 4316, 4318, 4325, 4326, 4342, 4353, 4355, 4363, 4368, 4370, 4372, 4380, 4381, 4395, 4399, 4410, 4414, 4417, 4435, 4442, 4444, 4451, 4464, 4490, 4493, 4500, 4533, 4538, 4544, 4554, 4566, 4582, 4594, 4611, 4612, 4618, 4701, 4737, 4744, 4752, 4757, 4759, 4760, 4767,				
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4776, 4792, 4795, 4802, 4859, 4898, 5079, 5202, 5206				
1809, 2940, 3514, 3964, 4238, 4274, 4295	Green Belt land should have the highest protection in the north of the district in order to contain sprawl from London. The Green Belt figure is around 30% (falling as low as 18%) in the built-up wards of Caterham and Whyteleafe.	The purposes of the Green Belt are set out in the NPPF. There is no set target amount but a requirement that it fulfils a policy function	None	153
3478, 3989	Small green open spaces within built-up areas, like Caterham, are more valuable to society than the vast areas of protected Green Belt land.	The Local Plan will look at how open space should be provided in local communities to address health and wellbeing need. This may be done through a variety of ways including the provision of new space or through the upgrading of existing spaces. How open space will be provided will be in accordance with standards for quantity, accessibility and quality as set out in the Councils Open Spaces Assessment 2015.	The Council will continue to prepare the Local Plan in accordance with the standards set for quantity, quality and accessibility of open space and recreation.	154
4129, 4266	Residential development in the Green Belt on urban fringes that suffer neglect could improve the quality and usefulness of these areas.	The existence of exceptional circumstances on a site by site basis is a matter of planning judgement. An unmet need for housing is insufficient on its own to amount to exceptional circumstances. It would require a package of considerations	None	155

		on a site by site basis that amounted to circumstances felt to be exceptional in order to amend the Green Belt boundary in a particular location.		
3263, 4283, 5200	There can be no doubt that there will be a need to review and release Green Belt land in order to deliver the objectively assessed need for housing.	The existence of exceptional circumstances on a site by site basis is a matter of planning judgement. An unmet need for housing is insufficient on its own to amount to exceptional circumstances. It would require a package of considerations on a site by site basis that amounted to circumstances felt to be exceptional in order to amend the Green Belt boundary in a particular location.	None	156
4497	Green Belt is a major asset for the district. We should therefore focus development on urban areas, and consider all options in rural areas. We must also recognise maintaining 90% of the district as greenbelt is not sustainable within the wider context of South East of England	Noted	None	157
1648	Green Belt land should be protected. Five years ago Tandridge Council declared that housing needs for the future could be met without having to develop on greenbelt land (Strategic Housing Land Availability Assessment, March 2011)	The NPPF requires Councils to look again at housing need and so the position does need to be updated	None	158
1844	Surely could we look to make more of our Green Belt and make it accessible and enjoyable to more especially as it is a rural area so close to London rather than destroy it by providing vast housing	Once a green belt is established plan should seek to improve public access. It is a matter for the plan to	None	159

	estates.	consider whether there are any locations where the provision of housing would not harm the policy intentions of the green belt		
2667	As the Site Allocation Plan can be used, is this the key for exploiting the Green Belt?	The Council has not produced a site allocations document and has taken no decisions on sites or strategy. The final Local Plan would include site allocations	None	160
4202	Areas which are designated Green Belt but are nonetheless currently developed could/should be reclassified to allow intensification of residential development or complete redevelopment through change of use - such as taking a garden centre or other commercial premises and reclassifying it within the development boundary so that it could be redeveloped for residential use. Where there are already residential dwellings within a Green Belt area, relaxation could be applied to allow the intensification of residential development to allow in-fill development or demolition giving way to increased density of DPH. These solutions do not fundamentally change the location as would be the case for development on a green field.	The existing policy framework allows the redevelopment of previously developed sites within the Green Belt, although this is restricted. It is not considered appropriate to simply move the Green Belt boundary due to the existence of development, other than in the manner set out in the NPPF	None	161
4202	Green fields, whether Green Belt or not, should be protected due to their community value. Green fields with additional classification eg AONB/AGLV should be ruled out from development of any kind.	The Council has in this consultation ruled out land that is within the AONB and AONB candidate areas. This is set out in the spatial approaches topic paper	None	162
4474	The proposed change in policy of Tandridge Council to allow currently designated Green Field sites to be re-designated for	There has been no change in policy. The NPPF allows a Local Plan to set	None	163

	housing development does not comply with the NPPF principles.	a green belt boundary		
1449	Support building on Green Belt land if all other types of land had been utilised first.	It is agreed that the Council should pursue a policy approach of brownfield first, accepting that previously developed land exists both within and outside the Green Belt. The Housing and Economic Land Availability Assessment will provide an evidence base that will be capable of describing how much of the identified development needs can be delivered through the use of brownfield land. The Local Plan will set the extent of the Green Belt should be set by Local Plans to endure beyond the plan period.	The Local Plan will reflect the Government's approach that development delivery should prioritise brownfield land	164
2496	Green Belt land should only be built on under 'exceptional circumstances'	Agreed. The existence of exceptional circumstances on a site by site basis is a matter of planning judgement. An unmet need for housing is insufficient on its own to amount to exceptional circumstances. It would require a package of considerations on a site by site basis that amounted to circumstances felt to be exceptional in order to amend the Green Belt boundary in a particular location.	None.	165

2836	Plans makes no reference to NPPF Green Belt policies requiring balance when considering development.	The consultation reflects the position with regard to the need for exceptional circumstances to change a green belt boundary	None	166
1114, 1146, 1158, 1160, 1277, 1298, 1330, 1356, 1517, 1526, 1549, 1570, 1984, 2000, 2009, 2018, 2104, 2157, 2171, 2173, 2185, 2206, 3221, 3227, 3258, 3260, 3365, 3487, 3504, 3561, 3599, 3631, 3648, 3667, 3683, 3696, 3755, 3757, 3783, 3807, 3874, 3910, 3898	The AONB status which attracts many tourists, cyclists, walkers etc is being threatened. North Downs Area of Outstanding Natural Beauty issues need to be considered. AONBs and AGLVs must be protected.	<p>There are two Areas of Outstanding Natural Beauty (AONB) in the District, the Surrey Hills and the High Weald. AONB are nationally protected areas where there is a general presumption against major development. The Council will accord with all legislation in the preparation of the Local Plan.</p> <p>The AGLV designation was set under the now revoked Surrey Structure Plan.</p> <p>The National Planning Policy Framework, continues to support local landscape designation but these should be based on up to date evidence and set by the relevant Local Authority. Policies should be prepared to support any local landscape designations where appropriate.</p>	The Council will consider appropriate mechanisms to ensure that the landscapes of the District continue to be valued.	167

2104	Area of Great Land Value (AGLV) should be afforded the same level of protection as Areas of Outstanding Natural Beauty (AONB).	<p>The AGLV designation was set under the now revoked Surrey Structure Plan.</p> <p>The National Planning Policy Framework, continues to support local landscape designation but these should be based on up to date evidence and set by the relevant Local Authority. Policies should be prepared to support any local landscape designations where appropriate.</p>	The Council will consider appropriate mechanisms to ensure that the landscapes of the District continue to be valued.	168
3984	AGLVs are not a nationally designated land designation and as such cannot be included in any assessment. There is no evidence to support this designation and is expressly excluded from the NPPF.	<p>The AGLV designation was set under the now revoked Surrey Structure Plan.</p> <p>The National Planning Policy Framework, continues to support local landscape designation but these should be based on up to date evidence and set by the relevant Local Authority. Policies should be prepared to support any local landscape designations where appropriate.</p>	The Council will consider appropriate mechanisms to ensure that the landscapes of the District continue to be valued.	169

134, 391, 589, 674, 708, 773, 827, 874, 1034, 1134, 1153, 1158, 1160, 1187, 1231, 1232, 1251, 1265, 1285, 1289, 1305, 1317, 1330, 1337, 1356, 1391, 1430, 1451, 1524, 1527, 1536, 1549, 1554, 1565, 1575, 1578, 1584, 1588, 1637, 1672, 1809, 1844, 1880, 1931, 1942, 1984, 2027, 2103, 2104, 2140, 2157, 2162, 2165, 2171, 2173, 2189, 2200, 2202, 2204, 2206, 2207, 2215, 2220,	The habitats of wildlife would be lost through developments. Wildlife must be protected.	As required by the National Planning Policy Framework the Local Plan will take a balanced approach to meeting social, economic and environmental objectives. The evidence base will be used to ensure that those areas that are of acknowledged ecological interest are properly considered through the plan making process.	The Council will use its evidence base to ensure a balance between the social, economic and environmental needs within the District.	170
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2237, 2247, 2256, 2268, 2273, 2360, 2382, 2392, 2413, 2415, 2426, 2490, 2496, 2514, 2557, 2562, 2748, 2751, 2762, 2820, 2861, 2874, 2876, 2881, 2885, 2898, 2900, 2906, 2911, 2952, 3153, 3221, 3224, 3227, 3242, 3248, 3323, 3348, 3358, 3397, 3422, 3430, 3432, 3447, 3504, 3605, 3614, 3623, 3632, 3633, 3649, 3655, 3657, 3703, 3719, 3731, 3736, 3740, 3755, 3760,				
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3764, 3779, 3781, 3796, 3807, 3841, 3849, 3856, 3862, 3898, 3885, 3901, 3907, 3919, 3997, 4082, 4091, 4223, 4272, 4285, 4296, 4437, 4451, 4489, 4490, 4537, 4544, 4605, 4614, 4620, 4642, 4767, 4778, 4786, 4794, 4804, 4846, 5084				
1114, 1227, 1231, 1232, 1285, 1383, 1402, 1420, 1545, 1578, 1588, 1672, 1969, 1984, 2200, 2103, 2157, 2237, 2532, 2748, 2751, 3248,	Must protect areas of SSSI and Ancient Woodland. Tree Protection Orders must be upheld.	The treatment of SSSIs is set out in the Spatial Approaches Topic Paper.		171

3255, 3258, 3260, 3348, 3447, 3455, 3538, 3551, 3617, 3623, 3632, 3655, 3657, 3667, 3703, 3755, 3781, 3796, 3803, 3898, 4015, 4082, 4490, 4537, 4544, 4605, 4614, 4620, 4642, 4767, 4778, 4786, 4794, 4804, 4846, 5084,				
1947, 4081, 4437	The River Bourne has recently flooded. Action is needed now regardless of future plans.	There is a major infrastructure project underway	None	172
4348	It is critical that sufficient emphasis is given to Tandridge's status within the Green Belt and natural environment. The strong protections in place under the National Planning Policy Framework and supporting legislation must be applied rigorously. Full regard must be given to the exceptional circumstances required to permit and development of Green Belt sites	As required by the National Planning Policy Framework the Local Plan will take a balanced approach to meeting social, economic and environmental objectives. Full regard will be given to whether any exceptional circumstances exist.	None	173
1107, 1137,	Do not build on flood plains, or areas prone to flooding. There is	There is a general presumption	The Council will	174

1147, 1148, 1158, 1160, 1231, 1232, 1297, 1317, 1809, 2056, 2107, 2133, 2157, 2165, 2176, 2183, 2246, 2256, 2376, 2413, 2415, 2423, 2432, 2490, 2492, 2532, 2539, 2547, 2560, 2634, 2732, 2748, 2815, 2873, 2900, 2904, 2906, 2910, 2911, 2922, 3242, 3290, 3348, 3365, 3421, 3577, 3583, 3655, 3680, 3681, 3691, 3710, 3712, 3740, 3741, 3796, 3834, 3853, 3885, 3919,	already a high risk of flooding in the district.	against developing on flood plains and this is set out at the national level. In addition, the Spatial Approaches Topic Paper which accompanies the Issue and Approaches document, sets out how flood zones have been accounted for, to date. Further, work will continue on the consideration of flooding including risk and potential mitigation, through the Strategic Flood Risk Assessment.	continue to prepare and consider evidence based documents in the preparation of the Local Plan.	
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4015, 4274, 4537, 4594, 4605, 4795				
2911	Could residents be entitled to compensation if TDC approves development on land likely to flood?	The Local Plan will be underpinned by evidence of flood risk, mitigation and advice from the Environment Agency. National Planning policy on approval of development where flooding is an issue is clear.	The Council will continue to prepare and consider evidence based documents in the preparation of the Local Plan.	175
406	In Oxted, there is a grassy valley through which the young river Eden flows. There have been quite deep floods here on numerous occasions and I would say that here is a case in point where development should be avoided at all cost.	The Local Plan will be underpinned by evidence of flood risk, mitigation and advice from the Environment Agency.	The Council will continue to prepare and consider evidence based documents in the preparation of the Local Plan.	176
3280	Plans for flood mitigation are vague and unclear.	The Plan would need to have determined where development should go before it can determine what mitigation is appropriate and required.	The Council will continue to prepare and consider evidence based documents in the preparation of the Local Plan.	177
2779	The present flood risk in the CR3 area is a danger to health, people, homes and businesses on a significant scale. Action is needed.	The County Council leads on flooding assisted by other agencies. The Local Plan will be underpinned by evidence of flood risk, mitigation and advice from the Environment Agency.	The Council will continue to prepare and consider evidence based documents in the preparation of the Local Plan.	178

1678	SuDS in a new development might restore some of the storage benefits of the virgin field — compared with simply building and taking no special measures at all— but we did not see anything likely to match or improve on the existing flood capacity of the field.	Noted	None	179
4024, 4285,	Bats live in the Chaldon area, and are a protected species. Appropriate research should be done to ensure the bats and their habitats are not destroyed.	Ecology is one of the evidence bases that will underpin the Local Plan	The Council will continue to prepare and consider evidence based documents in the preparation of the Local Plan.	180
2779	There are multiple sites where there is contaminated land. These sites, whether in a brownfield category, or indeed in Green Belt and /or AONB, must be remediated as a priority, in any related attempts at including sites for development in the HEELA. These include Rose & Young, Whyteleafe Gasometer, Gadoline House, Tillingdown Landfill, and any sites previously used as landfill, whether approved or through illegal dumping.	The remediation of sites for housing would be necessary to comply with regulations	None	181
2779	The CR3 Forum suggest a better waste recycling centre, if developed adjacent to energy generation via anaerobic digestion, solar farm and bio diesel generation could both provide security of local energy supply but also reduce the transport miles of the current waste system.	Noted. Waste management is a planning matter for the County Council	None.	182
2779	TDC should promote the use of Low Carbon Public Service vehicles.	Noted – corporate matter not necessarily for the Local Plan	None	183
2779	The CR3 Forum wishes to ensure sustainable development. The Forum requires Council sponsorship or support with the following: housing development in urban areas where public transport can be	Noted. Waste management is a planning matter for the County	None.	184

	used and where there is local employment available, provision of an electric bicycle scheme, becoming as self-contained and self-sufficient as possible (a site has been identified for an anaerobic digestion generator that should be considered in the Local Plan)	Council		
2877	Development may create shadows over properties that have invested in solar panels in a bid to be more energy efficient – their investment would be compromised.	This would be a detailed development management policy consideration	None	185
1629, 1967	Tandridge DC and Surrey CC have not previously demonstrated care for heritage assets, with specific regard to a medieval cottage in Lingfield.	This is a site specific matter. However, the Local Plan will include policies in respect of heritage	None	186
1288, 1407, 1423, 1426, 1539, 2004, 2200, 2448, 3430, 3538, 3681, 3703, 3849	Heritage assets are at risk, they must be conserved.	The Council have acknowledged the importance of Heritage within the 'Issues' section of the Issues and Approaches document. In addition Objective 12 has been set to reflect the importance of heritage and the policies of the Local Plan will support this.	The Council will look to identify opportunities to strengthen the wording of heritage policies as the Local Plan evolves.	187
3931	When gathering evidence for historic/heritage sites, it is important to bear in mind that this is not simply an exercise in setting out known sites but, rather, in understanding the value to society (ie the significance) of sites both known and potential, without which an understanding of the sometimes subtle qualities of the local distinctiveness and character of the local area may be easily lost. In particular; identifying heritage assets outside a local authority area; some assets are not currently recorded; identifying localities worthy of Conservation Area designation or local listing; the likelihood of	It is agreed that the 'significance' or heritage assets is now incorporated into national policy considerations	None	188

	unidentified assets being discovered.			
3931	A positive strategy in the terms of NPPF paragraphs 9 and 126 is not a passive exercise but requires a plan for the maintenance and use of heritage assets and for the delivery of development including within their setting that will afford appropriate protection for the asset(s) and make a positive contribution to local character and distinctiveness. This strategic approach can inform all aspects of the planning system by recognising and reinforcing the historic significance of places. As part of a sound conservation strategy, policies for local housing, retail and transport, for example, may need to be tailored to achieve the positive improvements in the historic environment that the NPPF expects (NPPF, Paragraph 8). Conservation is certainly not a stand-alone exercise satisfied by stand-alone policies that repeat the NPPF objectives.	Policy development around this issue would need to take full account of the national policy position	None	189
4490	Contradiction in quoting the heading 'Climate Change is our biggest threat', yet a reliance on car travel will be prominent.	The impacts of new growth will need to include mitigation for this issue.	None.	190
4490	Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. Must facilitate the use of sustainable modes of transport.	Agreed. The Local Plan should make a contribution to the UK's climate change commitments.	None.	191
Economy / Town Centre Concerns				
1185	Tandridge does not have the jobs to support a reduction in out-commuting and more local jobs should be provided to meet the increase in population. Questions whether this objective is being included to justify building more houses before jobs are created. The Functional Economic Area Topic Paper states there is a net commuter outflow of 8,721 people. To have a nil commuting balance, it is stated an additional 88,721 is needed, although this is a typing	The Economic Needs Assessment indicates the amount of additional employment space necessary within the district to meet needs and the Council will undertake a study to look at the balance between jobs and homes. Commuting outflow can	Undertake a jobs homes balance assessment for the plan.	192

	error and should be 8,721 jobs. It cannot be assumed that a large net commuting outflow necessarily entails long journeys to work. 61% of all Tandridge residents that are currently employed travel less than 10km to work by car, at least to a main line station if not all the way to work.	have a number of negative impacts, including congestion, overcrowding, pollution, as a consequence of the journey but also it can take spending out of the district reducing support for local shops and services		
3962, 4490	Assumptions are made in the documents about more than a third more local jobs arising but in fact most jobs for people moving to Tandridge from London would still be in London and there would be impossible peak time pressure on commuting train services and increased car usage contrary to sustainability.	In the scenario describes it appears right to seek to provide more employment locally as well as improving transport	None	193
4081	Some local job vacancies are well over subscribed by 50 to 225%	Noted	None	194
2366, 2391, 3280	There is no evidence to suggest that inward migration would boost the local economy or increase the number of local jobs. Tandridge has a stable economy with only limited growth prospects.	Increased population would need to be met with jobs and places to spend in order to contribute to the local economy. The population increase will continue even with inaction.	Undertake a jobs homes balance assessment for the plan.	195
1679, 1724, 2437, 2819, 2878, 2904, 3221, 3224, 3227, 4544, 4640	There are no jobs in the area for the additional population.	The Local Plan has a part to play in increasing employment opportunities and to promote more sustainable patterns of development. The local plan will seek to identify new employment space. The Economic Needs Assessment indicates the amount of additional employment space necessary within the district to	Undertake a jobs homes balance assessment for the plan..	196

		meet needs and the Council will undertake a study to look at the balance between jobs and homes.		
1123, 1133, 1274, 1283, 1287, 1291, 1330, 1386, 1408, 1485, 1530, 1551, 1554, 1588, 1920, 1962, 2072, 2108, 2112, 2175, 2183, 2200, 2598, 3331, 3354, 3465, 3514, 3554, 3570, 3612, 3675, 3680, 3692, 3743, 3770, 3772, 3824, 3834, 3874, 4490	The Plan should concentrate on providing more local jobs and encourage businesses to meet Tandridge's increasing population so as not to increase the out-commuting. Taking into account the high proportion of adults who work outside of the district, and no new initiatives to bring employment into the local area, how does Tandridge justify the increasing population if more houses are built?	The Local Plan has a part to play in increasing employment opportunities and to promote more sustainable patterns of development. The local plan will seek to identify new employment space. The Economic Needs Assessment indicates the amount of additional employment space necessary within the district to meet needs and the Council will undertake a study to look at the balance between jobs and homes.	Undertake a jobs homes balance assessment for the plan.	197
379, 428, 4636, 4792, 4846	Consideration needs to be given to the lack of employment opportunities in District. Unrealistic to assume jobs will rise to meet housing numbers. Risk of becoming commuter area.	The Economic Needs Assessment indicates the amount of additional employment space necessary within the district to meet needs and the Council will undertake a study to look at the balance between jobs	Undertake a jobs homes balance assessment for the plan.	198

		and homes.		
2496, 2911	There is little industry based in Tandridge and this is unlikely to change.	The Local Plan has a part to play in increasing employment opportunities and to promote more sustainable patterns of development.	None.	199
2391	Support CPRE Tandridge Group findings regarding unemployment level.	Noted.	None.	200
2575	Believes that new jobs will be of a lower skills requirement thereby maintaining Tandridge's relatively low GVA.	Noted. There is a role for the Local Plan to play in attracting particular sectors	None	201
1809, 4296	The Tandridge district has had a decline in recent years in employment, which some suggests highlight the little demand for further housing.	Housing can be needed to support population growth as well as any predicted jobs growth.	Undertake a jobs homes balance assessment for the plan.	202
4345	Poor economic competitiveness of the District is due in significant part to the ageing population of the area, and the relatively high cost of housing, make it more difficult to retain younger people in the District.	Noted. The local plan need to deal with the demographic and population change.	None	203
3680, 4265, 4274	Requests that a 'town centre' strategy be drawn up and included in the Local Plan to underpin the economic future and vibrancy of Whyteleafe	This would need to be separate from the strategic district wide nature of the Local Plan	None	204
2699	Suggests improving and modernising existing development in Caterham Town centre.	The Council are currently preparing a Caterham Town Centre Masterplan. The Masterplan will consider a range of elements for the	None.	205

		town centre including retail, leisure and employment provision.		
3468	TDC should produce an acceptable Design Statement for Caterham Town Centre by working collaboratively with professional expertise.	The Council are currently preparing a Caterham Town Centre Masterplan. The Masterplan will consider a range of elements for the town centre including retail, leisure and employment provision.	None.	206
3468	TDC states that it will support the Gatwick Diamond Start up Plan. They acknowledge that the Diamond and the LEP have £400m funds for transport projects in the area. TDC must engage in this.	Agreed	Continue to engage with the Local Enterprise Partnership to secure funding.	207
3984	There is a pressing need for a small business park for small businesses (B1 use). I do not see how you can intensify existing commercial sites, when so many are in rural locations with poor accessibility.	Location is important and land availability is scarce. The employment evidence looks at the underutilisation of space at existing sites as an available way of meeting needs	None	208
3468	There is no mention of a new Enterprise Park in the CR3 area to rebalance the economy and make it more sustainable. The CR3 area is well placed geographically for this revitalisation to be successful.	The employment evidence looks at the underutilisation of space at existing sites as an available way of meeting needs	None	209
3988	No account appears to have been taken of the possibility that Gatwick could be chosen for the next airport, or the enormous business park planned in Horley.	The prospect of Gatwick expansion is recognised by the Council and there is continued engagement with bodies relating to Gatwick. It is agreed that should expansion be	None.	210

		<p>planned it would be an issue for the District in terms of housing, jobs, infrastructure including roads and rail, as well as the health and wellbeing of residents and the impact on parts of the district as places where people wish to live, work and visit. There are already policies in place which respond to the current noise levels air quality and potential impacts on residents. However, until a more definitive decision is made regarding whether the second runway is to go ahead or not, the extent of the implications are unknown and cannot be planned for.</p> <p>It should be noted that should the expansion take place, it will be part of a longer term strategy which the Council will need to respond to at a later date. The potential impacts of expansion would be such that a revision of the Plan would likely be required.</p>		
1666	In the economic approach, we should be encouraging small rural	Noted.	None.	211

	businesses such as plant nurseries, garden centres and farm shops.			
1947	Tandridge should not major on Tourism. It can be a contributor but will not deliver high value jobs, such as some presently travel to London and elsewhere for.	One of the objectives of the plan is to support the development of tourism.	None	212
1947	Funding and projects needed to promote international business and trade and tourism as set out in the Devolution Prospectus Three Southern Counties.	The Council is fully engaged with the Local Enterprise Partnership and the 3SC devolution discussions	None	213
1137, 1153, 1283, 1318, 1330, 1408, 1530, 1549, 1554, 1594, 2000, 2018, 2158, 2176, 2185, 2200, 2532, 2748, 2910, 2911, 3318, 3348, 3421, 3432, 3527, 3551, 3554, 3573, 3593, 3614, 3648, 3655, 3674, 3680, 3681, 3692, 3696, 3697, 3703, 3710, 3712, 3742,	Improved retail, sport and leisure provision is needed in the area.	Noted.	None.	214

3746, 3757, 3760, 3773, 3796, 3853, 3907, 4119, 4274				
4119, 4274	An improved environment for business to thrive is needed.	Agreed.	None	215
1809, 1947, 3468, 3680, 4119, 4274	Permitted development rights have already robbed town centres of much needed business and employment opportunities.	<p>The Council acknowledge the impact which the government's changes to the permitted development rights have had on the loss of employment in the area. The permitted development rules allow offices to convert to residential without the need for planning permission and this now extends to other forms of employment use where it meets the criteria.</p> <p>Part of the evidence base which informs the Local Plan is the Economic Needs Assessment. The Economic Needs Assessment considers the number of jobs needed up to 2033 and the amount of land which may be need to accommodate jobs growth and to support local businesses. This document has also considered the</p>	The Local Plan will make provision for the benefit of jobs, commerce and the local economy.	216

		effects of the permitted development rules for the district. The Council will consider how it can best respond to this and ensure that sufficient employment space is retained for the future, as part of the planning process.		
3468	The Local Plan makes no mention of reviewing its policy of releasing commercial land for residential use which has caused so many of the problems the CR3 area now faces. TDC need to stop their policy of “permitted development“ which allows commercial land to be changed into residential use if they are to remain a viable district	<p>The Council acknowledge the impact which the government’s changes to the permitted development rights have had on the loss of employment in the area. The permitted development rules allow offices to convert to residential without the need for planning permission and this now extends to other forms of employment use where it meets the criteria.</p> <p>The Council will use the Local Plan evidence base to examine whether there is sufficient justification for the use of Article 4 Directions.</p> <p>An Article 4 direction is a mechanism</p>	<p>Continue to consider the need to restrict national development rights.</p> <p>The Local Plan will make provision for the benefit of jobs, commerce and the local economy.</p>	217

		which withdraws automatic planning permission granted by the General Permitted Development Order.		
1587, 1593, 2071, 2164, 2194, 2196, 3197, 3222, 3551, 3834, 3921, 4132, 4841	Car parking, or the lack of, is crucial to the viability of town centres and business.	<p>The Council acknowledge that parking and transport matters are a concern for residents and businesses. It will be through continued engagement with infrastructure providers, including Surrey Highways, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared.</p> <p>Further, the Council are currently looking at the town centres in the district through the Caterham Town Centre Masterplan and the Oxted Business Improvement District process. Working with businesses and relevant bodies in such matters may also identify opportunities to improve the vitality of town centres in appropriate ways.</p>	<p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p> <p>The Local Plan will be informed by the Parking Strategy Review.</p>	218
1947	Lambs and Hobbs are effectively irrelevant so far as employment is concerned for CR3 and Oxted. We need modern, flexible town	The Local Plan will seek to provide sufficient employment space to meet	None.	219

	centres.	predicted future needs.		
1947	It is vital that all employment sites are retained; variety of existing sites should be recognised through new policies; explore Article 4 direction to remove permitted development rights.	<p>The Council acknowledge the impact which the government's changes to the permitted development rights have had on the loss of employment in the area. The permitted development rules allow offices to convert to residential without the need for planning permission and this now extends to other forms of employment use where it meets the criteria.</p> <p>The Council will use the Local Plan evidence base to examine whether there is sufficient justification for the use of Article 4 Directions.</p> <p>An Article 4 direction is a mechanism which withdraws automatic planning permission granted by the General Permitted Development Order.</p>	<p>Continue to consider the need to restrict national development rights.</p> <p>The Local Plan will make provision for the benefit of jobs, commerce and the local economy.</p>	220
2681	Suggests that more employment sites are needed in the north of the district.	Noted	None	221
1947	The Masterplan in Caterham is a very high priority.	Agreed.	The Council will	222

			continue to develop the Masterplan for Caterham.	
1274	The current core strategy states that Lambs Business Park and Hobbs Industrial estate are “strategic” employment sites, what has TDC done to promote these two sites in the last 20 years?	These sites have benefited from less restrictive planning rules despite their green belt locations	None	223
1369	Supports the view that Caterham Valley and Oxted should be enhanced as a town centre so that residents have options for staying within the District for shopping and Leisure	The Council are currently looking at the town centres in the district through the Caterham Town Centre Masterplan and the Oxted Business Improvement District process. Working with businesses and relevant bodies in such matters may also identify opportunities to improve the vitality of town centres in appropriate ways.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	224
3468	The Local Plan provides an opportunity to encourage small and start-up businesses by making it a condition that 4G fast fibre broad band is part of each future development	It is considered that this is an important part of the engagement with infrastructure providers	None	225
Homes Concerns				
390, 426, 614, 816, 1724, 1794, 1809, 3316, 3912, 4007, 4418, 4544, 4575, 4781, 4802,	Understand the need for more housing but it should be more evenly spread across the district, South East and country as this density and quantity of housing would change the area.	The National Planning Policy Framework requires all Local Authorities to play a part in housing delivery and ensuring that there is a supply of housing for an increasing population. It sets out that Local Authorities must significantly boost	None	226

4823, 4884		the delivery of housing and should meet their objectively assessed need for housing in full as far as is consistent with other policies in the framework.		
84, 337, 440, 457, 585, 697, 710, 711, 723, 725, 816, 817, 843, 987, 1107, 1147, 1148, 1149, 1160, 1265, 1349, 1369, 1382, 1520, 1527, 1570, 1578, 1616, 1668, 1670, 1679, 1781, 1850, 1931, 1979, 2032, 2042, 2157, 2171, 2189, 2303, 2392, 2400, 2418, 2492, 2562, 2600, 2601, 2602, 2603, 2605, 2607, 2609, 2634, 2639,	Brownfield sites should be prioritised for housing need as is government policy. These sites should always be used before any Green Belt land is considered. Have these sites been identified?	<p>The Council are required to consider the development potential of all sites which are submitted through the Housing and Economic Land Availability Assessment. This includes both brownfield and greenfield sites.</p> <p>In terms of delivering development, this will be set out in the Councils preferred Strategy once it is determined. However, it should be noted that the Council will be guided by a sequential approach to any development that takes place and brownfield sites will be encouraged to come forward first as is supported by government.</p>	None.	227

2655, 2667, 2685, 2691, 2711, 2744, 2748, 2793, 2824, 2861, 2885, 2900, 2906, 2940, 2994, 3073, 3090, 3135, 3189, 3330, 3344, 3395, 3402, 3480, 3490, 3504, 3520, 3549, 3551, 3590, 3627, 3631, 3655, 3713, 3760, 3764, 3770, 3796, 3803, 3812, 3816, 3824, 3834, 3841, 3862, 3873, 3910, 3916, 3919, 3940, 3997, 4007, 4126, 4308, 4368, 4470, 4489, 4490, 4536, 4582,				
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4593, 4611, 4620, 4625, 4661, 4664, 4730, 4802 4804				
505, 816	It is well documented that there are sufficient brownfield sites and empty properties in this country to satisfy the housing needs for years to come, without resorting to building on the Green Belt. In 2014, a national report found that there is enough suitable brownfield land, available now, for at least one million new homes. It also demonstrated that brownfield land is not a finite resource. It is constantly being replenished, and, usually, many more homes can be delivered on a brownfield site than on an equivalent area of greenfield land	The Council is required to provide for the housing needs of the district. The Council is required to demonstrate that it has a five year housing supply.	None.	228
914	The CR3 plan has identified that future housing needs in this area can be met by developing brown field sites This takes priority over any development on Green Belt land.	Noted.	None.	229
951, 1128, 1237, 1382, 1554, 2009, 3039, 3053, 3255, 3680, 3849, 3862, 4274, 4625	Empty, vacant or derelict homes should be developed first.	It is agreed that the Council should pursue a policy approach of brownfield first, accepting that previously developed land exists both within and outside the Green Belt. The Housing and Economic Land Availability Assessment will provide an evidence base that will be capable of describing how much of the identified development needs can be delivered through the use of	The Local Plan will reflect the Government's approach that development delivery should prioritise brownfield land	230

		brownfield land. The Local Plan will set the extent of the Green Belt should be set by Local Plans to endure beyond the plan period.		
1679, 3039, 4625	Unused offices/sites that have been empty for long periods that could be transformed to housing like Clearway Court should be investigated and utilised instead.	It is agreed that the Council should pursue a policy approach of brownfield first, accepting that previously developed land exists both within and outside the Green Belt. However, this must be balanced with the impact on the loss of employment space, which may need to be reprovided	None	231
1920, 2072, 3490, 3549	Against back garden and in-fill development. In-fill development would transform the character of the local setting and not respect its character.	Noted	None	232
1793, 3915, 4082, 4202	Accepts more housing is needed in the area.	Noted.	None.	233
2646	Development is not wanted.	The National Planning Policy Framework requires all Local Authorities to play a part in housing delivery and ensuring that there is a supply of housing for an increasing population. It sets out that Local Authorities must significantly boost the delivery of housing and should meet their objectively assessed need for housing in full as far as is	None	234

		consistent with other policies in the framework.		
589	Tandridge residents do not need this level of increased housing and as Councillors you should be looking after our needs.	The National Planning Policy Framework requires all Local Authorities to play a part in housing delivery and ensuring that there is a supply of housing for an increasing population. It sets out that Local Authorities must significantly boost the delivery of housing and should meet their objectively assessed need for housing in full as far as is consistent with other policies in the framework.	None	235
2744, 3954	You cannot always afford to live near where you were brought up. There would always be a need for more local housing if this policy was adopted. Being born here does not mandate living and dying here	The NPPF requires the Council to meet the housing needs for market as well as affordable housing. The evidence shows the need for affordable housing. Planning for affordable housing will need to consider local infrastructure and the environment in the same way as planning for market housing	None	236
381, 569, 895, 1723, 3999, 4004, 4402	Many people have worked hard all their lives to obtain a nice house in a nice area; surely it's not too much to ask that these people can keep their way of life.	Noted.	None.	237
390, 1724, 4008	It is not possible to keep cramming people into the South East of	The National Planning Policy Framework requires all Local	None	238

	England without the identity and character being lost.	Authorities to play a part in housing delivery and ensuring that there is a supply of housing for an increasing population. It sets out that Local Authorities must significantly boost the delivery of housing and should meet their objectively assessed need for housing in full as far as is consistent with other policies in the framework.		
390	The Government and other bodies consistently refer to a 'Housing Crisis': in fact the housing stock has not reduced, it has increased, and what we have is a people crisis.	Noted.	None.	239
2228, 2335, 3153, 3194	More houses will only attract more people which will increase the population and pollution.	The Local Plan is required to address, as far as is consistent with the policies in the NPPF, the provision of housing to meet needs.	The Council will continue to produce an NPPF compliant plan.	240
1107, 1114, 1147, 1148, 1249, 1274, 1285, 1330, 1356, 1372, 1716, 2009, 2175, 2196, 2200, 2511, 2748, 3385, 3490, 3557, 3516, 3545,	Object to large scale and high density development. This could lead to an increase in anti-social behaviour. Suggests developing smaller sites.	The National Planning Policy Framework requires the Council to produce a plan that meets the full objectively assessed needs for market and affordable housing within the housing market area as far as is consistent with the policies within the Framework. Local need is not defined but the national policy is clear that housing must cater for the need in the housing market area. All	None	241

3547, 3549, 3554, 3575, 3601, 3605, 3639, 3649, 3680, 3698, 3703, 3731, 3743, 3764, 3770, 3803, 3834, 3851, 3862, 3907, 3997, 4038		development should be of good design taking account of good practice to design out crime. Preference for smaller sites noted		
371, 1167, 1251, 1277, 1318, 1449, 1551, 1809, 1911, 2107, 2140, 2164, 2171, 2196, 2206, 2235, 2366, 2392, 2418, 2437, 2514, 2527, 2530, 2566, 2735, 3034, 3232, 3348, 3432, 3440, 3551, 3554, 3566, 3572, 3597, 3631, 3649, 3698,	Affordable homes are needed in the district.	This provision of affordable homes is supported by the Councils Strategic Housing Market Assessment (2015) which informs the preparation of the Local Plan.	The Local Plan will ensure that there are appropriate policies included to secure the delivery of affordable homes.	242

3764, 3807, 3824, 3853, 3872, 3873, 3907, 3957, 3997, 4015, 4108, 4348, 4490,				
951, 2514, 3402, 3551, 3572, 3631, 3764, 3997	There is a need for first time buyers or those in legitimate need of social housing.	The National Planning Policy Framework requires the Council to produce a plan that meets the full objectively assessed needs for market and affordable housing within the housing market area as far as is consistent with the policies within the Framework. This provision of affordable homes is supported by the Councils Strategic Housing Market Assessment (2015) which informs the preparation of the Local Plan.	The Local Plan will ensure that there are appropriate policies included to secure the delivery of affordable homes.	243
1605	Recognise the need for more affordable housing in the area; however this should only be developed on either brown field sites or possibly on parts of green belt that are actually what might be described as “scruffy” parcels of land with little or no “green” value.	The Council are required to consider the development potential of all sites which are submitted through the Housing and Economic Land Availability Assessment. This includes both brownfield and greenfield sites.	None.	244

		In terms of delivering development, this will be set out in the Councils preferred Strategy once it is determined. However, it should be noted that the Council will be guided by a sequential approach to any development that takes place and brownfield sites will be encouraged to come forward first as is supported by government.		
450	It is not right that youngsters that are born and brought up in the Caterham area are unable to afford to stay and bring their families up in the same area as the housing that had been build is so far out of their reach. The housing that has been built over the years is large over-priced houses and are mostly built to a poor standard with developments such as the site on the old Caterham barracks and hospital bringing their own problems such as gangs of youths hanging around Tesco's and the adjacent shops at night and at weekends. With the building of these new developments comes the responsibility of providing greater infrastructure and amenities.	The Local Plan will need to ensure that it provides appropriate infrastructure and facilities to cater for any increase in housing to accommodate the increase in population	None	245
2885	Recognises the need for affordable/social housing but only in urban areas.	People in need of affordable housing are not confined to the urban areas. The plan will continue to seek to address the housing needs of all parts of the community	None	246
728, 1844, 1911	TDC should be looking at small developments, up to 30 homes, to	The National Planning Policy Framework requires the Council to		247

	keep the area as beautiful and peaceful as it is.	produce a plan that meets the full objectively assessed needs for market and affordable housing within the housing market area as far as is consistent with the policies within the Framework.		
1666	Best address the housing issue by making sure that new developments are well-connected for walking and cycling and that is scope for community food growing. Meanwhile to recognise the importance of large back gardens for holding back water and providing places for wildlife to thrive.	Agreed	None	248
1277, 1799, 3829	Housing should be located as near as possible to major job locations, to minimise the environmental damage and waste involved in commuting.	Agreed. New housing should seek to facilitate sustainable development including sustainable transport patterns.	None	249
1809	The Community Infrastructure Levy is not payable on Starter Homes so additional services for these would need to be funded in addition to those which are currently required. I am also concerned that there would be a danger that developers may sell some new homes to investors thus still leaving the area with a shortfall of lower priced housing for its own population and an increase in property prices.	Noted	None	250
337, 379, 403, 444, 471, 816, 951, 1146, 1305, 1330, 1336, 1531, 2162, 2172, 2392, 2496,	Further developments will cause existing property prices/values to decrease.	The Strategic Housing Market Assessment looks at the impact of housing delivery on the affordability of housing and determines that it would have no impact. The maintenance of house prices is not a matter for the planning system	None	251

2530, 2790, 3157, 3196, 3232, 3404, 3464, 3633, 3664, 3703, 3743, 3839, 3901, 4061, 4177, 4200, 4223, 4272,		although the affordability of housing to meet all needs is a consideration.		
2885, 2910	Building will increase house prices further when they are already out of reach for ordinary people.	The Strategic Housing Market Assessment looks at the impact of housing delivery on the affordability of housing and determines that it would have no impact. The maintenance of house prices is not a matter for the planning system although the affordability of housing to meet all needs is a consideration.	None	252
2496	The level of development suggested will make people move out of the area.	Noted.	None.	253
4108	If permission hadn't been granted to build so many retirement homes there wouldn't be a need to build on the Green Belt to provide the affordable housing.	Retirement homes are still homes and provide towards the district's housing needs	None	254
814	If there is such a desperate need for housing, why not plan better and make better use of available land? Why allow only five houses at not far below £2million at Chaldon Mead and only four at not far below £1million at Chaldon Place? How many terraced houses could have been built on this land? Houses available to buy from the	The affordability of housing is a serious issue and the evidence suggests that house building will have little impact on current open market prices. Affordable housing is	None	255

	developers of Hambledon, The Village and Oakgrove were far from 'affordable'.	a range of products designed to be more affordable than market housing but it is agreed they remain out of the reach of some buyers. The Local plan can look at a policy intervention to provide higher densities.		
2603, 2605, 2607, 2609	Recent increased rate of house building has not resulted in affordable housing or economic growth.	The district has been providing a similar number of homes per year for sometime. Open market housing has provided a proportion of affordable housing. Affordable housing is a range of products designed to be more affordable than market housing but it is agreed they remain out of the reach of some buyers.	None	256
4822	Suppression of housing has had a significant effect on social and economic characteristics of the District, which needs to be addressed.	Noted	None	257
3834	There is an over concentration of elderly accommodation, particularly in Caterham.	The Local Plan must cater for all sections of the community and will include policies that set out the housing mix and tenure that should be delivered.	None.	258
3680, 4265	It's important to ensure housing of differing densities within all areas across the District.	It is considered that higher density; high quality development has a part to play in meeting the development needs of the district. As is currently the case, the density considered to	None	259

		be acceptable will be determined on reflection of local character and other material policies.		
872, 1274, 1291, 1388, 1527, 1584, 1682, 2041, 2051, 2107, 2196, 2232, 2494, 2527, 2603, 2605, 2607, 2609, 2748, 3260, 3280, 3338, 3541, 3570, 3592, 4015, 4266, 4382, 4474, 4490, 4506	The Council has become heavily financially dependent on the money it gets from the New Homes Bonus. This must not influence Council's decisions. The Council's shortage of money should not be a factor in deciding how many new houses to build and how much inward migration to take.	The National Planning Policy Framework requires all Local Authorities to play a part in housing delivery and ensuring that there is a supply of housing for an increasing population. It sets out that Local Authorities must significantly boost the delivery of housing and should meet their objectively assessed need for housing in full as far as is consistent with other policies in the framework.	None	260
415	I would be grateful for some clarity over the financial inducements, if any, offered by central government to the local council for building new homes.	The National Planning Policy Framework requires all Local Authorities to play a part in housing delivery and ensuring that there is a supply of housing for an increasing population. It sets out that Local Authorities must significantly boost the delivery of housing and should meet their objectively assessed need for housing in full as far as is	None	261

		consistent with other policies in the framework. The Council current receives New Homes Bonus from the Government for new houses, affordable houses and gypsy traveller pitches it provides, as does every authority in the Country.		
4578	TDC seek to gain from opportunistic development opportunities in partnership with developers. Why TDC have recently recruited a development accountant? Local authorities are dependent on variable sources of funding to supplement the shrinking revenue support grant. Sources of funding such as the new homes bonus and NNDR growth retention become more critical sources of funding putting pressure on officers and members to look for ways of boosting finances so as to protect critical front line services.	As stated any financial gains can help to protect front line services.	None	262
3307	The Plan certainly appears to have been produced to feed the London housing market and thereby enable Tandridge DC to receive financial incentives from Central Government.	The Plan is being prepared to comply with government policy	None	263
4202	If the call for the additional dwellings is truly to deal with additional demand from London then the type and location of housing required will be similar to that in London. IE high density in highly connected and sustainable locations The alleged demand from London will not be met through developments of medium and large detached family homes in a green field a few miles away from Oxted centre where you cannot get to the Station without driving and you cannot park when you get there. Creating higher density developments close to Oxted centre will also improve the quality and stability of the local shops due to the additional revenue in the locality.	The demand for housing is driven by the increase in population and household formation rates. London is still seeking to meet its own needs.	None	264

3307	United Nations General Assembly Resolution 42/187 states that sustainable development is defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The proposed developments in the Tandridge Local Plan are NOT sustainable. TDC should only propose plan which are in line with community wishes as Chairman of the select committee for the National Policy for the Built Environment Baroness O'Caithain stated.	The current 'future generation' have no certainty that their housing needs will be met, which implies that current housing provision is unsustainable using the UN definition. The requirements for making a local plan are unfortunately not a blank sheet of paper but sit within a framework which much be complied with. Compliance with the framework is not a matter of local choice. How to comply with the framework is a local choice.	None	265
1167, 1274, 1283, 1288, 1382, 1388, 1407, 1423, 1426, 1449, 1522, 1525, 1527, 1539, 2004, 2041, 2051, 2103, 2107, 2232, 2448, 3290, 3338, 3348, 3597, 3631, 3710, 3760, 3764, 3819, 3824, 3862,	Lack of supporting evidence to suggest that the proposed developments are for local need. Profit before people is the message that clearly comes across.	The housing need is the calculation of need prescribed by the government in the NPPF. Housing is to provide places for people to live, which is considered to be putting the needs of people first. The capitalist system means that in order to get those houses built some profit must be involved for those doing the building or providing the land.	None	266

3892				
3862	Proposed development does not constitute “limited infilling” or “limited affordable housing for local community needs”.	There are no site allocations within the Issues and Approaches document	None	267
2022, 2511, 2562, 3292, 3346, 3363, 3559, 3566, 3593, 3805, 4490,	Against town cramming. Development would lead to settlements being overcrowded.	The plan will need to consider whether higher densities are appropriate	None	268
3703	People are getting older, not younger, and the need for care homes is only going to grow.	The evidence sets out a need to plan for the accommodation needs of an aging population, which tends to occupy a wide range of unit types.	The Plan will continue to use the evidence within the SHMA to consider the housing needs of the District over the next 20 years.	269
3280	No provision has been made for homeless people.	In essence the potential for homelessness is covered in the housing need requirements as these are based on population projections. There is also evidence that looks at affordability. The Council has other responsibilities towards people who find themselves homeless.	None	270
708, 773	Proposed development is unproportioned, unfair and provides homes for wealthy people from London, rather than helping the	In essence the potential for homelessness is covered in the housing need requirements as these	None	271

	homeless or unemployed locally.	are based on population projections. There is also evidence that looks at affordability. The Council has other responsibilities towards people who find themselves homeless.		
3790	Windfall development will continue in the built areas and should be more rigorously challenged so that streetscapes are maintained and not destroyed.	Noted	None	272
3692	A review must be done of the erroneous conclusion that 6,600 new houses are for pensioners, 4,500 of which should be detached or semi-detached.	"The Strategic Housing Market Area Assessment – Meeting the Needs of all Household Types" paper reflects, at figure 3.1, what the demographic projections suggest, which is that a very large proportion of the population increase in Tandridge is in the over 65 age group, i.e. they are existing people. The house types they are likely to want to occupy has been determined by looking at past census data and past housing habits	None	273
3873	Did you mean "affordable housing" or encouraging 'build to rent'.	The definition of affordable housing is set out at length in the NPPF. Essentially it includes social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local	The Council will continue to consider all housing needs	274

		incomes and local house prices.		
1274	The policy document suggests there is something wrong with the current mix of properties and type of people living in the area.	Set out in the paper "Addressing the Needs of All Household Types" is an assessment of the type and tenure needs	The Council will continue to consider all housing needs	275
2852	TDC needs to establish firm constraints on volume and pace of future housing development	The Local Plan will determine a housing target and the Council will be required to maintain a five year housing supply	None	276
2681, 3514, 3964	Understands it is the duty of councils to provide land for travellers, but the number of new sites seems unnecessarily generous. Green field sites should be avoided unless absolutely unavoidable.	The Local Plan will look to accommodate the needs of all areas of the community, including Gypsy/travellers. The Council is undertaking work to understand the needs of the local travelling community and will then need to incorporate delivery of that need through the Local Plan.	The Council will ensure that the accommodation needs of the gypsy and travelling community are assessed and seek to provide for these needs appropriately, through the Local Plan.	277
4348	There is ongoing concern about illegal traveller pitches and the activities of the travelling community that need planning and other permissions. Permanent residents are justifiably concerned about the misappropriation of Green Belt sites, the disturbance to quality of life, detrimental effect on amenities and damage to local character that can result, and the plan must suitably address these points.	The Local Plan will look to accommodate the needs of all areas of the community, including Gypsy/travellers. The Council is undertaking work to understand the needs of the local travelling community and will then need to incorporate delivery of that need through the Local Plan.	The Council will ensure that the accommodation needs of the gypsy and travelling community are assessed and seek to provide for these needs appropriately, through the Local Plan.	278

1915	Traveller sites need to be situated with due regard to the amenity of permanent residents. Underused sites, such as Pendell Camp, should be utilised more efficiently.	Noted	Continue to consider gypsy/traveller sites in accordance with the national guidance.	279
3988	Takes issue with page 30 of the report with respect to household formation rates for young people. Surely the reason we are not experiencing the same household formation rates for young people in the past 15 years, is precisely because Tandridge is so unaffordable. Turley Economics draws the same conclusion in its paper on market signals (pages 40 to 42). The solution therefore is to build more starter homes, which would of course accelerate household formation rates. Does not agree that this current trend of lower household formation rates in young people should be extrapolated, rather it should be addressed by providing more housing.	The calculation of the OAN takes account of the identified market signals. It is not considered that the household formation rate for young people would change simply by building more houses. The formation rate is about how many people, on average, live together. If anything, cheaper housing may make the household formation rate reduce as more people may be able to form a household as a single person.	None	280
3918	The needs of those wishing to build their own homes must be met, as is now government policy. A requirement for large developments to include the provision of a percentage of self-build plots (perhaps 5%) should be considered for inclusion in the emerging plan.	The Government have announced a commitment to self-build and the Council have a register which those wishing to build their own home, can register on. The Local Plan will make provision for this as appropriate through the Local Plan.	None.	281
3918	A policy should be considered which provides opportunities for those that are struggling with the high property prices in the area yet wish to build their own home. Such a policy would create a slew of self-build opportunities and add to the council's stock of affordable	The Government have announced a commitment to self-build and the Council have a register which those wishing to build their own home, can	None.	282

	homes. Consideration should be given to the development of an exception sites policy which would allow 'affordable self-build' developments on sites that would normally be contrary to policy	register on. The Local Plan will make provision for this as appropriate through the Local Plan.		
3918	An exception site policy allowing Starter Homes and self-build Starter Homes on exception sites would deliver much-needed homes for first time buyers and provide self-build opportunities. Consideration should be given to the inclusion of an exception sites policy which would allow self-build Starter Homes on sites that would normally be contrary to policy.	The Government have announced a commitment to self-build and the Council have a register which those wishing to build their own home, can register on. The Local Plan will make provision for this as appropriate through the Local Plan.	None.	283
Design Concerns				
4299	TDC have shown very little ability to apply the high design standards in current policy so what chance is there for this new wish list.	The Local Plan reflects the NPPF requirement for high quality design.	The Council will ensure that the Local Plan reflects the need for good design.	285
3432	Poor quality design and materials undermine the viability of centres such as Caterham Hill, Valley and Whyteleafe, contributing to the feeling that they are tired and run down.	The Council are currently preparing a Caterham Town Centre Masterplan. The Masterplan will consider a range of elements for the town centre including retail, leisure and employment provision.	None	286
2691	Housing should be better designed.	The Local Plan reflects the NPPF requirement for high quality design.	The Council will ensure that the Local Plan reflects the need for good design.	287

4701 4730 4759	Costs involved in providing drains, foundations and services will result in cheap, tacky housing. Yet more overcrowded flats and poorly designed schemes with go ahead.	The Local Plan will need to ensure that housing scheme remain viable. The plan needs to ensure that cheap housing can be provided but that it is not tacky.	None	288
3680, 3824, 3901	Supports a high standard of design and materials for new housing. There is a need to deliver a wide choice of high quality homes.	The Local Plan reflects the NPPF requirement for high quality design.	The Council will ensure that the Local Plan reflects the need for good design.	289
1283	There is a complete lack of “Design” that you say will play such a key role in ensuring the district remains pleasant, safe and secure.	The Local Plan reflect the NPPF requirement for high quality design	The Council will ensure that the Local Plan reflects the need for good design	290
3099	Tandridge do not provide any guidance or outside advice on high quality design or how it will be assessed. These parameters are not party to monitoring and very few of the planning officers appear to go back and see how a development has met these ideals. It is essential that abstract objectives like these receive proper, independent and professional consideration and advice	This is a matter for the application of policy rather than the making of it. However, the comments will be taken on board and training on design will continue to be part of the work of professional planning officers	None	291
Delivery Strategy Approaches				
9	There are good reasons for the expansion of Godstone, but ribbon development should be avoided. New development should be of suitable design and mix, including homes for first time buyers. Waterhouse Lane and Ivy Mill Lane would form a natural boundary to the West of the village and sewage and water infrastructure already	The Issues and Approaches document presented a range of approaches that depicted spatially ways in which development could be delivered. The purpose of which was to seek the views of interested	None.	292

	exist.	<p>parties which would sit alongside other evidence based documents and be used to help refine the Local Planning Authority's options and identify a single and preferred strategy.</p> <p>The Local Plan will need to set policies for a mix of housing in terms of size and tenure to ensure the differing needs across the community, are catered for.</p>		
129	Object to use of the Green Belt for housing development. Areas in the south of the district have not been sufficiently considered.	<p>It is a local plan that sets a Green Belt boundary. The location of the boundary is a policy decision. The NPPF allows the boundary of a Green Belt to be moved in exceptional circumstances through the review and preparation of a Local Plan. Tandridge needs to understand and evidence that no exceptional circumstances exist if it were to justify a position that the Green Belt boundary should not be amended. It is not agreed that building on the Green Belt is against national policy; it is allowed in certain circumstances through planning</p>	<p>The Plan will reflect the Government's approach that development delivery should be brownfield land first. The Plan will also ensure that it considered whether there are exceptional circumstances necessary to amend the Green Belt boundaries having first, through the Sustainability Appraisal ensured</p>	293

		<p>decision making. 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. It is considered that evidence has been produced covering all areas of the district which will allow a strategy to be developed.</p>	<p>that the balance between social, environmental and economic factors is met.</p>	
130	<p>Object to any new housing on Green Belt land in South Godstone. Development will bring with it more air and light pollution, crime, traffic and pressure on existing infrastructure.</p>	<p>It is a local plan that sets a Green Belt boundary. The location of the boundary is a policy decision. The NPPF allows the boundary of a Green Belt to be moved in exceptional circumstances through the review and preparations of a Local Plan. Tandridge needs to understand and evidence that no exceptional circumstances exist if it were to justify a position that the Green Belt boundary should not be amended. It is not agreed that building on the Green Belt is against national policy; it is allowed in certain circumstances through planning</p>	<p>The Plan will reflect the Government's approach that development delivery should be brownfield land first. The Plan will also ensure that it considered whether there are exceptional circumstances necessary to amend the Green Belt boundaries having first, through the Sustainability Appraisal ensured</p>	294

		<p>decision making. 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.</p>	<p>that the balance between social, environmental and economic factors is met.</p>	
237	<p>Considered approaches to delivery strategy focus on development in the north east of the District around Caterham, where local infrastructure capacity, including road networks, healthcare and schools, is already exceeded. Delivery strategy approaches fail to take account of infrastructure considerations and the District's reliance on major centres for employment public transport, and are therefore not feasible.</p>	<p>The Local Planning Authority acknowledge that infrastructure provision is a concern for interested parties. It will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Local Planning Authority will be able to carry out more detailed work to further inform the Local Plan as it is prepared. The plan must be evidence led and the evidence provided by the infrastructure providers will be crucial in understanding the capacity issues respondents refer to.</p>	<p>The Local Planning Authority will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p>	295

361	<p>Considers 2a as the only acceptable approach to delivery strategy as others will result in overdevelopment of rural areas. The Local Plan should refer to and complement Dormansland Neighbourhood Plan. Questions why overspill from London is taken account of and suggests that care is taken when selecting traveller sites adjacent to existing communities. Prefers Option C for Approach 5, Option D for Approach 6, Options C and D for Approach 7, Options C and D for Approach 8, Option C for Approach 9, Approach 10 as policy developed in liaison with CPRE, Option B plus Neighbourhood Plan for Approach 11 and Option A for Approach 12. Considers that infrastructure should precede developments in relation to Approach 14 and that some approaches merit mixture in relation to Approach 15 and 16. Consultation and evidence base documents are complex and contain jargon. The Farindons site should not include Ladycross House. Local infrastructure, including healthcare, schools, the road network and parking provision as well as drainage, may be unable to accommodate additional development.</p>	Noted	None	296
708	<p>Considers it would be far better for new housing to be in the correct and fair ratio to the existing housing, reuse brown field sites, old buildings and empty sites, build truly affordable homes, including starter homes, where infrastructure is already in place, rather than ruining communities, stacking up trouble for the future, destroying open countryside for the benefit of wealthy landowners.</p>	<p>The NPPF does not recognise the approach for determining housing suggested here. It is agreed that previously developed land should be the first option, providing homes to meet all needs and providing the needed infrastructure.</p>	<p>The Plan will reflect the Government's approach that development delivery should be brownfield land first.</p>	297
752	<p>The only way to meet future national housing need is to move away from existing settlements and create new villages close to viable road and rail infrastructure.</p>	<p>The Issues and Approaches document sets out the option of a new settlement or extension to an</p>	<p>It is recommended that a Sites Consultation is</p>	298

		existing settlement in delivery strategy option 6. Potential locations for a new settlement will be explored as part of the Sites Consultation to further build on and explore this delivery strategy option.	undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
1008	<p>Opposed to high density development uncharacteristic of the major settlements in Tandridge as proposed by Approach 2b. 'Town cramming' would be detrimental to Warlingham, detract from the open character, provides inadequate living and amenity space and is unacceptable. Opposed to Approach 3, which would see the development of many of the open fields around Warlingham, dramatically changing the current rural setting. Consider fields play an important part in defining local character. Substantial expansion of Warlingham represented by Approach 3 would put great strain on local facilities, in particular schools, surgeries and the road network, which are already close to capacity. Recognise the challenge to provide more housing and accept that non Green Belt sites must be used, as in Approach 2a provided development is at characteristic densities provides adequate amenity space. Support Approach 6. A new or greatly expanded settlement should be located where there is suitable transport infrastructure, or where this can realistically be provided by improving the existing network, as well as school(s), surgery and retail units. Note the example of the new town being built at Northstowe in Cambridgeshire with general support from the</p>	The Issues and Approaches document sets out the option of a new settlement or extension to an existing settlement in delivery strategy option 6. Potential locations for a new settlement will be explored as part of the Sites Consultation to further build on and explore this delivery strategy option.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	299

	community.			
947, 964	<p>Although the Council claims that the present stage of the review is not looking at changing Green Belt boundaries, allocate sites, or a deliver the strategy, there are numerous statements, references and assumptions which, if accepted, would lead to changes to the Green Belt and result in the development of land allocations over the period of the plan. The document also fails to take account of development of brownfield sites or identify how much housing could be developed on existing sites, which would make a significant contribution to the housing target. Whilst the document makes many references to the National Planning Policy Framework (NPPF) with the intention of supporting significant housing development, there are no references to the NPPF policies which provide a balance to unconstrained development, including protection of the Green Belt, safeguarding and enhancing the environment, improving infrastructure, and providing access to leisure and recreation. The bulk of proposed homes are concentrated in the northern part of the district, which is already highly developed and the Green Belt is all that prevent this are from becoming another suburb of London. Chaldon represents less than 1.5% of Tandridge, but would provide approximately 13% of housing need. Building an additional 1,300 homes would overwhelm the community, triple its size and result in a collapse of the local infrastructure.</p>	<p>No decisions have been taken. However, the final plan will need to consider the green belt boundary and the allocation of sites and justify the approach taken through use of the evidence. The HELAA has considered all the sites that are available and deliverable. The final plan has to be a balance of the economic, social and environmental consideration set out in the NPPF</p>	<p>It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.</p>	300
894	<p>The options suggested do not check the unrestricted sprawl of large built-up areas, preserve the setting a special character of historic towns or assist in urban regeneration by encouraging the recycling of derelict and other urban land.</p>	<p>The purposes of including land within the Green Belt are considered as part of the Green Belt Assessment. The Green Belt Assessment is one of many evidence base documents that will</p>	<p>The Council will continue to consider the evidence to establish a strategy for the Local Plan</p>	301

		help inform the selection of a preferred delivery strategy.		
948	Suggests new housing estates near Godstone/Oxted alongside the A22 and A25, where there is easy access to the M25 or a new town en route to Gatwick, creating employment, development within easy access to M23 and M25 as alternative options. The lower cost of land would make the homes genuinely affordable.	The Issues and Approaches document sets out the option of a new settlement or extension to an existing settlement in delivery strategy option 6. Potential locations for a new settlement will be explored as part of the Sites Consultation to further build on delivery strategy option 6.	It is recommended that further evidence looking at the potential of this option is developed	302
964	Approach 2b and Approach 3 suggests not only the development of sites that are currently in the Green Belt around the main urban settlements and semi-rural service settlements, but also intensification of build density of 70 dwellings per hectare, which is more than double what is currently achieved around Chaldon and Caterham on the Hill. The combined effect of these approaches would result in a disastrous scenario whereby the rural feel and character of Chaldon and its surrounding area would be decimated with high density housing and would completely destroy the five purposes of existing Green Belt land identified within the NPPF.	All reasonable alternatives will be considered, and this will help determine the preferred strategy for the Local Plan. The sites to be considered in the Local Plan will continue to be refined as more evidence becomes available. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the preparation of the Local Plan. The Local Plan is required to take a balanced approach to social, economic and environmental factors. It would be difficult to imagine a Local Plan that balanced these requirements that resulted in the	None.	303

		destruction of the character of the district.		
991	Has carefully considered the vast amount of information on the website would urge the Council to recommend Strategy 2A of the proposed Local Plan. It appears to have the least impact on Green Belt land and focuses development on neglected or previously developed sites adjacent to existing urban areas, in accordance with Government Policies.	Noted.	None	304
999	The six delivery strategy approaches are presented in a materially misleading way. Approaches 1 and 6 are indeed alternatives. Approaches 2 to 5 are in reality cumulative and not substantive alternatives. This is confusing and likely to result in weighting of the dice, as four of the six approaches are effectively the same.	It is not agreed that they are the same. Approach 1 is not an alternative as it is the current delivery position, 2a and 2b are a similar approach at different densities, 3 is development around a range of more sustainable settlements and 4 development around currently less sustainable settlement. It is agreed the 5 is a cumulative approach, but remains an alternative	None	305
1034	If indeed new housing must be built , serious consideration should be given to Option 6, a new independent village together with infrastructure.	The Issues and Approaches document sets out the option of a new settlement or extension to an existing settlement in delivery strategy option 6. Potential locations for a new settlement will be explored as part of the Sites Consultation to further build on delivery strategy	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than	306

		option 6.	how they sit in the Housing and Economic Land Availability Assessment.	
1054	<p>Considers Approach 6 to be the best option for Tandridge. None of the</p> <p>other approaches reflect personal views, but would not object to some additional housing on previously developed land or smaller plots and more development of industrial and retail space to provide employment opportunities. Green Belt should not be touched.</p>	The Issues and Approaches document sets out the option of a new settlement or extension to an existing settlement in delivery strategy option 6. Potential locations for a new settlement will be explored as part of the Sites Consultation to further build on delivery strategy option 6.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	307
1065	<p>Woldingham should be removed from all of the Delivery Strategies. Object to Woldingham being included as a location for new development in all of the Delivery Strategies because it lacks the essential shops, services and infrastructure to be considered a sustainable location for development. Delivery Strategies 3, 4, 5 and 6 are contrary to the importance placed on the permanence of the Green Belt by national planning policy. Object to Delivery Strategies 3, 4, 5 and 6 because they all involve releasing large areas of Green Belt for inward migration from London.</p>	The Local Plan will be a District wide document and it must consider all appropriate alternatives to delivery of development. Should the evidence base show that a particular place should not receive development then this would be reflected in the Plan but it is not possible to arbitrarily remove certain settlements from consideration.	None	308

1185	Redhill Aerodrome is a good site for a new urban settlement.	The Issues and Approaches document sets out the option of a new settlement or extension to an existing settlement in delivery strategy option 6. Potential locations for a new settlement will be explored as part of the Sites Consultation to further build on delivery strategy option 6.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	309
1778	Green belt land has been designated for a very good reason and should not be destroyed for the sake of providing housing. Particularly in the North of the district it should be strongly protected. Proposed sites are of an excessive density, change local character and place pressure on infrastructure. Questions what has changed that previously unsuitable sites are now considered suitable. Housing should be supplied via smaller, less intensive developments spread across the District. Suitable accommodation for elderly should be encouraged to enable larger family properties to be made available for young families via downsizing. When considering new developments profit/costs should not take precedence over the provision of suitably sized developments with recreational spaces to include allotments, gardens, open spaces and areas for leisure activities within and between each development.	The Green Belt is a specific policy intervention designed to carry out a number of specific jobs. It is not an environmental designation or environmental constraint. It is important that the Green Belt fulfils its purposes as set out in the National Planning Policy Framework and is capable of continuing to do so throughout and beyond the plan period. National policy sets out that green belt boundaries can only be amended in exceptional circumstances so it is not agreed to be a breach of national policy. Comment relating to the way sites	None	310

		should be developed are noted		
1388, 2041, 2051, 2232, 3812, 4266, 4283	Approach 1 proposes no new building and has already been ruled out by the Council. Why has this not been included as an option? It should be discounted from further consultation.	As set out in the Spatial Approaches Topic Paper Approach 1 is a baseline position against which other approaches can be considered. It only represents all the development that at the time of writing had planning permission and therefore does not reflect any future development. It is a stand still position and as such does not plan for the next 20 years. It does ensure that the delivery of development includes permissions that have already been granted.	None	311
2458, 4433	Supports Approach 1 as it is the least unacceptable.	As set out in the Spatial Approaches Topic Paper Approach 1 is a baseline position against which other approaches can be considered. It only represents all the development that at the time of writing had planning permission and therefore does not reflect any future development. It is a stand still position and as such does not plan for the next 20 years. It does ensure that the delivery of development	None	312

		includes permissions that have already been granted.		
3784	Options 1, 2A and 2B do not provide sufficient housing to meet housing need in the district. If any one of these strategies is taken forward in the Local Plan it is likely that it will be found unsound at examination as they do not comply with Paragraph 47 of the NPPF.	The requirement is for the Local Plan to seek to meet needs in full as far as is consistent with the other policies in the Framework	None	313
1388, 1551, 2041, 2051, 2232, 2603, 2605, 2607, 2609, 3812, 3872	Objects to Approach 2a and 2b. Approach 2a includes a number of sites that are highly valued as areas of public open space. Approach 2a and 2b give no regard to local character.	<p>All reasonable alternatives will be considered on balance of what the evidence base for the Local Plan states and the comments received through formal public consultation. All of which will be used to determine the preferred strategy for the Local Plan.</p> <p>The Local Plan will look at how open space should be provided in local communities to address health and wellbeing need. This may be done through a variety of ways including the provision of new space or through the upgrading of existing spaces. How open space will be provided will be in accordance with standards for quantity, accessibility, quality as set out in the Councils Open Spaces Assessment 2015.</p>	The Council will continue to prepare the Local Plan in accordance with the standards set for quantity, quality and accessibility of open space and recreation.	314

		It is considered that higher density; high quality development has a part to play in meeting the development needs of the district. As is currently the case, the density considered to be acceptable will be determined on reflection of local character and other material policies.		
3344	It is not clear from Approaches 2a and 2b where the clusters fall or if they are within the Green Belt or not.	These approaches do not include land in the Green Belt	None	315
1242, 1369, 1875, 1898, 2196, 2382, 2437, 2463, 2496, 2748, 3566, 3620, 3655, 3707, 3764, 3796, 3829, 3846, 3874, 3892, 3962, 3981, 3999, 4094, 4266, 4823	Approach 2A is the 'best of a bad bunch' choice and most compatible with the protection of the Green Belt. Densities must be dealt with sensitively and there should be no loss of open space or recreation grounds.	All reasonable alternatives will be considered on balance of what the evidence base for the Local Plan states and the comments received through formal public consultation. All of which will be used to determine the preferred strategy for the Local Plan.	None	316
3357	Agrees that non Green Belt sites must be used, as in Approach 2a, as long as development is at characteristic densities which provide adequate amenity space.	All reasonable alternatives will be considered on balance of what the evidence base for the Local Plan states and the comments received	None	317

		through formal public consultation. All of which will be used to determine the preferred strategy for the Local Plan.		
1740, 1947, 3964, 4266	Approach 2B with a density of 70 dwellings per hectare should be dependent on the character of the surrounding area rather than a 'one size fits all' strategy for the entire district. Dwellings with this density will need adequate parking and green space.	It is considered that higher density; high quality development has a part to play in meeting the development needs of the district. As is currently the case, the density considered to be acceptable will be determined on reflection of local character and other material policies	None	318
1242, 3707, 3764	Supports Approach 2b.	All reasonable alternatives will be considered on balance of what the evidence base for the Local Plan states and the comments received through formal public consultation. All of which will be used to determine the preferred strategy for the Local Plan.	None	319
2205, 2744, 3357, 3566, 3873	The high density development (as proposed in Approach 2b) is undesirable and is not in-keeping with the existing character of villages.	This Approach is closely related to the existing approach in the Core Strategy, which directs development to the Category 1 and 2 settlements. A set out in the Spatial Approaches Topic Paper it tests a delivery approach that is an effective balance between high density housing and	None.	320

		<p>flatted development.</p> <p>It is considered that higher density; high quality development has a part to play in meeting the development needs of the district. As is currently the case, the density considered to be acceptable will be determined on reflection of local character and other material policies.</p>		
3984	The HBF has recently provided evidence to Mid Sussex that high densities up to 70 cannot be achieved outside of London, except for town centres. Suggesting 70 dph is almost double what is generally being achieved across the district.	It is considered that flatted development in a number of areas across the district easily exceed a density of 70dph	None	321
1875, 2382, 3316,	Building on the scale and density proposed in the other scenarios 2b-6 would forever change the character of the district and build on Green Belt.	<p>All reasonable alternatives will be considered. All of which will be used to determine the preferred strategy for the Local Plan.</p> <p>The sites to be considered in the Local Plan will continue to be refined as evidence increases. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared. The Local Plan is required to take a</p>	None	322

		balanced approach to social, economic and environmental considerations. It would be difficult to imagine a Local Plan that balanced those requirements resulting in the destruction of the character of the District.		
1333, 1388, 2041, 2051, 2232, 2603, 2605, 2607, 2609, 4266	Building on the scale proposed in options 3-6 would destroy the character of the area. The approaches are based on unreliable housing need figures.	<p>All reasonable alternatives will be considered. All of which will be used to determine the preferred strategy for the Local Plan.</p> <p>The sites to be considered in the Local Plan will continue to be refined as evidence increases. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared. The Local Plan is required to take a balanced approach to social, economic and environmental considerations. It would be difficult to imagine a Local Plan that balanced those requirements resulting in the destruction of the character of the District.</p>	None	323
1242, 2748,	If TDC decides to develop on Green Belt within approaches 3, 4 or 5	The Council will use its evidence	Continue to use the	324

3655, 3696, 3707, 3757, 3796, 3824, 4015	then it will fail in the three dimensions for sustainable development (economic, social and environmental).	base to ensure a balance between the social, economic and environmental needs within the District.	evidence to balance the requirements for sustainable development	
3994	Supports Approaches 3, 4 and 5 as these include the designation of additional, and intensification of all, strategic employment sites, such as Cophall Farm.	Noted	None	325
2205, 3357, 3566	Opposed to Approach 3, which would see the development of many of the open fields and would put further strain on infrastructure.	Noted	None	326
2805, 2806,	Supports Approach 3 as it is the only approach able to meet the OAN.	All reasonable alternatives will be considered on balance of what the evidence base for the Local Plan states and the comments received through formal public consultation. All of which will be used to determine the preferred strategy for the Local Plan.	None	327
1551, 3631, 3784, 3812	Supports Approach 3. Future major development must be in urban settlements first, then brownfield sites within the green belt, and not within the outstanding areas of natural countryside. New development has easy access to facilities and services already provided in large settlements.	All reasonable alternatives will be considered on balance of what the evidence base for the Local Plan states and the comments received through formal public consultation. All of which will be used to determine the preferred strategy for the Local Plan.	None	328
1369, 2748, 3617, 3655,	Object to Approaches 3 and 5.	All reasonable alternatives will be considered on balance of what the	None	329

3796		evidence base for the Local Plan states and the comments received through formal public consultation. All of which will be used to determine the preferred strategy for the Local Plan.		
4129, 4266,	Does not support Approach 4 as it involves the development of Green Belt around rural settlements.	All reasonable alternatives will be considered on balance of what the evidence base for the Local Plan states and the comments received through formal public consultation. All of which will be used to determine the preferred strategy for the Local Plan.	None	330
903	It is totally inappropriate to direct some 3194 homes to Rural Settlements , the great majority of any housing need should be directed to Urban or semi-urban areas	All reasonable alternatives will be considered on balance of what the evidence base for the Local Plan states and the comments received through formal public consultation. All of which will be used to determine the preferred strategy for the Local Plan.	None	331
1551, 3812	Objects to Approach 4 as it falls short of the OAN.	All reasonable alternatives will be considered on balance of what the evidence base for the Local Plan states and the comments received through formal public consultation. All of which will be used to determine	None	332

		the preferred strategy for the Local Plan.		
2458	Strategy 4 appears to offer the fairest distribution of housing development across Tandridge however the proposed sites should not be on the limited green spaces within the more urban areas of the district.	All reasonable alternatives will be considered on balance of what the evidence base for the Local Plan states and the comments received through formal public consultation. All of which will be used to determine the preferred strategy for the Local Plan.	None	333
3736	Objects to Approach 4 and 5 with respect to the South Godstone cluster.	All reasonable alternatives will be considered on balance of what the evidence base for the Local Plan states and the comments received through formal public consultation. All of which will be used to determine the preferred strategy for the Local Plan.	None	334
4533	The Delivery Approaches are biased in favour of releasing Green Belt sites and in two cases (4 & 5) propose to attach them to smaller rural settlements in the district which do not have any supporting or have insufficient infrastructure	The delivery approaches capture all the evidence at the time for delivery of housing outside of the green belt as well as that within it.	None	335
3812	Object to Approach 5 as it inappropriately considers developing in rural settlements.	All reasonable alternatives will be considered on balance of what the evidence base for the Local Plan states and the comments received through formal public consultation. All of which will be used to determine	None	336

		the preferred strategy for the Local Plan.		
1551, 3340, 3609, 3768, 3784	In the absence of such a proper study there is no reason to pursue any other approach identified other than Approach 5. Supports Approach 5 in order to meet the OAN figure.	All reasonable alternatives will be considered on balance of what the evidence base for the Local Plan states and the comments received through formal public consultation. All of which will be used to determine the preferred strategy for the Local Plan.	None	337
2196, 2235, 3872, 4011, 4834, 4850	Supports Approach 5.	Noted	None	338
3768	Requests that Dormans Park is included within Approach 5 because it is an established residential area, which was previously defined within a settlement boundary and where infill development was allowed.	The settlement hierarchy does not considered Dormans Park to be a sustainable location.	None	339
444, 534, 535, 1034, 1097, 1120, 1242, 1290, 1451, 1521, 1646, 1820, 1887, 1898, 2072, 2175, 2187, 2200, 2205, 2235, 2458, 2496, 2512,	There should be more consideration of a new settlement (Approach 6) if this level of housing is required. It is not right to clog existing infrastructure and destroy existing towns and villages. The new settlement should be built with sufficient infrastructure. More work needs to be done investigating this approach.	Approach 6, set out in the Issues and Approaches document, considers the concept of a new settlement or large urban extension which, by its nature would deliver sustainable development to include mixed use development and community facilities. All reasonable alternatives will be considered. All of which will be used to determine the	There is currently little detail in the Spatial Options Topic Paper 2015 to allow an understanding of the realistic deliverability of Approach 6. It is considered that further work is undertaken to explore the potential for	340

2748, 2798, 2960, 3256, 3257, 3316, 3344, 3357, 3397, 3566, 3575, 3655, 3703, 3746, 3760, 3764, 3776, 3781, 3790, 3796, 3803, 3805, 3834, 3851, 3912, 3989, 3997, 4011, 4082, 4094, 4131, 4132, 4384, 4611		<p>preferred strategy for the Local Plan.</p> <p>The sites to be considered in the Local Plan will continue to be refined as evidence increases. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared. The Local Plan is required to take a balanced approach to social, economic and environmental considerations.</p>	<p>Approach 6, either as a stand-alone approach or as part of a wider strategy. It is considered that to do this the Council should undertake work to understand the spatial potential for accommodating such an approach and to ensure that this is explored as a reasonable alternative in meeting identified needs</p>	
4058	Would prefer Approach 6, as long as this was not the redevelopment of Surrey National Golf Course.	Noted	None	341
606	Surely, within that (94%) Green Belt, land suitably located close to a rail station and decent road infrastructure, could be assigned to large scale housing developments with industrial parks, thereby attracting industries and providing much needed employment. To undertake this would allow latest construction methods, new infrastructure for gas, water, electricity, sewage, roads, parking, dedicated health centre and other amenities away from existing housing areas and causing the least possible disruption to existing settlements during the building process.	Noted. The Issues and Approaches document sets out the option of a new settlement or extension to an existing settlement in delivery strategy option 6.	Potential locations for a new settlement will be explored as part of the Sites Consultation to further build on delivery strategy option 6.	342

2196, 3812	Objects to Approach 6 as this approach is likely to have the largest negative impact on landscape quality and infrastructure provision.	Noted. Further exploration of this option will require consideration of landscape and infrastructure	Potential locations for a new settlement will be explored as part of the Sites Consultation to further build on delivery strategy option 6	343
4348	The Council is right to set out a range of approaches in the plan that fall short of delivering the Objectively Assessed Need (OAN) figure of 9,400 houses by 2033. I am clear that this figure greatly exceeds what can be considered an appropriate target for Tandridge. In determining future building, full consideration must be given to the local constraints that necessarily limit development, including those covered by the Green Belt Assessment, Transport Modelling, Infrastructure Baseline Study, Sustainability Appraisal, and Habitats Regulation Assessment.	Noted	None	344
3829	A mixture of delivery strategies should be considered, rather than "one size fits all".	The Local Plan will be a strategic document for the district as a whole. Development management policies for the district seek to maintain the character of an area. Neighbourhood Plans are an important local tool for shaping the development of individual places and many communities have taken up the opportunity to prepare plans for the neighbourhood areas. Visions based on smaller than district localities can be expressed in	The Council will consider opportunities to amend the vision set out in the Plan to be submitted, to make it more locally specific.	345

		neighbourhood plans should communities wish.		
1898	A further delivery strategy should be considered involving the redevelopment of all brownfield sites.	The HELAA includes all land that the Council has been made aware as being available for development	None	346
1898, 2169, 2173, 2177, 2178, 2181, 2182, 2184, 2186, 2198, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2216, 2248, 2250, 2251, 2254, 2255, 2257, 2258, 2263, 2264, 2267, 2269, 2270, 2271, 2274, 2276, 2279, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2296, 2297, 2299,	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 either prepared or taken into consideration	These are not delivery strategies but an exploration of the approaches available to inform a potential strategy. They present a picture of the ability to meet delivery of development subject o further consideration of the issues mentioned.	None	347

2301, 2304, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2328, 2329, 2331, 2371, 2375, 2387, 2393, 2394, 2434, 2432, 2436, 2437, 2450, 2452, 2476, 2482, 2506, 2518, 2519, 2522, 2523, 2526, 2534, 2535, 2536, 2548, 2549, 2550, 2551, 2552, 2555, 2598, 2603, 2605, 2607, 2609, 2615,				
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2714, 2748, 2787, 2803, 3005, 3240, 3313, 3530, 3655, 3696, 3715, 3745, 3761, 3788, 3796, 3808, 3843, 3860, 3873, 3879, 3886, 3902, 3905, 3937, 3942, 4002, 4127, 4171, 4243, 4390, 4407, 4428, 4431, 4446, 4448, 4470, 4503, 4516, 4518				
2371, 2387, 2434, 2432, 2436, 2450, 2452, 2482	Unequal consideration to housing, employment and infrastructure	This is not agreed. Housing and employment are both dealt with through the evidence. Infrastructure need cannot be adequately planned for without having a firm grasp on where development will go and how much of it there will be.	None	348
3984	Impossible to comment with any degree of detail, because the sites that will deliver the housing /commercial sites are not listed. In any	The consultation was a high level look at what was available to meet	None	349

	event, given that the GB assessments are fatally flawed because they have not addressed sustainability, commenting on delivery strategies in any detail is meaningless. It is plain that you are not directing either housing or commercial sites to the most sustainable areas	development needs. It was underpinned by a sustainability appraisal and all presented for consultation comment		
1527, 1909, 2400, 2603, 2605, 2607, 2609, 4332	The Delivery Strategies are not sound because they are based on documents which are not robust, conflict with the evidence base and are not consistent with national policy.	The Council has made no decisions about the location of development. All decisions would need to be supported by appropriate evidence. The Council will continue to ensure, through consultation and peer review, that when the Local Plan is considered by an Inspector it is robust.	The Council continues to take external advice in respect of key evidence-bases and the production of the Plan.	350
2022, 2423, 2430, 3292, 3293, 3317, 3346, 3363, 3746, 3764,	It is unfair to expect people to comment on which building option they prefer to meet that “need”. This means that we are asked to make choices about “would you rather build here or there?” setting districts against each other.	The consultation sets out approaches, with information about how much development those approaches would provide. It does not include enough detail to make a site by site comparison.	None	351
3955	The council may wish to consider further the delivery options that meet that identified housing need.	The Council will continue to refine the plan	None	352
3520	Currently only 2.3% of England is built upon so it makes common sense, with climate change upon us, to build the required increase of housing as new towns on ground at least 2-3 metres above sea level, with reasonably close access to a station, where currently few people live.	Noted	None	353

	This would avoid infilling current towns and villages, and as such joining them together destroying them as a community			
1388, 1378, 2041, 2051, 2232, 3645, 3846	None of the Approaches are appropriate as they propose releasing large amounts of Green Belt to build houses for inward migration from other districts. More research needs to be conducted.	It is not agreed that the housing need is to provide for inward migration from other places (although people do move when they move house). The majority of the population growth comes from an aging population the migration element being small.	None	354
2022, 2685, 3292, 3293, 3317, 3346, 3363	The use of Clusters in this report is un-helpful.	The Issues and Approaches document is a high level consideration and consultation of the potential strategy to be adopted. The use of clusters to indicate the location and significance of development is considered appropriate given the wish to consult on potential approaches rather than the individual sites.	The Council should carry out a sites consultation at the appropriate time.	355
3713	The inconsistency of the approach to consider sites that are nowhere near a train station does not follow any acceptable planning practice.	The Council acknowledge that sustainable locations for development are a key element of the NPPF. A preferred strategy for the Local Plan will need to be determined that reflects this aspect of national policy. The approaches shown in the draft Local Plan show	None	356

		intensification of existing commercial sites, which of course require no new land, but it is acknowledged that some are in less sustainable locations. . This is not a disconnect, it is an acknowledgement that to eradicate less sustainable land uses will require replacement land in sustainable locations.		
2022, 3292, 3346, 3363	The break-down of housing and employment figures should use identifiable areas, either shown clearly on maps or related to Parish areas or Electoral Wards.	The housing and employment need figures are for the district as a whole	None	357
2022, 3346, 3363	It would also be more concise to show Caterham Valley and Caterham on the Hill separately, particularly on larger versions of the maps.	Noted.	None.	358
1333, 2000, 3258, 3442, 3648, 3757	Woldingham is not sustainable and for this reason it is wrong to link Woldingham with any of the Delivery strategies, especially Strategy 2b outlined in the draft Local Plan.	The Local Plan will be a District wide document and it must consider all appropriate alternatives to delivery of development. Should the evidence base show that a particular place should not receive development then this would be reflected in the Plan but it is not possible to arbitrarily remove certain settlements from consideration.	None	359

2748, 3655, 3796	It has been a poor process to adapt approaches that contain land simply on the basis that it has been offered for development.	That is the process set out in the Planning Practice Guidance by the Government for understanding the potential for housing delivery. If land is not offered for development it is not available.	None	360
3609	Supports Housing Cluster 34 identified on the northern edge of South Godstone.	Noted.	None.	361
4038	There is no sustainable justification in building large dense clusters of housing units for people in the South of the area, when most will need to commute North.	Sustainable transport patterns will need to be taken into consideration	None	362
4038	There is virtually no land for significant numbers of new homes in the northern part of TDC.	Noted	None	363
4015	The Council should apply the Approaches, sequentially.	Noted	None	364
3872	Supports approaches that will allow an increase in housing supply in the District, thereby addressing chronic affordability issues.	Noted	None	365
2685	The Approaches suggested in the draft appear to suggest a high deliverability which in practice may not be achieved when Planning Policy and other constraints are applied. The reasons for doing this are not apparent and can only be considered suspect.	Further constraints to delivery will be applied as more evidence becomes available	None	366
1136, 1162,	Unsure as to what Commercial: Intensification of all employment sites within the district means.	Making changes to them to increase the number of jobs they deliver. This is likely to be through redevelopment to increase available space for businesses.	None	367

246	What is meant by intensification of all sites?	Making changes to them to increase the number of jobs they deliver. This is likely to be through redevelopment to increase available space for businesses	None	368
1369, 4490,	Fails to understand how a delivery strategy can be set without making a costed assessment of the impact on infrastructure.	And it is also the case that it is not possible to cost the infrastructure without having a delivery strategy else it is not possible to know how much development will be provided where.	None	369
2695	Various options support development within Lingfield – principally Delivery Strategy Approaches 3, 4 and 5.	Noted	None	370
Policy Approaches				
1085	Density and design are important to the overall success of The Local Plan. Considers that design of new build (phase 1 & 2) in Blindley Heath are not of good design or in keeping with the local area. Queries how the second phase came to be three storeys high next to a listed building. Concerned about development to be allowed over the plan period, if this is an example of what Tandridge sees as good planning and design. Considers there is a conflict between high density and good design. New housing particularly for the older generation and those needing affordable accommodation should be located where there is good transport and local services. Reference is made to having a large number of 4/5 bedroom houses on large plots. Within Tandridge large houses sell at a premium so developers build as many large properties as they can. Suggests a planning policy requiring that large houses should be built at low	Note concerns about design and the potential conflict between good design and higher densities. Is considered that high densities does not preclude good design. Sustainable location factors are important as are good transport links. Comments regarding density requirements for different housing types noted	None	371

	density and smaller 2/3 bed houses at a higher density?			
108	Wishes to see planning policies that seek to protect, enhance and provide for sports facilities based on robust and up-to-date needs assessments. Suggests providing a cross-reference to www.sportengland.org/activedesign and expects to see the principles on Active Design embedded in any Local Plan policy. Urges the Council to discuss directly with Sport England should existing playing field land or formal built sports facilities be taken forward for allocation.	Agreed	The Council will continue to seek evidence to underpin a policy approach to sports provision	372
4822	Developer who has found it difficult in the past to identify suitable sites in Tandridge to meet housing demand due to a very restrictive planning approach. Whilst recognise need to protect the environment, the character of settlements and countryside this must not be at the expense of failing to address housing need. Restriction on development has been overly harsh, and there are a number of sites which could have been usefully developed without significant harm to their surroundings or the purposes and objectives of the Green Belt. Welcome rare opportunity to consider development opportunities in a policy neutral context.	Noted	None	373
1947	Economy and Tourism – should retain policy B and implement C.	Noted	None	374
3872	Policies that will help the economy to grow and support job creation within the District's existing employment sites are also supported	Noted	None	375
1947	Town Centres / Retail and Leisure – Implement policy C. Action on Caterham Valley and Hinterland overdue and needed to halt decline.	Noted	None	376
4822	Support suggestion of leaving housing policy flexible at this stage. Prospect of significant changes in relation to affordable housing,	Noted	None	377

	starter homes, self-build housing, space standards and definition of p.d.			
1947	Climate Change, Design and Safety should take note of emerging CR3 policies.	Noted	None	378
3984	Climate Change policies should be withdrawn as they are superseded by the introduction of latest building regulations.	Noted	None	379
2400	A combination of Approach 6C and D appears best to strengthen the policy approach and meet the challenge of climate change.	Noted	None	380
2400	Supports Approach 7C of Environmental Design.	Noted	None	381
3812	Of Section 12 'Green Belt', approach A is supported.	Noted	None	382
1947	Aviation – the best policy would be to be proactive now regarding Gatwick airport. Tandridge lags behind on all economic measures.	Noted	None	383
2400	Subject to amendment Approach 15C and D appear appropriate.	Noted	None	384
1629, 1967	In favour of Heritage Policy D: Develop a specific heritage policy and commit to a review of Conservation Areas.	Noted	None	385
Core Strategy 2008				
2200, 3703	TDC should re-think its Core Strategy Policy 1 where it currently sets out that development in Tandridge will take place within the existing built up areas of the District (Category 1 settlements).	This consultation is about producing an entirely new Local plan that complies with the National Planning Policy Framework. The request for a change of approach from the Core Strategy is noted	None	386

4727	Council should revert to the existing Core Strategy.	This consultation is about producing an entirely new Local plan that complies with the National Planning Policy Framework. It is necessary for the Council to produce a plan made in the context of the NPPF rather than the previous planning regime.	None	387
2200, 3703	TDC should abide by the Core Strategy Housing Provision, in particular 7.6 where TDC identify how important preserving the GB in the north of Tandridge due to its fractured nature to prevent coalescence.	The Core Strategy housing provision is derived from a policy document that the government have revoked. The government requires local authorities to plan for housing in a different way. The Council will continue to produce evidence to substantiate the function of the green belt in meeting its policy aims	None	388
3874	Small employment sites should be retained as in policy CPS 22.	The evidence shows that additional employment space is required and so the retention of existing sites is important	None	389
3713	The adopted Core Strategy on the provision of Extra Care, (CSP 8) acknowledged there is a significant unmet need that will increase. So far you have met less than half the Core Strategy target set for completion by 2016.	As part of the Local Plan work the Council would need to consider whether specific allocations for extra care provision are required, taking account of up to date evidence	Ensure the plan makes provision for specialist housing	390
2400	Core strategy, CSP 16, should be revised to ensure that existing Green Belt status is maintained within the aerodrome site and it is	Noted	None	391

	protected from certain forms of development.			
2685	Under the existing Core Strategy TDC is adequately meeting its target for new housing and therefore there is no need to release green belt land for housing under current policies.	Agreed. However, the Core Strategy housing provision is derived from a policy document that the government have revoked. The government requires local authorities to plan for housing in a different way. The Council will continue to produce evidence to substantiate the function of the green belt in meeting its policy aims	None	392
3988	The Core strategy target of 40% affordable has not even come close to being achieved, directly related to the lack of allocated sites. The Core Strategy report by the Inspector David Vickery insisting that a DPD on affordable housing was urgently required. It is unacceptable that this strict provision was ignored by your council. It flows that from the low levels of affordable housing that have been delivered since 2008, has directly contributed to the very high rent increases.	The Core Strategy target for the provision of affordable housing is 34%. The Inspector did not say a DPD on affordable housing was required but he did say that it should be addressed through a site allocations document. The Council did not require a site allocations document because it was able to bring forward development in excess of the minimum housing target. The Council's monitoring report shows that overall affordable housing provision targets have been met, although this does not come close meeting total affordable housing needs. The cost of the private rented sector may well be a	The Council will use its evidence base to set out an affordable housing policy for the district.	393

		reflection of the affordability of market housing.		
3473	The housing target in the Core Strategy was 150 per annum. TDC delivered 400 houses per annum since this time which is not only significantly above target but it has achieved the overall objective of an additional 3000 homes already.	The minimum target in the Core Strategy was 125 dwellings per year. The average delivery has not hit 400 houses per annum.	None	394
4822	Core Strategy Policies CSP2 and CSP3 are 'out of date' and no longer have full status in Development Plan policies. Council vulnerable to ad hoc planning appeal decisions.	When making development control decisions the Council has to consider the whether policies are in accordance with the NPPF	None	395
3988	Furthermore the Development control policy CSP3, directly resulted in large houses being built rather than smaller affordable homes. The recently adopted Development Plan (LPT2) policies bizarrely adopt an even more restrictive regime. This is despite the Council being well aware of the acute housing shortage of smaller cheaper homes.	There is nothing in the DM DPD that equates to policy CSP3 in the Core Strategy. The policies in the DM DPD seek to maintain character.	None	396
1979	Policy CSP3 should be removed or relaxed to enable the development of brownfield sites, rather than promoting development sites within the Green Belt	The Council has acknowledged in planning decisions, following a decision by the Planning Inspectorate, that Policy CSP3, whilst still part of the development plan cannot carry full weight in light of the NPPF.	None	397
3473	The Core Strategy document dated 2008 notes a number of issues facing the district and few are repeated in the Tandridge Plan, yet these are considered to be vitally important to the district. Tandridge District Council appears to focus purely on point 5 (encourage reuse of previously developed land), which will be the only element of its	This consultation is about producing an entirely new Local plan that complies with the National Planning Policy Framework. There has been a fundamental shift in planning policy	Continue to consult with residents and other interested parties at relevant stages of Plan	398

	strategy, which results in income to the district as opposed to cost.	<p>brought about by the NPPF. In various recent court cases, a number of judges have confirmed this view. It cannot be denied that the NPPF puts in place a framework that diminishes the value of a number of environmental concerns in favour of delivering an increase in housing to meet the housing crisis.</p> <p>The consultation is about gaining the views of residents so that the Council can refine the Plan and determine a preferred strategy</p>	making.	
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Character of the Area / Settlements

1237, 1330, 1388, 1531, 1534, 1605, 1646, 1780, 1781, 1809, 1898, 2041, 2051, 2215, 2232, 2256, 2298, 2303, 2360, 2400, 2413, 2415, 2426, 2429, 2490, 2492,	The Plan in its current form would result in the urbanisation of what is now a largely rural locality. The character of the district and individual settlements would be destroyed. Tandridge District Council must take a long view to protect the environment and inhabitants.	The passing of time will result in an element of change irrespective of whether development takes place, or not. The needs of communities also change over time and it is right that the Council should consider how needs can be met. It is not accepted that development, where it appropriately takes place, is a negative thing and through the Local Plan, can be managed as much as is practicably possible and ensure that it is for the benefit of communities for	The Council will ensure that development, where it is identified, is sympathetic to the character, heritage and long term needs of settlements and the community.	399
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2493, 2494, 2496, 2576, 2603, 2605, 2607, 2609, 2646, 2667, 2696, 2698, 2744, 2794, 2818, 2819, 2836, 2851, 2856, 2868, 2874, 2876, 2881, 2885, 2900, 2906, 2910, 2911, 2940, 2973, 3121, 3135, 3178, 3203, 3280, 3495, 3536, 3591, 3757, 4004, 4150, 4187, 4188, 4246, 4251, 4266, 4296, 4814,		<p>the long term.</p> <p>The impacts of delivering built development will always need to be balanced against the positive contribution to be made. As required by the National Planning Policy Framework the Local Plan will take a balanced approach to meeting social, economic and environmental objectives. Where development takes place, be that to provide homes and/or infrastructure it may be necessary to amend existing settlement boundaries to accommodate this, but only where it is justified and where exceptional circumstances exist.</p> <p>Further, the Local Plan will include design policies to ensure that local character and heritage etc is sympathetically considered.</p>		
505, 532, 614, 814, 1034, 1137, 1164, 1187, 1283,	The quality of life of residents is at risk due to this Plan. Considers that there needs to be a clearer statement on maintaining and improving the quality of life of Tandridge residents as the Council is	The Local Plan will provide homes, jobs, facilities and open spaces for both current and future communities. It includes policies to deliberately	None	400

1356, 1391, 1451, 1920, 2022, 2072, 2172, 2204, 2207, 2220, 2235, 2514, 2618, 2836, 3292, 3293, 3346, 3363, 3551, 3603, 3614, 3724, 3748, 3757, 3783, 3841, 3901, 4418	meant to act in the best interest for the existing residents.	guide and manage the delivery of development and to provide the infrastructure needed. Additionally, the Local Plan is prepared to balance social, economic and environmental factors to mitigate against potential adverse effects of development and the statutory preparation of a Sustainability Appraisal alongside the Local Plan, is also in place to make sure this happens.		
4515	Should be recognised that some people choose to live far away from services for tranquillity.	Noted.	None.	401
3292, 3916, 3969, 4126	Does not agree that existing larger built up settlements, such as Caterham, should be the focus for further development. Caterham will become an extension of South London. Why is there not a more even distribution across the whole of the district?	Noted. Current policy in the Core Strategy directs development to Caterham and Oxted.	None	402
3350	The protection of Caterham on the Hill's visual, historic and archaeological qualities is also supported by paragraph 64 of the National Planning Policy Framework states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.	Noted	None	403
3790	The further degradation of the existing urban environment is also not addressed and with it the loss of identity and ownership that	Policies that promote good places will need to be incorporated in the	None	404

	communities need to thrive.	Plan		
65, 113, 148, 223, 265, 376, 378, 403, 420, 438, 442, 450, 458, 470, 481, 504, 534, 535, 585, 592, 606, 635, 669, 674, 783, 787, 792, 814, 908, 951, 955, 987, 1034, 1089, 1118, 1120, 1123, 1137, 1187, 1227, 1265, 1290, 1291, 1292, 1293, 1297, 1369, 1391, 1430, 1433, 1444, 1451, 1452, 1521, 1526, 1534, 1541, 1549, 1550, 1554, 1564, 1584, 1596, 1602, 1619, 1688, 1716, 1722, 1724,	<p>The north of the district, primarily Caterham, has hosted a disproportionate number of new housing developments in recent decades.</p> <p>These developments never have small, affordable housing. The infrastructure has never been improved and has struggled to cope with the increase in population and traffic.</p> <p>Caterham is losing its identity.</p> <p>The north of the district is being expected to bear the brunt of development once more. Why is this?</p>	<p>Current development patterns in the north of the District reflect the priorities set out in the Core Strategy and other previous planning documents.</p>		405

1780, 1788, 1837, 1867, 2022, 2027, 2072, 2165, 2183, 2200, 2204, 2207, 2235, 2351, 2354, 2409, 2430, 2432, 2486, 2490, 2512, 2540, 2666, 2681, 2748, 2794, 2798, 2818, 2836, 2839, 2878, 2900, 2950, 2951, 2952, 2953, 3031, 3040, 3099, 3252, 3293, 3317, 3341, 3343, 3344, 3346, 3354, 3363, 3367, 3432, 3447, 3463, 3480, 3509, 3514, 3515, 3520, 3551, 3554, 3570,				
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3590, 3591, 3597, 3606, 3617, 3626, 3655, 3675, 3703, 3719, 3731, 3746, 3748, 3760, 3764, 3748, 3760, 3764, 3773, 3790, 3796, 3805, 3807, 3819, 3822, 3851, 3901, 3907, 3957, 3969, 3984, 3989, 4042, 4058, 4082, 4091, 4119, 4126, 4131, 4132, 4150, 4238, 4251, 4295, 4298, 4309, 4318, 4470, 4486, 4480, 4795, 4837, 4841				
197	Caterham is already overpopulated and smaller areas such as South Godstone should be considered as alternative.	Noted	None	406

246, 1136, 1484, 1527, 3631	Compared to the west of the county around Guildford, Tandridge (with its much smaller population) seems already to have taken its fair share of house building. There has been very little increase in infrastructure to support it and more large scale building would be even more untenable.	Guildford Borough Council are currently developing a plan to address their under provision of housing to meet the needs of their area.	None.	407
2196	There is significant potential development on the northern boundary with Reigate and Banstead.	Reigate an Banstead BC's Local plan does include areas for new development to the east of Redhill.	We will continue to respond to proposals by RBBC.	408
2430, 2910, 2960, 3317	According to TDC's Homelessness Strategy 2013 based on the 2011 census, approximately 70% of the population live in the main northern residential areas of Caterham, Oxted, Warlingham and Whyteleafe which together cover just 9% of the councils geographical area. Furthermore there are only 3.3 people per hectare in Tandridge overall, yet Westway Ward has 39.8 per hectare. How can further development of this particular open space therefore be justified and sustainable?	The sites to be considered in the Local will continue to be refined as evidence increases. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	409
3916	Small increases in population across all the settlements in Tandridge would be the most effective way to meet future needs, and this would not be to the detriment of settlements character.	Noted	None	410
4238, 4274	Flooding in the Caterham Valley and in Whyteleafe is down to poor planning decisions. Further development will exacerbate flooding risk.	The reasons for flood events are often complex. The Council acknowledges that surface and foul water infrastructure are a concern for	The Council will continue engagement with infrastructure providers and ensure	411

		interested parties. It will be through continued engagement with infrastructure providers, including Surrey County Council as the lead flood authority and the utility companies, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared.	that infrastructure matters are considered accordingly.	
4274	The Local Plan summary does not appear to record the high volume of high density housing at Whyteleafe.	Noted	None	412
2071, 3657, 3680, 4132, 4274	In the strategic context Whyteleafe is not mentioned as a key settlement, which I suspect must be an error given the A22 strategic corridor and the high volume of high density housing built in this area in recent years.	Whyteleafe is set out as a tier 1 Urban Settlement in the Settlement Hierarchy 2015	None	413
816, 836, 872, 1283, 1287, 1305, 1382, 1526, 2175, 2587, 2795, 2848, 2856, 2874, 2876, 2909, 2947, 2948, 3323, 3330, 3436,	Object to development in Warlingham as it will lose its village status. Development would destroy the rural area. The current infrastructure is woefully inadequate. Development would cause Warlingham to merge with Chelsham which has not occurred previously due to the Green Belt.	In planning terms the Settlement Hierarchy 2015 sets out that Warlingham is a tier 1 settlement. The Green Belt assessment will consider the importance of this area of Green Belt. One of the purposes of the Green Belt is to stop neighbouring settlements from merging.	None	414

3462, 3464, 3516, 3536, 3566, 3605, 3633, 3639, 3770, 3773, 3779, 3783, 3862, 4490, 4582, 4792, 4855				
4582, 4792	Housing development in Warlingham would contravene climate change legislation as it provides unreasonable distances for people to walk e.g. to schools/the railway station. Question sustainability of sites 023, 008, 011 and 018.	It is recommended that a sites specific consultation is undertaken at the appropriate time. A sites consultation would give clarity on site locations.	The Council should carry out a sites consultation at the appropriate time.	415
1391	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.	Chelsham is within the Green Belt and is therefore in a different current policy context from Warlingham. The Local Plan considerations would therefore look at these places differently, even though they are in the same Ward.	None	416
1623	Godstone's access from other settlements is adversely affected by its lack of car parking provision.	Noted	None	417
2463, 2492, 2551, 2552, 2555, 2615,	Godstone village dates back to the 1300's. It is full to capacity. The village centre must be protected.	The location of the delivery of any growth will be determined by the preferred strategy of the Local Plan	None.	418

2787, 3098, 3982		taking account of all the evidence and the sustainability appraisal.		
4612, 4814	I am not in favour of Godstone and other parts of Tandridge becoming a Dormitory district.	Noted	None	419
1942, 2171, 3892	Godstone, Nutfield and Bletchingley in particular have previously been built on and developed to an extent, which has already impacted on these historic villages, anymore would be turning these rural villages into urban areas, something that I as most local residents are strongly against.	Noted.	None	420
3954	Lingfield already has affordable housing; it does not need any more.	The location of the delivery of any growth will be determined by the preferred strategy of the Local Plan taking account of all the evidence and the sustainability appraisal.	None.	421
1552, 3080, 3490, 3549, 3577	Lingfield's infrastructure is inadequate for more development. It has already seen enough development.	The location of the delivery of any growth will be determined by the preferred strategy of the Local Plan taking account of all the evidence and the sustainability appraisal.	None.	422
1646	Lingfield's historic village will become a town.	The location of the delivery of any growth will be determined by the preferred strategy of the Local Plan taking account of all the evidence and the sustainability appraisal.	None.	423
2727	Land in Lingfield should be earmarked for the GP surgery's	The Council acknowledges that health service provision is a concern	The Council will continue engagement	424

	expansion and not housing.	for interested parties. It will be through continued engagement with infrastructure providers, including local surgeries and the CCG, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared. Any additional surgery capacity would need to be costed and paid for.	with infrastructure providers and ensure that infrastructure matters are considered accordingly.	
4533	Dormansland facilities and local services are limited. Sustainability has not been considered.	The location of the delivery of any growth will be determined by the preferred strategy of the Local Plan taking account of all the evidence and the sustainability appraisal.	None.	425
3661	Urges the Council to make road safety for all users paramount when sites in/around Lingfield are under consideration and restrict their approval to one site only.	The Council acknowledges that safety and infrastructure are a concern for interested parties. It will be through continued engagement with infrastructure providers, including Surrey Highways, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared. Any	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	426

		growth would need to be thoroughly transport modelled so the impacts and potential mitigation can be assessed.		
300, 346, 371, 391, 403, 412, 416, 438, 481, 522, 527, 585, 623, 637, 665, 674, 710, 711, 785, 792, 817, 914, 948, 1137, 1149, 1153, 1219, 1231, 1232, 1330, 1520, 1540, 1549, 1554, 1578, 1584, 1648, 1721, 1794, 1852, 1867, 1887, 1931, 2009, 2022, 2027, 2092, 2132, 2140, 2157, 2165, 2183, 2185, 2189, 2191, 2202, 2206, 2400, 2464, 2562,	Chaldon is a rural village. Any development would change this status. Facilities and infrastructure, ranging from schools, public transport, drainage and roads are not adequate currently and certainly couldn't take any increase in housing. Roads are unsuitable for more cars as they are currently used as rat runs and by the emergency services; they pose a hazard already to all users. Chaldon represents less than 2% of TDC land yet is earmarked for more than 13% of housing. The two potential sites would increase Chaldon's size by 300%. You will destroy a thousand years of history with one single housing project.	The sites to be considered in the Local Plan will continue to be refined as evidence increases. Further, it will be through continued engagement with infrastructure providers and consideration of all evidence bases that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	427

2634, 2681, 2748, 2819, 2911, 2942, 2949, 2950, 2952, 3293, 3317, 3344, 3346, 3363, 3365, 3396, 3422, 3504, 3520, 3521, 3590, 3597, 3617, 3640, 3655, 3670, 3681, 3703, 3712, 3741, 3742, 3763, 3764, 3796, 3816, 3885, 3919, 3822, 3832, 3901, 4298, 4357, 4363, 4380, 4388, 4402, 4480, 4489, 4510, 4605, 4786				
4479	I, and several other Chaldon residents, do not believe that the Government Planning Guideline is being followed in respect of the proposals for the development of housing at the two main sites at	The sites to be considered in the Local Plan will continue to be refined as evidence increases. Further, it will be through continued engagement	It is recommended that a Sites Consultation is undertaken to set out	428

	Chaldon.	with infrastructure providers and consideration of all evidence bases that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared.	the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
800	Can you please confirm the number of dwellings that have been built on the old hospital site (St Lawrence Hospital). I believe that this development, together with the proposed ones in Chaldon place an unacceptable burden and disproportionate number of new dwellings in too small an area.	No decisions have been taken as to where development will go. The sites to be considered in the Local Plan will continue to be refined as evidence increases. Further, it will be through continued engagement with infrastructure providers and consideration of all evidence bases that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	429
903, 1226, 1274, 1449, 1748, 2070, 2532, 2700, 2723, 2732,	Blindley Heath is completely unsuitable and unsustainable for large scale housing development. It has poor local services and residents are reliant on private cars and facilities in other settlements. The village is prone to severe flooding.	The Council acknowledge that infrastructure matters are a concern for interested parties. It will be through continued engagement with infrastructure providers that these	The Council will continue engagement with infrastructure providers and ensure that infrastructure	430

2904, 3120, 4015, 4065, 4081, 4129, 4217, 4266,		<p>matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared. Any growth would need to be thoroughly transport models so the impacts and potential mitigation can be assessed.</p> <p>The Council would need to consider whether settlements can be enhanced with infrastructure provision. If and where development takes place, it may present an opportunity to increase service provisions for the long term, thus making settlements more sustainable and this will need to be considered appropriately as the Local Plan is prepared and refined.</p>	matters are considered accordingly. The Council will test all options for sustainability.	
1176, 1402	Dormans Park is split into two areas using the railway line as a division. We believe that this demonstrates a lack of knowledge of this area and a site visit would show that Dormans Park is one area and the railway line is no significant dividing line.	The railway was an appropriate dividing line because part of the GBA process it to identify defensible boundaries, i.e. boundaries on the ground that are easy to identify and unlikely to move. That does not mean that as the GBA is refined	None	431

		Dormans Park would not be appreciated as being anything but a single place		
447, 495, 532, 682, 977, 1038, 1092, 1094, 1372, 1678, 1738, 2576, 2646, 3102, 3338, 4305	Smallfield cannot be considered suitable or sustainable for development. Its residents are highly reliant on private cars. Local infrastructure is inadequate and would not cope. Village is prone to severe flooding – NPPF sets out that inappropriate development in areas of flood risk should be avoided. The fact remains that drainage here (in Smallfield) is now very marginal and we would suggest that the council would be failing in its duty if it did not commission an independent review of the impact on flooding of any new developments once they are proposed in detail	<p>The Council acknowledge that infrastructure matters are a concern for interested parties. It will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared. Any growth would need to be thoroughly transport models so the impacts and potential mitigation can be assessed.</p> <p>The Council would need to consider whether settlements can be enhanced with infrastructure provision. If and where development takes place, it may present an opportunity to increase service provisions for the long term, thus making settlements more sustainable and this will need to be considered appropriately as the</p>	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. The Council will test all options for sustainability.	432

		Local Plan is prepared and refined.		
447	The fact that 'The NPPF sets out that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk' should remove much of the proposed list of Smallfield areas immediately. To leave them included on the basis that delivery strategies by the Council must come before any flooding planning strategies is an absolute nonsense. Flooding is real and already happening. The Council should already be addressing the existing situation, not considering possible new ways to exacerbate the problem.	The Council needs to consider all reasonable options and that includes looking at areas where there may be the potential for mitigation. The consultation has allowed the Council to receive these views so that it can take the appropriate action moving forward. The Council acknowledge that flooding matters are a concern for interested parties. It will be through continued engagement with infrastructure providers, including the Environment Agency, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. The Council will test all options for sustainability.	433
1898, 4286	Most residents of South Godstone would choose and accept their current situation regarding infrastructure than see the Green Belt at the north of the village developed.	The location of the delivery of any growth will be determined by the preferred strategy of the Local Plan taking account of all the evidence and the sustainability appraisal.	None	434
335, 918, 1147, 1148, 1167,	South Godstone used to have very good services and facilities. This is no longer the case. Residents rely on other settlements for	The Council acknowledge that infrastructure matters are a concern	The Council will continue engagement	435

1274, 1356, 1449, 1570, 1616, 1781, 1881, 2070, 2104, 2171, 2700, 2723, 3120, 3631, 3710, 5206	services. Village and surrounding countryside is prone to flooding. Doubling the size of the village would be detrimental to the existing residents and the environment. The village is unsuitable for large development.	<p>for interested parties. It will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared. Any growth would need to be thoroughly transport models so the impacts and potential mitigation can be assessed.</p> <p>The Council would need to consider whether settlements can be enhanced with infrastructure provision. If and where development takes place, it may present an opportunity to increase service provisions for the long term, thus making settlements more sustainable and this will need to be considered appropriately as the Local Plan is prepared and refined.</p>	with infrastructure providers and ensure that infrastructure matters are considered accordingly. The Council will test all options for sustainability.	
2920	South Nutfield has limited resources and infrastructure.	The Council acknowledge that infrastructure matters are a concern for interested parties. It will be through continued engagement with	The Council will continue engagement with infrastructure providers and ensure	436

		infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared. Any growth would need to be thoroughly transport models so the impacts and potential mitigation can be assessed.	that infrastructure matters are considered accordingly. The Council will test all options for sustainability.	
3984	There appears to be no account taken of the 7km exclusion Zone from Ashdown Forest with relation to Felbridge.	The 7km zone is not an exclusion zone but is a potential zone of influence for the Ashdown Forest SPA. This has been fully incorporated into the consultation documents and is set out in details in the Habitat Regulations Assessment Paper 2015. This screening process will continue as the Local Plan develops. The Council is also in close cooperation with neighbouring authorities, an particularly Wealdon, to better establish the zone of influence and mitigation if required	Continue to engage with neighbouring authorities on issues regarding the SPA	437
1065, 1506, 2000, 2018, 2241, 2868,	Concern to the departure from the successful historic approach which will inevitably lead to the erosion of the character of Woldingham and of the open countryside and Green Belt that	This consultation is about producing an entirely new Local Plan that complies with the National Planning	None	438

3383, 3648, 3696, 3757	surrounds Woldingham. There is limited infrastructure and shops to support development.	Policy Framework. There has been a fundamental shift in planning policy brought about by the NPPF. In various recent court cases, a number of judges have confirmed this view. It cannot be denied that the NPPF puts in place a framework that diminishes the value of a number of environmental concerns in favour of delivering an increase in housing to meet the housing crisis.		
3954	This district cannot sustain, and does not want, all this new housing. It will be the ruination of everything people hold most dear.	The Local Plan must be drawn up in accordance with the requirements of the NPPF	None	439
2019	Limpsfield is at capacity now and there is a limit to the amount of development that Limpsfield can support.	The location of the delivery of any growth will be determined by the preferred strategy of the Local Plan taking account of all the evidence and the sustainability appraisal.	None	440
589, 633, 803, 925, 3572, 3671, 3700, 3794, 3910	Object to development in Oxted. Oxted is not a town with the facilities and infrastructure of an East Grinstead or Crawley and simply cannot cope with the scale of development proposed.	The location of the delivery of any growth will be determined by the preferred strategy of the Local Plan taking account of all the evidence and the sustainability appraisal.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. The	441

		<p>The Council acknowledge that infrastructure matters are a concern for interested parties. It will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared. Any growth would need to be thoroughly transport models so the impacts and potential mitigation can be assessed.</p>	<p>Council will test all options for sustainability.</p>	
<p>115, 733, 755, 925, 2011, 2032, 2239, 2496, 3168, 4515, 4620, 4678,</p>	<p>Object to development in Hurst Green as development would cause the area to become a small dormitory town with no further infrastructure to service the population. No provision has been made for health care. It is a village and should not be classified as urban.</p>	<p>The location of the delivery of any growth will be determined by the preferred strategy of the Local Plan taking account of all the evidence and the sustainability appraisal.</p> <p>The Council acknowledge that infrastructure matters are a concern for interested parties. It will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan</p>	<p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. The Council will test all options for sustainability.</p>	<p>442</p>

		has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared. Any growth would need to be thoroughly transport models so the impacts and potential mitigation can be assessed.		
1875	Oxted consists of large detached homes in close proximity to the town centre. High density development would be out of character.	Noted.	None.	443
3984	Oxted /Hurst Green can easily accommodate 1,000 units. There is no justification for the most sustainable town, with the best amenities in the district, to escape with little or no development. To ignore this is self-evidently an unsound approach, completely at odds with planning law, guidance and policy. Similarly Lingfield should have a greater quantum of development.	The location of the delivery of any growth will be determined by the preferred strategy of the Local Plan taking account of all the evidence and the sustainability appraisal.	None.	444
3316	There are potential spaces for new builds in Oxted and Hurst Green. However, the impression given in the document is cramming as many people as possible into an area already highly populated.	The location of the delivery of any growth will be determined by the preferred strategy of the Local Plan taking account of all the evidence and the sustainability appraisal.	None.	445
406	Having read the key points of the Tandridge Local Plan, I can sympathise with the difficulties confronting Councillors. They will, of course, try to minimise the number of new dwellings to be built in the	Noted.	The Council will continue to prepare a Local Plan in	446

	area and put the emphasis on housing young local people rather than those from London and other places, but there will inevitably be a need to extend the boundaries of Oxted and Limpsfield and continue the policy of infilling. This must be done only after thorough consultation with the public and with experts in the subjects of geology, drainage, civil engineering and the like as well as social, health and educational matters.		accordance with the NPPF and PPG and balance environmental, social and economic factors. The Council will continue engagement with infrastructure providers.	
950	Tandridge has rightly identified parcels of land where development is achievable within Green Belt. Prefers smaller site of 90 to 100 houses. Believes that Smallfield offers great potential for development, has excellent facilities and a mixed population. Suggests overcoming development impacts on parking provision by banning parking on Redehall Road, whilst designating the Acorns area immediately behind the church hall as a spill over parking lot and including an additional mini mart on site. Would welcome development in Smallfield.	Noted.	None	447
3072, 4028, 4217,	Many rural and countryside Shows take place in the district; they attract many visitors and bring income to local business.	Noted.	None.	448
3853	We fail to see how Tandridge District Council can comply with rules laid down by National Planning Policy Framework; because every single area is totally different, be it urban settlement, semi-rural settlements, rural settlements or limited and unserved settlements.	Nevertheless it is a requirement to produce a Local Plan that complies with the Framework. The Local Plan is capable of treating different places differently whilst remaining in a strategic context. Neighbourhood Plans have a part to play in delivering local matters within the	None	449

		strategic context set down by the Local Plan		
Consultation				
61	The council seem to avoid fully explaining the obvious problems that come with large building developments. Impressed with recent communications from the Council using the local 'Streetlife' website and suggest this could be one way of reassuring the existing electorate.	Noted	The Council will continue to publicise work on the Local Plan	450
12	Local Plan documentation contains many grammatical and syntactical errors.	The Council accepts that across the vast number of document there are typographical errors and areas where the language and grammar could be improved.	None	451
1165	The main report and the various technical papers are confusing and conflicting.	It is understood that there are a great number of documents and that a number of them are highly technical and this is reflective of the complex nature of the process and the legislative requirements which are in place. The evidence will remain to underpin the development of the Local Plan.	The Council will seek to ensure that key evidence is summarised and as easy to understand as possible, going forward.	452
420	Became aware of the Local Plan through social media and considers that the consultation was not sufficiently communicated, accessible	It is understood that there are a great number of documents and that	The Council will continue to publicise	453

	<p>and too complicated, hindering the ability of residents to make informed decisions. Considers it unreasonable to expect residents to read documents online, which disadvantages those without internet, feels that the Council has taken no notice of comments previously made in relation to piecemeal development in Portley Ward and therefore, has no confidence that comments on the Local Plan will be taken account of. Consultation requirements have not been met and many residents are still unaware of the Local Plan proposals. People feel very strongly about these proposals and Council would be receiving far more objection than is has had the consultation been delivered in a less confusing way.</p>	<p>a number of them are highly technical and this reflects the complex nature of the process and the legislative requirements which are in place.</p> <p>The Council advertised the consultation in the Tandridge Magazine, which is delivered to every house and business in the District. It was also included in the Tandridge Tenants Talking magazine. The consultation was publicised on Facebook, Streetlife and Twitter. Printed and press media was issued on 20 November, 3 December, 29 January and 19 February. Public notices were published on 23 and 24th December. Posters and leaflets were distributed to schools, GP surgeries, community centres, Tandridge Trust/leisure centre, schools, libraries, parish council noticeboards, sheltered schemes, day centres and Lingfield and Dormansland community centres. Publicity text was provided to parish councils, Tandridge Voluntary Service Council,</p>	work on the Local Plan	
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		<p>Tandridge business newsletter, Lingfield Community News, the CR6, CR2, TN16 magazines, Neighbourhood Watch and CR3 Forum as well as to schools for their web sites. Notwithstanding this there is nothing inherently wrong with word of mouth and residents groups also being a source of communication. Since the consultation the Council has written together with all Council Tax bills setting out how residents can register, online, by telephone, or in writing, for updates as the Local Plan moves forward.</p>		
991	<p>Disappointment at the lack of publicity given to the public consultation of this Local Plan. Heard from a neighbour about proposed development sites and subsequently realised that no one in our street had been properly informed.</p>	<p>The Council advertised the consultation in the Tandridge Magazine, which is delivered to every house and business in the District. It was also included in the Tandridge Tenants Talking magazine. The consultation was publicised on Facebook, Streetlife and Twitter. Printed and press media was issued on 20 November, 3 December, 29 January and 19 February. Public notices were published on 23 and 24th December. Posters and leaflets were distributed</p>	<p>The Council will continue to publicise work on the Local Plan</p>	454

		<p>to schools, GP surgeries, community centres, Tandridge Trust/leisure centre, schools, libraries, parish council noticeboards, sheltered schemes, day centres and Lingfield and Dormansland community centres. Publicity text was provided to parish councils, Tandridge Voluntary Service Council, Tandridge business newsletter, Lingfield Community News, the CR6, CR2, TN16 magazines, Neighbourhood Watch and CR3 Forum as well as to schools for their web sites. Notwithstanding this there is nothing inherently wrong with word of mouth and residents groups also being a source of communication. Since the consultation the Council has written together with all Council Tax bills setting out how residents can register, online, by telephone, or in writing, for updates as the Local Plan moves forward.</p>		
34	<p>Response from those responsible for infrastructure is totally inadequate. Proper consultation on sites to be allocated and associated infrastructure is needed.</p>	<p>The Local Planning Authority acknowledge that infrastructure provision is a concern for interested parties. It will be through continued engagement with infrastructure</p>	<p>The Local Planning Authority will continue engagement with infrastructure</p>	455

		<p>providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Local Planning Authority will be able to carry out more detailed work to further inform the Local Plan as it is prepared. The plan must be evidence led and the evidence provided by the infrastructure providers will be crucial in understanding the capacity issues.</p>	<p>providers and ensure that infrastructure matters are considered accordingly. A Sites Consultation is recommended.</p>	
56, 92	<p>The consultation portal is incomprehensible for the layman and the process has not been transparent. Wonder whether this is deliberate to hide the Council's real intentions.</p>	<p>In 2015 86% of households in Great Britain had internet access. Of households with children that increases to 97%. For households with an adult over 65 49% had internet access. On this basis it was considered appropriate to provide a range of methods to respond to the consultation but focusing on online as the preferred method. The Local Planning Authority published every single document it had on its web site so that all respondents had access to all the information. Hard/printed copies of which were also deposited at the main Council</p>	<p>The Local Planning Authority will continue to provide assistance to those responding to consultations and provide a variety of opportunities to respond.</p> <p>The Council will continue to carry out consultation in accordance with the adopted Statement</p>	456

		<p>Offices, in libraries across the district and in Horley library.</p> <p>The Local Planning Authority's intention is to produce an evidence led Local Plan that conforms to the National Planning Policy Framework. It will be externally examined by an independent inspector appointed by the government. As such it is considered that the Local Planning Authority has neither hidden anything nor are its intentions unclear. Given the range of methods of responding, including by letter and email, it is not considered that residents have been significantly disadvantaged.</p>	of Community Involvement (2015), and relevant legislation.	
98	Disappointed to note the contents of the draft Local Plan and conduct of the consultation process. The Local Plan should provide an intelligent, democratic and proportionate framework for the sustainable future of Tandridge in conjunction with a true consultation with the community and through the formation of Neighbourhood Plans.	In 2015 86% of households in Great Britain had internet access. Of households with children that increases to 97%. For households with an adult over 65 49% had internet access. On this basis it was considered appropriate to provide a range of methods to respond to the consultation but focusing on online as the preferred method. The Local	The Local Planning Authority will continue to provide assistance to those responding to consultations and support neighbourhood plans.	457

		<p>Planning Authority published every single document it had on its web site so that all respondents had access to all the information. Hard/printed copies of which were also deposited at the main Council Offices, in libraries across the district and in Horley library.</p> <p>The Local Planning Authority's intention is to produce an evidence led Local Plan that conforms to the National Planning Policy Framework. It will be externally examined by an independent inspector appointed by the government. Neighbourhood Plans are very important and will need to support the strategic objectives of the local Plan.</p>	<p>The Council will continue to carry out consultation in accordance with the adopted Statement of Community Involvement (2015), and relevant legislation.</p>	
1897	<p>Grateful for help received in response to queries raised. However, the consultation document is insufficiently clear and therefore confusing, does not provide information about methods to respond other than through the portal, does not include a summary of content and used jargon. A public meeting/drop-in session should have been held to enable residents to raise questions.</p>	<p>The availability of assistance is acknowledged. The consultation portal was the Council's preferred method of submission but did not preclude comments from being submitted in other formats and 80% of responses were received via other means. The Issues and Approaches paper includes section setting out</p>	<p>The Local Planning Authority will seek to improve further documents and will consider local drop in sessions for future consultations.</p>	458

		<p>what the document is about and a glossary of terms used. The documents sets out that it is not a requirement to read all the background to enable a meaningful response.</p>	<p>The Council will continue to carry out consultation in accordance with the adopted Statement of Community Involvement (2015), and relevant legislation.</p>	
213, 14, 246	<p>Considers consultation portal as long and complicated. Feels it's difficult to review the consultation document and make comments through the portal.</p>	<p>The Local Planning Authority provided assistance where requested and provided training to parish councils in order than they could lend assistance. The consultation portal was the Council's preferred method of submission but did not preclude comments from being submitted in other formats and 80% of responses were received via other means. All of the documentation was available outside of the consultation portal. Hard/printed copies of which were also deposited at the main Council Offices, in libraries across the district and in Horley library.</p>	<p>The Local Planning Authority will consider making further online help available for those using the consultation portal together with continuing to accept responses by other means and by providing all documentation in other formats.</p> <p>The Council will continue to carry out consultation in accordance with the</p>	459

			adopted Statement of Community Involvement (2015), and relevant legislation.	
268	The Council has not met statutory requirements for consultation and insufficiently considered comments. The consultation process is confusing, puts those without internet access at disadvantage and hinders the ability of residents to make informed decisions or take part. More effort is needed to make details available and accessible.	The Local Planning Authority provided assistance where requested and provided training to parish councils in order that they could lend assistance. The consultation portal was the Council's preferred method of submission but did not preclude comments from being submitted in other formats and 80% of responses were received via other means. All of the documentation was available outside of the consultation portal. Hard/printed copies of which were also deposited at the main Council Offices, in libraries across the district and in Horley library.	<p>The Local Planning Authority will consider making further online help available for those using the consultation portal together with continuing to accept responses by other means and by providing all documentation in other formats.</p> <p>The Council will continue to carry out consultation in accordance with the adopted Statement of Community Involvement (2015), and relevant</p>	460

			legislation.	
316	<p>Considers that the consultation is flawed and consultation document is difficult to access, especially for the elderly and those without computers. Issues are too complex for residents to understand or read. For example, the Green Belt Assessment splits Dormans Park into two parcels.</p>	<p>The Local Planning Authority provided assistance where requested and provided training to parish councils in order that they could lend assistance.</p> <p>The consultation portal was the Council's preferred method of submission but did not preclude comments from being submitted in other formats and 80% of responses were received via other means. All of the documentation was available outside of the consultation portal. Hard/printed copies of which were also deposited at the main Council Offices, in libraries across the district and in Horley library.</p> <p>Plan making is complex and in recognition of the varying level of knowledge surrounding planning and to assist people in focussing their attentions, the document set out how to respond if a respondent has</p>	<p>The Local Planning Authority will consider making further online help available for those using the consultation portal together with continuing to accept responses by other means and by providing all documentation in other formats.</p> <p>The Council will continue to carry out consultation in accordance with the adopted Statement of Community Involvement (2015), and relevant legislation.</p>	461

		<p>limited time.</p> <p>The parcels for the Green Belt assessment were for assessment purposes and are set out in the methodology. The assessment parcels use “physical features that are readily recognisable and likely to be permanent” hence in this case following the railway line.</p>		
443	Took over 2 hours to submit response and considers the council should hold open meetings to find out how the local people feel.	<p>It is considered that at these very early stages of plan making, where no decisions have been made and the requirement is to get views on what the plan should contain and the issues identified that public meetings would not have been the most effective engagement. Further, it is not possible to take account of comments made verbally as they all need presenting to the Inspector. However, information meetings will be helpful through future versions of the Plan.</p>	The Council will give consideration to public meetings as part of future more focused consultations.	462
539	Questions why no communication from Tandridge District Council about these significant proposals has been received. Concerned as to what happens after 25 February. Once all the input from Tandridge residents has been analysed, there will surely be some	The Council advertised the consultation in the Tandridge Magazine, which is delivered to every house and business in the	The Council will continue to publicise work on the Local	463

	<p>adjustment to the current proposals. These modified proposals should then be published for further response from the public. The Tandridge Local Plan - Issues and Approaches document includes a timetable for plan preparation and legal stages at a high level and includes no details or dates. Enquires when a new version of the plan, including anticipated publication dates and deadlines for responses, will be published.</p>	<p>District. It was also included in the Tandridge Tenants Talking magazine. The consultation was publicised on Facebook, Streetlife and Twitter. Printed and press media was issued on 20 November, 3 December, 29 January and 19 February. Public notices were published on 23 and 24th December. Posters and leaflets were distributed to schools, GP surgeries, community centres, Tandridge Trust/leisure centre, schools, libraries, parish council noticeboards, sheltered schemes, day centres and Lingfield and Dormansland community centres. Publicity text was provided to parish councils, Tandridge Voluntary Service Council, Tandridge business newsletter, Lingfield Community News, the CR6, CR2, TN16 magazines, Neighbourhood Watch and CR3 Forum as well as to schools for their web sites. Notwithstanding this there is nothing inherently wrong with word of mouth and residents groups also being a source of communication. Since the consultation the Council has written</p>	Plan	
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		together with all Council Tax bills setting out how residents can register, online, by telephone, or in writing, for updates as the Local Plan moves forward. The Local Development Scheme sets out the dates and next stages and interested parties should continue to consider the Planning Policy Committee meetings.		
551	Found trying to navigate the Local Plan website to be most difficult and badly laid out. It makes it appear that the Council is trying to discourage people from taking part in the consultation process and is not providing sufficient information.	In 2015 86% of households in Great Britain had internet access. Of households with children that increases to 97%. For households with an adult over 65 49% had internet access. On this basis it was considered appropriate to provide a range of methods to respond to the consultation but focusing on online as the preferred method. Given the range of methods of responding it is not considered that residents have been significantly disadvantaged. It is agreed that wide spread access to this amount of documentation in hard form is very challenging.	The Council will continue to provide assistance to those responding to consultations	464
583, 736	Concerned that the consultation process has not been communicated proactively and transparently enough. The consultation period is too short given the volume of documents	It is understood that there are a great number of documents and that a number of them are highly	The Council will continue to publicise work on the Local	465

	<p>requiring attention. Requests a longer consultation period at the next stage.</p>	<p>technical and this reflects the complex nature of the process and the legislative requirements which are in place.</p> <p>The Council advertised the consultation in the Tandridge Magazine, which is delivered to every house and business in the District. It was also included in the Tandridge Tenants Talking magazine. The consultation was publicised on Facebook, Streetlife and Twitter. Printed and press media was issued on 20 November, 3 December, 29 January and 19 February. Public notices were published on 23 and 24th December. Posters and leaflets were distributed to schools, GP surgeries, community centres, Tandridge Trust/leisure centre, schools, libraries, parish council noticeboards, sheltered schemes, day centres and Lingfield and Dormansland community centres. Publicity text was provided to parish councils, Tandridge Voluntary Service Council, Tandridge business newsletter,</p>	Plan	
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		<p>Lingfield Community News, the CR6, CR2, TN16 magazines, Neighbourhood Watch and CR3 Forum as well as to schools for their web sites. Notwithstanding this there is nothing inherently wrong with word of mouth and residents groups also being a source of communication. It was fully appreciated that the consultation ran over Christmas which is why it ran for a month longer than the requirement. Since the consultation the Council has written together with all Council Tax bills setting out how residents can register, online, by telephone, or in writing, for updates as the Local Plan moves forward.</p>		
780	<p>Considers that the document is over complicated and would not be surprised if public reaction is low. Important reference documents such as HEELA have been hidden and not represented within the main document.</p>	<p>It is understood that there are a great number of documents and that a number of them are highly technical and this is reflective of the complex nature of the process and the legislative requirements which are in place.</p> <p>The evidence will remain to underpin the development of the Local Plan.</p>	<p>The Council will seek to ensure that key evidence is summarised and as easy to understand as possible, going forward.</p>	466

655	The sheer quantity of documentation and lack of overall summary makes it difficult to make sense of the Plan and respond appropriately.	<p>It is understood that there are a great number of documents and that a number of them are highly technical and this is reflective of the complex nature of the process and the legislative requirements which are in place.</p> <p>The evidence will remain to underpin the development of the Local Plan.</p>	The Council will seek to ensure that key evidence is summarised and as easy to understand as possible, going forward.	467
664	Concerned about plans to build over 9000 over the next 20 years. Consider that the Plan is difficult to read and understand. It is hard from the maps to identify where houses are going to be built. Would expect the Council to apply the principles of public law consultation should be carried out in a meaningful way, allowing time for the public to participate. Would like to see much more clarity and openness in the next version of the Local Plan and a longer period of consultation.	This as a very high level consultation where no decisions had been made. The Plan will be refined and once a strategy is determined firm proposals can be set out and consulted on. It is however necessary to consult on that journey.	The Council will continue to publicise work on the Local Plan	468
415	Blindley Heath proposals are presented in a far too complex manner and not effectively communicated. Questions why the community must discover by word of mouth a development the size of a small town with no advertising.	The Council advertised the consultation in the Tandridge Magazine, which is delivered to every house and business in the District. It was also included in the Tandridge Tenants Talking magazine. The consultation was publicised on Facebook, Streetlife and Twitter. Printed and press media was issued on 20 November,	The Council will continue to publicise work on the Local Plan	469

		<p>3 December, 29 January and 19 February. Public notices were published on 23 and 24th December. Posters and leaflets were distributed to schools, GP surgeries, community centres, Tandridge Trust/leisure centre, schools, libraries, parish council noticeboards, sheltered schemes, day centres and Lingfield and Dormansland community centres. Publicity text was provided to parish councils, Tandridge Voluntary Service Council, Tandridge business newsletter, Lingfield Community News, the CR6, CR2, TN16 magazines, Neighbourhood Watch and CR3 Forum as well as to schools for their web sites. Notwithstanding this there is nothing inherently wrong with word of mouth and residents groups also being a source of communication. Since the consultation the Council has written together with all Council Tax bills setting out how residents can register, online, by telephone, or in writing, for updates as the Local Plan moves forward.</p>		
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754	<p>Considers that the Plan has been sneakily put forward. Unaware of proposals until seeing a notice pinned to the field in Sunny Bank. Was told the plans are at the local library, but not everyone uses the library and has access to a computer. Has not been given a lot of time to put forward objections.</p>	<p>The Council advertised the consultation in the Tandridge Magazine, which is delivered to every house and business in the District. It was also included in the Tandridge Tenants Talking magazine. The consultation was publicised on Facebook, Streetlife and Twitter. Printed and press media was issued on 20 November, 3 December, 29 January and 19 February. Public notices were published on 23 and 24th December. Posters and leaflets were distributed to schools, GP surgeries, community centres, Tandridge Trust/leisure centre, schools, libraries, parish council noticeboards, sheltered schemes, day centres and Lingfield and Dormansland community centres. Publicity text was provided to parish councils, Tandridge Voluntary Service Council, Tandridge business newsletter, Lingfield Community News, the CR6, CR2, TN16 magazines, Neighbourhood Watch and CR3 Forum as well as to schools for their web sites. Notwithstanding this there is nothing inherently wrong</p>	<p>The Council will continue to publicise work on the Local Plan</p>	470
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		with word of mouth and residents groups also being a source of communication. Since the consultation the Council has written together with all Council Tax bills setting out how residents can register, online, by telephone, or in writing, for updates as the Local Plan moves forward.		
895	Giving comment is made extremely difficult. Has found it impossible to print out any section of the Plan and had to make notes and transcribe them. This has made highlighting certain aspects in an 80 page document extremely difficult. The document is extremely unwieldy.	A complete set of all documents was made available as PDF on the Council's web site. Hard copies were available at a number of locations.	The Council will continue to publicise work on the Local Plan	471
144	The proposal for WAR 008 has been insufficiently publicised.	The Council advertised the consultation in the Tandridge Magazine, which is delivered to every house and business in the District. It was also included in the Tandridge Tenants Talking magazine. The consultation was publicised on Facebook, Streetlife and Twitter. Printed and press media was issued on 20 November, 3 December, 29 January and 19 February. Public notices were published on 23rd and 24th December. Posters and leaflets were distributed to schools, GP	The Council will continue to advertise the consultations in respect of the local plan as widely as possible.	472

		<p>surgeries, community centres, Tandridge Trust/leisure centre, schools, libraries, parish council noticeboards, sheltered schemes, day centres and Lingfield and Dormansland community centres. Publicity text was provided to parish councils, Tandridge Voluntary Service Council, Tandridge business newsletter, Lingfield Community News, the CR6, CR2, TN16 magazines, Neighbourhood Watch and CR3 Forum as well as to schools for their web sites. Notwithstanding this there is nothing inherently wrong with word of mouth and residents groups also being a source of communication. Since the consultation the Council has written together with all Council Tax bills setting out how residents can register, online, by telephone, or in writing, for updates as the Local Plan moves forward.</p>		
809	<p>Attended meeting at the Soper Hall and was disappointed. The meeting lacked clarity and order. Any official record of proceedings/ minutes appeared to be haphazard at best.</p>	<p>This was not Tandridge District Council meeting</p>	<p>None.</p>	<p>473</p>

1132	<p>Consider that the Council is in breach of their obligations in respect of the consultation process and support the submission from the Campaign for the Protection of Rural England (CPRE) and the Oxted and Limpsfield Residents Association (OLRG). Consultation must take place when the proposal is at the formative stage, but the plan appears very well developed. Supporting documentation is not presented in a form whereby the majority of people are able to respond. Sufficient reasons must be put forward for the consultation and the Local Plan rationale is limited to housing need, which is flawed. Adequate time must be given for consideration and response and the product of the consultation must be conscientiously taken into account. Considers the consultation is a token gesture and the outcome is already known - more houses on the Green Belt. Understand that statutory consultees have either never received correspondence, such as the Oxted Health Centre, or received invitations to attend briefing sessions so late that they could not attend (Parish Councils). Considers it no surprise that no response from GP surgeries has been received if they received nothing in the first instance.</p>	<p>This was a very early stage consultation which is some distance from being a final plan. It has through necessity to conform to the framework set out in the NPPF to look at a vast range of matters, the most difficult being housing requirements. The Council advertised the consultation in the Tandridge Magazine, which is delivered to every house and business in the District. It was also included in the Tandridge Tenants Talking magazine. The consultation was publicised on Facebook, Streetlife and Twitter. Printed and press media was issued on 20 November, 3 December, 29 January and 19 February. Public notices were published on 23rd and 24th December. Posters and leaflets were distributed to schools, GP surgeries, community centres, Tandridge Trust/leisure centre, schools, libraries, parish council noticeboards, sheltered schemes, day centres and Lingfield and Dormansland community centres. Publicity text was provided to parish councils, Tandridge Voluntary</p>	<p>The Council will continue to undertake plan making in a manner that complies with the national policy requirements set out in the NPPF.</p>	474
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		Service Council, Tandridge business newsletter, Lingfield Community News, the CR6, CR2, TN16 magazines, Neighbourhood Watch and CR3 Forum as well as to schools for their web sites. The Council engaged and continues to engage with infrastructure providers, but their input will always be limited because they cannot respond effectively if they do not know where the development will happen and how much of it there will be.		
1013	The majority of the local plan is fundamentally flawed. The approach should be abandoned and a new version of the plan drafted in a professional manner. The Planning Department should be reminded that they are Civil Servants and answerable to those that they serve. The new plan should identify the issues, draft objectives that address the issues and draft a vision that should be subject to consultation. Take note of the comments and revise the issues, objectives and vision; conduct assessments needed to support the objectives, draft policies to support the objectives, draft an informed delivery schedule that should be subject to consultation. Take into account comments received, revise the delivery schedule and publish a final draft that incorporates all comments made. Explain how the consultation has influenced it and why the final draft is considered to be the right Local Plan before inviting final comment on the plan. This really shouldn't be difficult and if it is done properly without the arrogance, bullying and total disregard for the views of the community that is currently evident, it is highly likely that the community will support the	No decisions have been taken. They could have been there is not enough information to do so. It is considered that the process described is exactly what is happening. Starting with a high level examination of approaches well in advance of determining a preferred strategy and then specific proposals. It must be remembered that the writing of a plan is not a blank sheet of paper exercise. The Plan has to conform with the framework set out in the NPPF. The views of the community are very important but the Plan will still need to comply with	Continue to ensure that the plan is developed in compliance with the NPPF through public consultation	475

	plan.	national planning policy.		
969	Objects to Local Plan as it does not address the needs of residents and ignores the impact on the infrastructure. Considers designated Green Belt as well as recreation sites should be protected from development and there has not been a proper well publicised public consultation process.	The Plan does seek to meet the needs of the growing population of the District. The Plan will address infrastructure once there is more information about where people will be located and how many there will be. The Council will continue to produce evidence in respect of the Green Belt and open space to assist in determining a strategy for the Plan. The Council advertised the consultation in the Tandridge Magazine, which is delivered to every house and business in the District. It was also included in the Tandridge Tenants Talking magazine. The consultation was publicised on Facebook, Streetlife and Twitter. Printed and press media was issued on 20 November, 3 December, 29 January and 19 February. Public notices were published on 23rd and 24th December. Posters and leaflets were distributed to schools, GP surgeries, community centres, Tandridge Trust/leisure centre, schools, libraries, parish council noticeboards, sheltered schemes,	Continue to ensure that the plan is developed in compliance with the NPPF through public consultation. The Council will continue to advertise the consultations in respect of the local plan as widely as possible.	476

		<p>day centres and Lingfield and Dormansland community centres. Publicity text was provided to parish councils, Tandridge Voluntary Service Council, Tandridge business newsletter, Lingfield Community News, the CR6, CR2, TN16 magazines, Neighbourhood Watch and CR3 Forum as well as to schools for their web sites. Notwithstanding this there is nothing inherently wrong with word of mouth and residents groups also being a source of communication. Since the consultation the Council has written together with all Council Tax bills setting out how residents can register, online, by telephone, or in writing, for updates as the Local Plan moves forward.</p>		
1060, 1067	<p>The Council have not consulted appropriately with Warlingham residents in making them aware of significant development plans. Assumes in light of regularly written documents from the Council that the lack of direct consultation is not an error and considers that direct contact is vital to ensure that genuine, fair consultation occurs. Has not received Local Plan magazine articles. Social media does not reach the majority of residents and particularly those without internet. The volumes of documents too complex to read and cannot be</p>	<p>The Council advertised the consultation in the Tandridge Magazine, which is delivered to every house and business in the District. It was also included in the Tandridge Tenants Talking magazine. The consultation was publicised on Facebook, Streetlife</p>	<p>The Council will continue to advertise the consultations in respect of the local plan as widely as possible.</p>	477

	<p>understood in the short period of time given. Suggests that residents are directly written to, the deadline extended for at least another 6 weeks and residents with disabilities, such as the blind, be consulted in a fair, non-discriminatory way.</p>	<p>and Twitter. Printed and press media was issued on 20 November, 3 December, 29 January and 19 February. Public notices were published on 23rd and 24th December. Posters and leaflets were distributed to schools, GP surgeries, community centres, Tandridge Trust/leisure centre, schools, libraries, parish council noticeboards, sheltered schemes, day centres and Lingfield and Dormansland community centres. Publicity text was provided to parish councils, Tandridge Voluntary Service Council, Tandridge business newsletter, Lingfield Community News, the CR6, CR2, TN16 magazines, Neighbourhood Watch and CR3 Forum as well as to schools for their web sites. Notwithstanding this there is nothing inherently wrong with word of mouth and residents groups also being a source of communication. Since the consultation the Council has written together with all Council Tax bills setting out how residents can register, online, by telephone, or in writing, for updates as the Local Plan</p>		
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		moves forward.		
894	The Council has not made it easy or fair during this consultation by not advising us in good time and making the process very complex.	The Council advertised the consultation in the Tandridge Magazine, which is delivered to every house and business in the District. It was also included in the Tandridge Tenants Talking magazine. The consultation was publicised on Facebook, Streetlife and Twitter. Printed and press media was issued on 20 November, 3 December, 29 January and 19 February. Public notices were published on 23rd and 24th December. Posters and leaflets were distributed to schools, GP surgeries, community centres, Tandridge Trust/leisure centre, schools, libraries, parish council noticeboards, sheltered schemes, day centres and Lingfield and Dormansland community centres. Publicity text was provided to parish councils, Tandridge Voluntary Service Council, Tandridge business newsletter, Lingfield Community News, the CR6, CR2, TN16 magazines, Neighbourhood Watch	The Council will continue to advertise the consultations in respect of the local plan as widely as possible.	478

		<p>and CR3 Forum as well as to schools for their web sites. Notwithstanding this there is nothing inherently wrong with word of mouth and residents groups also being a source of communication. Since the consultation the Council has written together with all Council Tax bills setting out how residents can register, online, by telephone, or in writing, for updates as the Local Plan moves forward.</p>		
1213	<p>Considers that the Local Plan facts are buried in a mass of poorly written documents released over the Christmas and New Year period. Although government guidelines stipulate the consultation period should be determined by the amount and complexity of material, the Council claims to have observed the statutory period for consultation and refused to extend it. Has taken 5 days to assess and analyse three of the key documents. Contrary to guidelines, consultation material has not been presented in plain English. There is no real chance to comment meaningfully.</p>	<p>The statutory period for consultation is 6 weeks. This consultation ran for 10 weeks. It is understood that there are a great number of documents and that a number of them are highly technical and this is reflective of the complex nature of the process and the legislative requirements which are in place.</p>		479
1778	<p>The Local Plan has been insufficiently publicised to enable full feedback to be given. The document is complicated to deter many residents from providing feedback. Was nearly deterred but considers that without comment the implementation of the proposals</p>	<p>It is understood that there are a great number of documents and that a number of them are highly technical and this reflects the complex nature of the process and</p>	<p>The Council will continue to publicise work on the Local Plan</p>	480

	<p>would proceed with devastating consequences.</p>	<p>the legislative requirements which are in place.</p> <p>The Council advertised the consultation in the Tandridge Magazine, which is delivered to every house and business in the District. It was also included in the Tandridge Tenants Talking magazine. The consultation was publicised on Facebook, Streetlife and Twitter. Printed and press media was issued on 20 November, 3 December, 29 January and 19 February. Public notices were published on 23 and 24th December. Posters and leaflets were distributed to schools, GP surgeries, community centres, Tandridge Trust/leisure centre, schools, libraries, parish council noticeboards, sheltered schemes, day centres and Lingfield and Dormansland community centres. Publicity text was provided to parish councils, Tandridge Voluntary Service Council, Tandridge business newsletter, Lingfield Community News, the CR6, CR2, TN16 magazines,</p>		
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		Neighbourhood Watch and CR3 Forum as well as to schools for their web sites. Notwithstanding this there is nothing inherently wrong with word of mouth and residents groups also being a source of communication. It was fully appreciated that the consultation ran over Christmas which is why it ran for a month longer than the requirement. Since the consultation the Council has written together with all Council Tax bills setting out how residents can register, online, by telephone, or in writing, for updates as the Local Plan moves forward.		
405	The Lingfield Parish Council meeting was informative and will help to galvanise local people and groups to oppose any inappropriate property development in this area.	Noted.	None.	481
244, 970, 1137, 1265, 1317, 1356, 1378, 1388, 1402, 1409, 1461, 1474, 1522, 1525, 1527, 1587, 1602, 1723, 1809, 1822, 1825,	The consultation was inadequately publicised and communicated. Letters should have been sent to every household. A questionnaire could have been given to residents and businesses. No public presentations were made or public meetings held. It was wrong to run the consultation over the Christmas period.	The Council advertised the consultation in the Tandridge Magazine, which is delivered to every house and business in the District. It was also included in the Tandridge Tenants Talking magazine. The consultation was publicised on Facebook, Streetlife and Twitter. Printed and press media was issued on 20 November,	The Council will continue to advertise the consultations in respect of the local plan as widely as possible.	482

1844, 1898, 1940, 1943, 1987, 1990, 1997, 2041, 2051, 2072, 2103, 2169, 2173, 2202, 2205, 2232, 2298, 2512, 2603, 2605, 2607, 2609, 2623, 2626, 2651, 2680, 2681, 2685, 2711, 2818, 2820, 2863, 2874, 2876, 2957, 2969, 2983, 3003, 3014, 3035, 3052, 3074, 3099, 3127, 3132, 3168, 3178, 3180, 3238, 3280, 3335, 3348, 3350, 3372, 3385, 3432, 3455, 3481, 3514, 3515,		3 December, 29 January and 19 February. Public notices were published on 23 and 24th December. Posters and leaflets were distributed to schools, GP surgeries, community centres, Tandridge Trust/leisure centre, schools, libraries, parish council noticeboards, sheltered schemes, day centres and Lingfield and Dormansland community centres. Publicity text was provided to parish councils, Tandridge Voluntary Service Council, Tandridge business newsletter, Lingfield Community News, the CR6, CR2, TN16 magazines, Neighbourhood Watch and CR3 Forum as well as to schools for their web sites. Notwithstanding this there is nothing inherently wrong with word of mouth and residents groups also being a source of communication. It was fully appreciated that the consultation ran over Christmas which is why it ran for a month longer than the requirement. Since the consultation the Council has written together with all Council Tax bills setting out how residents can		
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3516, 3536, 3541, 3573, 3575, 3639, 3645, 3669, 3757, 3824, 3841, 3853, 3862, 3874, 3915, 4015, 4065, 4150, 4227, 4286, 4291, 4298, 4299, 4301, 4308, 4336, 4382, 4444, 4461, 4465, 4469, 4470, 4490, 4500, 4544, 4556, 4576, 4582, 4614, 4622, 4643, 4654, 4660, 4665, 4667, 4695, 4763, 4775, 4796, 4801, 4802, 4823, 4852, 4855, 4856, 4857, 4884		register, online, by telephone, or in writing, for updates as the Local Plan moves forward. The Council accepts that across the vast number of document there are typographical errors and areas where the language and grammar could be improved. It is considered that this does not undermine the validity of the planning process.		
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1176, 1388, 1402, 1409, 1522, 1525, 1943, 1987, 1997, 2041, 2051, 2196, 2232, 2298, 2512, 2557, 2618, 2681, 2863, 2969, 2983, 3003, 3014, 3035, 3132, 3168, 3178, 3180, 3224, 3230, 3280, 3348, 3385, 3432, 3455, 3481, 3516, 3575, 3639, 3669, 3853, 3862, 3915, 3940, 4015, 4108, 4150, 4266, 4286, 4291, 4299, 4465, 4469, 4470, 4544, 4555, 4576, 4578, 4616, 4643,	<p>Website and consultation portal are confusing and difficult to use. Many consultees were unsuccessful in registering on the portal. Many residents do not have access to the internet and have been badly disadvantaged – TDC recognise they have an ageing population yet choose an inappropriate method of consultation.</p>	<p>In 2015 86% of households in Great Britain had internet access. Of households with children that increases to 97%. For households with an adult over 65 49% had internet access. On this basis it was considered appropriate to provide a range of methods to respond to the consultation but focusing on online as the preferred method. Given the range of methods of responding it is not considered that residents have been significantly disadvantaged. It is agreed that wide spread access to this amount of documentation in hard form is very challenging.</p>	<p>The Council will continue to provide assistance to those responding to consultations</p>	483
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4654, 4660, 4695, 4775, 4802, 4823, 4852, 4856, 4884, 4898				
1637	The website is relatively easy to use and to register comments	Noted.	None.	484
1978, 2603, 2605, 2607, 2609, 2618, 3014, 3003, 3014, 3132, 3168, 3280, 3335, 3915, 4065, 4336, 4500,	A summary document should have been produced.	Individual summaries of each document would have been of assistance.	The Council will seek to ensure that key evidence is summarised and as easy to understand as possible going forward.	485
577, 3035, 3099, 3238, 4433, 4490,	The consultation should have been extended; residents need more time to read and understand the documents. The time was not sufficient.	The consultation period was a month in excess of the statutory requirement.	None.	486
3372	Concerned that the recent requests to extend the consultation time was refused.	The consultation period was a month in excess of the statutory requirement.	None.	487
381, 895, 1130, 1136, 1137, 1176, 1265, 1283, 1378, 1388, 1402, 1409, 1461,	The documents and Plan are highly confusing and too complex for most people to understand and comment upon.	It is understood that there are a great number of documents and that a number of them are highly technical and this is reflective of the complex nature of the process and the legislative requirements which	The Council will seek to ensure that key evidence is summarised and as easy to understand as possible, going	488

1522, 1527, 1623, 1637, 1723, 1809, 1825, 1834, 1887, 1898, 1900, 1913, 1940, 1962, 1978, 2000, 2022, 2041, 2051, 2103, 2177, 2178, 2181, 2182, 2184, 2186, 2196, 2198, 2200, 2205, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2216, 2223, 2225, 2227, 2232, 2248, 2250, 2251, 2254, 2255, 2257, 2258, 2260, 2263, 2264, 2267, 2269, 2270, 2271, 2274, 2276, 2279, 2284,		are in place. The evidence will remain to underpin the development of the Local Plan.	forward.	
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2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2296, 2297, 2299, 2301, 2304, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2358, 2375, 2393, 2394, 2400, 2430, 2432, 2436, 2476, 2492, 2496, 2506, 2518, 2519, 2522, 2523, 2526, 2534, 2535,				
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2536, 2537, 2541, 2548, 2549, 2550, 2551, 2552, 2555, 2557, 2598, 2603, 2605, 2607, 2609, 2615, 2639, 2653, 2655, 2656, 2660, 2667, 2681, 2685, 2714, 2718, 2748, 2787, 2803, 2804, 2818, 2820, 2852, 2983, 3003, 3005, 3014, 3042, 3052, 3074, 3127, 3132, 3144, 3168, 3170, 3178, 3180, 3203, 3238, 3240, 3280, 3292, 3312, 3313, 3317, 3331, 3335, 3346, 3348, 3350,				
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3363, 3379, 3432, 3447, 3455, 3530, 3533, 3645, 3648, 3655, 3703, 3715, 3745, 3757, 3761, 3788, 3796, 3803, 3808, 3824, 3843, 3853, 3860, 3873, 3874, 3879, 3886, 3902, 3905, 3915, 3937, 3942, 3944, 3954, 4002, 4015, 4065, 4127, 4150, 4171, 4177, 4243, 4299, 4301, 4326, 4336, 4390, 4407, 4428, 4431, 4446, 4448, 4453, 4461, 4465, 4490, 4500, 4516, 4518, 4566,				
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4578, 4593, 4612, 4643, 4654, 4660, 4752, 4754, 4760, 4775, 4801, 4802, 4823, 4859, 4884, 4898				
1527, 1682, 1978, 2196, 2983, 3003, 3014, 3132, 3168, 3335, 3915, 4150, 4266, 4291, 4299, 4336, 4555, 4556, 4582, 4614, 4654, 4660, 4695, 4701, 4759, 4763, 4775, 4792, 4801, 4802, 4823, 4856, 4857, 4884	Process has not been sufficiently open, inclusive or accessible. No consultation was offered to parish councils and residents groups with the new consultants who drew up the housing need figures. Why were the previous consultants removed?	The Council changed the consultants undertaking the Strategic Housing Market Assessment including the Objective Assessment of housing Need for a better understanding of the London factor. The Council passed on the information received from the sessions with the previous consultant.	None	489
1176, 1226, 1265, 1386, 1388, 1402, 1409, 1522,	The Council has not met the requirements for community consultation under paragraphs 1, 155 and 69 of the NPPF.	The Council advertised the consultation in the Tandridge Magazine, which is delivered to every house and business in the	The Council will continue to advertise the consultations in respect of the local	490

1527, 1962, 1984, 2041, 2051, 2164, 2200, 2202, 2227, 2232, 2235, 2371, 2387, 2434, 2448, 2450, 2452, 2492, 2557, 2603, 2605, 2607, 2609, 2685, 2983, 3003, 3014, 3132, 3168, 3280, 3307, 3335, 3338, 3344, 3447, 3455, 3520, 3680, 3703, 3724, 3824, 3915, 4015, 4150, 4266, 4305, 4336, 4465, 4500, 4769, 4775, 4792, 4801		District. It was also included in the Tandridge Tenants Talking magazine. The consultation was publicised on Facebook, Streetlife and Twitter. Printed and press media was issued on 20 November, 3 December, 29 January and 19 February. Public notices were published on 23 and 24th December. Posters and leaflets were distributed to schools, GP surgeries, community centres, Tandridge Trust/leisure centre, schools, libraries, parish council noticeboards, sheltered schemes, day centres and Lingfield and Dormansland community centres. Publicity text was provided to parish councils, Tandridge Voluntary Service Council, Tandridge business newsletter, Lingfield Community News, the CR6, CR2, TN16 magazines, Neighbourhood Watch and CR3 Forum as well as to schools for their web sites. Notwithstanding this there is nothing inherently wrong with word of mouth and residents groups also being a source of communication. It was fully appreciated that the	plan as widely as possible.	
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		<p>consultation ran over Christmas which is why it ran for a month longer than the requirement. Since the consultation the Council has written together with all Council Tax bills setting out how residents can register, online, by telephone, or in writing, for updates as the Local Plan moves forward.</p> <p>The Council accepts that across the vast number of documents there are typographical errors and areas where the language and grammar could be improved. It is considered that this does not undermine the validity of the planning process.</p>		
3932, 3939	The entire consultation is vague and generalised. It offers no sound policy basis for assessment at this time and, in our view, is a lost opportunity to gauge public and professional opinions on the right approach to take for the future of the District.	The Issues and Approaches Document was a high-level		491
1947, 4299, 4576	Local input is needed to create a Local Plan, not external consultants.	Noted.	The Council will continue to consult with residents and interested parties.	492
4382	This is a legal process and if you don't engage properly with the residents in justifying what you propose delivering, then we're sure	The potential for legal action is a risk in any process. The Council	None	493

	you'll just end up in a legal wrangle with action groups wasting our money when it could be a more consensual process taking the residents along with you.	considers that the consultation has been robust and that future work will build on these high level papers and deliver a sound local plan		
3331	Cannot see where TDC has taken notice of the evidence base.	The Issues and Approaches document is a high level consideration and consultation of the potential strategy to be adopted. All evidence will be taking into account in refining the Plan	None	494
4533, 4552, 4556, 4582, 4593, 4701, 4759, 4792, 4852, 4856, 4857, 4884	Impression that TDC is not concerned about views of residents and has its own predetermined vision for the District which is not shared by the majority of residents. Governed by a want for financial gain.	The Local Plan will be developed to accord with the requirements of national planning policy	None	495
4348	The Council must give full weight to all comments and concerns set out by residents, parish councils, and local groups irrespective of whether their response fit the expected framework. Residents must be given clear and intelligible explanations to justify subsequent decisions and the Council's chosen approach. It must be demonstrated that residents have been listened to, not presented with a fait accompli.	Agreed. The Plan will need to reconcile the differing views expressed through the various rounds of consultation as well as the requirements of the NPPF.	None	496
3331	Suggests that Tandridge should look at how government departments present their data online, they use simple text with minimum colour and index things very well and do not allow consultants to present reports on shaded paper.	Noted. Will try to ensure as much clarity as possible	None	497

1637	Insufficient numbers of residents have responded.	The Council has received over 5000 comments from 3000 consultees, as well as a petition with over 1200 signatories. The Council advertised the consultation by a variety of methods.	The Council will continue to advertise the consultations in respect of the Local Plan as widely as possible.	498
3481	I would like to know from you, the total residents in Warlingham that have been consulted/attended meetings and what % that represents?	The Council has publicised the consultation widely. There are a number of further rounds of consultation to come including a public enquiry. There is a significant amount of opportunity for those that wish to be involved to do so	None	499
4038	The OAN was not accessible from the Local Plan Portal, despite being fundamental to the perceived 'housing need', depriving responders of the chance to consider and to comment.	The Council acknowledges that a direct link to the OAN document was not accessible from the portal. However, the Council made all technical assessments used for the Local Plan available on the Council's website. This link was provided on the portal.	The Council will ensure that links to the appropriate technical assessments are accessible from the portal.	500
1265	On the Consultation Portal there is a link to the Local Plan Home Page which does not work.	Noted.	The Council will ensure that all online links work prior to consultations.	501
1913	Comments prior to being placed on the website are read and checked for suitability but this process does not allow transparency	Comments may have been redacted if they included rude, defamatory or	None.	502

	and can place into doubt whether they truly represent the views submitted.	derogatory comments, or included personal details. In the view of transparency, all letters received have been uploaded alongside the consultee's comments. The Council holds a full original copy of every representation it received. The Inspector will require hard copies of all responses. Responses do necessarily need to be summarised.		
1288, 1407, 1423, 1426, 1451, 1539, 1582, 2004, 2022, 2235, 2448, 2557, 2575, 2681, 3292, 3331, 3344, 3346, 3363, 3671, 3700, 3725, 3764, 3770, 3790, 3997, 4015, 4055, 4490,	In view of the errors and confusion in the issued document I maintain that at this consultation Phase of The Plan is flawed and not fit for purpose, needs to be corrected and reissued for resident Consultation (Reg. 18).	It is considered that this consultation, on the Issues and Approaches, was neither so unclear nor so fundamentally flawed as to make the outcome of no relevance. The Council will undertake several further rounds of consultation as the Plan is refined and a firm strategy and proposals are established	None	503
3344	Many of the reports are not backed up by proper statistical evidence, or include misleading statements	Opinion note. The Council will need to ensure that any decisions made on the Local Plan are backed by	None	504

		robust evidence.		
3344	The timing of “call for sites” should have finished prior to the consultation period to enable the public to have a clear view of all and any sites that may form part of the process.	This did happen, although sites are always being submitted and the HELAA is a rolling process.	None	505
1265	Interested to know how the "call for sites" for suitable land was made.	This is set out in the Housing and Economic Land Availability Assessment Methodology 2015.	None	506
3559	There should be no consultation on the number of houses required until a full (and well publicised) consultation on the possible improvements to the infrastructure has been carried out.	It is necessary for the Council to first identify housing need before identifying whether that need can be met and the improvement necessary.	None	507
4015	The page 5 article in the Tandridge Winter 2015 Newsletters is misleading in as much as it doesn't portray the scale of the plan.	It is a plan for the whole district	None	508
2994	The “Local Plan – get the facts” document was released on 5 February – comments prior to that may be misled.	The Council will take account of all the comments made	None	509
3874	The Timetable does not appear to allow for consultation on the Local Plan immediately prior to its submission to the Inspector.	The final plan, in draft form, will be consulted on at regulation 19 stage. This is the version of the Plan the Council would intend to send to the Inspector.	None	510
1130, 2667	There is no provision in the current timetable for any revision following the second consultation	The Local Development Scheme (LDS) has been amended to include a further consultation about sites. The Council would then consult on	None	511

		the plan it intends to submit to the Inspector under regulation 19		
3873	Concerned that technical information, especially the greenbelt review and the flooding work will be considered after consultation.	There is significantly more work and refinement to do	None	512
2127, 3269	Given the importance of taking note of the views received, I would like TDC to issue a report setting out its responses to all the comments received ahead of issuing the Reg.19 consultation.	The Statement of Consultation 2016 and its appendices set out the responses from consultees, and the Council's responses and actions to these comments.	None.	513
2127, 3269	The government is currently consulting on proposed amendments to the NPPF. I would like this Consultation Paper and TDC's response to be added to the list of Technical Documents.	Noted	None	514
1334	For the next stage of consultation please compile a single master glossary of all the acronyms used across all of the relevant documents and one volume of all the appendices	Noted.	The Council will update the Glossary with the relevant acronyms from documents.	515
1527, 3238	The Council agreed that residents' comments would be published on the Local Plan website. In the interests of openness, this should have been done from the start. The comments should be available as soon as they are posted – not after the consultation has closed.	Due to the volume of responses and the different types of way that residents could respond, it was not possible to publish representations as they were received. The Council worked to publish the representations received as soon as was possible.	None.	516
1522, 4576	Please can you confirm why you will not publish results of this	Due to the volume of responses and the different types of way that	None.	517

	consultation until after the next election?	residents could respond, it was not possible to publish representations as they were received. The Council worked to publish the representations received as soon as was possible.		
1409, 4490	Suggests that you also make efforts to ensure that residents with disabilities, such as the blind, are consulted in a way that does not disadvantage their consultation experience nor lead to any suggestions that your consultation is potentially discriminatory.	The consultation has been carried out in accordance with the Statement of Community Involvement. The Council has provided online documents to an accessibility standard and is able to make reasonable adjustments should the consultation warrant	None	518
1313	Believes that more detailed information is needed in order for to be able to provide further comments and trust that a more detailed plan will be forthcoming that will be able to review and comment back accordingly.	There will be a number of further consultations	None	519
2994	The consultation should be regarded as invalid, and no weight should be given to any responses to it.	It is not considered to be an invalid consultation	None	520
<u>Evidence Base</u>				
Spatial Approaches Topic Paper				
1033, 1064, 3401	Information on tier 3 constraints has been omitted from the main part of the Spatial Approaches Topic Paper, which should be rectified. The map on page 54 is wrongly labelled and there is no key; which should also be rectified. Considers that constraints shown within the	There should be a key to the map, although it is a combination of the maps on the previous 2 pages. It in=s not considered that the	None	521

	<p>Parish in the map on page 54 and in the tables on pages 67 and 81 are of equal importance. Development in these areas should not be permitted, except within the Conservation Areas where the purpose is to protect or enhance the historic settings or to conserve Listed Buildings. Queens Park is not included as a constraint area, despite being described elsewhere in the documents as "flagship wellbeing site", and some other public open spaces could reasonably be added within the category of Local Green Spaces. The CR3 Neighbourhood Plan will be making reference to these.</p>	<p>constraint in tiers 2 and 3 are of equal importance. They are all important considerations but there remains the potential to mitigate impacts in tier 3 areas more easily than in tier 2 areas. The description of the tiers is on pages 13 and 17. There is no policy or designation constraint on Queens Park but it's current use and contribution is clearly a consideration for plan making</p>		
3432	<p>The Spatial Approaches Topic Paper is not forward looking and undermines sustainability.</p>	<p>Significant constraints and designations can often be a barrier to sustainable patterns of development but it is considered right to take them into account at this early stage.</p>	None	522
1388, 2041, 2051, 2232, 2603, 2605, 2727, 2928, 3003, 3014, 3087, 3132, 3168, 3280, 3335, 3572, 3700, 3915, 4336, 4352, 4500, 4556,	<p>Oxted, Limpsfield and Hurst Green are frequently described as an 'urban conurbation'. The definition of which is 'an extended urban area, typically consisting of several towns merging with the suburbs of a central city' – this again is blatantly incorrect.</p>	<p>An urban area is a location characterised by higher human population density and built features when compared the areas around it.</p>	None	523

4620, 4801				
1909	The Spatial Options paper contends that taking account of Green Belt restrictions at this stage would be premature and preclude all 'reasonable' alternatives for development being taken into account. This is totally inappropriate and contrary to national planning policy which makes clear that councils should protect Green Belt in their local plans.	This is not the case. The NPPF is very clear that the only time a green belt boundary can be amended is through a Local Plan. The Council must therefore ensure that it has robust evidence to answer a question as to whether the green belt boundaries are appropriate in the current planning context. The green belt is not a designation but a policy constraint designed to undertake a number of functions and it is necessary, as a policy based document, for the local plan to look at whether those policy aims are being met.	None	524
3258	Spatial Approaches Topic Paper methodology is flawed as it confused being 'inset' from the Green Belt with 'sustainability'	The paper refers to the settlement hierarchy for determining spatial approaches. It does not simply assume that inset settlements are the most sustainable	None	525
Infrastructure Baseline Study				
222	Disappointed by plans for development in the Tandridge Local Plan and considers that reports have been written to mislead.	It is incorrect to state that documents have been designed to mislead. The data presented for school place planning is provided by the County Council as education provider based	The Local Planning Authority will continue engagement with infrastructure providers and ensure that	527

	<p>Section 4.6 to 4.14: This section is flawed by aggregating numbers together and should show open space data by school.</p> <p>Section 4.15 to 4.2: Oxted County school is already over stretched and has a culture of bullying. Questions why Sixth form provision is not included.</p> <p>Section 5.1 to 5.6.: Train links from Oxted to Redhill are inadequate.</p> <p>Section 6.1 – 6.5. To state that no response from letters sent to GP's has been received is a joke. Oxted Health Centre is over stretched, commonly regarded as one of worst nationally and input should have been sought.</p> <p>Section 8: There is already a shortage of available recreational space within the area. Section fails to address cumulative child yield from proposed development and the resulting need for facilities.</p> <p>Part 2 of the Baseline Study does not deal with issues at hand. Two reports make the study difficult to follow and implies key facts are hidden.</p>	<p>on demographic population change. The section makes it clear that any significant housing growth would require amendment to the assessments.</p> <p>Sixth form is not a compulsory level of education. As such, the education authority do not account for the provision of such places in details as it difficult to forecast accurately. Further, sixth form education is not present in all secondary schools and opportunities may be sort at stand-alone colleges or vocational training centres.</p> <p>There are no direct train links between Oxted and Redhill and are instead are via East Croydon with up to 3 services per hour from Oxted – East Croydon, with services from East Croydon to Redhill running every 10-20 minutes during peak hours.</p>	<p>infrastructure matters are considered accordingly.</p>	
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		<p>It is accurate to state that despite sending a number of letters (3) to GP's no response was received. Since then meetings have occurred to establish better engagement which can suitably inform the Local Plan process. The Council will continue to invite GP surgeries to be involved in the plan making process.</p> <p>The document sets out that an Open Space assessment will be carried out to inform the existing provision of open space. The Tandridge District Playing Pitch and Open Space Strategy 2005-2015 identified the amount of open space and formal sport pitches in the District. From the assessment that formed part of the strategy, it concluded that there was no shortfall in provision based on nationally accepted targets. It will be necessary to build in population demographic changes resulting from any significant housing development in ensuring sufficient open and recreation space is provided.</p>		
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		It was considered appropriate to produce 2 infrastructure reports, one focusing on the baseline position and evidence and the other considering what infrastructure may be required to support high level scenarios set out in the Regulation 18 Local Plan.		
268	<p>Large scale development would increase unsustainable inward migration and pressure on infrastructure such as schools, health services, the road network and public transport, infrastructure and parking provision, which are already struggling to cope. Other infrastructure, such as water, waste and burial space, is also at capacity. Considers that the Infrastructure Baseline Study does not address existing deficit and new infrastructure required to support for additional housing. Therefore questions whether sites are deliverable and developable. Document appears misleading in relation to the following elements. Conclusions about GP provision are unjustified given that no response from GPs was received. School place planning is based on the projected population growth in the adopted Plan and almost four times lower than growth projected now. Document does not make clear that there is no increase in train service provision and travelling by car will be the only option, which is unsustainable and contrary to national policy.</p>	<p>The Council prepared 2 infrastructure reports, one focusing on the baseline position and evidence and the other considering what infrastructure may be required to support high level scenarios set out in the Regulation 18 Local Plan.</p> <p>The Local Planning Authority acknowledges that infrastructure provision is a concern for interested parties. It will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Local Planning Authority will be able to carry out more detailed work to further inform the Local Plan as it is prepared. The</p>	The Local Planning Authority will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	528

		plan must be evidence led and the evidence provided by the infrastructure providers will be crucial in understanding the capacity issues.		
355	Disturbed to note the conclusion that there is no indication of any specific requirement for GP surgeries at present statement on the basis of no responses having been received. The conclusion ignores responses from out-of-district GP services, which make clear that they cannot accept new patients and funding for expansion is unlikely. The document does not acknowledge serious infrastructure issues, which are common knowledge.	The Local Planning Authority is committed to ensuring that infrastructure issues that are considered common knowledge by respondents are evidenced by the responses of service providers so that justifiable requirements can be placed in the Local Plan.	The Local Planning Authority will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	529
871, 872	The infrastructure document provides no idea what or how new infrastructure will be provided to meet the increase in population that is proposed.	An Infrastructure Baseline Study has been prepared and was consulted upon alongside the Issues and Approaches document. Liaison with infrastructure providers continues, however, until it is clear where the Local Plan seeks to allocate development and the number of people which will need to be accommodated, infrastructure providers cannot provide information on the extent of the developer contributions which would be required to deliver the necessary facilities and mitigation.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	530

		Once the Council have determined a preferred strategy for the Local Plan, infrastructure providers will be called upon to provide the necessary information which will then be used to further refine the plan before it is finalised.		
1101	Would like to see a cinema in Caterham and the current sports playing fields in Caterham, such as Queens Park and White Knobs, maintained as laid out in health and well-being sections of the NPPF. Asks that changing facilities at Queens Park are improved as presently changing rooms are located in a converted shipping container.	Noted	None	531
1213	The impact of the proposed massive expansion of homes on an already overstretched infrastructure, including schools, surgeries and roads. Requests the Council to be concrete as to how this problem will be addressed. Queries that at least one surgery did not receive a letter and another was incorrectly addressed to a non-existent GP. The lack of response should have led to the conclusion that surgeries are under too much pressure to respond. Information, such as capacity figures, is available via the NHS. The statement that health issues will be addressed "through designing places and spaces that give positive experiences with access to appropriate facilities and services" sounds utopian in light of the reality.	Once the Council have determined a preferred strategy for the Local Plan, infrastructure providers will be called upon to provide the necessary information which will then be used to further refine the plan before it is finalised. There will need to be a plan for the infrastructure to meet the needs of the district.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	532
1185	All the required infrastructure elements such as school places, drainage and broadband, must be in place before any large	Once the Council have determined a preferred strategy for the Local Plan, infrastructure providers will be called	The Council will continue engagement with infrastructure	533

	development takes place.	upon to provide the necessary information which will then be used to further refine the plan before it is finalised. There will need to be a plan for the infrastructure to meet the needs of the district.	providers and ensure that infrastructure matters are considered accordingly.	
932, 1265, 1274, 1378, 1386, 1388, 1451, 1525, 1599, 1605, 1670, 1738, 1809, 2041, 2051, 2072, 2158, 2162, 2196, 2220, 2232, 2371, 2375, 2387, 2393, 2394, 2400, 2434, 2436, 2450, 2452, 2476, 2482, 2494, 2527, 2537, 2548, 2549, 2550, 2656, 2681, 3229, 3245, 3338, 3483, 3533, 3559, 3573,	No proper assessment of infrastructure has been carried out regarding an increase in housing and population.	<p>An Infrastructure Baseline Study has been prepared and was consulted upon alongside the Issues and Approaches document. Liaison with infrastructure providers continues, however, until it is clear where the Local Plan seeks to allocate development and the number of people which will need to be accommodated, infrastructure providers cannot provide information on the extent of the developer contributions which would be required to deliver the necessary facilities and mitigation.</p> <p>Once the Council have determined a preferred strategy for the Local Plan, infrastructure providers will be called upon to provide the necessary information which will then be used to further refine the plan before it is</p>	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	534

3614, 3620, 3645, 3805, 3824, 3846, 3851, 3856, 3874, 3910, 3954, 4015, 4108, 4115, 4246, 4266, 4305, 4336, 4490, 4506, 4536, 4582, 4610, 4612, 4636, 4701, 4767, 4769, 4792, 4801, 4802, 4811, 4814		finalised.		
447, 1249, 1343, 1378, 1388, 1587, 1738, 1809, 2041, 2051, 2196, 2232, 2400, 2603, 2605, 2607, 2609, 2681, 3230, 3280, 3432, 3545, 3547, 3645, 3700, 4015,	A lack of response from all 10 GP surgeries do not constitute a valid basis for concluding there are no specific capacity requirements.	Without a reply there is no evidence with which to conclude that there is a capacity issue. The Council acknowledge that health services provision is a concern for interested parties. It will be through continued engagement with infrastructure providers, including the NHS, surgeries and the Clinical Commissioning Group, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	535

4266, 4336		<p>will be able to carry out more detailed work to further inform the Local Plan as it is prepared.</p> <p>The plan must be evidence led and the evidence provided by the health services will be crucial in understand the capacity issues respondents refer to.</p>		
3514	The Plan should have assumed a worst case scenario regarding GP surgery capacity as it received no responses.	<p>Without a reply there is no evidence with which to conclude that there is a capacity issue. The Council acknowledge that health services provision is a concern for interested parties. It will be through continued engagement with infrastructure providers, including the NHS, surgeries and the Clinical Commissioning Group, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared.</p> <p>The plan must be evidence led and</p>	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	536

		the evidence provided by the health services will be crucial in understand the capacity issues respondents refer to.		
2665	Even after 5 years, the Plan would still not be suitable due to a variety of infrastructure reasons.	The timing and cost of infrastructure will be an important consideration	None	537
2793	TDC could perhaps look to work with other district and county authorities to exert influence on the large national suppliers as, on our own, we are a small customer even at the TDC level.	The Council will continue to work with a number of agencies both through the duty to cooperate and through regular contact with infrastructure providers in order to produce a robust plan that meets the needs of the district	None	538
3432	Infrastructure Delivery Baseline Part 1: the evidence base appears weak, based largely on top level consultation by letter only and unsupported in many cases by survey or statistics.	The Infrastructure Baseline Study has been prepared but it is a point in time. Liaison with infrastructure providers continues, however, until it is clear where the Local Plan seeks to allocate development and the number of people which will need to be accommodated, infrastructure providers cannot provide information on the extent of the developer contributions which would be required to deliver the necessary facilities and mitigation.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	539

2779	The Infrastructure Delivery Plan Baseline Part 2 only refers to services that might have CIL implications, it should include all infrastructures.	CIL is capable of covering all types of infrastructure	None	540
3258	The Infrastructure Studies (the four documents) themselves are not robust because, for most of the infrastructure categories, the Infrastructure Studies do little more than describe the infrastructure and how it is funded. They are not an accurate audit of existing capacity issues in Woldingham nor future ones that arise from the Delivery Strategies.	The Infrastructure Baseline Study has been prepared but it is a point in time. Liaison with infrastructure providers continues, however, until it is clear where the Local Plan seeks to allocate development and the number of people which will need to be accommodated, infrastructure providers cannot provide information on the extent of the developer contributions which would be required to deliver the necessary facilities and mitigation.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	541
3483, 3910	More detailed feedback and commitment should have been sort from the people who do run those services (Health Service, Education Services, Travel (Rail and Bus), Police etc.).	The Infrastructure Baseline Study has been prepared but it is a point in time. Liaison with infrastructure providers continues, however, until it is clear where the Local Plan seeks to allocate development and the number of people which will need to be accommodated,	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	542

		infrastructure providers cannot provide information on the extent of the developer contributions which would be required to deliver the necessary facilities and mitigation.		
3432	The lack of a meaningful evidence base means that the two reports are virtual duplicates.	Noted	None	543
2175, 3691, 3710, 3731	It is clear that if the proposal is approved the government will have to help fund a very large increase in infrastructure Inevitably this will lead to a significant rise in council taxes throughout Tandridge which is already one of the highest rates in the South East.	Ensuring that required infrastructure is costed and the source of funding is understood is essential.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	544
2072	Suggests developers pay a premium to fund accommodating infrastructure.	The setting of CIL will take account of infrastructure requirements	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	545
1611, 1929	The District Plan states that TDC cannot plan for such improvements until the Plan has been agreed. This could lead to	Liaison with infrastructure providers continues, however, until it is clear	The Council will continue engagement with	546

	the agreement of a Plan which cannot be implemented because there is no funding for the necessary infrastructure with the implication that existing residents face a future with underfunded, inadequate and creaking services through no fault of their own.	where the Local Plan seeks to allocate development and the number of people which will need to be accommodated, infrastructure providers cannot provide information on the extent of the developer contributions which would be required to deliver the necessary facilities and mitigation. There will not be a plan without a infrastructure delivery plan.	infrastructure providers and ensure that infrastructure matters are considered accordingly.	
1249, 2748, 2994, 3344, 3655, 3796, 4336, 4470, 4801,	Surrey County Council's Infrastructure Study 2015 is not part of the consultation. As Surrey County Council is responsible for providing most of the infrastructure needed to support new development in Tandridge, it is unreasonable that consultees are being given no opportunity to make comments on future provision because details are unavailable.	The Surrey Infrastructure Capacity Study will be updated annually and will be updated when the Council's strategy for housing delivery is clearer to reflect potential delivery rates. However, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	547
1249	The projected capacity of Reception and Secondary school places available from 2020 is inadequate for Primary places. This takes no	The data presented for school place planning is provided by the County	The Council will continue engagement with	548

	account of the massive demand increase by substantial developments (1000+ homes) within a concentrated area. This takes no account of the reality of supplying teachers within the area which is already challenging.	Council as education provider based on demographic population change. The section makes it clear that any significant housing growth would require amendment to the assessments. There are shortages in many professional areas in term of people to fill jobs. Availability of appropriate housing is an issue for many roles within health and education. of housing is a	infrastructure providers and ensure that infrastructure matters are considered accordingly.	
1249	Local highways planning in and around Chaldon appears to not be regarded as of note with in the IBS. Often neglected is the impact of lack of capacity on surrounding roads.	Transport modelling will be an important part of the evidence for the plan. This can be carried when there is clarity about what growth will go where.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	549
1249	The assumption that the CIL would somehow be able to fund this is not quantified – merely wish fulfilment.	It is not possible to quantify infrastructure costs without being able to quantify infrastructure needs which relies on being able to say what amount of growth will be delivered where.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	550
1378	Green Infrastructure: the conclusion should have just been that ‘deficiencies will arise’.	It is considered that the conclusion is accurate	None	551
1378	The first major conclusion on health infrastructure doesn’t seem relevant to a section on health infrastructure, and is really such a	Noted	None	552

	banal statement it hardly seems worth mentioning.			
Settlement Hierarchy				
95	Disagrees with the 'promotion' of Lingfield from Tier 3 to Tier 2 in the Settlement Hierarchy. Lingfield should remain a Rural Settlement as available services have reduced over time, rather than increased.	<p>The settlement hierarchy considers service and facility provision as it is at the time of writing. It does not consider the capacity of the existing facilities and this will be considered as part of the wider plan making process. Future needs of settlements may also be a subject for discussion with adjacent districts and boroughs through the duty to cooperate as part of the plan making process. Liaison with infrastructure providers will also be of particular relevance.</p> <p>Further, settlements should be viewed in context with those that they also share a tier with. This new 'tiered' system is not the same as the current category 1 and 2 settlements and it considers a much larger number of settlements in arriving at the conclusion. In this context, Lingfield continues to be considered alongside Smallfield as is the current policy. Given the level of</p>	The Council will ensure that all Settlements are considered pragmatically against others in the District. The submission draft of the Local Plan will ensure that it suitably reflects the most up to date hierarchy.	553

		services and facilities identified there, and in other tier 2 settlements, it is not appropriate to consider Lingfield to be in the same tier as smaller and lesser served settlement such as Bletchingley, who are in tier 3.		
1065	Request that the current status of Woldingham as a detached urban area be retained. Object to the proposed re-categorisation of Woldingham as rural settlement. Consider there is no reason for this recategorisation and it makes the planning system appear arbitrary and unpredictable. In the Settlement Hierarchy, Woldingham is considered together with Smalfield and Lingfield, which are larger, have more shops, services and far greater infrastructure. The Settlement hierarchy shows a high number of shops in Woldingham. Woldingham being portrayed as being larger and better serviced than it actually is leads Woldingham to appear to be a more sustainable location, which puts Woldingham at greater risk of new development. The scoring system should be modified to take the location of railway stations into account, so that the railway station in Woldingham does not appear more accessible than it actually is. Object to the way the Settlement Hierarchy has classified railway stations located outside of settlements at the same level as those located in the centre of villages. This is important because the more public transport links that are shown in the Settlement Hierarchy, the higher the risk of new development being directed to that area on sustainability grounds.	<p>In the Core Strategy Woldingham is was listed in the same settlement category as Lingfield and Smallfield. In the proposed hierarchy Woldingham is no longer considered as a place that provides the same levels of infrastructure and services as Lingfield and Smallfield and in the new settlement hierarchy it has 'stepped down' to a lesser category than it was previously. The change is due to carrying out a new study of relative service and infrastructure provision.</p> <p>The settlement hierarchy is there to help the Council determine a strategy for development. It is considered that Woldingham Station is a facility that provides a significant infrastructure service to residents of Woldingham and that it contributes to the sustainability of the</p>	None	554

		<p>settlement. It is accepted, however, that the steep hill up Station Road, can act as a barrier for those wishing to access the station on foot or bicycle, though it remains facility that many of the residents of Woldingham have access to.</p> <p>It should be noted that any amendment to the scoring in this instance would not result in a change to the overall positioning of Woldingham in the hierarchy and on reflection of the wider methodology and assessment, would still be classed in the third tier of the hierarchy which is Rural Settlement. Tier 3 is the last tier where a settlement is considered to demonstrate sustainability, albeit at a basic level. This will be appropriately reflected in any future policies relating to Woldingham.</p>		
1185	The settlement Hierarchy does not take into account the need and reasons for private transport. Believes that this should be taken into account if looking to build at Blindley Heath and/or South Godstone as both locations have limited/infrequent bus and/or train services	This does not form part of the conclusion. The Settlement Hierarchy sets out to understand the level of service provision available in	None	555

	and rely on private transport. As a result of a reduction in shops South Godstone should score lower in settlement ranking.	a settlement. The hierarchy categorise settlements in a way that can be used to inform the plan-making process with the relevance of the NPPF and the Government's commitment to sustainability in mind.		
1079	Woldingham should not be considered a sustainable location for development. It has a lack of shops, services and infrastructure, its railway station in some distance from the village centre and it is extremely difficult to park. Concerned about increase in traffic and pollution. Ask that the settlement hierarchy and other document are amended to accurately portray Woldingham as a small village with very limited services and infrastructure.	In the Core Strategy Woldingham is was listed in the same settlement category as Lingfield and Smallfield. In the proposed hierarchy Woldingham is no longer considered as a place that provides the same levels of infrastructure and services as Lingfield and Smallfield and in the new settlement hierarchy it has 'stepped down' to a lesser category than it was previously. The change is due to carrying out a new study of relative service and infrastructure provision. The settlement hierarchy is there to help the Council determine a strategy for development.	None	556
3915, 4690,	Incorrectly concludes that Oxted is well placed to accommodate	This does not form part of the	None	557

4678, 4801	extra growth with its existing infrastructure.	conclusion. The Settlement Hierarchy sets out to understand the level of service provision available in a settlement. The hierarchy categorise settlements in a way that can be used to inform the plan-making process with the relevance of the NPPF and the Government's commitment to sustainability in mind.		
1388, 1506, 2041, 2051, 2232, 2603, 2605, 2607, 2609, 2848, 2885, 2909, 3003, 3014, 3083, 3087, 3127, 3132, 3168, 3258, 3280, 3335, 3572, 3915, 4065, 4352, 4362, 4500, 4665, 4667, 4792	The document persistently portrays Tandridge's settlements as larger and better resourced than they actually are.	It is considered that the assessment, subject to a small number of changes, accurately reflects the services available.	None	558
1388, 2041, 2051, 2232,	Oxted is not comparable to East Grinstead, Crawley and Redhill. The evidence base contradicts any comparison to these other	As stated in the Settlement Hierarchy (2015), no comparison is	None.	559

2928, 3003, 3014, 3138, 3168, 3335, 3572, 3915, 3964, 4336, 4352, 4690, 4801	settlements.	drawn between any settlement in the District and places such as Croydon and Crawley.		
2775, 4403	The parish of Nutfield has two distinct settlements, Nutfield and South Nutfield. However it would appear that only one Settlement Survey was completed in May 2015 which has potentially caused the information provided to be misinterpreted. Certain criteria being wrongly scored, which subsequently has recorded an incorrect overall points total being assigned to the Parish of Nutfield and more importantly the two settlements within the parish.	The settlement hierarchy places Nutfield and the separate South Nutfield in two different categories; Nutfield is in the bottom tier as a limited or unserved settlement and South Nutfield is one step above this as a rural settlement. It is considered that the differences between the settlements has been recognised and is reflected in the assessment.	None	560
1388, 2041, 2051, 2232, 2603, 2605, 2868, 2928, 3003, 3014, 3132, 3168, 3258, 3335, 3572, 3915, 4291, 4301, 4336, 4352, 4500, 4515,	Disagree with the methodology. Chemists should not be given the same weighting as GP surgeries. 'Comparison shops' appear to include any shops, regardless of being specialist or how infrequently used they are. Trains stations outside of settlement should not be given the same weighting as those located within settlements. Employment scoring downplays the rural economy.	Scores were attributed to the provision of chemists separately from GP's and whilst it is noted that GP surgeries are valued by communities, the presence of a chemist is still a provided service that should be acknowledged.	None	561

4632, 4678, 4690, 4801				
4490, 4506, 4678, 4792	Settlement Hierarchy document describes and counts amenities and services. No assessment of whether they are adequate or inadequate to meet current needs.	The settlement hierarchy considers service and facility provision as it is at the time of writing. It does not consider the capacity of the existing facilities and this will be considered as part of the wider plan making process. Future needs of settlements may also be a subject for discussion with adjacent districts and boroughs through the duty to cooperate as part of the plan making process. Liaison with infrastructure providers will also be of particular relevance to this and the Infrastructure Baseline Study and Delivery Plan which will also form part of the Local Plan evidence base	None	562
4336	The use of the word “urban” is imprecise and misleading. This can be seen in paragraph 7.31 under the title “Urban Settlements.” In this paragraph we are told both that Oxted is not considered urban but then is considered “urban in the local context.” This seems a nonsensical statement. Para 7.31 should be deleted.	An urban area is a location characterised by higher human population density and built features when compared the areas around it. In the context of Tandridge as a district, urban is more aligned with those areas where there is more	None	563

		built form and more residents.		
3923, 4065, 4578	Godstone village has been misrepresented as semi-urban with adequate infrastructure. It is not a sustainable settlement.	It is considered that the evidence suggests that Godstone meets the description of a semi-rural service settlement.	None	564
1333, 1506, 1567, 1916, 2000, 2241, 2730, 2738, 2740, 3258, 3326, 3648, 3696, 3757, 3964, 4301, 4366, 4519, 4564, 4575, 4585, 4810	Woldingham has fewer services and poorer infrastructure than Lingfield and Smallfield, and therefore should not be compared to them in this document. The document should be amended to portray Woldingham as a small village with limited services – an unsustainable location for development.	<p>In the Core Strategy Woldingham is was listed in the same settlement category as Lingfield and Smallfield. In the proposed hierarchy Woldingham is no longer considered as a place that provides the same levels of infrastructure and services as Lingfield and Smallfield and in the new settlement hierarchy it has 'stepped down' to a lesser category than it was previously. The change is due to carrying out a new study of relative service and infrastructure provision.</p> <p>The settlement hierarchy is there to help the Council determine a strategy for development.</p>	None	565
4291	Woldingham Parish Council would like to discuss: a) Whether TDC envisage that LP2 Policy DP12 would apply to the present "built up area"; b) The effect of the change on residents' future proposals for extensions, replacements and outbuildings if Green Belt	These are significant matters of important detail that can only be established later in the plan making process, when there will be further	None	566

	<p>requirements apply; c) The implications for infilling, given the proposals in the referendum version of the Woldingham Neighbourhood Plan; d) Whether there would be implications for the Conservation Area; e) Any other implications for the way the Woldingham Neighbourhood Plan would work in practice in the new situation; f) The implications as regards Rural Exceptions, which are not available in Woldingham Parish under the Core Strategy. We note that the DCLG consultation about proposed changes to the NPPF that has just closed proposes to include starter homes within the definition of affordable housing, and that para 54 of the NPPF suggests that some market housing might facilitate the provision of affordable housing in rural areas. We are extremely concerned about where such points could lead and the risk of unsustainable and damaging development in Woldingham's Green Belt; and g) Whether the boundary of the present "built up area" would continue to define Woldingham in its proposed status as a Rural Settlement, with the rest of the Parish being in the "normal" Green Belt as at present.</p>	opportunity for consultation		
3258, 4291, 4301, 4564, 4575, 4585	<p>Woldingham's station is staffed on a part time basis and it is a mile from the centre of the village. It is again unconvincing to equate it with the stations in the centre of Oxted, Caterham Valley or Whyteleafe. Cars are often needed and used to reach the station.</p>	<p>It is considered that Woldingham Station is a facility that provides a significant infrastructure service to residents of Woldingham and that it contributes to the sustainability of the settlement. It is accepted, however, that the steep hill up Station Road, can act as a barrier for those wishing to access the station on foot or bicycle, though it remains facility that many of the residents of Woldingham have access to.</p>	<p>The Council will ensure that all Settlements are considered pragmatically in the context of all settlements of the District. Where necessary, an addendum to the Settlement Hierarchy will be prepared to clarify and/or alter the Hierarchy. The submission draft of the Local Plan will ensure</p>	567

		<p>It should be noted that any amendment to the scoring in this instance would not result in a change to the overall positioning of Woldingham in the hierarchy and on reflection of the wider methodology and assessment, would still be classed in the third tier of the hierarchy which is Rural Settlement. Tier 3 is the last tier where a settlement is considered to demonstrate sustainability, albeit at a basic level. This will be appropriately reflected in any future policies relating to Woldingham.</p>	<p>that it suitably reflects this addendum and the most up to date hierarchy.</p>	
<p>3770, 4490, 4582, 4665, 4667, 4792, 4852, 4856</p>	<p>There would appear to be an error in awarding 3 points for a railway station in Warlingham although elsewhere in the documents they state 'There is no major transport infrastructure in Warlingham. Whilst there is a railway station called Upper Warlingham, it is in fact in Whyteleafe.'</p>	<p>It is considered that Upper Warlingham Station is a facility that provides a significant infrastructure service to residents of Warlingham as well as Whyteleafe and that it contributes to the sustainability of the settlement. It is accepted, however, that it is some distance from what would be regarded as the central service area of Warlingham.</p> <p>It should be noted that this</p>	<p>The Council will ensure that all Settlements are considered pragmatically in the context of all settlements of the District. Where necessary, an addendum to the Settlement Hierarchy will be prepared to clarify and/or alter the Hierarchy. The submission draft of the Local Plan will ensure</p>	<p>568</p>

		amendment to the scoring would result in a change to the overall positioning of Warlingham in the score rankings. It will be necessary to give further detailed consideration to the complexity of settlement function and the interdependency of areas on each other for service access. Then a decision can be taken about where in the hierarchy Warlingham should sit.	that it suitably reflects this addendum and the most up to date hierarchy.	
4490, 4763, 4781, 4792, 4852, 4855, 4856	Points are awarded for a post office but this has recently shut. Whilst there is instead a postal desk in the back of a convenience store on our Village Green, this has a much smaller counter and is not a service able to cope with increased demands.	The counter does provide post office services. It is part of the plan making process to consider whether greater demand would allow services to enhanced	None	569
4490	TDC measure walking distances (1 mile) as a method of awarding points 'as the crow flies'. It is, illogical to measure a person's walking distance not using the walking distance itself, but another irrelevant method. It appears that measuring how the crow flies (and not the natural route walkers' would need to take) benefits only a body trying to sell something as it is not.	The measurement allows the considerations to be consistent without having to do a further piece of work to determine what might be the most used or indeed efficient route. Likewise it does not take account of topography but is considered a reasonable and proportionate evidential approach	None	570
3770, 4490	Two points are awarded for access to strategic road networks but no consideration is given to the many narrow roads in Warlingham currently unable to cope with two way traffic without 'giving way', that	2 points are awarded for access to each of the strategic roads. These are the M25, M23, A22, A25 and	None	571

	lead to such networks. I contest that whilst the M25 might be close to Warlingham, if you cannot access it due to the increases in local traffic, the points cannot be counted legitimately.	A264. Warlingham has access to the A22, not the M25, hence it only score 2 rather than 4.		
4582, 4665, 4667, 4792, 4855	Warlingham referred to as 'urban' and 'built-up', presented as something it is not. It is a village with a unique rural character.	An urban area is a location characterised by higher human population density and built features when compared the areas around it.	None	572
1333, 1916, 4519, 4575, 4810	Requests that Woldingham's current status as a detached urban area should be retained.	The Councils exiting Core Strategy refers to Woldingham as a detached built up area. The Settlement Hierarchy, which informs the preparation of the Local Plan, refers to Woldingham as a rural settlement.	None	573
3984	Lingfield should have a higher status in the Settlement Hierarchy because of the race course, golf courses, schools, NYPE and hotel.	It is considered that the conclusion in terms of the hierarchy for Lingfield is appropriate.	None	574
3127	Lingfield has been incorrectly 'promoted' to a semi-rural service settlement. It does not cater for day to day needs. This has been done to justify more development in Lingfield.	It is considered that the conclusion in terms of the hierarchy for Lingfield is appropriate.	None	575
3984	Godstone and Smallfield do not have a train station and it is clear that government policy is to promote development close to train stations.	Noted.	None.	576
1226, 1748, 2437, 2532,	The Council should follow the Settlement Hierarchy and allocate development to the most sustainable, larger settlements. Rural	The hierarchy also sets out gaps or opportunities for service and facility	None	577

2732, 3318, 3812, 3892, 4015, 4129, 4266, 4546, 4566, 4582, 4620, 4625, 4752, 4757, 4859,	settlements are not suitable.	improvement to settlements which would be of benefit to the sustainability of an area and its communities and businesses. It is one evidence base.		
3984	Woldingham, because of its train station, primary school, golf courses and close proximity to the road network should be upgraded to a semi-rural settlement, as should Bletchingley, because of its close proximity to Redhill and as it straddles the A25.	It is considered that the conclusion in terms of the hierarchy for Woldingham is appropriate.	None	578
3812	It is considered highly appropriate that Caterham Valley is included in the most sustainable category. The site at Longsdon Way in this regard is considered to be located in an inherently sustainable location within close proximity of shops and services and vital social and transport infrastructure.	Noted	None	579
3872	Considers that Limpsfield Chart should be categorised as a Category 3 settlement and therefore a defined settlement within the Green Belt. This is in recognition of its close relationship to Limpsfield and Oxted.	It is not considered appropriate to regard Limpsfield Chart as having the same level of service provision as Oxted/Limpsfield as it is geographically detached	None	580
4515	Hurst Green has been artificially linked to Oxted. You must cross the A25. The same criteria was used to disconnect Oxted from Old Oxted.	Hurst Green is considered as a separate settlement in the assessment and is attributed a separate score from Oxted	None	581

2127, 3269	In addition I believe the detail in the Settlement Survey is incorrect for both Nutfield and South Nutfield and this should be investigated before any decisions are made.	The settlement hierarchy places Nutfield and the separate South Nutfield in two different categories; Nutfield is in the bottom tier as a limited or unserved settlement and South Nutfield is one step above this as a rural settlement. It is considered that the differences between the settlements has been recognised and is reflected in the assessment.	None	582
2400	The Settlement Hierarchy document deems Nutfield village 'unsustainable', whereas this settlement strides the main A25 and has a frequent bus service. The scoring system indicates a significantly inflated score for Nutfield.	Sustainability is not just about transport	None	583
1137	Chaldon is not listed in Section 11 'Settlement Hierarchy', so it is assumed it comes under category 4 "Limited and unserved settlements".	Agreed. Chaldon is categorised as a 'limited and unserved' settlement.	None.	584
1226	TDC talk of a hierarchy of development but do not clearly state the approach to the hierarchy. i.e which lands should be targeted first ?	The Council has not yet established a strategy for the local plan. the settlement hierarchy would be a piece of evidence to inform that strategy.	None	585
1599	The Local Plan fails to recognise certain communities within the settlement hierarchy and their sense of place in the future.	The settlement hierarchy looks at service provision and sustainability	None	586

4461	<p>Questionable whether the sustainability assessment used by TDC provides a hierarchy that identifies the ability of these settlements to provide additional housing or meet additional needs.</p>	<p>It is a question for a strategy as to what approach should be used based on looking at all the evidence. The Issues and Approaches consultation looked at both development in and around the most sustainable as well as the least sustainable settlements in acknowledgement that greater levels of growth could have positive impact on sustainability.</p>	None	587
4834, 4850	<p>No clarity why the approaches (3&4) specifically identify 'semi-rural service settlements' and 'rural settlements' respectively.</p> <p>This does not consider relationships with settlements outside the district boundary e.g Felbridge is situated adjacent to large town of East Grinstead (in Mid-Sussex). Therefore, Felbridge is significantly more sustainably located than set out in hierarchy. Also, e.g Smallfield is situated 1km from Horley. Horley seen significant investment recently – settlement is physically and economically related to Gatwick Airport.</p>	<p>The settlement hierarchy is not about locational sustainability it is about the sustainability of place themselves.</p>	None	588
4352	<p>Whoever put the misleading Settlement Hierarchy document together should be challenged by the Councillors. If not, it would make the Councillors culpable in misleading their constituents. The Councillors should be up front and condemn the Local Plan in a press statement.</p>	<p>Comments noted. The Settlement Hierarchy is open to consultation</p>	None	589
Objectively Assessed Housing Need (OAN)				

93	<p>OAN figure is excessive, unattainable and should not have been published without taking into account the particular constraints of the district, such as the infrastructure limitations and Green Belt. Case law demonstrates that in other authorities development on Green Belt land has not been allowed despite a “significant shortfall” five year housing land supply. The suggestion in the Technical Assessment documents that Tandridge will experience top quartile continuous economic growth is unsupported and unrealistic.</p>	<p>The National Planning Policy Framework requires a Local Planning Authority to identify the full objectively assessed need (OAN) for market and affordable housing (National Planning Policy Framework paragraph 47). The OAN is part of the Strategic Housing Market Assessment (SHMA) which specifically requires local plans to identify the scale and mix of housing that the local population is likely to need and is likely to need over the plan period. It must consider household and population projections and take account of migration and demographic change (National Planning Policy Framework para 159). Further, the 9,400 figure reflects the total number of homes that are needed based on various demographic considerations, but doesn’t necessarily represent the number of homes that the Council will actually provide.</p> <p>Although the National Planning Policy Framework aspires to ensure that Local Authorities meet their</p>		599
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		<p>needs in full, it also recognises that this is not always possible where constraints exist. The plan-making process must consider all legitimate constraints and the Council must set out and justify the number of homes it is able to deliver once all evidence is considered. Discussions with other Local Authorities, through the Duty to Cooperate, will need to take place to see if any shortfall can be provided elsewhere.</p> <p>Whilst there is no citation for the case law being referred to it almost certainly refers to the approach being taken when determining planning applications.</p>		
655	<p>The technical paper on housing need gives a figure of 9400 new houses needed by 2033, but there is no analysis to support this figure. It implies a massive increase in the population and therefore must be predicated on inward migration rather than local growth in numbers. Inward migration from London suggests that the incomers are likely to be wealthy and will put greater strain on already overstretched rail services and education. Although there is much mention of the need to correct the demographic profile of house ownership, no reference to a preference for truly affordable homes</p>	<p>The paper “The Objectively Assessed Housing Needs of Tandridge” sets out the analysis used to support the figure. The papers “Addressing the Needs for all Households” and “Calculation of Affordable Housing” look at affordable homes.</p>	None	600

	for nurses, care workers, teachers, who are currently priced out of the local housing market, is made.			
246	Objects to OAN of 9000+ homes.	Noted.	None.	601
999	The OAN conclusion that 9,500 dwellings are needed in TDC is so out of line with UK population growth forecasts that it must be called into question. The OAN should be done again using calculations, which are transparent and withstand a common sense test.	The OAN is a product of population forecasts for Tandridge and household formation rates. It follows an established methodology set down by government.	None	602
1185	Does not believe that 9400 dwellings are required. Could not find any reduction in need caused by an increasing death rate over the plan period due to increasing age of the population. People are living longer, but not for ever and the ratio of old people in Tandridge is high.	The decrease in death rate will result in a population increase unless there is a change in birth rate.	None	603
2836, 3280, 3292, 4332, 4465, 4490, 4533, 4552	The Objectively Assessed Need Study is flawed. The OAN Paper confirms that inward migration is linked to house building, but fails to apply this with the result that the projections are inflated because they project forward an average of past high rates of inward migration which were only made possible through one-off circumstances where almost all large employers left the district and the redundant employment sites were re-developed for housing. The ten-year average used in the OAN Paper assumes that the circumstances of the past ten years will persist for the next twenty years, but the evidence shows that the supply of these large redundant employment sites has been exhausted. The evidence base shows that there is no genuine economic reason for high levels of inward migration.	Whether there are sufficient sites to allow house building at the rates seen in the past is not relevant to assessing the OAN: the OAN estimates the <u>need</u> for housing irrespective of whether it is possible or desirable to meet that need. Indeed, there is clear case law to show that the OAN should be unconstrained by any such practical constraints. However, the setting of a <u>housing requirement</u> in a local plan involves a second stage beyond the estimation of the OAN in which the council has to decide whether there	None	604

		are sound practical or policy reasons (consistent with the NPPF) for setting the housing requirement above or below the OAN. It is in the second stage that the Council needs to take into account the likely availability of deliverable sites.		
420, 637, 724, 803, 872, 932, 987, 1149, 1242, 1274, 1283, 1306, 1334, 1369, 1378, 1383, 1386, 1388, 1391, 1484, 1522, 1527, 1552, 1605, 1682, 1780, 1850, 1887, 1900, 2022, 2041, 2051, 2066, 2103, 2164, 2196, 2202, 2204, 2207, 2232, 2235, 2338, 2366, 2391,	<p>Does not agree with, or questions, the OAN figure of 9,400 houses over 20 years, or 470 homes per year.</p> <p>It is flawed, inflated and unrealistic.</p> <p>It would increase the total housing stock over 20 years by 25% and the population by ~33% at the expense of green belt and would destroy the character of the area.</p> <p>It is four times the current housing need.</p> <p>This level of development would be unsustainable and is undesirable.</p>	<p>The Objectively Assessed Housing Need of 9,400 is based on a number of demographic factors. The details relating to this can be found in the Councils Strategic Housing Market Assessment (2015) which includes The Objectively Assessed Housing Needs of Tandridge, technical paper. Nearly 70% of the projected population increase is in the aged over 60 groups. This is due to a combination of the age profile of the population and the fact that people are living longer. Most of these people will already be living in the district and not a predominant result of London migration.</p> <p>Further, the 9,400 figure reflects the total number of homes that are</p>	None	605

2400, 2423, 2437, 2448, 2458, 2464, 2477, 2486, 2496, 2527, 2541, 2557, 2575, 2576, 2603, 2605, 2607, 2609, 2640, 2642, 2681, 2718, 2726, 2730, 2732, 2735, 2737, 2744, 2747, 2748, 2836, 2885, 3085, 3108, 3135, 3189, 3242, 3280, 3331, 3338, 3341, 3346, 3348, 3363, 3434, 3533, 3559, 3570, 3572, 3631, 3645, 3655, 3671, 3692, 3725, 3764, 3796, 3803, 3824, 3829,		<p>needed based on various demographic considerations, but doesn't necessarily represent the number of homes that the Council will actually provide.</p> <p>Although the National Planning Policy Framework aspires to ensure that Local Authorities meet their needs in full, it also recognises that this is not always possible where constraints exist. The plan-making process must consider all legitimate constraints and the Council must set out and justify the number of homes it is able to deliver once all evidence is considered. Discussions with other Local Authorities, through the Duty to Cooperate, will need to take place to see if any shortfall can be provided elsewhere.</p>		
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3846, 3862, 3874, 3885, 3923, 3944, 3954, 3962, 4008, 4015, 4038, 4055, 4065, 4079, 4094, 4115, 4150, 4246, 4266, 4291, 4309, 4392, 4490, 4506, 4544, 4578, 4636, 4701, 4759, 4767, 4792, 4802, 4823, 4831, 4884				
3570	TDC does not show where this “need” is measured.	The details relating to this can be found in the Councils Strategic Housing Market Assessment (2015) which includes The Objectively Assessed Housing Needs of Tandridge , technical paper.	None	606
2618	How was this figure of 9,400 more homes calculated?	The Objectively Assessed Housing Need of 9,400 is based on a number of demographic factors. The details relating to this can be found in the Councils Strategic Housing Market	None	607

		Assessment (2015) which includes The Objectively Assessed Housing Needs of Tandridge , technical paper. Nearly 70% of the projected population increase is in the aged over 60 groups. This is due to a combination of the age profile of the population and the fact that people are living longer. Most of these people will already be living in the district and not a predominant result of London migration.		
1900, 2493, 2494, 2603, 2605, 2607, 2609, 3168, 3307, 3335, 4266, 4291, 4305, 4336, 4490	9,400 homes contradicts evidence given at a Public Inquiry in 2014 by the Council's own barrister.	The Public Inquiry in 2014 was in relation to the determination of an individual planning application. The Council in that context sought to ensure that the Inspector took account of the Core Strategy against which the planning application was determined as the up to date development plan document. As such, the 9,400 figure which will be considered through the Local Plan, up to 2033, must be seen in a different context to that of the Core Strategy	None.	608
589, 1093, 1388, 1611, 1809, 1844,	Why is Tandridge providing homes for people moving out of London? We should be providing for local people first. The NPPF states we do	The NPPF states at paragraph 159 that local plans must seek to meet household and population	None	609

1875, 1916, 1929, 2041, 2042, 2051, 2232, 2413, 2496, 2527, 2541, 2603, 2605, 2607, 2609, 2909, 3034, 3039, 3280, 3434, 3572, 3620, 3645, 3671, 3700, 3923, 3962, 4015	not need to meet the housing needs of other areas.	projections, taking account of migration and demographic change.		
1093, 2735, 2744, 2747, 3083, 3982, 4150, 4246, 4296,	Tandridge should not provide any new housing to help ease London's problems, especially at the expense of the Green Belt.	The NPPF states at paragraph 159 that local plans must seek to meet household and population projections, taking account of migration and demographic change. Discussions with other Local Authorities, through the Duty to Cooperate, will need to take place to see if any shortfall can be provided elsewhere. There is no requirement to agree through the Duty to Cooperate but there is a requirement to work effectively to find solutions to common issues	None	610

4486	The sources of the potential population for the 9,000 new homes is not apparent. Is the demand from among 85,000 residents in the District of from inward migration of people from within and outside the UK?	The NPPF states at paragraph 159 that local plans must seek to meet household and population projections, taking account of migration and demographic change.	None	611
235	Projected population growth over the plan period is a myth and assessed housing need exaggerated. The Council is manipulating the presentation of evidence towards a specific strategy to the detriment of the District. Release of land from designated Green Belt would constitute breach of national policy. Smallfield, Blindley Heath and South Godstone have a disproportionate amount of land identified for development. Object to each of the 83 sites considered as part of the HELAA on the basis that development, wholly or on part of the site, would constitute inappropriate development in the Green Belt.	<p>The Objectively Assessed Housing Need of 9,400 is based on a number of demographic factors. The details relating to this can be found in the Councils Strategic Housing Market Assessment (2015) which includes The Objectively Assessed Housing Needs of Tandridge, technical paper. Nearly 70% of the projected population increase is in the aged over 60 groups. This is due to a combination of the age profile of the population and the fact that people are living longer. Most of these people will already be living in the district and not a predominant result of London migration.</p> <p>Further, the 9,400 figure reflects the total number of homes that are needed based on various demographic considerations, but doesn't necessarily represent the</p>	<p>The Council will include an objective to maintain a Green Belt that serves the purposes in the National Planning Policy Framework and endures beyond the plan period.</p> <p>The Council will continue to use the evidence base to consider the suitability of sites. It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.</p>	612

		<p>number of homes that the Council will actually provide.</p> <p>Although the National Planning Policy Framework aspires to ensure that Local Authorities meet their needs in full, it also recognises that this is not always possible where constraints exist. The plan-making process must consider all legitimate constraints and the Council must set out and justify the number of homes it is able to deliver once all evidence is considered. Discussions with other Local Authorities, through the Duty to Cooperate, will need to take place to see if any shortfall can be provided elsewhere.</p> <p>The Green Belt is a specific policy intervention designed to carry out a number of specific jobs. It is not an environmental designation or environmental constraint. It is important that the Green Belt fulfils its purposes as set out in the National Planning Policy Framework and is capable of continuing to do so</p>		
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		<p>throughout and beyond the plan period. National policy sets out that green belt boundaries can only be amended in exceptional circumstances so it is not agreed to be a breach of national policy.</p> <p>The Housing and Economic Land Availability Assessment is one of many evidence bases which inform the Local Plan. The HELAA objectively assesses sites for their development potential but does not represent an approach to site allocation or identify which sites will be allocated. Site allocation can only come forward in the Plan once all the evidence, including that relating to infrastructure provision both existing and potential in the future as well as the green belt assessment evidence has been considered.</p>		
4575, 4593, 4610, 4614, 4701, 4759, 4792, 4804, 4811, 4823, 4831, 4846	TDC should guard against excessive development over and above that which we are obliged to support the needs of local residents. Should not encourage inward migration e.g. from London. Flawed to confuse term 'need' with 'demand'.	The NPPF states at paragraph 159 that local plans must seek to meet household and population projections, taking account of migration and demographic change.	None	613

3954	Tandridge DC has been building more houses per annum than required, why is there a need for more?	In accordance with the requirements of the National Planning Policy Framework, the Council have identified an objectively assessed housing need, using demographic projections and nationally collated statistics for the District and the wider housing market area. The Core Strategy was prepared in accordance with regulations and policy which Central Government have since been replaced	None	614
942	Tandridge has been complaining that it has an oversupply of housing. So why build more?	In accordance with the requirements of the National Planning Policy Framework, the Council have identified an objectively assessed housing need, using demographic projections and nationally collated statistics for the District and the wider housing market area. The Core Strategy was prepared in accordance with regulations and policy which Central Government have since been replaced	None	615
803	Tandridge DC in particular, has done very well in meeting Government development targets in the past with infill and brown field residential development and now is completely the wrong time to plan to plan an ambitious expansion of residential development in	The Council needs to act to get a new Local Plan in place as the existing plan predates the NPPF and is at risk of being out of date	None	616

	the area.			
2391	It is important to note that the main reason for exceeding the core strategy by 100% + was because a number of larger industrial sites became available and were used for housing. Therefore it is unreasonable to suggest going forward that about 250 dwellings per annum is a reasonable base level as such sites will not be available in the future	Noted. The Council produces a HELAA so that it is aware what land is potentially available for housing.	None	617
1534, 1866	Concern as to why the council did not achieve a reduction in the number of houses to be built in Tandridge as did other local areas. What efforts have been made to challenge the reported requirement of 9400 homes from the Government by Tandridge District Council?	<p>The Objectively Assessed Housing Need of 9,400 is based on a number of demographic factors. The details relating to this can be found in the Councils Strategic Housing Market Assessment (2015) which includes The Objectively Assessed Housing Needs of Tandridge, technical paper. Nearly 70% of the projected population increase is in the aged over 60 groups. This is due to a combination of the age profile of the population and the fact that people are living longer. Most of these people will already be living in the district and not a predominant result of London migration.</p> <p>Further, the 9,400 figure reflects the total number of homes that are needed based on various</p>	None	618

		demographic considerations, but doesn't necessarily represent the number of homes that the Council will actually provide.		
3432	The Council's OAN has no credibility unless it can put forward an integrated strategy for solving this.	The OAN is a number that has to be identified. The Council then do need a strategy to seek to address it. If a lesser amount is all that can be addressed the reasons for this need to be robustly evidenced	None	619
1388, 1527, 1900, 2041, 2051, 2232, 2557, 2603, 2605, 2607, 2609, 2994, 3003, 3014, 3132, 3168, 3258, 3280, 3335, 3915, 4336, 4483, 4500, 4629, 4614, 4622, 4701, 4759, 4792, 4801, 4814, 5040	Paragraph 11.0.1 on page 31 of the I&A document omits reference to the clause in NPPF paragraphs 14 and 47 which specifies that housing need should be met "unless specific policies in this Framework indicate development should be restricted". Those specific policies include the Green Belt. Residents have been fundamentally misled by this omission.	It is agreed that the full sentence from the National Planning Policy Framework states: "To significantly boost the supply of housing, local planning authorities should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period." It is agreed that whilst the text on page 30 makes it clear that there are other factors that need to	The Council will ensure that where appropriate, the Local Plan will clearly acknowledge that whilst the Government expects the full OAN to be met this can only be achieved provided the method for doing so is consistent with the other policies in the Framework.	620

		be taken into account it is accepted that paragraph 11.0.1 in isolation could be considered to mean there is no other option than to deliver the OAN in full.		
4465	<p>DCLG officials said that Tandridge should not publish a housing need figure (the so-called OAN) without also publishing a requirement which took account of constraints such as infrastructure and the Green Belt.</p> <p>Tandridge's Planning Department has ignored this advice, and in doing so, has put the District's Green Belt at great risk from speculative planning applications. Officials also advised that Tandridge did not have to perform an assessment of the local Green Belt, yet the Council went ahead and performed one using a flawed methodology.</p>	<p>This is inaccurate. No official could tell a Council to produce an OAN in a manner that applied policy to it. That would be legally the incorrect approach. Further, the advice from the DCLG on the requirement for a green belt assessment stated, in answer to a question about the extent of evidence in respect of the Green Belt required at examination, the following: "The NPPF also sets out that all Local Plans must be supported by appropriate evidence at examination (paragraph 158). Given the pressures on development in a constrained environment in Tandridge it is likely that representations on the Local Plan examination will challenge any perceived shortcomings in this respect." Reports otherwise are incorrect.</p>	None	621
2994	It is certainly the case that there is insufficient non-Green Belt land or brownfield land available to continue to supply homes at the rate of	In terms of paragraph 36 of the Housing section of the PPG the OAN	None	622

	recent years, and it will not be possible to deliver developments of the size of recent developments such as Caterham Barracks, St Lawrence's Hospital and Kenley Aerodrome without large scale building on the Green Belt. The council has not taken into account PPG para 036, and is therefore not in compliance with Government planning policy.	calculation has looked at a number of past trend scenarios.		
2226, 2681, 3514, 3923, 4038, 4536, 4610, 4884	If a leave vote occurs, the leaving the European Union may have an impact on the number of homes required.	The effects of Brexit are not currently known and the Council will continue to monitor this as appropriate.	None	623
3402, 3642	Much of the matters in the Plan are driven by central government based on a belief of a significant population increase owing to uncontrolled immigration.	It is true that the Local Plan is not a blank sheet of paper and needs to comply with requirements set by the government. The international migration levels in the OAN are very small.	None	624
1900	Tandridge has an extremely low degree of self-containment in the housing market and there is no local housing market on any usual definition of the term which corresponds to the area covered by Tandridge. This has major implications for the concept of local housing need but these are nowhere addressed in the document.	This is addressed in the paper "Defining the Housing Market Area"	None	625
3432	The Issues and Approaches document (Approach 1) identifies built and outstanding planning permissions since 2013 of 1531 new homes. Since these fall within the Plan period surely they should be subtracted from the OAN?	They would count towards the delivery of housing but should not be subtracted from the assessment of housing need	None	626
3000	Any assessment of housing need and demand within a SHMA must also consider the following factors; falling household formation rates,	The OAN takes account of market signals. These are set out in detail	None	627

	net inward migration, the need to address the under provision of housing from the previous local plan period, the results of the Census 2011, housing vacancy rates including the need to factor in a 3% housing vacancy rate for churn in the housing market, economic factors to ensure that the economic forecasts for an area are supported by sufficient housing to deliver economic growth, off-setting a falling working age population by providing enough housing to ensure retiring workers can be replaced by incoming residents, addressing affordability and delivering the full need for affordable housing in an area.	in the paper “Analysis of Market Signals”		
2805, 2806, 3988, 4345,	The OAN of 9,400 is incorrect as it does not reflect affordable need, nor market signals and thus it is not in accordance with the PPG and is unsound.	The calculation of OAN is different from the calculation of affordable housing, though the two do not get added together. The approach is in accordance with the PPG and is set out in the Strategic Housing Market Assessment papers	None	628
3000	Market signals must be considered as part of objectively assessing need.	The OAN takes account of market signals. These are set out in detail in the paper “Analysis of Market Signals”	None	629
3299	We note that no other adjustments are made for market signals. In terms of market signals (the need to increase supply to improve affordability) the Council justifies this on the basis that the district is no worse than anywhere else so an increase is unjustified. This seems like a poor argument to ignore the question of housing affordability in the district. It is surprising that no increase above a demographic trend projection has been considered by the Council	The PPG refers to worsening affordability ratio”. Certain parts of the country such as central London and areas round London with attractive environments and good commuter links to London (such as Tandridge) are always going to be	None	630

	<p>when page 12 of the consultation plan observes that high house prices are pricing people out of the market, particularly the young in the 16-34 age group</p>	<p>more expensive than other areas and are going to have higher prices relative to earnings. It is therefore important to look at changes in prices and affordability ratios. It also needs to be borne in mind that there are two possible affordability measures: one that compares house prices with <u>incomes earned in the area</u> and one that compares house prices with the <u>earnings of people who live in an area</u>, including those who commute outside the area. For reasons that are not entirely clear, the DCLG affordability ratio is based on incomes earned in the area. That does not reflect the purchasing power of those who live in the area and commute out of it to jobs which are generally higher paid. For somewhere like Tandridge from which large numbers commute to London the difference is significant. As noted in paragraph 79 of the NMSS Report, the analysis by Turleys of market signals shows that the affordability of housing relative to the earnings of those who live in Tandridge has improved slightly since 2002. The practical reality is</p>		
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		that if Tandridge were to increase its housing supply above the level suggested by the OAN the result would not be an improvement in affordability but an increased inflow into the area to fill the additional housing unless there were similar increases in housing supply in the wider housing market area.		
3932, 3939	The proposed OAN for Tandridge of approximately 500 dwellings per annum (dpa) is well below the likely OAN. Instead, this report demonstrates that the OAN could be at least 611 dpa to reflect market signals or as much as 761 dpa to reflect migration flows from Greater London.	It is considered that the OAN set on in the evidence is robust and takes account of all factors that may have an influence.	None	631
3000	Authorities should assess, as a constituent part of their OAN, how they can improve affordability over the life time of a plan to a point where affordability is more in line with average earnings and affordable mortgage lending rates. They should assess a level of housing over the 15-20 year plan period which would enable this step change and consider its deliverability in the plan. Only through planning for significant housing growth can local authorities realistically tackle market signals in the way advocated by the PPG and tackle the affordability and housing crisis. Gladman note that the latest SHMA, quoting a review by Turley Economics, states that 'Tandridge is an area of high housing costs with poor affordability levels'. Despite this the SHMA goes on to say that 'although prices have risen and affordability has fallen (on the	The PPG refers to worsening affordability ratio". Certain parts of the country such as central London and areas round London with attractive environments and good commuter links to London (such as Tandridge) are always going to be more expensive than other areas and are going to have higher prices relative to earnings. It is therefore important to look at changes in prices and affordability ratios. It also needs to be borne in mind that there	None	632

	<p>standard measure at least), the position is not significantly worse than surrounding areas' and as a result concludes that there is not 'evidence which would justify increasing the OAN above the level indicated by the demographically based estimate'. Gladman consider that if the Council were to adopt an OAN reflecting this assumption it would be in effect throwing in the towel with regards to addressing housing affordability, particularly for younger people (recognised as an issue for a district in the consultation document), and would not show a serious commitment to achieving Objective 5.</p>	<p>are two possible affordability measures: one that compares house prices with <u>incomes earned in the area</u> and one that compares house prices with the <u>earnings of people who live in an area</u>, including those who commute outside the area. For reasons that are not entirely clear, the DCLG affordability ratio is based on incomes earned in the area. That does not reflect the purchasing power of those who live in the area and commute out of it to jobs which are generally higher paid. For somewhere like Tandridge from which large numbers commute to London the difference is significant. As noted in paragraph 79 of the NMSS Report, the analysis by Turleys of market signals shows that the affordability of housing relative to the earnings of those who live in Tandridge has improved slightly since 2002. The practical reality is that if Tandridge were to increase its housing supply above the level suggested by the OAN the result would not be an improvement in affordability but an increased inflow into the area to fill the additional</p>		
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		housing unless there were similar increases in housing supply in the wider housing market area.		
3299	The Home Builders Federation's view is that every local authority needs to meet at least the official 2012 Household Projections in order to address the level of need indicated by the national projections. This is also the thrust of the advice in the NPPG. Any alternative demographic assumptions relating to lower migration would need to be agreed by the other authorities in the area since a decision by Tandridge will have implications for the other authorities who would have to compensate for Tandridge Council's plan for lower migration. If they don't, then the consequence will be sharply worsening affordability and overcrowding across the sub-region as a large element of the population is not catered for by any local planning authority in Surrey and Sussex. The Council is right to adjust upward to account for the 2014 MYE and higher international migration. An OAN assessment re-cast on these lines would mean that the Council would at least be 'consuming its own smoke' and would not be assuming that another planning authority will compensate for its assumptions.	It is not agreed that the thrust of advice in the NPPG or the NPPF is to meet the household projections. The NPPF is very clear how to determine delivery of housing need by first identifying an OAN and they planning to meet it unless other policy considerations with the NPPF prevent this. The use of the 10 year baseline is considered appropriate. The Council will continue to engage in the duty to cooperate in terms of unmet housing need and will be able to do this effectively once a level of likely unmet need is established	Continue to engage in duty to cooperate on strategic matters, including unmet housing need.	633
3299	In its report, the Council has not presented the pure, unadulterated 2012 Household Projection figure. The DCLG Live Table 406, however, shows that between 2013 and 2033 some 9,000 households are projected to form, or 450 dpa. Instead, the Council has converted the 2012 Sub National Population Projections using the same assumptions as the DCLG regarding future headship rates, plus it has added an allowance for second and empty homes (which	Tables 2-6 and 8 and 9 all show the figures based on the 2012 SNPP to provide a clear comparison with the 2014 MYE	None	634

	<p>is common practice). According to the OAN report the SNPP Population Projections would imply that 440 dpa will form. This seems broadly comparable, except it is somewhat on the low side, especially when one would expect that adding a second home/empty allowance would increase the figure marginally above the DCLG baseline. Also, the Council has not explained what percentage figure it has used for the second/empty homes allowance. We would therefore query why the Council's own baseline position of 440 dpa differs from that of the DCLG's 450 dpa. This may be to do with rounding but we think the Council should explain this point better. Since the NPPG states that the latest household projections should serve as the starting point rather than the population projections, we think the Council should at least provide this unadulterated figure for comparative purposes, especially since the DCLG 2012 Household Projections provide the official and most recent conversion of the population into households. Page 6 of the OAN report recognises that these provide the official view. The report goes on to state that they "should be used as published", but if this is the case, the Council needs to explain why its starting point of 440 dpa is lower than the 450 dpa of the 2012 projection, especially when an allowance for empty/second homes has been added. The OAN report is helpful in some respects, but unfortunately many elements of the calculation are unclear. It is unclear what the unadulterated 2012 SNPP projection is, before any adjustments for second/empty homes, or the 2014 MYE, or alternative flows are added. The Council also has not explained what second homes/vacancy percentage has been applied.</p>			
3299	<p>We agree that it is sensible for Tandridge to take the new 2014 MYE into account. However, it is unclear how the adjustment then effects the 2012 SNPP for Tandridge. The Council has not disaggregated</p>	<p>Tables 2-6 and 8 and 9 all show the figures based on the 2012 SNPP to provide a clear comparison with the</p>	<p>None</p>	<p>635</p>

	the elements. If the Council is going to use the 2012 SNPP as its base it should show what the unadulterated figure is before it makes its adjustment for the 2014 MYE.	2014 MYE		
3299	Chart 8 (10 year flow adjustment) does not present the years 2011 and 2012 which are the last two years that the ONS uses (it uses the time frame 2007-12). One can only wonder why this has not been illustrated. The result, however, is a scenario that favours the Council. It favour the Council to use a 10 year flow in preference to the time frame adopted by the ONS, since it has the effect of depressing the housing requirement compared to the official benchmark.	This is incorrect. The net effect of the re-basing of both internal and international migration flows to reflect the 10-year period 2004-14 is to increase the projected population increase from the 14,900 (2013-33) estimated by the ONS to 16,220, an increase of 1320. This increases the number of homes needed by 30 homes a year compared with the figure obtained using the ONS population projection	None	636
3299	Page 6 says that ‘some of the projected flows appear low’ hence the justification for this adjustment, but it then actually favours a scenario exhibiting lower migration. Paragraph 24, however, says that “a move to the latest period would increase the average net flow (therefore) there is a fairly strong case for adjusting flow rates to reflect the latest 10-year period”. Unfortunately the Council has not explained what this ‘fairly’ strong case is, other than it would help to depress the demographic projection. The NPPG advises that any local departure from the official projections needs “to be clearly explained and justified on the basis of established sources of robust evidence”	The NPPG requires good reasons to be advanced to deviate from the government produced projections. The OAN paper looks in detail at the projections, taking account of issues, including the time scale the tend based projection use, and concludes that there is no good reason to deviate	None	637
3299	The Home Builders Federation has three main problems with the Council’s OAN approach: Firstly, the Council acknowledges that it	It is a fact that the existing population is ageing and that people	None	638

	<p>has an aging demographic. By planning on the basis of a trend, it would be embedding this tendency into the plan – i.e. the housing stock in the district will increasingly be occupied by elderly households at the expense of the young. For the young housing will become more expensive, overcrowding and concealed households will increase. Homelessness might increase. This will have local economic consequences to.</p> <p>Secondly, the Council acknowledges that the cost of housing is a problem especially for younger people. However, in its consideration of market signals, the Council has determined that it is unnecessary to make an adjustment to the demographic projections to increase the supply above these to try and improve affordability. Some local authorities have argued that by adjusting the headship rates to account for potential suppression among younger age groups they are responding to the problem of affordability, albeit in a different way to what the NPPG advises as the way to improve affordability, which is to make “an upward adjustment to the planned housing numbers compared to ones based solely on household projections.” (NPPG, ID 2a-020-20140306).</p> <p>Thirdly, the Council is assuming lower migration compared to the official projections as a consequence of its adjustments to use a 10 year base period for migration and discounting the UPC by 50%. The demographic projections, therefore, are arguably quite conservative, especially if the Council proves to be incorrect in its projections of future need. If migration does occur in the way that the ONS’s figures for the last five years (2007-12) indicate, then housing affordability for the young could get much worse.</p>	<p>are living longer. This means that an increasing number of homes will be occupied by older people – very largely in homes which they already occupy. Not taking this into account would result in insufficient homes being available for younger households. If the suggestion is that more homes need to be built than suggested by the demographic projections in order to prevent the age profile being increasingly skewed towards older age groups that would amount to a ‘policy on’ scenario, which is not relevant to the OAN.</p>		
3299	The Council should not adjust for UPC, even at 50%. The ONS does	Although the NMSS Report	None	639

	not consider this is necessary. Some local plan inspectors have concluded that local authorities should not adjust for UPC given the uncertainties around migration. In view of the problems in London, plus the under-supply in larger parts of Surrey and Sussex (see our discussion under the Duty to Cooperate) the Council is not justified in making an adjustment for UPC.	discusses the potential impact of adjusting for UPC, no such adjustment was included in the final OAN figure		
3299	We are concerned that the figure of 470 dpa may be too finely balanced. It relies too much assumptions being made around migration and UPC being correct. In short, the figure has insufficient 'fat' to accommodate the possibility that populations flow out of London may be stronger than anticipated.	70% of the projected population increase is in the aged over 60 age groups – due to a combination of the age profile of the population and the fact that people are living longer. Most of these people will already be living in the district. Birth and death rates are well-evidenced, for Tandridge's projected population increase to be too high the projected net migration into the area would need to be too high. The projection net migration flows are not out of line with those in the past nor do they rise at an unreasonable rate. UPC is a controversial subject and as a 50% change to the ONS figure would make a difference of only 4 houses per year it is suggested that no change to UPC be made	None	640
4278	TDC should carefully consider the significant social costs/implications associated with not meeting objectively assessed needs, which in particular is likely to perpetuate an increasing	The provision of housing, which is a social aspect of the NPPF, does need to be balanced with the	None	641

	affordability issue for all sections of the community. Not meeting objectively assessed needs is likely to increase pressure on TDC to find affordable homes for young people and families and accommodation for an ageing population whilst also making it harder for local businesses to find and retain employees.	economic and environmental considerations.		
3299	In view of what is being planned for elsewhere in London and this sub-region, the assumption that younger people will continue to be able to move elsewhere is probably a flawed one. From this analysis it is clear that no spare capacity is being created in London, Crawley, Brighton or Reigate & Banstead. All the other surrounding authorities are, at best, merely meeting their own needs, or like Reigate & Banstead, have unmet needs. Therefore, the assumption that Tandridge Council's future employment needs can be serviced by homes being provided by other districts is questionable. Secondly, given the observations on page 11 of the consultation, it is important to understand that a trend-based projection for the OAN would embed the trend for younger households to be priced-out. This would mean that the economic difficulties observed in the consultation document – where economic growth is suppressed as a consequence of the limited supply of housing – would be entrenched by this emerging plan. A trend-based projection would not only entrench this tendency but it would make this problem worse by 2033.	The OAN, which is a number of houses, does not and cannot set out what type of houses would be provided. Affordability would remain an issue but it would be for the plan to seek to provide, within the housing target the types of homes to be provided to meet all needs.	None	642
4278	TDC has an equivalent 5-year housing land supply position of 3.2 years against the emerging Local Plan requirements, including a 5% buffer as required by the NPPF. It is appropriate for the Council to consider releasing suitable Green Belt sites in the early part of the new Local Plan to contribute towards the district's identified housing	The Local Plan will have to consider whether any exceptional circumstances exist to move the green belt boundary	None	643

	land supply shortfall.			
4513	OAN Figure does not include the 5% buffer required under the NPPF. No evidence of effective cooperation between neighbouring authorities. The conclusion that the District has an oversupply of 1007 units against its 5 year target is inaccurate. More land must be identified in order to meet the OAN housing target.	The NPPF does not require a 5% buffer to be added to the OAN. It requires a 5% buffer to be added to the 5 year supply requirement, which is considered against an adopted housing target	None	644
1723, 1837, 3307, 3944, 4008, 4187, 4200, 4305, 4536, 4593, 4620, 4622, 4625, 4701, 4759, 4767, 5044	What are the benefits to existing residents by promoting this Local Plan and such an increase in development? Cannot see any benefits of this Plan or developments within it.	The Local Plan will provide homes, jobs, facilities and open spaces for both current and future communities. It includes policies to deliberately guide and manage the delivery of development and to provide the infrastructure needed. Additionally, the Local Plan is prepared to balance social, economic and environmental factors to mitigate against potential adverse effects of development and the statutory preparation of a Sustainability Appraisal alongside the Local Plan, is also in place to make sure this happens.	None	645
1875	In the statement which you released, you say: It is false that the numbers proposed for Tandridge include mass inward migration from Croydon and London. However, in the duty to cooperate framework scooping statement regarding migration flows, it says: Net migration from, London as a whole is a major factor in the population growth in	Nearly 70% of the projected population increase is in the aged over 60 age groups due to a combination of the age profile of the population and the fact that people	None	646

	Tandridge, with many from Croydon. You raise concerns about London boroughs not able to supply their own housing needs and the overspill affecting Tandridge. This contradicts your statement.	are living longer. Most of these people will already be living in the district. That is not to say people moving from one area to live in another is not a factor but it is not mass inward migration		
4461	<p>It should be pointed out that whilst OAN is a first stage in the process of establishing targets, NPPF and recent Government Guidance makes clear that before targets are set other constraints should be considered and applied to the targets. Indeed if the targets are then still unacceptable consultation should takes place with neighbouring areas to accept additional numbers.</p> <p>Whilst OAN suggests a definite and rigorous methodology, this is not the case. It is based on past census data and then assumptions being made on how this can be interpreted in the future. Have TDC even attempted to challenge or examine the assumptions being made or question the number suggested by Consultants using acceptable local constraints.</p>	The OAN has to identify a policy-off housing need requirement. It would be incorrect to challenge the OAN based on policy constraints. The calculation has been carried out in accordance with government guidance.	None	647
3000	Tandridge clearly needs to consider the requirements of the Duty to Cooperate. It is something that needs to be built into the entire plan-making process from the very beginning and failure to do so is not something that can be rectified retrospectively.	Agreed	None	648
2805, 2806, 4345	It is not clear from the plan or the supporting evidence base documents that Tandridge has engaged positively and proactively with neighbouring authorities to assist in meeting unmet housing needs. In particular, it is not clear that Tandridge has engaged at all with the neighbouring London Boroughs of Bromley and Croydon.	The Council does not yet know what is unmet housing need will be. The Council continues to engage with neighbour authorities under the duty to cooperate	None	649

4278	It is not appropriate to rely on the Duty to Cooperate as neighbouring Local Authorities are either similarly highly constrained by Green Belt, are already making provisions to accommodate unmet needs of other authorities or are unable to meet their own needs.	It is not a duty to agree. I may be that all the authorities have to agree that they cannot individually or collectively meet development needs. However this position should be evidenced through the duty to cooperate	None	650
4291, 4332	All the contiguous authorities have for various practical reasons not agreed to work jointly with TDC on an HMA and no neighbouring authority has included Tandridge as part of its HMA. So it is not clear why Tandridge should have to look beyond its own borders at the OAN stage of the process.	It is required to identify and look at the Housing Market Areas	None	651
1850	Tandridge has successfully used windfall development for providing a number of houses in the past and this should be properly taken into account rather than dismissed as it is in the SHMA.	Windfall delivery, using the new definition, can be calculated and taken into account once the Council determine a strategy for the Local Plan	None	652
2681, 3514	A suggested estimate (HELAA Report para 6.7) of 50 dwellings per annum as the likely increase in housing supply as a result of the development of smaller sites such as back garden developments and infills and would include the 30 small sites included in HELAA Appendix 6. This equates to 1,000 units over 20 years, which clearly need to be deducted from any new build large site numbers. The guideline suggesting that garden development is ignored (HELAA Report para 6.3 which refers to these guidelines) is an utter nonsense as garden developments have added significantly to the problems of the urban area in which I live. I suggest that TDC must NOT ignore this real world scenario and include an allowance for	The government have changed the definition of windfall development so that it specifically excludes housing on land currently in residential use. It is agreed that this has in the past been a source of housing for the district, although it has not been universally popular, it cannot be taken fully into account if the government policy precludes it.	None	653

	future garden developments up to 2033			
3988	Pages 37 and 38 of the OAN report, NMSS expressly implies, that despite the enormous need for affordable housing of 440 homes per year for the next five years, with 268 per year over the remainder of the plan period, there is no requirement to assess this affordable need included within the 9400 homes in the plan period. I submit that this approach is not correct, and the OAN figures should have been increased. Furthermore Turley Economics in para 5.10 of their report come to the same conclusion, yet there is no corresponding increase.	It is correct. The calculation of affordable need is not the same as the calculation of housing need. You do not add them both together.	None	654
2196	The 20 year span is unrealistic; it should be 10 years in principle of which 5 years are fixed, with updates at 10 year intervals.	The NPPF says at paragraph 157 that local plans should be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date	None	655
1137, 3432, 4038	Much of the increase is based on a number of additional assumptions that extend beyond the official ONS 2012 projections.	The NPPF and NPPG requires amendments to be made to account for local differences.	None	656
3445	It is unlikely that Tandridge District Council will be required to provide 9,400 houses over the next 20 years. The actual figure will need to be much lower to protect the character of the area.	The Council does need to use its evidence base to justify fully the amount of housing that it can provide whilst seeking to meet, as far as is consistent with the policies in the framework, the total OAN		657
2011, 3495	At this rate, unless a redistribution of population takes place, within 50 years London will cover most of the South East of England and	That would require a substantial	None	658

	only the prosperous will be able to live here.	change to current national policy		
2748, 3655, 3796	TDC admit that the data sources on which they have based their trend analysis come mostly from GP registrations and are not of a high quality (i.e. are unreliable). So what allowance do they then make for that unreliability?	There are two ways in which the uncertainty in the in- and outflows is taken into account. The impact of using alternative trend periods is investigated – see Table 12 on page 43 of NMSS Report. This shows that the choice of different trend periods for the flows to and from the rest of the UK could result in a homes needed figure of between 425 and 471 homes a year. This is by no means negligible but many authorities are subject to much greater uncertainty. The ONS adjusts its estimates for all elements of the ‘components of change’ (births, deaths, flows in and out) after each census so that the figures are as consistent with the population change observed between the census as it is possible to make then from the evidence available. There is always a discrepancy which the ONS cannot attribute to any of the components of change (known as Unattributable Population Change) but in Tandridge’s case allowing for this has relatively little impact on the estimate of the number of homes	None	659

		needed so no adjustment has been made.		
2748, 3655, 3796	The fundamental differences between 'need as aspiration' and 'need as demand' have been ignored.	The OAN estimate is based on what is likely happen based on past trends i.e. it is an estimate of likely effective demand	None	660
2748, 3655, 3796	There appears to be no recognition that another recession over the next 20 years, which is highly possible, would also significantly affect the figure of 472 houses, probably driving it downwards. There seems to have been no risk-based analysis of any of the data used in projections	The OAN is sensitivity tested	None	661
2748, 3655, 3796	There are a number of typographical errors and nonsensical sentences such as 'Neither is a perfect.' (sic, para 98). These do not give the reader confidence that the paper was read before submission or that it is accurate in other respects.	Noted	None	662
1551, 2072, 2695, 3263, 3609, 3768, 3784, 3812, 3872	Supports the OAN figure. The NPPF makes it clear that Local Plans should provide for and deliver the full objectively assessed need for housing. The consequences of not doing so include a lack of supply of housing to meet needs; economic and social inequalities; a lack of workforce mobility; an inability to match jobs with housing; and poor overall economic performance. The 9,400 figure should be viewed as the minimum target.	The OAN is not a minimum target. It is not a target at all. It is an objective assessment of need. The NPPF requires the Plan to seek to meet that need if it is possible to do so.	None	663
4822, 4834, 4850	OAN identified a housing requirement of 9,400 dwellings over plan period and only some 2,336 can be provided from completions since 2013, existing commitments and sites within existing settlement boundaries. OAN can be met if Green Belt boundaries are reviewed.	Movement of the Green Belt boundaries would require exceptional circumstances.	None	664

2092, 3742, 4318, 4380	Interested to know why Reigate and Banstead Council have a lower housing target than Tandridge?	Tandridge has not established a housing target so it is not possible to yet know whether it will be lower.	None	665
3846,	Disagrees that Tandridge is offering to provide almost a quarter of the houses for Surrey instead of the other District/Borough Councils.	The 40,000 figure is a mixture of existing Local Plan targets and proposed targets. This figure will change as local authorities establish their OANs and then be further refined as they establish delivery targets. The overall housing need for Surrey would equate to all the OAN figures for all the boroughs and districts added together. It would be considered inequitable to distribute those evenly across the County and would be poor planning as not all boroughs and districts are in the same housing market area.	None	666
3812	Tandridge District Council has failed to acknowledge the most up-to-date evidence base (namely the OAHN study).	Not agreed	None	667
3829	The Assessment also fails to identify the type of new homes "needed".	The types of homes needed is set out in the paper Addressing the Needs of all Households		668
1388, 2041, 2051, 2232, 3280, 4490	The documents related to housing need unrealistically assume that local jobs will rise by more than a third. This increase is clearly unrealistic and inconsistent with the rest of the evidence documents that describe Tandridge.	Chart 23 in the NMSS Report shows (page 40), the 16-64 population envisaged in the OAN projection is larger than that suggested by the Experian forecast, indicating that	None	669

		there is not a need to increase the number of homes to support economic growth		
1388, 2041, 2051, 2232, 4490	The documents show that the rate of house building in Tandridge since 1980 has been consistently higher than the rate in the rest of England.	Population growth in the south east has been higher than in many areas of England	None	670
2685	The Green Belt boundary Survey will not only affect the number of available sites for housing but also affect the OAN target that will be acceptable in Tandridge.	The OAN does not change but it is correct that policy decisions and other constraints will affect the ability for a housing target to meet the OAN	None	671
1361	The OAN document uses a 20 year population growth of 14900 requiring 8770 new properties; the document author has raised these figures to 16220 and 9440 respectively. These figures assume an average occupancy rate of 1.7 persons per property, this compares with an existing rate of 2.5 persons per property. If the existing occupancy rate was applied to the projected population growth then the number of new properties required falls to 5960 / 6480. This also implies that If the occupancy rate is only 1.7, 1 or 2 bedroom flats would satisfy the majority of the demand and the total amount of land required would be considerably less.	The household formation rate in the calculation is 2.408 falling to 2.257 in 2033. The number of houses is not a straight relationship between population on formation rate because it must include such factors as empty homes, second homes etc. The average is not 1.7	None	672
1137	The OAN figure of 9400, used as a starting point for the whole exercise, is at best only a very rough estimate and cannot in itself be justification for such large scale changes	It is the figure that the NPPF requires Councils to use as the starting point and is considered sufficient justification to produce a new Local Plan	None	673
4790, 4834,	Government recognises a national housing shortage, and is therefore one of the greatest issues facing local planning authorities.	The calculation of the OAN has taken account of predicted economic	None	674

4850	NPPF para 47 great emphasis on need to boost housing supply for market and affordable housing. LPA should use evidence base to ensure Local Plan meets OAN and consider all reasonable alternatives. OAN should be derived from the most up to date population figures. OAN appears positive as it is greater than the indication of need provided by the 2012 Household projections. However, this figure does not represent the full OAN figure as required in the NPPF and PPG. For example, the figure does not appear to allow sufficient headroom for any changes in the predictions for growth and migration. Also, should be adjusted to reflect appropriate market signals.	growth and market signals		
4834, 4850	Affordability ratio is high in TDC is high at 13.9 compared to SE average (9.0) and England average (6.5). A worsening trend in these indicators will require upward adjustment to planned housing numbers. The more significant the affordability constraint (as reflected in rising prices and rents, and worsening affordability ratio) and indicators of high demand (e.g. differential between land prices) the larger the improvement in affordability needed and therefore the larger the additional supply response should be. This approach confirmed in Eastleigh Local Plan where Inspector suggested 10% uplift to demographic led need.	The PPG refers to worsening affordability ratio". Certain parts of the country such as central London and areas round London with attractive environments and good commuter links to London (such as Tandridge) are always going to be more expensive than other areas and are going to have higher prices relative to earnings. It is therefore important to look at changes in prices and affordability ratios. It also needs to be borne in mind that there are two possible affordability measures: one that compares house prices with <u>incomes earned in the area</u> and one that compares house prices with the <u>earnings of people who live in an area</u> , including those	None	675

		<p>who commute outside the area. For reasons that are not entirely clear, the DCLG affordability ratio is based on incomes earned in the area. That does not reflect the purchasing power of those who live in the area and commute out of it to jobs which are generally higher paid. For somewhere like Tandridge from which large numbers commute to London the difference is significant. As noted in paragraph 79 of the NMSS Report, the analysis by Turleys of market signals shows that the affordability of housing relative to the earnings of those who live in Tandridge has improved slightly since 2002. The practical reality is that if Tandridge were to increase its housing supply above the level suggested by the OAN the result would not be an improvement in affordability but an increased inflow into the area to fill the additional housing unless there were similar increases in housing supply in the wider housing market area.</p>		
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4834, 4850	The 2012 based household projections incorporate suppressed household formation rates in the 25-34 age group (mostly likely to be first time buyers). OAN on this basis does not 'plan positively' – an uplift for this age group would help to alleviate the significant affordability problems in Tandridge.	It is not considered that a further uplift in the OAN is justified but that provision for housing need across the predicted demographic is a matter for ht Plan	None	676
4834, 4850	The plan should meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and achieving sustainable development. The plan should be deliverable over its period and based on effective joint working on cross boundary strategic priorities. No reference made in LPIA to neighbouring authorities and the duty to cooperate.	The consultation included a duty to cooperate statement. The Council will continue to engage with neighbouring authorities in respect of strategic issues. Plans are required to meet objectively assessed needs as far as is compliant with other policies in the framework	Continue to engage in the duty to cooperate	677
Economic Needs Assessment				
355	Local employment has been in decline, employment land has been lost and commuting has increased.	Noted	None	678
1064	Agrees with and accepts the recommendations of the Economic Needs Assessment report.	Noted	None.	679
1185	Supports the recommendation in relation to changing the planning rules so that all existing employment sites would not have an automatic right to opt for a change of use and build houses.	Noted.	None.	680
3955	The intensification of sites required to address the need identified within the economic needs assessment would be welcomed. Given the district's good access to the motorway network (M25/M23 in particular), it would also be useful to understand better your initial	The Council will undertake a sites consultation. At a later stage transport modelling will be needed to assess the impact	Carry out sites consultation and subsequent transport modelling	681

	thoughts on the future consideration of land for industry and logistics.			
2729	No exercise appears to have been undertaken, or is referred to, which assesses the extent to which employment generating sites, and in particular those intended to be safeguarded or protected for certain types of employment use, will meet the future employment needs of your District through redevelopment or intensification of use.	This is set out and explored in the Tandridge Economic Needs Assessment 2015 paper	None	682
2703	The Economic Needs Assessment makes it clear this can be met through the intensification of use on existing employment sites throughout the whole district and not through new allocations. Designates Lambs Business Park and Hobbs Industrial Estate as strategic employment sites. All existing employment sites should be retained. HELAA misunderstood that the submission was for a mixed-use proposal to meet both commercial and residential requirements.	Noted. Land availability will take account of owner preference but will still be considered for economic and residential needs	None	683
1746	ENA recommends safeguarding town centre sites, however existing employment sites in town centres have been identified as suitable and achievable in the HELAA.	That is because these are two different evidence bases. The Local Plan's job is to reconcile these matters	None	684
3994	Cophall Farm should be designated as a Strategic Employment Site. It achieves the same objectives as those of Lambs and Hobbs.	Noted for consideration	None	685
3432	In the Tandridge Economic Development and Business Study the economy of Tandridge appears dysfunctional. It is weak, not meeting modern business needs and performing poorly across a number of key indicators, compared to adjacent Authorities.	Noted	None	686

3432	The Council has no forward looking strategy to reverse decline. Instead of identifying the best locations for new business creation it is based around retaining tired old industrial premises, none of which have space for expansion.	The district has limited land availability and therefore intensification of existing sites to meet needs is considered an appropriate response	None	687
3533	It seems very naive to base ourselves on surrounding areas such as Crawley, Redhill, Reigate, Sevenoaks etc which have completely different characteristics. This will surely lead to totally inappropriate conclusions for our rural economy and lead us to become like them. This is not what people of Tandridge want.	It is the case that the employment base is larger in other nearby centres. The local plan should seek to provide opportunities for jobs within the district	None	688
3404	Caterham on the Hill Parish Council agrees with and accepts the recommendations of this report.	Noted.	None.	689
Strategic Highway Assessment				
1064	Consider that the report demonstrates that a significant increase in housing development in or around Caterham on the Hill would lead to unacceptable traffic impacts. Although the report focuses on certain roads and junctions and on the weekday morning peak period, similar impacts would occur at other times. The report refers to "mitigation" measures. Consider that any major measures to accommodate higher traffic flows in or around Caterham on the Hill could not be achieved without unacceptable damage to the fabric and character of the Parish. This report alone demonstrates that the housing provisions mooted in Approaches (Scenarios) 3 and 5 are unacceptable and unachievable.	This is an early baseline report. Specific proposals would need to be transport modelled to ensure that the final plan is deliverable, any mitigation is understood and is capable of being delivered at the appropriate time	Undertake transport modelling once strategy is established	699
1185	Unsure about the value of the Strategic Highway Assessment Report. While it notes that the build figures may change, the exercise is carried out before the figures have been confirmed. Could have	This is an early baseline report. Specific proposals would need to be transport modelled to ensure that the	Undertake transport modelling once strategy	700

	told consultants that half the quantity of development would result in far less congestion. Questions whether this report helps in any way at this stage.	final plan is deliverable, any mitigation is understood and is capable of being delivered at the appropriate time	is established	
3622, 3667	There is an urgent need to fully investigate the existing road infrastructure in terms of its capacity and how it sits within the current configuration of the local network. Until Surrey highways investigate and decide what can be done to improve the infrastructure of the roads in this area it would be impractical to build more homes.	This is an early baseline report. Specific proposals would need to be transport modelled to ensure that the final plan is deliverable, any mitigation is understood and is capable of being delivered at the appropriate time	Undertake transport modelling once strategy is established	701
2932	Importantly at 2.1.4 the SCC report in their words “only provides approximate answers to transport problems”.	This is an early baseline report. Specific proposals would need to be transport modelled to ensure that the final plan is deliverable, any mitigation is understood and is capable of being delivered at the appropriate time	Undertake transport modelling once strategy is established	702
3559	Has there been an assessment carried out to determine the effect that development on the proposed scale will have on the M25?	The Council has regular infrastructure meetings with Highways England, who are responsible for the motorways within the district, although the motorway junctions (beyond the slip roads) are the responsibility of Surrey Country Council. They will advise the Council on motorway capacity	Continue to engage with Highways England	703

3731	Our expectation is that developers will have to pay Tandridge Council large sums of money for any related road building together with traffic and pedestrian safety.	Mitigation to the highway network related to development would need to be funded by development, or where necessary from strategic and structural funding	None	704
3577	Suggests a traffic census be carried out (at peak times)In the Godstone Road, say at Ray Corner	This is an early baseline report. Specific proposals would need to be transport modelled to ensure that the final plan is deliverable, any mitigation is understood and is capable of being delivered at the appropriate time	Undertake transport modelling once strategy is established	705
2932	The time periods for assessment was one period has been assessed, being the weekday average of the three hours 0700 - 1000. Clearly this will underestimate the impact because the flows will include the lower flows either side of the peak 0800-0900.	The transport modelling is undertaken by Surrey County Council using tested modelling techniques	None	706
2681	The Highway Survey concentrates on sections of Classified Roads and how they will cope during the morning rush period rather than looking at the effects of local journeys such as school runs on local roads.	This is an early baseline report. Specific proposals would need to be transport modelled to ensure that the final plan is deliverable, any mitigation is understood and is capable of being delivered at the appropriate time	Undertake transport modelling once strategy is established	707
2932	With regard to the background traffic figures used within the traffic model the base flows are based upon 2009 flows. It is noted that SCC are soon to update the base flows to 2014, the consequence being that the predicted impacts in the 2015 report are likely to increase. Particularly as base 2009 flows would reflect period of	This is an early baseline report. Specific proposals would need to be transport modelled to ensure that the final plan is deliverable, any mitigation is understood and is	Undertake transport modelling once strategy is established	708

	reduced traffic due to the recession and lower levels of employment. It is generally accepted that flows have now increased due to higher levels of employment and the improving economy	capable of being delivered at the appropriate time		
3401	This report demonstrates that a significant increase in housing development in or around Caterham on the Hill would lead to unacceptable traffic impacts. Although the report focuses on certain roads and junctions and on the weekday morning peak period, similar impacts (perhaps on slightly different parts of the network) would occur at other times. The report refers to "mitigation" measures. However, the Parish Council considers that any major measures to accommodate higher traffic flows in or around Caterham on the Hill could not be achieved without unacceptable damage to the fabric and character of the Parish. It is the view of the Parish Council that this report alone demonstrates that the housing provisions mooted in Approaches (Scenarios) 3 and 5 are unacceptable and unachievable.	This is an early baseline report. Specific proposals would need to be transport modelled to ensure that the final plan is deliverable, any mitigation is understood and is capable of being delivered at the appropriate time	Undertake transport modelling once strategy is established	709
2430, 3292, 3293, 3317	The Strategic Highways Assessment Report shows that anything approaching this level (40% of all Tandridge housing supply until 2033 in Caterham) of further development would lead to intolerable traffic congestion on roads in the area.	It will be necessary to carry out further transport modelling as the plan is refined to understand the impact and to consider mitigation.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	710
The Surrey Landscape Character Assessment				
3898	Concerned by the extent to which reliance might be placed on a county-level overview as an evidence base.	The Council will carry out a landscape capacity assessment	Carry out landscape capacity assessment	712
3898	The study is almost exclusively a classification and description of the underlying solid and drift geology, topography, physical landform and	The Council will carry out a	Carry out landscape	713

	land cover.	landscape capacity assessment	capacity assessment	
3898	It is also in effect a 'Countryside Character Assessment' concerned mainly with rural areas. The character areas appear to have been drawn to exclude any land with buildings, even of a semi-rural density. This is very noticeable on the map of CD4 on p. 22, where the semi-rural and suburban green spaces that link town and country are excluded.	Noted	None	714
3898	The study also does not describe and characterise biodiversity and wildlife habitats within the landscape (although designations are mapped). There is little evidence of an ecological input.	It is a landscape study. The Council will undertake ecology work	Undertake ecology work	715
3898	There are definitely listed buildings north of the M25 but none are shown on fig 9. It would also have been useful to show the main historic centres (eg the medieval villages and churches) and ancient roadways, to give an idea of the historic fabric of the landscape.	The map shows listed buildings within the study area	None	716
3898	The Tandridge Character Area map shows all of Warlingham, Whyteleafe and Caterham as one built up area whereas that is far from the case. The exclusion of green spaces undermines the characterisation of CD4. The land north of the AONB and the AGLV land is also omitted from CD4.	The approach to this study followed best practice promoted by Natural England, as set out in the Landscape Character Assessment Guidance for England and Scotland (2002), and reaffirmed by Natural England's 2014 'An Approach to Landscape Character Assessment'.	None	717
3898	P.22 map – the map includes the public amenity space of Heath Road allotments but not the much larger open space of Queens Park adjacent. The CD4 area should also be extended northwards to include the wooded valley slope from Waller Lane to Burntwood	The approach to this study followed best practice promoted by Natural England, as set out in the Landscape Character Assessment Guidance for England and Scotland	None	718

	Lane and the public open space of Manor Park.	(2002), and reaffirmed by Natural England's 2014 'An Approach to Landscape Character Assessment'.		
3898	P.22 – 'tree cover encloses the majority of the area and restricts long distance views'. This is wrong. Chaldon is famed for its elevated panoramas.	CD4 is a large area and comment refers to the majority of views. There remain, no doubt, areas where views are fantastic	None	719
3812	The Character Assessment is silent with regards to the Longsdon Way site however the site would meet the character aims and is considered an appropriate location for development in landscape terms.	The Council will carry out a landscape capacity assessment of sites submitted to the HELAA	Carry out landscape capacity assessment	720
Surrey Hills AONB				
3683	Tandridge is part of and must pay statutory notice of the Surrey Hills Management plan 2014-19 which requires local planning authority to resist inappropriate development and preserve the Area of Outstanding Natural Beauty.	Agreed.	The Council will continue to pay notice to the Surrey Hills Management Plan 2014-19 throughout the plan-making process.	722
Surrey Hills AGLV Review (2007)				
3812	There seems to be no map indicating candidate areas for AONB designation, this is considered a necessity for further rounds of public consultation for clarity.	The Council will seek to obtain a map from Natural England. The tier 1 constraints map in the spatial approaches topic paper includes the candidate areas	None	724
3812	The AGLV is now a historic designation and should be removed for the Longsdon Way site and this is further supported by the	The Council will carry out a landscape capacity assessment of	Carry out landscape capacity assessment	725

	evidence provided within the previously submitted Landscape and Visual Appraisal Issues Report.	sites submitted to the HELAA		
Gatwick Airport/Biggin Hill				
2400	Gatwick Airport/Biggin Hill the review period for the Local Plan should not be a prescriptive five years.	The NPPF requires Plan to be kept under review. Significant changes either identified by monitoring of the plan or strategic changes would need to be responded to	None	727
Sustainability Appraisal				
3063	Concurs with the conclusions to option B (retain Core Strategy policy 16) in that it is a restrictive approach to aviation in and around the District which could have a detrimental impact on the local economy and reduce the provision of local jobs in the future. The SA states that the existing Core Strategy policy scores well against SA objective 4 because it looks to minimise the use of the private car to travel to the airport. HX / Airparks consider that this is not appropriate as because providing offairport car parking, particularly to customers who have flights outside of public transport operating hours (late night / early morning), would reduce the volume of traffic travelling into the airport by dispersing the routes / journeys through the neighbouring areas and providing one minibus / coach to transport passengers to the airport.	The sustainability appraisal is a tool for weighing up options in the planning context and whilst it comments on potential policy approaches from a sustainability perspective it does no make final conclusions on a policy approach. It is considered that the comment is correct.		729
3063	With regards to the SA assessment of option C, we consider that this is not a sufficient assessment and will need to be revisited when further information is available. At this stage it would be beneficial to obtain input from Gatwick Airport based on two scenarios: if the additional runway does or does not come forward	The prospect of a Gatwick expansion is recognised by the Council and there is continued engagement with bodies relating to Gatwick. It is agreed that should	None	730

	post 2019 (when the legal agreement restricting a second runway expires).	<p>expansion be planned it would be an issue for the District in terms of housing, jobs, infrastructure including roads and rail, as well as the health and wellbeing of residents and the impact on parts of the district as places where people wish to live, work and visit. However, until a more definitive decision is made regarding whether the second runway is to go ahead or not, the extent of the implications are unknown and cannot be planned for.</p> <p>It should be noted that should the expansion take place, it will be part of a longer term strategy which the Council will need to respond to at a later date. The potential impacts of expansion would be such that a revision of the Plan would likely be required</p>		
2994	Within the document there are misleading comments about the need to meet the OAN, e.g para 1.4 of p3, para 3.4 of p9 para 7.6 of p23, para 9.3 of p31, page 55, 56, 62 of Appendix 3, para 1.6 on page 5 and para 2.2 on p8 of the Scoping Report.	It is considered that all the section quoted reflect the NPPF	None	731
3000	The Council should ensure that the results of the SA process clearly justify its policy choices. In meeting the development needs	Noted	None	732

	of the area, it should be clear from the results of the assessment why some policy options have been progressed, and others have been rejected. Undertaking a comparative and equal assessment of each reasonable alternative, in the same level of detail for both chosen and rejected alternatives, the Council's decision making and scoring should be robust, justified and transparent. Gladman remind the Council that there have now been a number of instances where the failure to undertake a satisfactory SA has resulted in Plans failing the test of legal compliance at Examination (South Somerset) or being subjected to later legal challenge (Heard vs Greater Norwich Development Plan)			
4822	Sustainability Assessment of the six suggested alternative approaches is not founded upon clear evidence and seems to be derived from a range of high level superficial assertions. Negative assessments such as land contamination, air quality, landscape character and biodiversity are applied more severely to larger scale development such as Approach 5. Unfairly downgrades them as new development can have the potential to enhance some or all of these impacts. At this stage the SA is not a robust evidence base.	It is considered that at this stage of the plan making process the sustainability appraisal is robust and proportionate	None	733
Green Belt Assessment – General Comments and Methodology				
1388, 1402, 1527, 1780, 2041, 2051, 2054, 2232, 2541, 2603, 2605, 2607, 2609, 2623, 2685, 2748,	The Council should have assessed each parcel against all five purposes of the Green Belt.	The reasoning for the treatment of the fifth purpose of the Green Belt in the assessment is set out at paragraphs 3.35 and 3.36 of the assessment methodology. Further, the fifth purpose cannot be assessed by a survey on the ground, particularly if that survey is limited to	None	734

2928, 3003, 3014, 3099, 3132, 3168, 3280, 3335, 3344, 3432, 3455, 3655, 3796, 3915, 4291, 4332, 4470, 4500		<p>the Green Belt itself rather than urban areas.</p> <p>Should it be necessary, purpose five would be a consideration in determining whether exceptional circumstances exist.</p>		
2200, 2541, 3189, 3703, 3707, 3713,	There are no parcels of Green Belt land that do not serve any of the 5 purposes of the Green Belt, as at the very least, they are all assisting in safeguarding the countryside from encroachment.	<p>The reasoning for the treatment of the fifth purpose of the Green Belt in the assessment is set out at paragraphs 3.35 and 3.36 of the assessment methodology. Further, the fifth purpose cannot be assessed by a survey on the ground, particularly if that survey is limited to the Green Belt itself rather than urban areas.</p> <p>Should it be necessary, purpose five would be a consideration in determining whether exceptional circumstances exist.</p>	None	735
4332	The essential characteristics of Green Belt are openness and permanence. There is no provision for the assessment to consider openness.	Questions within the methodology at paragraphs 3.26 and 3.31 consider openness or as can also be said, “the absence of development”.	None	736

		Further, “permanence” is an abstract, legal concept which cannot be evaluated by a survey on the ground. The methodology makes provision for assessing “openness”		
2391, 2492	Greenbelt review failed to consider requirement to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of a historic village	Those are both included in the methodology and have been examined in the assessment	None	737
3189	Why is TDC assessing the Green Belt when such an assessment is not compulsory?	The assessment is necessary to allow the Council to justify its approach to the Green Belt with evidence. The NPPF allows the movement of Green Belt boundaries through a Local Plan. Therefore it is necessary to have evidence about any decision in that regard when making a plan.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	738
619, 745	Understands from reading various literature that there is no NPPF requirement to carry out a Green Belt Assessment and wonders why the Council are going down this particular path.	The assessment is necessary to allow the Council to justify its approach to the Green Belt with evidence. The NPPF allows the movement of Green Belt boundaries through a Local Plan. Therefore it is necessary to have evidence about	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as	739

		any decision in that regard when making a plan.	part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	
2391, 2851	Appears to be a bias towards finding areas to remove from, rather than protect further, the Green Belt.	The assessment does not remove land from the green belt. Green belt boundaries can only be moved in exceptional circumstances. Such circumstances require a package of matters to be considered, not solely the outcome of this assessment	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	740
1551, 2695, 3609, 3768, 3784, 3872	The NPPF makes it clear that Green Belt boundaries can be altered, in the context of a Local Plan review, in order to accommodate the Objectively Assessed Need for sustainable patterns of development within and beyond the Local Plan period.	This is not what the NPPF says at all. The NPPF only says that green belt boundaries can only be reviewed as part of a local plan. It does not go on to state that they can be moved to accommodate OAN – it states they can be moved in exceptional circumstances, not what those circumstances are	None	741

4332	Whilst for analytical convenience it may be easier to assess smaller parcels of land, these parcels are artificial constructs which now divide sections of Green Belt performing a single purpose, such as providing the setting to a Conservation Area or checking the unrestricted sprawl of large built up area. Their 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 in a location.	The methodology sets out that consideration of the contribution of parcels to GB purposes does not stop at the boundaries without the consideration of the adjoining parcels. The role of the wider Green Belt has been assessed in terms of its strategic contribution. The purpose of Green Belt around a settlement is to seek to stop it merging and it is considered that this can be achieved effectively using parcels. Indeed it is probably more appropriate given that it is helpful to identify parcels where coalescence is more likely. Further, on the basis that any amendment to the Green Belt boundary would be highly unlikely to follow the parcel boundaries the point being made has very little impact.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	742
3776	Open countryside, which the Green Belt Assessment largely covers, should not take priority over the green spaces within existing developments. These green public areas are those with the greatest value to communities and should be protected first.	The green belt and public open space are two different issues and would need to be considered separately. It is agreed that they serve different yet complimentary purposes	None	743
3898	Suspects that the Green Belt Assessment has incorrectly adopted the 'rural remoteness' criterion from the Landscape Character	This is not the case. The green belt assessment focuses on the	None	744

	Assessment.	purposes of the green belt. The greenbelt is not a landscape character designation		
2371, 2387, 2434, 2450, 2452	The Green Belt Assessment appears to have been made is to look at a wish list of all the potential sites without creating a sensible plan of what is actually needed and where it should best be sited to serve the needs of the community.	The green belt assessment does not look at sites. It is one piece of evidence. All the evidence needs to be considered in order to make a Plan	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	745
1137, 1242, 1288, 1388, 1402, 1407, 1423, 1426, 1527, 1539, 2004, 2022, 2041, 2051, 2103, 2232, 2371, 2375, 2387, 2393, 2394, 2400, 2434, 2436, 2448, 2450,	The assessments have not been carried out properly. The methodology used for them is flawed (ID:4332). In June 2015, an opinion from a leading planning QC highlighting a number of flaws in the methodology was submitted to the Council. The Council did not correct the methodology. The resulting assessments are not reliable or robust.	It is considered that the assessment derived from the methodology is a valid piece of evidence to inform the Plan. Both the methodology and assessment has been peer reviewed externally.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green	746

2452, 2476, 2541, 2548, 2549, 2550, 2557, 2603, 2605, 2607, 2609, 2623, 2685, 2887, 2928, 2983, 3003, 3014, 3052, 3132, 3168, 3178, 3180, 3258, 3292, 3335, 3346, 3363, 3432, 3447, 3455, 3642, 3713, 3874, 3915, 4015, 4079, 4094, 4150, 4266, 4291, 4332, 4336, 4490, 4500, 4506, 4576, 4582, 4792, 4801, 4814			Belt, as appropriate	
620	Considers that assessment methodology used is weak. The remaining Green Belt needs protecting.	It is considered that the assessment derived from the methodology is a valid piece of evidence to inform the Plan. Both the methodology and assessment has been peer reviewed	The Green Belt will continue to be considered, in accordance with National Policy, throughout the	747

		externally.	plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate	
3401	It is unfortunate that the assessments of existing GB areas are not balanced by any study of potential additions to the GB.	There are no areas of Tandridge outside of the built up areas that are not in the Green Belt. Any expansion of the Green Belt would need to occur outside of the district	The Council will continue to engage in the duty to cooperate	748
3099	The Green Belt boundary Survey will not only affect the number of available sites for housing but also affect the OAN target that will be acceptable in Tandridge. The CR3 forum considers that until this work is completed the approaches and numbers suggested in the consultation are not soundly based making this consultation premature.	The application of further evidence will have an impact on the potential for Tandridge to meet the OAN. Whilst much focus has been on the numbers this consultation will provide good evidence on the potential approach	None	749
4295	The Assessment is not well-structured. Both the methodology and main report contain over-complicated discussions of how the assessment should be carried out. Descriptions of land areas in the NPPF vary with the purpose being considered. The text merges factual characteristics with qualitative evaluation in a confusing way.	Noted	None	750
1130, 1283, 1388, 1900,	No conclusions are given from the Green Belt Assessment other than some parcels have been identified for 'further investigations'. It	The further areas of investigation will be looked at in greater detail in a	The Green Belt will continue to be	751

1909, 2041, 2051, 2054, 2169, 2173, 2177, 2178, 2181, 2182, 2184, 2186, 2198, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2216, 2232, 2248, 2250, 2251, 2254, 2255, 2257, 2258, 2263, 2264, 2267, 2269, 2270, 2271, 2274, 2276, 2279, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2296, 2297, 2299, 2301, 2304, 2306, 2307, 2308, 2309, 2310, 2311,	<p>is unclear what this means.</p> <p>The Green Belt Assessment should have answered the question of whether there are Green Belt parcels that are not serving Green Belt purposes effectively.</p>	<p>part 2 green belt study. This will examine whether there are any pieces of land that do not serve any of the green belt purposes</p>	<p>considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.</p>	
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2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2328, 2329, 2331, 2375, 2393, 2394, 2436, 2476, 2506, 2518, 2519, 2522, 2523, 2526, 2534, 2535, 2536, 2541, 2548, 2549, 2550, 2598, 2714, 2729, 3003, 3014, 3280, 3530, 3715, 3745, 3761, 3788, 3808, 3843, 3860, 3879, 3886, 3902, 3905, 4002, 4390, 4407, 4428, 4431, 4446,				
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4448, 4516, 4518, 4566, 4576, 4582, 4612, 4752, 4757, 4760, 4775, 4801, 4823, 4859, 4884				
1947	Further investigation of green belt sites should only be done with great care and full consideration.	Noted	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	752
1402, 1527, 2541, 2623, 2994, 3455, 3874, 4055, 4578	It has split the area into too many small parcels of land so that the distinctive nature of the district and the need for the Green Belt is diluted.	The Green Belt Assessment makes no recommendations as to whether land should stay in the Green Belt or not. It only describes the contribution the parcel makes to the purposes of the Green Belt. It does not allocate land for housing. It is necessary for the Plan to consider whether there are any exceptional circumstances	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation	753

		that justify the alteration of the boundaries	will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	
2994	The council is ignoring its own Green Belt assessment methodology by not excluding from consideration for development those areas of Green Belt that meet at least one of the 5 purposes of the Green Belt.	The assessment, by its very nature needed to consider all the green belt. The part 2 assessment will look to see if there is land that meets none of the purposes, and by consequence other land will meet at least one.	None	754
2623,	The assessments include topographical features and trees; these have nothing to do with the GB.	It is not possible to say that nothing else other than the policy mechanism of the green belt prevent sprawl. There may be other factors in play and these should be noted.	None	755
3967	A significant failing of Question 1 is the inclusion of the “other notable features” as a mechanism for preventing urban sprawl. It is the openness of the Green Belt (and its policies) which is preventing the sprawl.	It is not possible to say that nothing else other than the policy mechanism of the green belt prevent sprawl. There may be other factors in play and these should be noted.	None	756
3967	Some of the district’s Green Belt boundaries are garden fencing or roads. They are not preventing the sprawl, it is the planning constraint which is. By giving the “notable feature” the role of preventing sprawl, gives importance to such features as boundaries when they are currently not and opens the assessment and subsequent review of the Green Belt to moving the boundary to	It is not possible to say that nothing else other than the policy mechanism of the green belt prevent sprawl. There may be other factors in play and these should be noted.	None	757

	such “notable features”.			
3340	The Green Belt Assessment document does not assess the capacity of the district in terms of areas of land that could be released from the Green Belt. There remains a need to properly assess the capacity of the district in the light of the district’s OAN and the need to have regarded to market signals.	That is not the role of the green belt assessment	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	758
379	First TDC should have carried out an assessment of all Tandridge GB to ascertain if the land continues to meet the purposes of GB. The next stage should have been to prepare a HELAA report on all of the GB sites that could be re-designated, and at that stage comment on whether the land has been put forward for development.	These two things have been done together. The HELAA is a rolling process	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	759
577, 2714, 3144	The Green Belt Assessment requires further clarity.	The Council will be carrying out a	Carry out part 2 GB	760

		part 2 assessment	assessment	
3432	Before major land use decisions are made (in this case declassifying Green Belt) a single, multi-disciplinary environmental assessment is normally carried out.	Any decisions within the plan would need to have a sustainability appraisal undertaken.	None	761
3432	The need for more joined up thinking is most obvious in those areas that are both Green Belt and AGLV. This joined up thinking must be the next step.	The Council will need to consider all evidence bases, including green belt and landscape	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	762
3432	It is very clear that the Tandridge Green Belt is supporting the London Green Belt and vice versa. Because of that complementary value, this is a particular instance where LB Croydon should have been allowed an opinion, as part of the assessment.	The London Borough of Croydon have been consulted	None	763
4538	The GBA has set different levels of importance for the Green Belt which I assume is an attempt to reassess the less important green belt areas as potential for planning. Without further information as to why we would take this action or why those mentioned would need 'to be further assessed' I would just emphasise that building on the Green Belt is contrary to NPPF. The Green Belt has successfully achieved its original aims and I am of the opinion that	It is considered that the Green Belt Assessment Report 2015 paper sets out what further areas of investigation are and the document as a whole sets out why they have been designated. It states "the Council felt it would be best to brand	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as	764

	if it isn't broken then don't try to fix it.	<p>the areas 'areas for further investigation' whether they deviate less or more obviously / effectively from the purposes of the Green Belt. This approach would allow the further assessment to determine whether in fact it was a vital area of Green Belt." The further refinement of this evidence will seek to make it clearer those areas that are considered perform strongly against the Green Belt purposes and those areas that perform less well.</p> <p>These further areas of investigation and the wider Green Belt Assessment was open for comment during the Issues and Approaches consultation</p>	part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	
2228	Is there a Report which shows that TDC have carried out a reassessment of Tandridge Green Belt and does this Report, if it exists, identify all the areas that may be re-designated within the aims of Tandridge Green Belt?	A green belt assessment has been carried out. Further work on this assessment is required. The assessment itself does not tell you whether the green belt boundary can or should be moved	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation	765

			will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	
3061	Encouraged to see that TDC have undertaken a Green Belt Assessment and Strategic Housing Market Assessment.	Noted	None	766
4822	NPPF para 83 – Boundaries of Green Belt altered in exceptional circumstances are: i) over 30 years since existing Green Belt boundaries were established; ii) OAN can only be met if Green Belt boundaries are reviewed. iii) Local plan provides appropriate vehicle for the review; iv) Unable to demonstrate 5-year supply of deliverable housing sites leaving Council vulnerable to ad hoc planning appeal decisions – putting added pressure on the Green Belt; v) Overwhelming argument that Local Plan process should include full review of Green Belt boundaries around settlements across the District.	The test for exceptional circumstances is not set out in the NPPF. There is case law on the subject and the Council will need to consider whether exceptional circumstances exist	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	767
4834 4850	NPPF - Green Belt boundaries only be altered in exceptional circumstances. When defining boundaries LPAs should ensure consistency for meeting identified requirements for sustainable development (para 85).	Noted	None	768
4822	NPPF para.89 allows limited infilling within all villages in Green Belt. Should not be a distinction between villages in or surrounded by the Green Belt. Need clarity and consistency.	The NPPF has a different approach to inseting and this will need to be considered further	The Council will continue to refine the evidence base and will need to give consideration to the policy set out in the	769

			NPPF for the treatment of settlements in the Green Belt	
4822	Technical assessment of the Green Belt is limited and falls well short of a Green Belt review. The areas identified for further investigation appear to be selected arbitrarily and without regard to established settlement patterns and hierarchy. Assessment has limited value in terms of evidence to support a decision on the release of land from the Green Belt.	It is considered that the assessment derived from the methodology is a valid piece of evidence to inform the Plan. Both the methodology and assessment has been peer reviewed externally.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate	770
1391	Chelsham fulfils at least 3 of the 5 criteria	Noted	None	771
30	Suggest that part of Maesmaur Road, Tatsfield should be removed from designated Green Belt. This part of the road is now built up on each side and is not open or rural land. It serves no purpose as Green Belt.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further	772

		Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	assessment of the Green Belt, as appropriate.	
4578	The Green Belt around Godstone fulfils all five purposes.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	773
1721	Green Belt in Chaldon successfully serves purpose 2 and 4	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the	The Green Belt will continue to be considered, in accordance with National Policy, throughout the	774

		Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	
947	<p>It is clear that the Green Belt separating Chaldon from Caterham on the Hill meets all five of these purposes. Whilst the report states it will not draw up or review Green Belt boundaries, assess the suitability of land for development or make recommendations as to whether the Green belt boundary should be altered, the invitation to current land owners to put forward potential Green Belt sites for development increases the possibility that the report and its conclusions will, if unchallenged, influence subsequent stages of the plan in which Green Belt boundaries will be reviewed.</p> <p>Considers that Chaldon is a historic village that has maintain its unique identity and boundaries, whilst adjacent Caterham on the Hill has made significant contribution to development, including the Guards Barracks site, Oakgrove and developments in Chaldon Road currently under way.</p>	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	775

2127, 2400, 3269	Object to Nutfield and South Nutfield being identified as requiring further investigation.	The evidence suggests that these settlements should be looked at further	The Council will continue to refine the evidence base and will need to give consideration to the policy set out in the NPPF for the treatment of settlements in the Green Belt	776
2541	Requests that the description of Chelsham is almost the same as Farleigh and Fickleshole for which the Green Belt “plays an important role”.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	777
2541	Believes that the area is wrongly described as Parkside Estate and Warlingham Estate and that it refers to what is now known as Great	It is accepted that there may be errors within the vast amount of	The Council will make every effort to ensure	778

	Park. This is a parkland estate of homes built on the site of Warlingham Park Hospital.	evidence that has been collected due to the scale of some of the studies. However, if there are such errors none are so fundamental as to undermine the entire plan, particularly given the very early stage and the high level of evidence at this point in the process.	rigorous proof reading takes place in the preparation of the Local Plan and supporting evidence.	
329	Concerned about Green Belt in Lingfield. Whilst it should be questioned whether the Green Belt is fit for purpose, areas nearest to London where services and infrastructure exist should be considered as a priority. Developing the Green Belt beyond the M25 creates a piecemeal housing belt. The Green Belt in Lingfield maintains the division between Lingfield and Dormansland, Blindley Heath and Newchapel. The Green Belt Assessment contains omissions and anomalies. For example, Jenners Field should not merely be considered a recreation area, but an integral part of the Lingfield Nature Reserve.	The Green Belt Assessment (2015) makes no recommendations as to whether land should stay in the Green Belt or not. It only describes the contribution the parcel makes to four of the five purposes of the Green Belt. Comments regarding the distribution of development are noted and will need to be considered when the Local Planning Authority determines its strategy for the Local Plan. Comments regarding Jenners field are noted and will be taken into account during the refinement of the green belt assessment.	<p>The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.</p> <p>The location of Jenners field in relation to the local nature reserve will be taken more fully into account in the refinement</p>	779

			of the assessments.	
1065	All of the assessments for Woldingham should be amended to include containing the sprawl of London, which adds an important dimension to fulfilling purpose 1 of the Green Belt. Appendix D show that very little has changed since the Metropolitan Green Belt was defined and purpose 1 with regards to London continues to be fulfilled. The documents are a departure from the successful historic approach, which will lead to the erosion of local character, open countryside and Green Belt.	The assessments state that this role is being fulfilled albeit moderately. The land is not identified for further consideration.	None	780
2729	Implications arising from the Council's Green Belt Assessment: Outlines relevant NPPF paragraphs and ministerial statements regarding the Green Belt; Highlights importance of the relationship between sustainable development and the Green Belt. TDC have not addressed this; Highlights advice from Planning Advisory Service about Green Belt and the under-provision of housing. Quotes High Court case; TDC did not establish or clarify definitions for key terms in GBA methodology which has impacted on conclusions made; Strategic Green Belt Assessment includes parts of land outside authority boundaries, yet work was done as stand-alone and doesn't correlate with GBA's (eg Strategic Area C); Methodology doesn't allow the reader to understand how the assessments of each purpose or collection of purposes have resulted in the identification of the 49 separate areas which are to be the subject of further investigation; <i>No tables or maps to judge effectiveness of Green Belt – no way of comparing separate parcels assessments</i> ; GBA over-elaborates and over-complicates the process.	It is not considered appropriate to fill the green belt assessment with other evidence about sustainable development or housing need. This is an evidence base about the purposes of the green belt. The issue is a complex one but it is not considered that the assessment is unnecessarily elaborate	None	781

4332	Purpose 2 - The absence of a visual inter-relationship does not appear to be an appropriate test for this purpose, as whether new development would be screened from an adjoining settlement is not a test of whether built up areas would become closer to merging. Rather it is whether the erosion of open land between settlements would cause the merging of settlements	It is necessary to consider, as part of the assessment, that there may be features which are not apparent as part of a desk top exercise and that might be more appropriate and therefore needed for consideration. It is considered necessary to at least give thought to whether it is the physical effect of a natural feature in preventing the outward spread of the settlements, rather than the policy effect of a Green Belt policy boundary in doing so.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	782
4332	Purpose 3 - 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.	Development in the green belt has the potential to harm openness, whether it is appropriate development or inappropriate development. The assessment has taken account of historic development pre-dating the green belt.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	783
4295	Purpose 3 - the assessment wrongly assumes that the land being appraised must be rural, stating that parks and playing fields are not countryside (e.g. Appendix D, D.5. 26-29). The key NPPF	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the	The Green Belt will continue to be considered, in	784

	<p>characteristics are openness and permanence, not rural views. In CR3, the Green Belt within and bordering urban areas interweaves between town and country. It acts as an important buffer and transition zone, without necessarily itself being rural.</p>	<p>assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.</p>	<p>accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.</p>	
4332	<p>Purpose 4 - 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 on only views out from the Conservation Area</p>	<p>Conservations areas that might be outside a study parcel but visible from it were assessed. It was also considered appropriate, when considering a parcel to have regard to the wider context of setting. However, that does not mean that assessments should not be carried out on a parcel by parcel basis for further investigation and refinement. It must also be kept in mind that the fourth purpose is to “preserve the setting and special character of historic towns” and as such does not necessarily extend as far as the preservation of individual assets or indeed conservation areas.</p>	<p>The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.</p>	785

		However, the methodology takes this line to ensure that a wider definition of historic context is taken into account for Tandridge.		
2430, 3003, 3014, 3132, 3915, 3944, 4295, 4465, 4490, 4500, 4506	There are many inconsistencies, omissions and errors in the document.	In the absence of further detail, it is not possible to respond specifically. It is accepted that there may be errors within the vast amount of evidence that has been collected due to the scale of some of the studies. However, if there are such errors none are so fundamental as to undermine the entire plan, particularly given the very early stage and the high level of evidence at this point in the process.	The Council will make every effort to ensure rigorous proof reading takes place in the preparation of the Local Plan and supporting evidence.	786
14	The Green Belt Assessment contains many errors of grammar and syntax.	In the absence of further detail, it is not possible to respond specifically. It is accepted that there may be errors within the vast amount of evidence that has been collected due to the scale of some of the studies. However, if there are such errors none are so fundamental as to undermine the entire plan, particularly given the very early stage and the high level of evidence	The Council will make every effort to ensure rigorous proof reading takes place in the preparation of the Local Plan and supporting evidence.	787

		at this point in the process.		
871	Considers that the Green Belt Assessments against the National Planning Policy Framework has numerous errors and inconsistencies. Local Plan proposals do certainly not take into account the purposes of including land within the Green Belt.	The NPPF allows the boundary of a green belt to be amended through a local plan. The assessment it necessary to show therefore how green belt has been considered through the process. No decisions have been taken and account would need to be taken of the green belt evidence in determining a strategy for the local plan.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate	788
268	The Green Belt Assessment contains errors, inconsistencies, a flawed methodology, unreliable assessments, missing information and does not take account of legal comments provided. The combination of an inflated need figure and flawed Green Belt assessments may result in the Plan being found unsound.	The Green Belt is a specific policy intervention designed to carry out a number of specific jobs. It is not an environmental designation or environmental constraint. It is important that the Green Belt fulfils its purposes as set out in the National Planning Policy Framework and is capable of continuing to do so throughout and beyond the plan period. The best way of determining a boundary that is fit for purpose and capable of enduring for the long-	None.	789

		<p>term, is to assess its function in an up to date context. The Council feel that the steps taken to date in preparing relevant evidence, is in accordance with legislation and national policy.</p> <p>National policy sets out that green belt boundaries can only be amended in exceptional circumstances. The Local Plan process will need to consider whether or not exceptional circumstances exists, as justified by a variety of evidence, before any alterations to the Green Belt can take place. This accords with national policy.</p>		
2603, 2605, 2607, 2609, 2803, 3005, 3280, 3313, 3240, 3937, 3942, 4127, 4171, 4243, 4390, 4407, 4428, 4431,	The Council's stated objective of protecting the Green Belt in Tandridge does not appear to be supported by the Local Plan documents.	The Local Plan documents have reflected the evidence to date. No decisions have been made. Evidence is required to make robust and justifiable decisions	None	790

4446, 4448, 4516, 4518, 4552, 4575, 4576, 4578, 4582, 4614, 4767, 4769, 4802, 4814				
2600, 2601, 2602, 2603, 2605, 2607, 2609, 3572, 3642, 3645, 3824, 4015	Croydon, a large urban area is not releasing any Green Belt land and has not carried out any assessments of its Green Belt, so why are we?	Croydon has looked at their green belt and their latest documents show changes to their green belt.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate	791
3988	It is noticeable that the OAN consultant, NMSS refers to the PAS guidance, but your council completely disregards it for the purposes of assessing the Green Belt.	The PAS guidance for assessment of green belt has not been ignored. The Council has produced a detailed methodology and is producing a refined assessment.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation	792

			will be reviewed when undertaking further assessment of the Green Belt, as appropriate	
1809	The Greenbelt Assessment 2015 states that “The Green Belt between Selsdon / New Addington/ Warlingham is extremely effective and positively deviant from the purposes of the Green Belt”. This statement is misleading since the area is most certainly effective and cannot therefore be deviant. Green belt status should therefore be retained.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	793
3981	We take issue with the statement in Section 5.4. that landscape is not a consideration of the Green Belt. The fourth of the Green Belt's 5 purposes is 'to preserve the setting and special character of historic towns'. Oxted (Acstede in the Domesday Book in 1086) with its Norman church is surely a 'historic town', and its 'setting' must surely be the countryside immediately around it.	Setting is not a landscape designation matter. Historic setting in a Green Belt context is largely concerned with historic towns such as Bath and York whose green belt plays a function in preserving the setting of those historic towns. The	None	794

		assessment in Tandridge has use this criteria in its own context		
3713	TDC does not make it clear that sites within the assessments that are considered not worthy of further consideration are effectively rejected from being considered as suitable for allocation.	The Council proposes a sites consultation	Undertake sites consultation	795
3713	The Government has announced that there should be an intensification of development around railway stations, yet bizarrely sites 1-4 above are not even considered for further investigation.	The green belt assessment looks at the performance of the green belt. It does not attempt to apply factors that might be considered if an exceptional circumstances test was being applied	None	796
3713	There appears to have been no thought whatsoever in your assessments of the needs of the older generations.	The green belt assessment looks at the performance of the green belt. It does not attempt to apply factors such as described	None	797
3004	It would be helpful for future work on the review, particularly in map form, to show Green Belt areas in LB Croydon which are adjacent to Portley Ward and other northern wards. Portley Ward in particular has a shortage of open spaces, and many residents rely on public GB space within LB Croydon, mainly that managed by City Commons, for leisure and recreation.	The Council's open space assessment should be used to pick this up	Ensure the open space provision assessment takes account of out of district provision	798
3258, 4291	Object to the judgement made that the Green Belt has only played a moderate role in preventing urban sprawl or merging of developed areas near Woldingham because the topography has played a significant role too. There are many examples of development on steep slopes, without Green Belt protection other	The assessments state that this role is being fulfilled albeit moderately. The land is not identified for further consideration. The green belt policy is not the only factor that prevents	None	799

	areas of steep topography would have development.	sprawl		
1333, 1506, 2868, 3258, 3383, 3757, 4301, 4575, 4585, 4855	All of the assessments for Woldingham should be amended to include containing the sprawl of London which adds an important dimension to fulfilling purpose 1 of the Green Belt.	The assessments state that this role is being fulfilled albeit moderately. The land is not identified for further consideration. The green belt policy is not the only factor that prevents sprawl	None	800
4295	Once the Green Belt assessment is robust, it needs to be compared with other reports in a sequential process. At present it cannot establish whether the NPPF exceptional circumstances for removing areas from the Green Belt exist. That can only be done by first, finalising the Objectively Assessed Needs (OAN) figures; secondly, establishing whether they can only be achieved by building on the Green Belt (the land supply identified in HELAA); and thirdly, by comparing the quality of different Green Belt areas as potential destinations for housing.	The exceptional circumstances test needs to look at a package of factors that are likely to be included in a number of evidence bases	None	801
2541	The numbering of Areas of Further Investigation so similarly to the Parcels creates confusion.	Noted	None	802
1064	In all the TDC documents, the locations of Kenley (in Croydon) and Kenley Airfield, the minor change to the administrative boundary, changes to the Green Belt, and also the location of recent housing development, need to be accurate and clear. The conclusions of the Strategic Assessment in the Report are for the most part supported. The wording of the final point is noted, but this should not be taken as implying that the Caterham Barracks and Kenley Airfield Conservation Areas are unsatisfactory or not worth conserving. Conservation Areas within larger settlements are of equal value to those in small villages. Para B.2.1.2 there is a	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when	803

	<p>footnote symbol but no footnote. Considers that the Caterham on the Hill and Caterham Valley should be treated separately. The sentence: "Some of the development around Kenley airfield has taken place since the designation of Green Belt in this area and gives the perception that Kenley and Whyteleafe have merged" is wrong and should be deleted. The original MoD housing development on a small area of Green Belt south of Kenley Airfield took place some decades ago, and that land was subsequently removed from the GB. Also, it is not in Kenley and it is not near Whyteleafe. The final sentence of this paragraph should also be removed unless it relates to the area north of Whyteleafe on the A22. The amount of countryside in this Strategic Green Belt Area is minimal in comparison to the other Strategic Green Belt Areas, limiting its tranquillity and serenity. Overall, this band's contribution to this purpose is less effective than B and C, for example, that is predominantly open countryside. Disparaging comments give a misleading impression and are resented. Caterham on the Hill and its neighbours need the support of the Council throughout the Local Plan Review process. Para B.2.1.3 should be withdrawn and rewritten. In Para B.2.1.5 the comment about development at Kenley Airfield is misleading, and the statement "the perception that Kenley has merged with Caterham" is incorrect and should be deleted.</p> <p>Consider it would have been helpful to have had a map of the Green Belt parcels within the main report and to show the TDC / LB Croydon boundary on the map on p275, together with adjacent areas of Green Belt in LB Croydon as well as treat Caterham on the Hill and Caterham Valley separately here, particularly as a main</p>	<p>made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.</p>	<p>undertaking further assessment of the Green Belt, as appropriate.</p>	
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	<p>purpose of GBA 004 is to separate the two. Object to the report's comment on GBA 046 and 047. Both adjoin Coulsdon Common and GBA 047 forms an integral part of the Common. This statement in the report should be removed, or changed to reflect the actual situation.</p> <p>Comments on Area of Further Investigation 008 contain errors and are confusing. The statements that "the development that has occurred in Kenley has created sprawl into Caterham" and "the redevelopment of Kenley Aerodrome, whilst not physically merging Kenley with Caterham, has created the perception of settlements merging" are wrong. The Parish Council offered help to TDC in understanding GBA 004, but unfortunately, this offer was declined. This section must now be rewritten. Have no objection to further investigation of GBA 004, but further work needs to be both accurate and aware of the important function of this area in separating Caterham on the Hill from Caterham Valley and Whyteleafe. Object to conclusions on Areas of Further Investigation 048 & 049 (GBA 046 & 047). Any attempt to remove part of Coulsdon Common (GBA 047) from the Green Belt would be strongly resisted. The open and undeveloped part of GBA 046 includes many trees, and its removal from the GB would be pointless. There needs to be consultation with City (of London) Commons before work on these two sites is taken further.</p> <p>On p204, Figure A.23.7 is captioned "St Lawrence's Hospital in 2014". This shows the Yorke Gate estate, with part of the Hambledon Park Estate to the south and part of the redeveloped</p>			
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	<p>Caterham Barracks 'Village' to the north. Also on p204, Figure A.23.8 is captioned "St Lawrence's Hospital in the Tandridge DC Local Plan 2001". This mainly shows the boundary (in red) of the Caterham Barracks Conservation Area, which was designated in 1995; the Barracks was never within the GB. On p205, it is unhelpful that assessments relating to Kenley Airfield and de Stafford School are included with Whyteleafe. There is considerable reference in Appendix A and elsewhere to "major" changes to the Green Belt in Caterham on the Hill and to "large scale" development in the Green Belt in this area. This is exaggerated. In A.24 there are numerous references to areas within Caterham on the Hill (and to Caterham Valley) in this Whyteleafe section of the Appendix. This is confusing and unhelpful. The relevant sections of text and maps should be moved to section A.23 or preferably to separate sections on Caterham on the Hill and Caterham Valley. In particular, the history of the changes to the Green Belt separating the Hill and the Valley is useful, but it should be in the correct place in this Appendix. It would be useful for Figure A.24.7 to cover the area immediately to the west of what appears on the map, so that the TDC / LBC boundary change is also shown. Flintfield House (referred to near the top of p215) was demolished over thirty years ago. The most important buildings within the Kenley Airfield Conservation Area are the former Officers' Mess and the former HQ / NAAFI building. The sub-section headed Portley House School refers to the group of schools now called Audley, St Francis', Sunnydown and de Stafford. The caption to Figure A.24.9 should be revised to make that clear. Conclude that the Caterham on the Hill sections of the text should be brought together in a single location, separate from references to Caterham Valley and Whyteleafe. Corrections then</p>			
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	<p>need to be made before they become an accurate record of the history of the Green Belt relating to Caterham on the Hill. Assessments affecting future Green Belt or development policies should not rely on this Appendix until these changes have taken place, Appendix A, while interesting historically, should not be used as a reason for future changes to the GB.</p> <p>The Conservation Area map in Appendix C omits GBA 047. The Kenley Airfield not just "Kenley" Conservation Area straddles the boundary into LB Croydon. It is worth adding in para D.5.4 that TDC describes Queens Park as "our flagship wellbeing site".</p> <p>Para D.5.4 or D.5.5 There needs to be a sentence here about the GB land between Waller Lane and Burntwood Lane, particularly as there have been speculative development applications in parts of this area. The final phrase in para D.5.6 "impacting on its rural feel" is irrelevant, as the Green Belt is not primarily intended solely for rural areas. Redrafting of this paragraph is needed. Para D.5.10 Conclusion on Purpose 1 is confusing. The development of Kenley Park Estate is not "in Kenley", despite the name. It has not "created sprawl to occur into Caterham". The two sentences should be corrected. The paragraph should also highlight the success of GBA 004, despite development pressures, in preventing the coalescence of Caterham on the Hill, Caterham Valley and Whyteleafe. The text in Para D.5.12 suggests that Queens Park could be removed from the Green Belt. As this is presumably not the intention, it should be clarified. Also, there is adequate GB land east of the de Stafford complex to separate this from the main parts of Whyteleafe and Caterham Valley.</p>			
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	<p>Para D.5.13 is incorrect and should be deleted. Para D.5.14 is not understood, as Kenley Airfield is an open area within the (mainly LB Croydon) Green Belt. The claim that "the development at Kenley Aerodrome has added to the perception that Kenley and Whyteleafe have merged" is not correct and should be removed. Para D.5.17 creates a misleading impression of GBA 004 / AFI 008 and it should be deleted or rewritten. The text in paras D.5.17, D.5.18, D.5.29 and D.5.33 is supported and accepted. The statement in paras D.5.19 to D.5.22 that there are no conservation areas within GBA 004 is wrong, as part of GBA 004 lies within the Kenley Airfield Conservation Area. Consider that the main and essential purpose of GBA 004 is to act as a permanent buffer preventing the coalescence, which should be clearly stated and endorsed within the overall conclusion of GBA 004. The supporting text does not acknowledge the openness and attractiveness of GBA 047 as shown on the photos , and should be changed. Merlewood Estate Office is not in the Green Belt and the text should be corrected. In D.47.8 to D.47GBA 046 and 047 should be seen as part of Coulsdon Common and not as small isolated pockets of Green Belt within Tandridge. The implication that LB Croydon or City (of London) Commons would consider permitting development of Coulsdon Common is absurd and should be deleted. Para D.47.14 is incorrect, as the main Merlewood office and yard are located between GBA 046 and GBA 047. GBA 047 has back gardens of Ninehams Road and part of Merlewood on two sides, not three. Objects strongly to the report's conclusion that "neither GBA 046 and GBA 047 is considered to serve the purposes of the Green Belt".</p>			
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	<p>In Para E.17.2 "some" would be more accurate than "many". The distinction between Caterham on the Hill and Caterham Valley should be repeated here. In para Para E.17.4 the Caterham Barracks Conservation area faces the Green Belt on its west side. The Kenley Airfield Conservation Area as a whole (rather than just its Tandridge part) is bounded by Coulsdon and Kenley Commons; development is limited to parts of its east and south sides. In Para E.17.5, GBA 004 does not have "large scale development within it". Para E.17.7 is wrong and should be removed or redrafted.</p> <p>The Areas of Further Investigation in Appendix F are unhelpfully numbered differently from the Green Belt Area numbers used in the bulk of the report. It would be preferable to retain the GBA numbers.</p>			
Green Belt Assessment – Appendix A (Historic Assessment)				
3768	In Appendix A of the Green Belt Assessment the current policy that applies to Dormans Park (GBA046) is not consistent with Paragraph 89 and should be amended in emerging TLP.	Noted	The Council will continue to refine the evidence base and will need to give consideration to the policy set out in the NPPF for the treatment of settlements in the Green Belt	804
2541, 3401	It is necessary to refer to Appendix A for the details and it would be helpful to have an index on a 184 page document that is not compiled in alpha order.	Noted	None	805

3401	<p>Appendix A A.23 Q1 - Surrey County Development Plan 1958 The report (on p197) states that Box 2 in Figure A.23.1 shows that "the area behind Ninehams Gardens" was not in the Green Belt in 1958. However, the map showing the area is too small to be sure of this without inspecting the original document. There are actually two areas (near to each other, one behind Ninehams Gardens, the other further west behind Ninehams Road) which are included in the main GB assessments (GBA 046 & 047). Surrey Development Plan 1974 The text on p198 states that Box 2 in Figure A.23.2 shows that "two small parcels [GBA 046 & 047] were put into the Green Belt" and claims that this was done "to provide for a primary school and a secondary school, shown as PS and SS on the map". However, the map does not show PS or SS at this location, so this needs to be corrected. Also, the blue border of Box 2 obscures the western of the two areas. It would be helpful for the text of this Plan to be checked to ascertain the reasons for this change in the GB, bearing in mind that these two small sites border on the GB in LB Croydon. A.23 - Draft Whyteleafe Local Plan 1987 This plan included a map that shows the Green Belt around Caterham. It appears from this map that the two areas GBA 046 & 047 were, once again, not in the GB. However, this was only a draft plan, and another 'removal' from the GB is noted as a "mapping error". The PC considers that an out-of-date map may have been used for this draft plan, and that no weight should be accorded to the text on p199 of the report, or to Figure A.23.3 on p200, or to the zoomed-in maps on p199. North of the Downs Local Plan 1992 The report text on pp200-201 is not fully understood; also, there is reference to Whyteleafe rather than Caterham. Perhaps locations could be indicated more clearly, with a map showing the changes. Tandridge District Council Local Plan 2001 The coloured map on p201 is the</p>	<p>Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.</p>	<p>The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.</p>	806
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	<p>first which clearly shows the two areas of GB, one behind Ninehams Gardens (not Nineham Gardens as in the caption) (GBA 046) and the other further west behind Ninehams Road (GBA 047). The text on p202 claims: "The area in the box 2 shows the two areas behind Nineham Gardens as Green Belt. The Plan does not set out any justification for this change. The two small spaces between Nineham Gardens are no longer allocated for open space provision and instead there is an access road into the area on the east and the area on the west is not used as public open space." However, no textual evidence has been provided for this claim that there have been recent changes to the status and boundaries of GBA 046 & 047. Local knowledge of the area suggests that the status of these two small areas did not change at the time of the 2001 Local Plan, and that GBA 047 in particular has been part of Coulsdon Common for very many years. None of the earlier monochrome maps shows these two areas with sufficient clarity to determine whether there was a change in GB status or boundary in 2001. The map on p201 is also the first to show the slight revision to the Tandridge DC / LB Croydon boundary to incorporate all of the then MoD housing and which has since been redeveloped as the Kenley Park Estate.</p>			
3401	<p>Appendix A A.23 Q2 - p204, Figure A.23.8 is captioned "St Lawrence's Hospital in the Tandridge DC Local Plan 2001". This mainly shows the boundary (in red) of the Caterham Barracks Conservation Area, which was designated in 1995; the Barracks was never within the GB. On p205, it is unhelpful that assessments relating to Kenley Airfield and de Stafford School are included with Whyteleafe. On p206, under Q4, the report states: "There have also been a number of schools where the playing fields have been protected. The exception to this is Caterham Secondary School,</p>	<p>Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from</p>	<p>The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation</p>	807

	<p>which was previously Portley House School where development has taken place and the school has significantly grown in size." The former Portley House School is now the main building of Sunnydown School, whereas most of the fairly recent development has been around de Stafford School, including the Sports Centre.</p>	<p>the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.</p>	<p>will be reviewed when undertaking further assessment of the Green Belt, as appropriate.</p>	
3401	<p>Appendix A - A.24. Whyteleafe (p208 - p217)</p> <p>There are numerous references to areas within Caterham on the Hill (and to Caterham Valley) in this Whyteleafe section of the Appendix. This is confusing and unhelpful. The relevant sections of text and maps should be moved to section A.23 or preferably to separate sections on Caterham on the Hill and Caterham Valley. In particular, the history of the changes to the GB separating the Hill and the Valley is useful, but it should be in the correct place in this Appendix. it would be useful for Figure A.24.7 to cover the area immediately to the west of what appears on the map, so that the TDC / LBC boundary change is also shown. Flintfield House (referred to near the top of p215) was demolished over thirty years ago. The sub-section headed Portley House School refers to the group of schools now called Audley, St Francis', Sunnydown and de Stafford. The caption to Figure A.24.9 could helpfully be revised to make that clear.</p>	<p>Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.</p>	<p>The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.</p>	808
3401	<p>Appendix A, while interesting historically, should not be used as a reason for future changes to the GB.</p>	<p>It is considered important to understand the post green belt development and any changes to the</p>	<p>None</p>	809

		boundaries		
2541	The footnote on page 13 says “Farleigh, Chelsham and Ficklehole are included as part of the Warlingham historic change assessment.” The parish council feels this will have created a false impression of a degree of change in the smaller settlements that is not representative. Warlingham has changed a great deal more than they have over the timespan considered.	Noted. It was considered the most appropriate way to look at the historic context	None	810
Green Belt Assessment – Appendix B (Strategic Areas Assessment)				
1527	The approach of sub-dividing the Green Belt into “Strategic Green Belt Areas” is not justified	It is important to look at how the green belt in Tandridge contributes to the strategic purposes of the green belt	None	811
2685, 3432, 3566	Strategic Area A has an important mutually-dependent relationship with the London Metropolitan Green Belt that the other Strategic Areas lack. Therefore Area A should be considered ‘very effective’ in addressing Purpose 1, rather than simply ‘effective’ as stated in Appendix B (B 2.1.1).	It is not considered that the strategic importance of the area has a bearing on how effective it is. It may well be a very important strategic area but how it functions is separate from that	None	812
3432	In Appendix B, the assessment of NPPF Purpose 2 assumes that the settlements of Whyteleafe and Caterham have already merged. This is incorrect – there are still key strategic areas of Green Belt separating them (as shown on the Planning Policy Map on the TDC website).	They are joined by a continuous line of development outside of the green belt along the A22	None	813
2964	I do not recognise my town from the statement in the Green Belt Assessment, Appendix B, paragraph B.2.1.3	It is considered to be a professional assessment	None	814
3432	The characterisation of Strategic Area A (Appendix B, B 2.1.3) is	It is considered to be a professional	None	815

	wildly inaccurate and not professionally competent. Therefore the assessment for Purpose 3 cannot be relied upon.	assessment		
3357	Strongly disputes the assertion that Strategic Area A has only been “moderately effective” in meeting the Green Belt purposes, given that the assessment also notes its success in stopping urban sprawl and the merging of settlements and in preserving the setting of conservation areas	The assessment has to acknowledge that merging has occurred and that urban form is contiguous with London, hence the moderate rating.	None	816
3292, 4295	The description of Area A is grossly inaccurate (Appendix B, B 2.1.3). It goes on to state that Whyteleafe and Caterham; and London, Kenley and Caterham have merged, whereas they are still separated by key parcels of Green Belt.	It is considered to be a professional unbiased assessment. These settlements are contiguous. You can move from one to the other without entering the green belt	None	817
3401	These conclusions for Strategic Area A are for the most part supported by the PC. It will be important to prevent the future coalescence between Caterham on the Hill and Caterham Valley by maintaining the Green Belt areas between these two settlements. The wording of the final point is noted, but this should not be taken as implying that the Caterham Barracks and Kenley Airfield Conservation Areas are unsatisfactory or not worth conserving. Conservation Areas within larger settlements are of equal value to those in small villages	Noted	None	818
3401	These disparaging comments in paragraph B.2.1.3 give a misleading impression and are greatly resented by Caterham on the Hill Parish Council. These towns and villages are at risk of coalescence and in some places of merging with Greater London, and this is what the Green Belt is designed to prevent. Caterham on the Hill and its neighbours need the strong support of Tandridge District Council throughout the Local Plan Review process. They do	The assessment is not intended to be disparaging but are an over strategic description when compared, as it says with other strategic areas.	None	819

	not need derogatory, inaccurate or irrelevant comments. This paragraph should be withdrawn and rewritten.			
2541	The parish council feels that it is difficult to describe the entirety of Area A as one area since the characteristics of the area vary widely across its area.	The area is large but this is a strategic function assessment. The parcels assessment contain greater detail	None	820
3981	AGLV and AONB should bear considerable weight, and their setting should not be degraded. There is no mention of these for Strategic Area B, or in individual parcel assessments.	This is an assessment of the green belt function	None	821
3967	The assessment of the roles of the “Strategic Green Belt Areas” does not serve any useful purpose. The districts three zones all serve the fifth purpose of the green belt with regards to the Greater London area and the whole of the Green Belt in Tandridge serves this strategic purpose and this has not been recognised in any of the documents.	<p>The reasoning for the treatment of the fifth purpose of the Green Belt in the assessment is set out at paragraphs 3.35 and 3.36 of the assessment methodology. Further, the fifth purpose cannot be assessed by a survey on the ground, particularly if that survey is limited to the Green Belt itself rather than urban areas.</p> <p>Should it be necessary, purpose five would be a consideration in determining whether exceptional circumstances exist.</p>	None	822
3967	By assessing the 3 zones in roughly the same way the parcels were assessed, the results fail to pick up the key point that even in	Noted	None	823

	the north of the district, where most of the development is located, the open areas, even if relatively small in size, still preserve the openness of the Green Belt.			
Green Belt Assessment – Appendix C (Conservation Area Maps)				
3401	Appendix C: Conservation Areas Map - This map omits GBA 047. The Kenley Airfield (not just "Kenley") Conservation Area straddles the boundary into LB Croydon.	The boundary to the conservation area on the map does give the incorrect impression that it stops at the district boundary whereas it does continue into Croydon	Any further version of the map will be corrected	825
Green Belt Assessment – Appendix D (Individual Parcel Assessments)				
1283, 2541, 3566	The Green Belt Assessment of parcel 001 states that it has been effective in safeguarding the countryside, preventing urban sprawl and preserving the setting of conservation areas: therefore in principle this Green Belt parcel is very important and should not be built on.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	826

2541	<p>The report on parcel GBA001 appears to be factually wrong. Paragraphs D.2.14, D.2.17, D.2.18 and D.2.24 make reference to a Caravan Park that does not exist in parcel GBA001. There is however a Caravan Park in parcel GBA002</p>	<p>Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.</p>	<p>The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.</p>	827
3357	<p>The four adjacent sites bounded by Farleigh Road, Green Hill Lane, Harrow Road, Chelsham Road and Alexandra Road prevents the merging of Warlingham with the main part of Chelsham, which is clustered around and adjacent to Chesham Common, and therefore fulfils an important Green Belt purpose, that of preventing the merging of settlements. We note that the Green Belt Assessment of the relevant parcel (001) states that it has been effective in safeguarding the countryside, preventing urban sprawl and preserving the setting of conservation areas: we therefore contend that in principle this Green Belt parcel is very important</p>	<p>Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be</p>	<p>The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when</p>	828

	and should not be built on.	made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	undertaking further assessment of the Green Belt, as appropriate.	
3357	Strongly endorses the importance of the strip of countryside between Farleigh and Limpsfield Roads, the Crewes Valley, and would support any additional protection that can be afforded to this area	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	829
1008	Note that the Green Belt Assessment of parcel 001 states that it has been effective in safeguarding the countryside, preventing urban sprawl and preserving the setting of conservation areas are therefore contend that in principle this Green Belt parcel is very	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative	The Green Belt will continue to be considered, in accordance with National	830

	<p>important and should not be built on. Concerned about Land at Farleigh Road, which is part of the Crewes Valley (AGLV) and is highlighted as important in preventing coalescence. The land proposed for development at 282, Limpsfield Road, makes a very important contribution to the setting of Warlingham and its spacious character and should be kept in open recreational use. Note the work done to assess the Green Belt, endorses the importance of the strip of countryside between Farleigh and Limpsfield Roads, the Crewes Valley and would support additional protection. Dispute that the Green Belt around Warlingham, Caterham and Whyteleafe has only been moderately effective, given that the assessment also notes its success in stopping urban sprawl and the merging of settlements and in preserving the setting of conservation areas. Request that the assessment be amended. Further dispute in relation to parcel 003 that the hillside to the south of Warlingham will in itself prevent building. This assessment should be strengthened to recognise the importance of this parcel in preventing urban sprawl and the joining up of Warlingham and Woldingham.</p>	<p>manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.</p>	<p>Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.</p>	
1746	<p>Strongly support GBA001 to be investigated with a view to further policy protection for its role in separating the two areas of Warlingham, and in its contribution to the setting of the Farleigh Common and Fickleshole conservation areas.</p>	<p>Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green</p>	<p>The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further</p>	831

		Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	assessment of the Green Belt, as appropriate.	
2887	GBA001 is factually wrong.	Noted	None	832
583	Objects to any proposals to remove and / or build on Green Belt land, particularly where it separates defined towns and villages, such as the Green Belt land between Warlingham and Chelsham and Farleigh parishes and between Croydon/London and Tandridge. Considers that the assessment method is weak and requires greater scrutiny. For example, Appendix D GBA 001 is factually wrong.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	833
3432, 3680, 3724	Object to proposals around Tithe Pit Shaw Lane (GBA 002 and 007) which would lead to the merging of Whyteleafe and Hamsey	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the	The Green Belt will continue to be considered, in	834

	Green (maps in Green Belt Assessment Appendix C)	assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	
2893, 4238, 4265, 4274	Strongly oppose any proposal to consider development on Green Belt around Whyteleafe (refs GBA 002, 004, 007 and 008) and fully support the retention of strategic Green Belt to separate settlements (including London sprawl) and areas of high landscape value such as the North Downs Ridge.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	835

		supplemented by further evidence.		
3689	The other serious concern is with regards to the green belt assessment of the area around Kenley aerodrome, the housing that is already established there causes difficult movement on the roads around the estate it is a single track road, no thought in the planning if this would be an example of your planning this would be completely unacceptable.	Transport modelling would be required to look at the impact of any new development	Undertake transport modelling when appropriate	836
3357	GBA003 - disputes the assertion that the hillside to the south of Warlingham will in itself prevent building, as developers have proved quite capable of building on hillsides including this one to date. This assessment should be strengthened to recognise the importance of this parcel in preventing urban sprawl and the joining up of Warlingham and Woldingham.	The topography is stated as being additional to the protection provided by the green belt. This is not an areas of further investigation	None	837
4011	GBA003 - due to the natural landscape features and the moderate role the parcel plays in serving the five purposes of the Green Belt, we request that as well as the Area of Further Investigation Number 003 'Parkside Estate and Warlingham Park Estate' the Galloway Lodge site be included as an investigation area.	The topography is stated as being additional to the protection provided by the green belt. This is not an areas of further investigation	None	838
2235, 2623, 2852, 2893, 3432, 3434, 3457, 3680, 3703, 3724	Object to proposals to consider development on Green Belt around Whyteleafe such as Whyteleafe Hill/Joysons Hill (ref GBA 004 and 008) – this would lead to the merging of Whyteleafe and Caterham on the Hill. It is abundantly clear that it serves purposes 1, 2 and 3.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2;	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and	839

		necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	
2623	<p>D.5.1 states that at its southern tip, GBA004 adjoins GB parcels 004 and 011. This is an error since the parcel clearly cannot join itself!! In fact, it links parcels 011 and 010 and separates Caterham Valley and Caterham on the Hill. It also separates Whyteleafe from Caterham on the Hill.</p> <p>The Assessment is wrong when it says that this parcel is mostly steep slopes as the centre section is in fact quite flat. As noted above, topographical features have nothing to do with the GB!</p>	Topography can be a physical feature that would prevent sprawl. It is not a green belt matter but it is important not to ignore the impact the topography may have had in assisting with the green belt aims. "Mostly" steep slopes indicated not all steep slopes	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	840
2623	<p>Figure D.5.2 purports to show the view from St. Mary's graveyard which is contiguous with the larger graveyard called Caterham Cemetery. This is wrong since the photograph was actually taken from within the Caterham Cemetery.</p> <p>It is correct to say that GBA004 is largely free from development. It should however be noted that Whyteleafe School is not one of the</p>	It is not agreed that Figure D.5.2 purports to show the view from St Mary's graveyard. Figure D.5.2 shows the view from Caterham Cemetery. Consultation responses are being taken account of as the	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process.	841

	<p>schools listed as it is not in the GB according to the map on page 275.</p>	<p>Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.</p>	<p>Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.</p>	
2623	<p>The Assessment says that the topography of this parcel is broadly flat which contradicts the earlier statement in D.5.1 that it is "mostly steep slopes". It cannot be both. The residential estate on Stansted Road mentioned in this paragraph is not in the GB. It is not clear why this statement has been made. What are the belts mentioned in this paragraph? As noted above, topographical features have nothing to do with the GB! Another error is that D.5.3 refers to The Old Caterhamians Club; it is The Old Caterhamians Cricket Club — a simple thing to have checked.</p>	<p>Paragraph D.5.3 discusses the "far south of the parcel" and not the parcel in its entirety.</p> <p>Paragraph D.5.3 refers to Old Caterhamians Cricket Club. Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be</p>	<p>The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.</p>	842

		made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.		
2623	D. 5.4 It is simply wrong to say that tree coverage between the Dene Hospital and St. Mary's Church limits north/south views between the two buildings. St. Mary's Church can be clearly seen from the Dene Hospital across the open space known as Dene Field.	It limits views but it is agreed that they are still visible	None	843
2623	D.5.5 and D.5.6 It is correct that there has been little development in this part of the parcel. Such new housing as there has been since the establishment of the GB comprises a handful of dwellings in Portley Wood Road, The Avenue and Church Road. The club on Church Road is Whyteleafe football Club not the Caterham football Club — a simple fact which should have been checked. The area should not be described as for the most part covered by dense and mature woodland. There are large areas of grazing land such as Joysons Hill on Church Road Whyteleafe and at the far end of Stanstead Road	Paragraph D.5.6 refers to Whyteleafe Football Club. Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	844

		in its own right, but will be supplemented by further evidence.		
2623	D.5.7 It should be noted that the developments on Kenley Aerodrome have been the replacements of 125 Ministry of Defence and does not represent significant additional development.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	845
2623	D.5.8 The escarpment at the southern end of GB004 (before it loops westward behind Stansted Road) provides a significant divide between Caterham Valley i.e. Stafford Road, and Caterham on the Hill. If this section of GB004 were to be built on, the two settlements would be joined together contrary to Purpose 1 of the GB, i.e. checking the unrestricted sprawl of large built areas. As noted above, topographical features have nothing to do with the GB!	This area will be considered further for the reasons stated in this response. Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further	846

		the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	assessment of the Green Belt, as appropriate.	
2623	D.5.9 It is wrong to say that the A22 is the eastern boundary of GB004. A quick glance at TDC's own map shows that the eastern boundary is the Caterham London railway line — a simple fact to have checked.	Paragraph D.5.9 states "The railway line forms the boundary west of Whyteleafe, extending to Burnt Wood Lane which forms a boundary to Caterham."	None	847
2623	<p>D.5.12 It is wrong to say that Queens Park joins the Hill and Valley. TDC's map shows that Queens Park Avenue is on the Hill whilst Manor Avenue has been consigned to the Valley. Therefore, Queen Park serves to keep the two apart. Queens Park and the Dene Field further serve to keep to the distinct settlements separate.</p> <p>This paragraph also refers to the de Stafford Sports Centre and adjoining school as weakening the sense of separation. This is considered to be incorrect. GB land on both sides of Burntwood Lane (and Manor Park) separates this part of the Hill from Whyteleafe.</p>	This area will be considered further for the reasons stated in this response. Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	848

		supplemented by further evidence.		
2623	<p>D.5.13 This paragraph is totally wrong. The gap between Caterham on the Hill and Kenley, part of the London Borough of Croydon, is substantial, i.e. the entire area of the airfield.</p> <p>There has been no “new” development on Kenley Aerodrome. The gap between Kenley and Caterham on the Hill provided by Kenley Aerodrome prevents these two entirely distinct settlements located in two different authorities from merging.</p>	<p>The gap between the London Borough of Croydon is small but it is agreed that the main urban area of Kenley is beyond the aerodrome. There is no reference to ‘new’ development.</p>	<p>The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.</p>	849
2623	<p>D. 5.16 It is wrong to say that Kenley, which to repeat is part of the Borough of Croydon, and Caterham on the Hill are separated by woodland. They are separated by the expanse of Kenley Aerodrome. To repeat, the Kenley Aerodrome estates are in Caterham/Tandridge.</p>	<p>There are large areas of woodland along the north of Caterham on the Hill, Hayes Lane and Whyteleafe Road that prevent visibility of Kenley. The aerodrome is a piece of developed land.</p>	<p>The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.</p>	850
2623	<p>On Page 280, the Assessment leaps from Purpose 2 to Purpose 4.</p>	<p>Agreed. Paragraphs D.5.19 – D.5.22</p>	<p>The Green Belt will</p>	851

	<p>This is clearly an error.</p> <p>D.5.19 — D.21 These three paragraphs state that there are no Conservation Areas in GBAOO4. This is wrong. As the authors' research should have shown, there is a conservation area in GBOO4 - the Kenley Conservation Area (KCA) which is Tandridge's 19th Conservation Area.</p>	<p>should be discounted. The author's assessment and conclusions for purpose 4 can be seen from paragraphs D.5.30 – D.5.33.</p>	<p>continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.</p>	
2623	<p>D. 5.25 The statement that there has been a lot of development within this particular parcel of GB is noted above. This is not correct and it is maintained that such development has mostly taken place on the borders of the parcel rather than in it.</p> <p>D.5.26 This is one of very few open spaces in Caterham and, as pointed out in the Open Space Survey, Tandridge has a deficit in the provision for children and young people, thus giving Queens Park a crucial role in the community. Furthermore, if one stands in the middle of Queens Park and looks either west or east, one can see the Old Caterhamians Club and its open playing fields in the former whilst the view to the east is of the open space provided by the Dene Field. This paragraph states that Queens Park serves the two neighbourhoods of Caterham, i.e. the Valley and the Hill. This underlines the separateness of the two communities.</p> <p>D.5.27 There are no wooded green fields directly to the north of GBOO4, merely Kenley Aerodrome and to the north east</p>	<p>This area will be considered further for the reasons stated in this response. Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.</p>	<p>The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.</p>	852

	<p>Whyteleafe with the open area of the village's recreation ground. A site visit by a member of the assessment team would have confirmed this and this error would have been avoided.</p> <p>D.5.28 This paragraph does not make sense to a layman</p>	It is agreed that paragraph D.5.28 could read significantly better		
1746	Strongly support GBA004 to be investigated with a view to further policy protection for its role in separating Caterham on the Hill and Caterham Valley.	This parcel has been identified as a further area of investigation and will be looked at in more detail.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	853
3004, 4309	It is vital to retain the whole of GBA 004 as shown in the review documents. This crucial GB area, already very narrow in places, serves to separate the main part of Caterham on the Hill from Caterham Valley and Whyteleafe. This plays an important part in retaining the distinctiveness of Caterham's original village area. Parts of GBA 004 are also key wildlife havens and tranquil areas.	The conclusion to GBA004 states "Nonetheless, it continues to act as a buffer between Caterham Valley and Caterham on the Hill, and Whyteleafe preventing these urban areas from merging - although instances of development in this gap have occurred, encroaching upon the Green Belt and reducing openness." It is a further area of investigation because it needs to be	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further	854

		looked at in more detail.	assessment of the Green Belt, as appropriate.	
2994	If GBA004 is effective at serving at least two of the purposes, why was Roffes Lane (CAT042) not withdrawn from the consultation?	The Green Belt Assessment and the HELAA are two different evidence bases	None	855
3401	It would have been helpful to have had a map of the Parcels within the main report. It would also have been helpful to show the TDC / LB Croydon boundary on the map on p275, together with areas of GB in LB Croydon which are adjacent to Tandridge. Neither of the statements on p31 about "large scale development" within the GB around Caterham applies to Caterham on the Hill (except within the academic campus). It would have been better to treat Coth and Caterham Valley separately here, particularly as a main purpose of GBA 004 is to separate the two.	It is agreed that the size of GBA004 makes the assessment more difficult. Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence. The suggested map would have been helpful.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	856
3401	D.5 GBA 004 (pp 275-283) Figure D.5.1 on page 275 does not show contiguous GB within LB Croydon, and thus gives a misleading impression of a lack of GB to	It is agreed that more context on the maps would have been of assistance. Consultation responses	The Green Belt will continue to be considered, in	857

	<p>the north of Caterham. The TDC / LBC boundary and the Croydon GB should be shown (perhaps by hatching) so as to give an accurate picture. This comment also applies to other maps within this Appendix which border LB Croydon.</p> <p>Para D.5.4 It is worth adding that TDC describes Queens Park as "our flagship wellbeing site".</p> <p>Para D.5.4 or D.5.5 There needs to be a sentence here about the GB land between Waller Lane and Burntwood Lane, particularly as there have been speculative development applications in parts of this area.</p> <p>Para D.5.6 In the last sentence, Kenley Aerodrome is now known as Kenley Airfield. There are two "large detached buildings" within the Kenley Airfield Conservation Area, both of which are Listed Grade II by Historic England. The former HQ / NAAFI building on the southern side of the Airfield is currently in course of conversion to become an independent school. The former Officers' Mess south-east of the Airfield is currently the subject of a planning application for conversion to use as flats. The final phrase "impacting on its rural feel" is irrelevant, as the Green Belt is not primarily intended solely for rural areas. Some redrafting of this paragraph is needed.</p> <p>Para D.5.7 (and elsewhere in the Green Belt Assessment report) The references to "substantial change" in this area are exaggerated. As stated, the academic campus - particularly de Stafford School - was enlarged under previous GB policy when school development was a permitted exemption. Kenley Airfield itself has not been developed at all and is a very large open area of GB, mainly within LB Croydon. The former MoD housing in a</p>	<p>are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.</p>	<p>accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.</p>	
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	<p>relatively small area south of the operational airfield were removed from the GB, and there was also an amendment to the TDC / LBC boundary before part of this land was redeveloped as the Kenley Park Estate. Statements implying that this was a major change to parcel GBA 004 / AFI 008 are misleading.</p> <p>Para D.5.10 Conclusion on Purpose 1 (to check unrestricted sprawl of built-up areas) Once again, there is confusion here. The development of Kenley Park Estate is not "in Kenley", despite the name. It is an integral part of Portley Ward in Caterham on the Hill and it is well separated from suburban Kenley (within LB Croydon) by the open GB land of the Kenley Airfield Conservation Area. This has not "created sprawl to occur into Caterham". The two sentences should be corrected. The paragraph should also highlight the success of GBA 004 - despite development pressures - in preventing the coalescence of Caterham on the Hill, Caterham Valley and Whyteleafe.</p> <p>Para D.5.12 The text appears to suggest that Queens Park could be removed from the Green Belt. As this is presumably not the intention, it should be clarified. Also, there is adequate GB land east of the de Stafford complex to separate this from the main parts of Whyteleafe and Caterham Valley.</p> <p>Para D.5.13 This is incorrect for the reasons given above. The paragraph should be deleted.</p> <p>Para D.5.14 The para states that "Kenley Aerodrome ... is not identified as an individual settlement under this purpose". This is not understood, as Kenley Airfield is an open area within the (mainly LB Croydon) Green Belt. The author now claims that "the development at Kenley Aerodrome has added to the perception</p>			
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	<p>that Kenley and Whyteleafe have merged". This is not correct and the sentence should be removed.</p> <p>Para D.5.16 Yet another erroneous reference to Kenley Aerodrome needs to be removed.</p> <p>Para D.5.17 And again! There seems to be great concern about the Kenley Park Estate redevelopment of former MoD housing, but this is based on a misunderstanding of its location and relatively modest scale. Indeed, this whole paragraph creates a misleading impression of GBA 004 / AFI 008 and it should be deleted or rewritten.</p> <p>Paras D.5.17 & D.5.18 Conclusion on Purpose 2 (to prevent neighbouring towns merging) Subject to the comment above, the text in these paras is supported by the Parish Council.</p> <p>Paras D.5.19 to D.5.22 The statement that there are no conservation areas within GBA 004 is wrong. There are no urban conservation areas, but part of GBA 004 lies within the Kenley Airfield Conservation Area (which straddles the boundary with LB Croydon). It may be that these paras have been included in error, as the same issue is dealt with differently below.</p> <p>Para D.5.26 The purpose of this paragraph is not clear. If it implies that Queens Park could be removed from the Green Belt, this would be strongly resisted by the Parish Council.</p> <p>Paras D.5.29 and D.5.33 These Conclusions paras on Purpose 3 (saving the countryside from encroachment) and Purpose 4 (preserving the setting and character of history towns) are accepted by the Parish Council.</p>			
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	Paras D.5.34 & D.5.35 Overall Conclusion on GBA 004 Caterham on the Hill Parish Council considers that the main and essential purpose of GBA 004 is to act as a permanent buffer preventing the coalescence of the main parts of Caterham on the Hill with Caterham Valley and Whyteleafe. This objective should be clearly stated and endorsed within this conclusion. These paragraphs could helpfully be redrafted to give greater prominence to this aim.			
1527, 2235, 2557, 4055	Regarding the Green Belt Assessments, GBA 004 is an appallingly written and inaccurate document - e.g. the authors think that the Kenley Aerodrome estates are in Croydon - and should never have been published.	This is an error in the Green Belt assessment and will be corrected during the further refinement	Ensure this detail is updated in future refinement of the Green Belt Assessment	858
13	Retaining the area of Green Belt at the front of the N.A.A.F.I. building is essential. GB004 has a critical role in preventing sprawl and acts as a buffer between Caterham Valley, Caterham Valley and Whyteleafe, which should be kept apart. GB004 should be maintained as Green Belt.	<p>The conclusion to GBA004 states “Nonetheless, it continues to act as a buffer between Caterham Valley and Caterham on the Hill, and Whyteleafe preventing these urban areas from merging - although instances of development in this gap have occurred, encroaching upon the Green Belt and reducing openness.” It is a further area of investigation and will be looked at in more detail in the next part of the Green Belt Assessment.</p> <p>Further areas of investigation exist either because the parcel performs poorly or because its function needs</p>	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	859

		strengthening.		
16	Assessment of GB004 is not clear, contains grammatical faux pas, contradictions and factual errors in paragraphs D.5.10, D.5.13, 5.16, and 5.17. The area of Green Belt at the front of the N.A.A.F.I. building preserves this part of the Kenley Aerodrome Conservation Area. GBA004 meets Purpose 1, 2 and in part Purpose 4 and there is no need for further investigation.	<p>The conclusion to GBA004 states “Nonetheless, it continues to act as a buffer between Caterham Valley and Caterham on the Hill, and Whyteleafe preventing these urban areas from merging - although instances of development in this gap have occurred, encroaching upon the Green Belt and reducing openness It is a further area of investigation and will be looked at in more detail in the next part of the Green Belt Assessment.</p> <p>Further areas of investigation exist either because the parcel performs poorly or because its function needs strengthening.</p>	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	860
661	GBA 004 clearly serves purposes 1, 2 and 3 and from the Caterham School Hill playing fields the area is designated an AGLV, which extends to join up with the Surrey Hills AONB.	The conclusion to GBA004 states “Nonetheless, it continues to act as a buffer between Caterham Valley and Caterham on the Hill, and Whyteleafe preventing these urban areas from merging - although instances of development in this gap	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as	861

		have occurred, encroaching upon the Green Belt and reducing openness.” It is a further area of investigation because it needs to be looked at in more detail.	part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	
715	Considers it is clear that GBA 004 serves purposes 1, 2 and 3. Potential development site CAT 042 if developed would merge Caterham hill with Caterham valley and allow the unrestricted sprawl of these developed areas against Green belt and AONB policy. There is no reason to include this area in Area for Further Investigation as the case for retaining this area in the green belt is absolutely clear cut, and therefore CAT 042 should be removed from the list of potentially developable sites.	The conclusion to GBA004 states “Nonetheless, it continues to act as a buffer between Caterham Valley and Caterham on the Hill, and Whyteleafe preventing these urban areas from merging - although instances of development in this gap have occurred, encroaching upon the Green Belt and reducing openness.” It is a further area of investigation because it needs to be looked at in more detail.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	862
4291	Corrections should be made to the judgements on parcels GBA 003, GBA 005 and GBA 006 to make it clear that the Green Belt has served the relevant purposes.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when	863

		made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	undertaking further assessment of the Green Belt, as appropriate.	
3432	Package GBA 005 – the elevated western ridge (west of the A22 Bypass) has an important role in defining and containing the settlement of Caterham Valley. The bypass is not a valid topographic boundary. This area requires a detailed environmental study that assesses strategic views across the Valley, chalk downland habitat, AGLV and AONB issues etc as well as Green Belt.	The bypass is a large easily identifiable boundary that has a high degree of permanence. Landscape assessments will be undertaken separately	None	864
3442	Reassured that the Green Belt assessment considers that the Green Belt Areas 003, 005 and 007 will not be considered further although, stating that their effectiveness in preventing urban sprawl as moderate is incorrect as they have been a major factor in preventing it.	Noted	None	865
4300	GBA010 should remain as Green Belt as it serves two important purposes of the NPPF. It should be clear in this section that the settlement boundary is not defined by Green Lane but by the residential dwellings and hedgerows which are adjacent to this parcel.	The parcel boundary on the map reflects the comment here. GBA10 in this location is not an area for further investigation	None	866
1165, 2432, 2940, 2994,	HELAA (Appendix C) suggests that the Surrey National Golf Course (CAT 039) within Chaldon but bordering Caterham on the hill, while currently in Green Belt “can be developed after 5 years”.	The ability to develop a site for the purposes of the HELAA evidence does not rely on the green belt	Carry out a sites consultation	867

3293, 3317	Yet the Green Belt Assessment Report does not include provision for further examination of this area of the Green Belt (GBA 010) which appears to rule out this development as the parcel serves all purposes effectively.	assessment as this is under consideration. The Council will carry out a sites consultation that will bring together some of the evidence		
2022, 3292, 3346, 3363, 3432	The Green Belt Assessment Report does not include provision for further examination of this area of the Green Belt (GBA 010) which appears to rule out this development. It is crucial that a more detailed assessment is made of the role of Surrey National golf course in containing urban expansion from Caterham Hill. At present further assessment is only proposed for Chaldon Conservation Area.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	868
1071	The Green Belt Assessment places the Surrey National Golf Course in in the north of parcel 010 of Strategic Area A, which separates London fringe settlements from settlements within Tandridge district. It states that the Green Belt in this area plays a strong role in preventing Caterham from expanding westward. Considers that the Golf Course, together with Happy Valley, also prevents Caterham and Chaldon from joining up with Old	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as	869

	<p>Coulsdon. The Green Belt Assessment states that trees and woodland between Caterham and Chaldon act as screening. Considers that if the Golf Course is built on, the houses will be clearly visible from the higher slopes of Happy Valley, which will change the character of this area from semi-rural to urban.</p>	<p>Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.</p>	<p>part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.</p>	
3432	<p>Package GBA 011 (Gravelly Hill and Dome Hill) - D.12.4: this low density development occurred c 1900-1930, before the Green Belt which was almost certainly created to prevent the area becoming an urban extension of Caterham via Harestone Valley, so it has a locally - important strategic purpose. Therefore the zone for further assessment (Appendix F, 012) should be extended south to include this area (Dome Hill and War Coppice Garden Village).</p>	<p>By not examining the area further the Council is acknowledging that there is no further work needed to understand this area in the green belt context and as such the evidence supports its contribution to the purposes of the green belt</p>	<p>The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate</p>	870
3944	<p>The comments under GBA013 and particularly D14.24 – leading to this area moving into Appendix F as parcel 013 (to be investigated further) – are of particular concern in terms of my locality.</p>	<p>This area is identified for further investigation to further understand the role the green belt plays in protecting the conservation areas</p>	<p>None</p>	871

2642	<p>GBA 021</p> <p>There is an incorrect statement in D.22.17 to D.22.19. There is the Limpsfield High Street conservation area within the boundary.</p>	Agreed. The Limpsfield High Street Conservation Area extends a short distance along Wolf's Row.	The purpose 4 conclusion will be corrected when undertaking further assessment of the Green Belt, as appropriate.	872
4278	<p>Parcel GBA015 – conclusions are supported. Does not contribute to Purpose 1 of checking sprawl from London. The site is not capable of acting as a gap (or break) between two or more definable settlements therefore does not contribute to Purpose 2. Only capable of partial contribution to Purpose 3. The setting of the Conservation area and heritage assets is now predominantly within the wider setting of the settlement rather than the countryside around it therefore does not contribute to Purpose 4. Limited contribution to Purpose 5.</p>	<p>Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.</p>	<p>The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.</p>	873
4278	<p>TDC's own assessment of Green Belt purposes at Godstone confirms that the village does not make an important contribution to the openness of the Green Belt and accordingly the permanence of the Green Belt has effectively been eroded over time. It is therefore considered appropriate for Godstone to be 'inset' from the Green</p>	<p>The NPPF has a different approach to inseting and this will need to be considered further</p>	<p>The Council will continue to refine the evidence base and will need to give consideration to the policy set out in the</p>	874

	Belt in accordance with the provisions of the NPPF.		NPPF for the treatment of settlements in the Green Belt	
2928	<p>Para D18.1 “The parcel shares a boundary with the urban area of Oxted that follows the railway line along the western boundary”</p> <p>The railway line forms the Eastern boundary of GBA 017. Figure D18.3 “the railway line can be seen through the trees to the left...”</p> <p>Actually the railway line is on the right. Para D18.15. There is no mention of the Parish Burial Ground in the South Eastern corner. GBA 017 is a vital tract of land the existing boundaries of which it is vital to maintain to stop the spread of development into Stoney Field. The sites OXT007 and OXT034 lie within the Green Belt Parcel 017 and TDC comment in their assessment of this Parcel that it “...exhibits an open character and is not recommended for further investigation” The designation of “Achievable” is therefore incorrect and should be struck out.</p>	<p>Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence. The status of the site in the HELAA would from a purely green belt perspective would need to consider whether there were exceptional circumstances</p>	<p>The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.</p>	875
3962	<p>Do not agree with the assessment for Parcel GBA018. There are good views from 018 to the North Downs irrespective of the motorway. Do not agree with the description of the ‘wedge’ of land</p>	<p>Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the</p>	<p>The Green Belt will continue to be considered, in</p>	876

	within the parcel. It serves the purposes of the Green Belt.	assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	
3981	GBA018 – by suggesting that it does not serve purpose 2 is complacent. Thinnings of the Green Belt here and there will lead to the eventual collapse of policy. The conclusion to purpose 3 should be strengthened to include the AONB. The parcel has not been assessed with relation to the preservation of the setting and character of Oxted in purpose 4, only to its relationship with Limpsfield. The Wedge is one of Oxted's endearing features as it allows four schools open views onto AONB.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	877

		supplemented by further evidence.		
4552	In 1986 Oxted School was removed from Green Belt. It is a successful and valuable asset to the District and has grown to be one of largest secondary schools in the South East. Without the ability to develop the campus this would not have been possible. But looking at the map of Green Belt this has created a wedge. However, the development of the campus has been sympathetic to its location being mainly for sports facilities. This preserves the open aspect of the land so the 'wedge' appears to be part of a larger area of the Green Belt.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	878
602	Concerned about the Green Belt Assessment with regard to parcel GBA 018. Understands that the parcel has been assessed against 4 of the Green Belt 5 purposes and agrees with the conclusions reached in paragraph D.19.9, D.19.20 and D.19.25. However, does not agree with conclusion reached D.19.15. Accepts that Limpsfield and Oxted are connected, but considers that the infilling of this parcel with housing would create a vastly different conurbation from the current urban area and far greater coalescence of the two urban areas. Cannot see how the parcel does not help to prevent	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation	879

	<p>the further merging of these and considers it plays a much greater role in preserving the character of Oxted than stated in the Report. The views from this parcel stretch up to the North Downs and add greatly to the tranquil setting of Oxted, whilst forming a barrier from the motorway. Believe that the parcel prevents further settlement coalescence between Oxted and Limpsfield and questions whether "openness" is decreased within the "wedge" as stated in the Report, given that it forms only a very small part of the parcel and the eastern side is formed by Oxted School, which is predominately playing fields and open spaces.</p>	<p>the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.</p>	<p>will be reviewed when undertaking further assessment of the Green Belt, as appropriate.</p>	
3872	<p>Supports a further investigation into GBA019 Moorhouse Sandpit and Tileworks. Removal of the sandpit and tileworks from Green Belt designation would help to facilitate further economic development in this area in support of these proposed delivery strategies.</p>	<p>Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.</p>	<p>The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.</p>	880
1288, 1386,	<p>The Green Belt is crucial in relation to Parcel GBA020. It also</p>	<p>Whilst in Limpsfeild Parish the parcel</p>	<p>The Green Belt will</p>	881

1407, 1423, 1426, 1539, 2004, 2448	mentions "Wolfs Road" as a boundary for this area yet it does not exist. It does not mention again that the parcel 020 is actually within Limpsfield Parish and is not part of Oxted/Hurst Green. The NW of parcel 020 serves all four purposes above and purpose 3 in particular.	does about the majority of Hurst Green and part of Oxted. The correct name is Wolf's Row, this was an error. Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	
3872	Supports a further investigation into GBA020 Wolfs Row Allotment. It is therefore considered that Wolfs Row acts as a natural edge to a revised Green Belt boundary.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation	882

		the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	
1682, 1734, 2371, 2387, 2434, 2450, 2452	The north west of parcel GBA020 serves all four purposes of the Green Belt. There are also significant traffic dangers in this area if OXT022, 024 and 054 were developed.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	883
2371, 2387, 2434, 2450, 2452	Parcel 020 The overall conclusion for Parcel 020 is that “It is unknown why development in the NW areas of the parcel are beyond the Green Belt boundary therefore the area has been identified for further investigation”.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process.	884

	<p>Puprose 1 – The Assessment says the boundary between built up area and Green Belt is well defined and yet identifies it as an area for further investigation. This goes against checking unrestricted sprawl. It also mentions “Wolfs Road” as a boundary for this area yet it does not even exist.</p> <p>Purpose 2 – Poorly identified boundary</p> <p>Purpose 3 – Potential loss of effective countryside safeguarding</p> <p>Purpose 4 – Potential loss of heritage assets</p> <p>The overall conclusion is therefore wrong as the NW of parcel 020 serves all four purposes above and purpose 3 in particular.</p>	are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	
4308	<p>GBA026 – incorrectly describes South Godstone as a town. Settlement’s facilities/shops are not day-to-day. Much is made of the railway line acting as the southern boundary, however the settlement continues for a further mile down the A22. The north, Posterngate Farm, hosts a significant lake (which can flood the A22) and is Green Belt.</p>	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	885

3609	Welcomes the analysis of Parcel GBA026 at South Godstone in Appendix D of the 2015 Green Belt Assessment.	Noted.	None.	886
3631	Why, in your 'Appendix D; Parcel Assessments' document (GBA 026, page 418), do you then refer to South Godstone as a semi-urban built up area?	It is a built up area, as distinct from the non-built up area around it	None	887
1185	Appendix D D 27.2 is incorrect in noting that "The other buildings in the parcel are mainly agricultural". There are no agricultural buildings within the defined boundary of South Godstone. Queries why D 27.19 notes that "There is no Conservation Areas within the parcel but then in D 27.21 says there is. Appendix D identifies that the developed area is screened from the south and on the west when coming south but fails to note that the existing area on the east is 'hidden' by virtue of the contours of the land. Appendix E.8 of the Settlement Assessment does note that there has been no development beyond the defined boundary, which excludes the sports pavilion and recreation ground. The Parcel Assessment fails to note that the land outside of South Godstone's defined boundary is not only in the green belt but productive farm land.	Parcel 026 extends beyond the settlement boundary of South Godstone. Paragraph 27.21 should not refer to conservation areas and this is an error. Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	888

910	The GBA 026 South Godstone Green Belt boundary was redrawn in 2008 to give a slight reduction in the developed village area. Considers the statement in Appendix D clause D.27.21 that GBA 026 has not safeguarded the countryside from encroachment as incorrect as almost all development since the 1950s has taken place only within the defined village boundaries	The reasons for this conclusion are set out in paragraphs 21.14 and 21.15	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate	889
3967	033 Blindley Heath. A contradictory statement – ribbon development does not make for a large concentration. Basic geographical error.	Blindley Heath is essentially a ribbon development. Compared with the surrounds it represents a concentration of development.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate	890
1969	In section 033 Blindley Heath developments is referenced as being a "ribbon" following the A22. This is the correct terminology to be used however "encroaching" is not the correct term behind each of	There is development in the Green Belt around Blindley Heath, which	The Green Belt will continue to be considered, in	891

	the rows or properties that face the A22 is farmland or equestrian land.	reduces its openness	accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate	
903	Have enjoyed the Green Belt and open land across from Byers Lane to Blue Anchor farm for 30 years and have not seen the Green Belt encroached. Disagree with the Green Belt Assessment GBA 033 as encroachment has not occurred and therefore the rational for reassessment is flawed. Strategic views remain unchanged so the rational is not recognised as being valid. The Green Belt around Blindley Heath is fit for purpose. The fields surrounding Blindley Heath are an appropriate area of Green Belt and their boundaries should not be moved. These areas are well used for agriculture and recreation, including farming, hunting, shooting and dog walking	There is development in the Green Belt around Blindley Heath, which reduces its openness. Blindley Heath is essentially a ribbon development. Compared with the surrounds it represents a concentration of development. Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate	892

		(December 2015) will not be revised in its own right, but will be supplemented by further evidence.		
2732	There is no justification therefore in reaching the conclusion that areas 033 and 032 should be identified as an area of further investigation.	There is development in the Green Belt around Blindley Heath, which reduces its openness. Blindley Heath is essentially a ribbon development. Compared with the surrounds it represents a concentration of development. Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	893

555	<p>The Green Belt Assessment has chosen to ignore that GBA 033 identified for potential development includes the River Eden Flood Plain and Ray Brook where flood warning was issued in January 2016.</p>	<p>The purpose of the Green Belt Assessment Part 1 (December 2015) is to consider at high level the contribution of Green Belt land to the purposes of including land within the Green Belt. Evidence considering flood risk in relation to specific sites will be set out in the Strategic Flood Risk Assessment (October 2016).</p>	None	894
3967	<p>034 Lingfield Common Road. The park homes are identified as a concentration of development. By their nature they are temporary and they impose less bulk than buildings. Most of the development along the road is Victorian or similar other than the allowed developments under previous policies.</p> <p>035 NCYPE (now called Young Epilepsy) predates the Green Belt and with the wide spacing of the buildings on the campus, have a lesser impact on the countryside.</p> <p>036 Jenners Field Lingfield. The advantage of keeping this recreation ground inside the village boundary is to allow for improvements in the facilities without any restrictions green Belt policies would impose. This site will be identified in the Neighbourhood as a candidate for Local Green Space designation.</p> <p>044 Talbot Road. The same comment as above applies including the Local green Space.</p> <p>045 Lingfield Conservation Area. This will be identified as a Local Green Space. It connects with the open field on the northern edge of Lingfield (HELAA site LIN 003) through to the Jenners Field</p>	<p>Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.</p>	<p>The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate</p>	895

	Recreation ground.			
97	<p>Parcel assessments contain factual errors, fail to assess against Purpose 5 and intra-analysis is inconsistent. Questions robustness of the entire GBA. GB 036 acts as strategic gap between the Lingfield and Blindley Heath and development should be resisted. Considerable weight should be given to its role in conserving the setting of historic buildings within and outside of the Conservation Area.</p>	<p>The green belt assessment requires further refinement but it is not considered to lack overall robustness as a starting point for an evidence base on the operation of the Green Belt. The Green Belt Assessment (2015) makes no recommendations as to whether land should stay in the Green Belt or not. It only describes the contribution the parcel makes to four of the five purposes of the Green Belt. The gap between Lingfield and Blindley Heath is significant. The setting of the historic buildings and conservation area in Lingfield are within the settlement and derive their setting from the settlement rather than the green belt. The reasoning for the treatment of the fifth purpose of the Green Belt in the assessment is set out at paragraphs 3.35 and 3.36 of the Green Belt Assessment Methodology. Further, it cannot be assessed by a survey on the ground, particularly if that survey is limited to the Green Belt itself rather than urban areas.</p>	<p>The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate</p>	896

3967	GBA 042 - The golf course at Lingfield Park has been omitted and too much emphasis has been placed on the screening by wooded areas. Much of the development predates the green Belt designation. The fields in the north of the parcel play an important role in the setting of the conservation area and the views into the village, especially towards the church can be seen from Dormansland and East Grinstead.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate	897
3967	GBA 043 - Looking at the map of the parcel, the shading defining the built area is deceptive and gives the impression there are more buildings in the area than there really are. To describe it cumulatively as a substantial amount of development is likely to be based on interpreting the map evidence. On the ground, the plots in both Dormans Park and Felcourt are very large and with good tree cover, the general openness of the Green Belt is maintained to a good degree, especially in Felcourt where the large majority of the dwellings are small bungalows. The fields between Felcourt and Dormans Park assist in maintaining the openness but it is equally	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when	898

	important to maintain the separation between Dormans Park and Dormansland and the new retirement village, Charters Village.	made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	undertaking further assessment of the Green Belt, as appropriate	
2726	<p>GBA043 - Concerned about western edge of Dormans Park in particular Swissland Hill. It contains ancient woodland and a PSNCI. In recent years trees have been felled by TDC tree officer work has led to increased protection.</p> <p>Further green belt protection should be given to GBA046</p>	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	899
4533	Green Belt assessments present Dormansland as if on the edge of London (GBA 044). Vast tract of parcel is AONB which there is very little weight given to. Green Belt does not appear to hold much	It recognises it as being on the edge of Lingfield. The green belt is not a landscape designation. It is considered that the assessment	None	900

	weight at all in document.	shows large areas of green belt meet the purposes		
1402, 3455,	The conclusion that is reached regarding Parcel 044 is completely at odds with the facts and discussion throughout D45.	The area identified for further consideration is the settlement of Dormansland. The assessment sets out the difference between the built up area and the rest of the parcel	None	901
374	Considers that GBA parcel 044 and Area of Further investigation 047 should remain in the Green Belt and LIN 012 should not be developed. Green Belt should be retained to prevent Dormansland from merging with Lingfield, to preserve the open countryside around the village from encroachment and the rural character of Dormansland.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	902
3967	046 Dormans Park. The infilling within the Park has been a result of the planning policies which applied before it was washed over with the Green Belt. The small size of the plots is a result of changing the rule from only going down to equal the smallest plot to allowing	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative	The Green Belt will continue to be considered, in accordance with National	903

	<p>subdivision of subdivided plots and then allowing the subdivided plots to be divided again. One acre plots with one dwelling were split down to one per eighth of an acre.</p> <p>047 Dormansland. The village is already inset and the boundaries have been well maintained since the designation of the Green Belt. The High Weald AONB covers part of this parcel and adjoins the east and south boundaries of the village. The village is on a slope and this can give the impression it is dominating the landscape. However many of the buildings on the edge of the village are very old.</p>	<p>manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.</p>	<p>Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate</p>	
4283	<p>Land to the south of Dormansland should be considered for Green Belt boundary alteration and development as it is deemed to not fully serve the five purposes of the Green Belt</p>	<p>Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be</p>	<p>The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate</p>	904

		supplemented by further evidence.		
3969	Kenley has been incorrectly sited in GBA046 and GBA047.	This is an error in the Green Belt assessment and will be corrected during the further refinement	Ensure this detail is updated in future refinement of the Green Belt Assessment	905
3004	An error affects the comments made in the GB Assessment regarding two small GB areas on the boundary of Tandridge and LB Croydon near Ninehams Road (GBAs 046 & 047). The Assessment makes scathing remarks about both of these areas, claiming that they make little or no contribution to the Green Belt. Again, not so. GBA 047, while within Tandridge, is an integral part of Coulsdon Common; GBA 046 shares similar characteristics, being a wooded wildlife haven. The City of London Corporation's Commons Division has confirmed to me that the Parish Council's corrections and comments in relation to these areas are accurate	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	906
3401	The PC objects strongly to the report's comment on GBA 046 & 047. Both adjoin Coulsdon Common, and GBA 047 forms an integral part of the Common; it is shown thus on maps displayed by City (of London) Commons, which owns and manages Coulsdon	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative	The Green Belt will continue to be considered, in accordance with National	907

	and Kenley Commons. This statement in the report should be removed, or changed to reflect the actual situation.	manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	
3401	<p>D.47 GBA 046 & 047 (pp 541-546)</p> <p>Figure D.47.1 The map should show the TDC / LBC boundary and the Green Belt within Croydon. Figures D.47.2 to D.47.4, and text D.47.1 to D.47.6 The photos show the pleasant, partly wooded and partly open area. Photo D.47.2 shows part of Coulsdon Common rather than GBA 046 itself, so could be misleading. Photos D.47.3 & D.47.4 show that GBA 047, behind gardens in Ninehams Road, is open and attractive. This is a typical 'urban fringe' Green Belt area and it is an integral part of Coulsdon Common. The text does not acknowledge this, and should be changed. It should be noted that the Merlewood Estate Office is not in the GB; it is located between the two parcels GBA 046 and GBA 047. The text needs to be corrected here. D.47.7 Conclusion on Purpose 1. Contrary to what is stated in the report, these areas should be taken together with Coulsdon Common in LB Croydon. As such they form an</p>	<p>Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be</p>	<p>The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.</p>	908

	<p>integral part of the GB separating Old Coulsdon from Caterham. The implication that LB Croydon or City (of London) Commons would consider permitting development of Coulsdon Common is absurd and should be deleted.</p> <p>D.47.8 to D.47.12 Purpose 2. Again there is pointless speculation about southward development of Old Coulsdon, though this is acknowledged as "unlikely". The two areas GBA 046 and 047 (especially the latter) should be seen as part of Coulsdon Common and not as small isolated pockets of GB within Tandridge. D.47.13 to D.47.17 Purpose 3 Para D.47.14 is incorrect. Although there are some buildings in GBA 046, the main Merlewood office and yard are located between GBA 046 & GBA 047. The north side of GBA 046 adjoins Coulsdon Common. GBA 047 has back gardens of Ninehams Road and part of Merlewood on two sides, not three. As noted before, it is managed and used as an integral part of Coulsdon Common. On D.47.17, proximity to housing applies in many 'urban fringe' GB areas, yet limiting further outward development is the purpose of such parts of the GB. D.47.22 Overall Conclusion on GBA 046 & 047 Caterham on the Hill Parish Council objects strongly to the report's conclusion that "neither parcel is considered to serve the purposes of the Green Belt". The author seems to have viewed these areas in isolation from the adjoining GB in LB Croydon. GBA 047 is a typical 'urban fringe' Green Belt area and it is an integral part of Coulsdon Common. GBA 046 also adjoins the Croydon Green Belt. Both are, in effect, small elements of the LB Croydon GB. The fact that the administrative boundary places them in Tandridge rather than Croydon is irrelevant.</p>	supplemented by further evidence.		
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542	There are various errors and inaccuracies in the Green Belt Assessment, in particular in relation to GBA 046 and GBA 047. Hopes that these and other inaccuracies will be corrected before the Plan is published. Amazed to find Kenley wrongly sited.	It is accepted that there may be errors within the vast amount of evidence that has been collected due to the scale of some of the studies. However, if there are such errors none are so fundamental as to undermine the entire plan, particularly given the very early stage and the high level of evidence at this point in the process.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate	909
4129, 4266	Development in Blindley Heath has not encroached on the countryside. Strategic views across countryside to Blindley Heath have remained unchanged for over 30 years.	There is development in the Green Belt around Blindley Heath, which reduces its openness.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate	910
1165, 2022, 2430, 3293, 3317, 3346,	It is incorrect to state that there have been "large scale changes" to the GB In Caterham on the Hill. The only significant changes at St Lawrence's Hospital and in the south west corner of the Kenley	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the	The Green Belt will continue to be considered, in	911

3363,	Airfield land, rectified the boundary in areas which were already mostly built up. There has since been redevelopment on the St Lawrence site and on part of the former Airfield site. The implication that these areas were removed from the GB and then built on is false	assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	
4177	Disagrees with Kennel Field being described as “scruffy” when the local farmer spends a considerable amount of time keeping the grass low and hedges cut.	The description is not designed to cause offence	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate	912
2400	The relevant summaries under refs 029 and 030 describe the areas	This is a new assessment	None	913

	in completely different terms from the descriptions adopted in previous assessments, yet provide no explanations regarding such changes.			
2541	The footnote on page 13 will have created a false impression of a degree of change in the smaller settlements that is not representative. Warlingham has changed a great deal more than they have over the timespan considered.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	914
2685	Prior to this consultation TDC instigated a Green Belt Boundary Survey which is not yet complete. Without the result and proposed changes from this survey being available any comment on the Local Plan is premature.	The Council will not be able to propose a Plan without having given due consideration to the green belt	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and	915

			Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate	
2541	Requests clarification as to whether the narrative in paragraph 8.5 on page 36 of the GBA that GBA001 will be more strongly protected against incursion. Requests similar clarification in respect of parcel GBA008, as well as the adjacent parcels GBA002, GBA007 and GBA009.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	916
1226	There is not clear information about the re-assessment of some parts of the green belt and not others.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process.	917

		are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	
1333	Appendix D, Section D.4.6 is clearly incorrect since there are other areas very nearby which are steeply sloped but have been heavily developed. Landscape topology is not an obstacle to modern engineering techniques and should never be relied on as a barrier.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	918

3263	<p>It is evident that there is a precedent and previous acceptance that the wider Aerodrome site is suitable for development and can be removed from its Green Belt designation.</p>	<p>Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.</p>	<p>The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.</p>	919
3263	<p>Considers that any reference to the possibility that development of site 008 will lead to or contribute to coalescence would be incorrect. The site is previously developed, and lies adjoining the settlement. It is not isolated or protruding into an open area, being well enclosed in physical and visual terms. It is considered that an appropriately designed residential development with appropriate references to the historic Kenley Airfield and the historic parkland type setting can be found to comply with Green Belt policy as set out within the NPPF.</p>	<p>Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the</p>	<p>The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green</p>	920

		Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	Belt, as appropriate.	
2022, 2235, 2430, 2432, 2623, 3292, 3293, 3317, 3346, 3363, 3703	It is clear that in order to keep the character and integrity of our towns and villages, the safeguarding of our Green Belt Areas 004, 029,038,040,042 and 053 in their entirety are vital in order to prevent the merging of Caterham on the Hill with Caterham Valley and Whyteleafe	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	921
3874	The land south of the M25 such as GBA parcel-s GBA014, 015, 016, 026, 027, 031, 033 and 036 should be retained as Green Belt.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process.	922

		are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	
3258	Object to assessments GBA 003, GBA 005, GBA, 006, GBA 007, GBA 008 and GBA 012 – all fulfil all five purposes of Green Belt	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	923

3338	In The Green Belt assessment the ribbon development (“sprawl”) along Redehall Road is described as failing. However, most of the housing along this stretch of road was already present when the Green Belt was designated in 1974, including the caravan park. The only new development has been from infill and replacement of existing dwellings. The “sprawl” was halted in 1974 by the Green Belt designation. Therefore it has done a good job in limiting development.	It appears the Green Belt came into effect in 1959 but the formal designation was not until 1974. The mapping does show development along Redehall Road prior to that earlier date although it is unclear how much.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	924
1920	With reference to items 76 and 77 the non-Green Belt parcel of the Bellway Strip is an excellent candidate for protection as Local Green Space.	Noted	None	925
3812	There is a part of the Green Belt to the east of Caterham, near the built up area of Longsdon Way and the A22, which seems to be an anomaly as there is no development within this area, yet it would appear the A22 would form a more appropriate definitive boundary. With reference to the GBA Appendix D, Longsdon Way should remain an anomaly and be removed from Green Belt designation.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green	926

		(December 2015) will not be revised in its own right, but will be supplemented by further evidence. A sites consultation can look at this further.	Belt, as appropriate.	
3967	In the north of the district the topography has historically influenced the spread of the development to the valleys, with the wooded ridges and open plateaus separating the villages. These areas are essential for the prevention of the built up areas merging into one large urban sprawl. Some of the separation strips are relatively narrow but nonetheless are very important to maintain the identity and character of the different villages.	Noted	None	927
3967	In the south of the district, the settlements are often a distance apart, although never more than a mile or so from the next settlement. The distance between them is currently fixed with the Green Belt policies and to suggest they could expand without “compromising the separation” is clearly against the key features of the Green Belt being its openness and permanence. Not being able to see the neighbouring settlement, whether because of the distance, tree cover or railway embankments is not the point.	One of the purposes of the green belt is to stop towns from merging, not to maintain separation. The assessment sets out the view as to whether separation would be compromised to the extent that the purpose of the green belt in this regard would be lost.	None	928
3967	All parcels meet purpose 5 simply because it is all in the Metropolitan Green Belt and is serving the function of assisting urban regeneration, by encouraging the recycling of derelict and other urban land in the Greater London area.	There is no evidence that this is actually what has happened. We cannot point to evidence that shows brownfield land would not have been developed were it not for the Tandridge green belt	None	929

3967	Much of the development or sprawl “found” in some settlements, especially those in the south, predates the Green Belt and there has in fact been very little incursion into the Green Belt since then.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	930
739	GBA002, GBA007, GBA004 & GBA008 – It would totally destroy the nature of the area to have a continuous sprawl of residential property. We are preached to about air quality and environmental issues and you are proposing to actually remove the green belt dividing Caterham and Whyteleafe.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green	931

		Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	Belt, as appropriate.	
Green Belt Assessment – Appendix E (Settlements Assessment)				
1969	Disputes the statement in Appendix E that there is no Historic Core to Blindley Heath. The statement within the Appendix that suggests that there are no areas of conservation in Blindley Heath is factually incorrect. Disputes the reference to a reduction of the openness of Greenbelt in this area.	There are three a listed building spread through the settlement but it would not be described as a historic core. There is no conservation area in Blindley Heath. The buildings in Blindley Heath do reduce the openness of the green belt. Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	932

		supplemented by further evidence.		
3401	<p>Appendix E: E.17 Caterham (pp 561-562)</p> <p>Para E.17.2 In the first line, "some" would be more accurate than "many". The distinction between Caterham on the Hill and Caterham Valley needs to be repeated here.</p> <p>Para E.17.4 The Caterham Barracks Conservation area faces the GB on its west side. The Kenley Airfield Conservation Area as a whole (rather than just its Tandridge part) is bounded by Coulsdon and Kenley Commons; development is limited to parts of its east and south sides. Also, Kenley Airfield was closed for powered aircraft in the 1970s; it is used for gliding and for a variety of informal leisure purposes.</p> <p>Para E.17.5 GBA 004 does not have "large scale development within it". The present GB area only has significant development at the academic campus, the Dene Hospital, St Mary's Church and the two Listed Buildings in the Kenley Airfield Conservation Area, plus some scattered buildings elsewhere.</p> <p>Para E.17.7 This paragraph is wrong and should be removed or redrafted. See the PC's comments above.</p>	<p>Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.</p>	<p>The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.</p>	933
3609	Supports the analysis of South Godstone in paragraphs E.8.1 to E.8.4 of Appendix E of the 2015 Green Belt Assessment	Noted.	None.	934
910	In Appendix E of the Settlement Assessments in clause E.8.2 it is stated that the Green Belt around South Godstone is only visible from properties in Hunters Chase. This is incorrect as all the	The assessment says that a number of properties back onto the green belt but those within the settlement	None	935

	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.	do not. The exception is Hunters Chase because it is contained inside the settlement by the road but looks out over the green belt		
2541	Whilst there is indeed more detail in Appendix E, some settlements do not have their relationship outlined.	Would need to look at what further settlements than the 30 in the assessment should be added	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	936
Green Belt Assessment – Appendix F (Areas of Further Investigation)				
2695	In Appendix F, parcel 045 possesses some infill development potential whilst maintaining the overall Greenbelt functions.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when	938

		made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	undertaking further assessment of the Green Belt, as appropriate.	
459	The size of Area for Further Investigation 009 is greatly misrepresented by the written description west of A22, east of Longsdon Way, Caterham on page 39 of the Green Belt Assessment. The area described in words is the rectangle at the very bottom of the purple oval, which only forms one-seventh of the purple oval. The purple oval 009 also includes a much larger area of Green Belt to the north, which also lies between the A22 and the built up area of Caterham Valley. Thus the argument on page 39 that the A22 would form a definitive boundary to Caterham can also be applied to this land. The Area of Further Investigation 009 would therefore more correctly be described as West of A22, East of Caterham. The area described in words at the south end of the purple oval is contiguous with the large area to the north. A decision upon the smaller area of Green Belt in the south will be claimed by developers to set a precedent for the larger area to the north.	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	939
3401	The TDC report's comments on Area of Further Investigation 008 contain errors and are confusing. The statements that "the development that has occurred in Kenley has created sprawl into Caterham" and "the redevelopment of Kenley Aerodrome, whilst not physically merging Kenley with Caterham, has created the perception of settlements merging" are wrong. The author may have confused Kenley (in LB Croydon) with the redevelopment of	Consultation responses are being taken account of as the Green Belt Assessment evolves and assist the assessment process in an iterative manner. Where relevant to the Further Areas for Investigation that are being considered through the	The Green Belt will continue to be considered, in accordance with National Policy, throughout the plan making process. Comments received as	940

	<p>the Kenley Park Estate (in the northern part of Caterham on the Hill); this was previously the site of MoD housing (albeit with a minor change in the Tandridge / Croydon boundary around twenty years ago). Kenley Airfield itself is a Conservation Area (partly within Croydon) and has not been redeveloped.</p> <p>The Parish Council offered help to TDC in understanding GBA 004, which is complex and multi-faceted. Unfortunately, this offer was declined. This section must now be rewritten.</p> <p>The PC has no objection to further investigation of GBA 004, but further work needs to be both accurate and aware of the important function of this area in separating Caterham on the Hill from Caterham Valley and Whyteleafe.</p>	Green Belt Assessment Part 2; necessary changes resulting from the high level parcel analysis will be made at the next stage of the Green Belt Assessment. For this reason the Green Belt Assessment Part 1 (December 2015) will not be revised in its own right, but will be supplemented by further evidence.	part of the Issues and Approaches consultation will be reviewed when undertaking further assessment of the Green Belt, as appropriate.	
Housing and Economic Land Availability Assessment (HELAA) – General Comments and Methodology				
1033, 1064	<p>The housing land availability figures in the report are highly speculative. They depend on all of these sites - including a number within Coth Parish currently in the Green Belt and others which are extremely contentious - coming forward. There is likely to be widespread opposition to some proposed sites. Consider that the housing yield figures should not be used until the Local Plan Review has assessed the consultation responses and removed sites which are unlikely to be approved for development.</p> <p>On some of these maps in Appendix 1 Districtwide and Parish HEELA Maps, the HELAA sites are not correctly placed in relation to the background map features. This applies to the Caterham on the Hill map (page 6) and to the Whyteleafe map (page 23). Also</p>	The purpose of consultation is to show that the Council has given due consideration to all options. The evidence will continue to be refined	None	941

	on the CotH map, a road is shown running north and then north-west from the Town End / Burntwood Lane junction and passing across the north side of CAT 034 (Dormers); this does not seem to relate to any actual road. As on other maps, the word 'Kenley' wrongly appears within Caterham on the Hill, both on the CotH map and on the District map on p2. It will be necessary to have fully accurate maps for future stages of the Local Plan review.			
999	The HELAA Appendix 3 has an unacceptably high number of errors and inconsistencies. Whilst including Kenley in the TDC maps could be brushed off as an administrative error, the Planning Committee have failed in their public duty to review the document. The HELAA should be corrected and re-issued with all public open space and Green Belt changed to non-developable sites.	It is accepted that there may be errors within the vast amount of evidence that has been collected due to the scale of some of the studies. However, if there are such errors none are so fundamental as to undermine the entire plan, particularly given the very early stage and the high level of evidence at this point in the process.	The Council will make every effort to ensure rigorous proof reading takes place in the preparation of the Local Plan and supporting evidence.	942
1165	Some of the sites listed in the Housing and Employment Land Availability Assessment Report (HELAA) within and bordering Caterham on the Hill and said to be capable of development are damaging or unachievable because of lack of infrastructure and Green Belt land. There are specific inconsistencies, for example the suggestion that over 40% of all of the total Tandridge housing land supply up to 2033 can be met from sites in and bordering Caterham on the Hill is excessive.	The Housing and Economic Land Availability Assessment is one of many evidence bases which inform the Local Plan. The HELAA objectively assesses sites for their development potential but does not represent an approach to site allocation or identify which sites will be allocated. Site allocation can only come forward in the Local Plan once	The Local Planning Authority will continue to use the evidence base to consider the suitability of sites. As required by the NPPF paragraph 47 bullet point 2 this will be an ongoing effort through the plan making process and beyond.	943

		all the evidence, including that relating to the policy intervention requirements of the green belt, has been considered. The Local Planning Authority has followed the guidance in the Planning Policy Guidance published by Government and is examining all the types of sites and data sources set out in paragraph 012 Reference ID: 3-012-20140306 of that document.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	
752	Aware of the obligation placed on local authorities to find more development opportunities, but the approach taken through this latest Housing and Economic Land Availability Assessment is the worst possible option for current residents. 84 parcels of land are all identified as suitable for development, although the vast majority may not obtain approval. Does not believe this assessment serves the best interests of the residents, but once this assessment is adopted into a Local Plan, it will enhance any applicants chances of success at appeal. The assessment should be disregarded totally and not receive further credibility. There will always be small scale opportunities within our towns to improve the built form and provide better housing, but the Green Belt must be protected. It is inevitable that, from time to time, green belt sites will be brought forward, but decisions should be made on sound planning reasons without having to meet housing quotas and disrupting the whole community.	The HELAA is not a document that gets adopted. The HELAA is an evidence base which can be used to help make decisions about what to include in the Plan and where. The Housing and Economic Land Availability Assessment is one of many evidence bases which inform the Local Plan. The HELAA objectively assesses sites for their development potential but does not represent an approach to site allocation or identify which sites will be allocated. Site allocation can only come forward in the Local Plan once all the evidence, including that relating to the policy intervention requirements of the green belt, has	The Local Planning Authority will continue to use the evidence base to consider the suitability of sites. As required by the NPPF paragraph 47 bullet point 2 this will be an ongoing effort through the plan making process and beyond.	944

		been considered.		
3432	The title of the assessment was changed to add 'Economic' but that is about as far as it goes. Instead of assessing sites objectively, for suitability for either housing or new business creation the housing target is still in control.	The HELAA shows employment sites as well as housing. The employment need set out in the evidence is significantly less challenging to meet than the housing need	None	945
4528	Contradiction of 'what is this document' to what HELAA shows/does. HELAA puts forwards aspirations of builders and landowners. Green Belt land should be removed from it.	The Housing and Economic Land Availability Assessment is one of many evidence bases which inform the Local Plan. The HELAA objectively assesses sites for their development potential but does not represent an approach to site allocation or identify which sites will be allocated. Site allocation can only come forward in the Local Plan once all the evidence, including that relating to the policy intervention requirements of the green belt, has been considered. The Local Planning Authority has followed the guidance in the Planning Policy Guidance published by Government and is examining all the types of sites and data sources set out in paragraph 012 Reference ID: 3-012-20140306 of that document.	The Local Planning Authority will continue to use the evidence base to consider the suitability of sites. As required by the NPPF paragraph 47 bullet point 2 this will be an ongoing effort through the plan making process and beyond.	946

4461	A great percentage of sites in the current HELAA are in the green belt and would have been excluded under the SHLAA. HELAA analysis gives a false impression of the land availability under present Planning Policy. The HELAA in deciding on developable does not consider any planning policy national or local, has very little regard to topography and ignores present land use.	The Housing and Economic Land Availability Assessment is one of many evidence bases which inform the Local Plan. The HELAA objectively assesses sites for their development potential but does not represent an approach to site allocation or identify which sites will be allocated. Site allocation can only come forward in the Local Plan once all the evidence, including that relating to the policy intervention requirements of the green belt, has been considered. The Local Planning Authority has followed the guidance in the Planning Policy Guidance published by Government and is examining all the types of sites and data sources set out in paragraph 012 Reference ID: 3-012-20140306 of that document.	The Local Planning Authority will continue to use the evidence base to consider the suitability of sites. As required by the NPPF paragraph 47 bullet point 2 this will be an ongoing effort through the plan making process and beyond.	947
4528	Most of the broad locations ARE Green Belt sites, and to develop them would contravene virtually all the current guidance given in paragraph 80 of The National Planning Policy Framework, as to the purpose of the Green Belt	To allocated land in the Green Belt the Council would have to determine that exceptional circumstances exist. This process is about having robust information so that those questions can be properly answered	The Local Planning Authority will continue to use the evidence base to consider the suitability of sites. As required by the NPPF paragraph 47 bullet point 2 this will be an ongoing effort through the plan making process	948

			and beyond.	
3401	The housing land availability figures in the report are highly speculative. They depend on all of these sites - including a number within CotH Parish currently in the Green Belt and others which are extremely contentious - coming forward. The PC's comments on HELAA Appendix 3 indicate that there is likely to be widespread opposition to some proposed sites. Other Parish Councils, local groups and residents may have similar comments to make on sites in their areas. The PC considers that these housing yield figures should not be used until the Local Plan Review has assessed the consultation responses and removed sites which are unlikely to be approved for development.	The plan making process is an iterative one by sifting evidence to an ever small level. This will continue as the Plan is developed	None	949
3401	On some of these maps (HELAA Appendix 1), the HELAA sites are not correctly placed in relation to the background map features. This applies to the Caterham on the Hill map (page 6) and also to the Whyteleafe map (page 23). Also on the CotH map, a road is shown running north and then north-west from the Town End / Burntwood Lane junction and passing across the north side of CAT 034 (Dormers); this does not seem to relate to any actual road. As on other maps, the word 'Kenley' wrongly appears within Caterham on the Hill, both on the CotH map and on the District map on p2. It will be necessary to have fully accurate maps for future stages of the Local Plan review.	The purpose of consultation is to show that the Council has given due consideration to all options. The evidence will continue to be refined and presentation improved	None	950
2685, 2885, 3099, 3258, 4332	The HELAA document is flawed. The HELAA appears to consider only the on-site physical limitations such as the opportunity for access, site topography, site landscape features and Green Belt designation (although the latter is ignored in assessing suitability). It does not consider environmental/amenity impacts, contribution to	Correct and that is not the role of the HELAA. The HELAA holds the sites and they still need to be considered against other evidence bases in applying the sites to a final Plan.	The Local Planning Authority will continue to use the evidence base to consider the suitability of sites. As required by the	951

	regeneration priority areas, potential impacts on the landscape, infrastructure, appropriateness and likely market attractiveness, presence/setting of heritage assets, impacts on biodiversity, wider impacts on green infrastructure, open space, transport links, suitability of access, impact on Green Belt.		NPPF paragraph 47 bullet point 2 this will be an ongoing effort through the plan making process and beyond.	
2994	By its own admission, the HELAA does not conform with PPG para 044 by taking "account of any constraints such as Green Belt, which indicate that development should be restricted and which may restrain the ability of an authority to meet its need." Section 7 of the HELAA does produce a housing trajectory totalling 10533 homes over the 2013-2033 period, but this takes no account of planning constraints such as Green Belt, or past over-supply of housing	The PPG is looking at a HELAA that you would produce throughout your plan period where, having established a 20 year plan you can apply the adopted and up to date policy constraints from within it. This is not the case here. This is a HELAA to underpin a Plan where the very policies on which the Plan is based are being considered.	The Local Planning Authority will continue to use the evidence base to consider the suitability of sites. As required by the NPPF paragraph 47 bullet point 2 this will be an ongoing effort through the plan making process and beyond.	952
2994	If insufficient non-Green Belt sites are available to meet the OAN, Government advice suggests that the council should not consider any Green Belt sites for development except for those complying with NPPF para 89. However the council is still considering such sites, and is therefore not complying with Government planning policy.	Paragraph 89 is concerned with planning decision making not plan making. It is considered that the Council has to have regard to paragraph 83	None	953
2852	HELAA process started on false assumption - potential housing sites which are within the GB but adjacent to settlements are "achievable" for new housing, but sites in more rural areas are "inappropriate locations".	This approach takes account of the spatial approaches topic paper and the objective of sustainable development. The settlement hierarchy has therefore been used as a high level starting point	None	954

2994	Within the methodology there are misleading comments about the need to meet the OAN, e.g Para 2.4 of page 4, para 3.5 of page 6.	These paragraphs are direct quotes from government policy and policy practice guidance	None	955
3432	The HELAA report (4.10) indicates that the assessment considered physical constraints of topography or ground conditions. However these are not mentioned.	This is mentioned at paragraph 4.13 of the methodology.		956
3432	In the HELAA report (4.11) Rural sites within reasonable proximity to settlements could have been assessed. This approach introduces a bias against the already congested settlements north of the M25, compared to rural areas to the south where more land is available.	This was to ensure some reasonable degree of compliance with sustainability requirements. It essentially meant that isolated sites, not connected to or with any prospect of being connected to an existing settlement were discounted	None	957
3776	The HELAA assessments priorities should be reassessed to protect the open countryside.	The Housing and Economic Land Availability Assessment is one of many evidence bases which inform the Local Plan. The HELAA objectively assesses sites for their development potential but does not represent an approach to site allocation or identify which sites will be allocated.	The Local Planning Authority will continue to use the evidence base to consider the suitability of sites. As required by the NPPF paragraph 47 bullet point 2 this will be an ongoing effort through the plan making process and beyond	958
1834, 1920, 2133, 2164, 2202, 3846	The Government pledged that the Green Belt should be preserved. However, in the HELAA Appendix 3, of the 83 potential areas for development, 60 are in the Green Belt.	The government have a policy position that allows green belt boundaries to be moved under exceptional circumstances.	None	959

285	Out of 83 sites identified, 60 are within Green Belt. Development on Green Belt land is not a viable option and would be detrimental to the surrounding area. The Council needs to do more to identify potential solutions.	The Housing and Economic Land Availability Assessment is one of many evidence bases which inform the Local Plan. The HELAA objectively assesses sites for their development potential but does not represent an approach to site allocation or identify which sites will be allocated. Site allocation can only come forward in the Local Plan once all the evidence, including that relating to the policy intervention requirements of the green belt, has been considered. The Local Planning Authority has followed the guidance in the Planning Policy Guidance published by Government and is examining all the types of sites and data sources set out in paragraph 012 Reference ID: 3-012-20140306 of that document.	<p>The Local Planning Authority will continue to use the evidence base to consider the suitability of sites. As required by the NPPF paragraph 47 bullet point 2 this will be an ongoing effort through the plan making process and beyond.</p> <p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p>	960
179	The inclusion of 60 potential sites in the Green Belt has caused unnecessary concern to residents. If implemented, especially development of larger sites would strain existing infrastructure and destroy the character of the area.	The Housing and Economic Land Availability Assessment is one of many evidence bases which inform the Local Plan. The HELAA objectively assesses sites for their development potential but does not represent an approach to site allocation or identify which sites will be allocated. Site allocation can only	The Council will continue to use the evidence base to consider the suitability of sites. It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the	961

		come forward in the Plan once all the evidence, including that relating to infrastructure provision both existing and potential in the future. It is considered necessary to be open and transparent in respect of the desire of landowners to have their sites in the green belt developed.	development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
1682, 1746, 1900, 2603, 2605, 2607, 2609, 3044, 3280, 4266, 4291, 4336, 4490, 4814	We cannot see how sites can be deemed "deliverable and developable" when the new infrastructure that would be needed to support the housing built on them, has not been assessed nor has it been shown how it can be provided. Government guidance requires that infrastructure be assessed during the HELAA process.	The PPG is looking at a HELAA that you would produce throughout your plan period where, having established a 20 year plan you can apply the adopted and up to date policy constraints from within it. This is not the case here. This is a HELAA to underpin a Plan where the very policies on which the Plan is based are being considered.	The Local Planning Authority will continue to use the evidence base to consider the suitability of sites. As required by the NPPF paragraph 47 bullet point 2 this will be an ongoing effort through the plan making process and beyond. The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	962
4576	Many of the proposed "suitable and available" areas in Local Plan do not meet the exceptions as detailed in clause 89 of NPPF	Paragraph 89 is concerned with planning decision making not plan making. It is considered that the Council has to have regard to	None	963

		paragraph 83		
2994	The lack of up to date information on local infrastructure makes it impossible for consultees to make informed decisions on development options.	As the plan is refined the Council will continue to engage with infrastructure providers to ensure that any development proposals are underpinned by infrastructure proposals	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	964
3344, 4470	The method used to decide whether or not a site is capable of providing 5 or more houses is inconsistent and needs to be re-assessed.	Paragraph 10 of the HELAA Stage 1 Methodology guidance produce by the government states: "The assessment should consider all sites and broad locations capable of delivering five or more dwellings or economic development on sites of 0.25ha (or 500m2 of floor space) and above. Where appropriate, plan makers may wish to consider alternative site size thresholds." It is considered that the threshold is appropriate and proportionate to the purpose of the evidence base	None	965
2994	In not considering smaller sites for development, the council has misinterpreted Government planning policy.	Paragraph 10 of the HELAA Stage 1 Methodology guidance produce by the government states: "The assessment should consider all sites and broad locations capable of delivering five or more dwellings or economic development on sites of	None	966

		0.25ha (or 500m2 of floor space) and above. Where appropriate, plan makers may wish to consider alternative site size thresholds.” It is considered that the threshold is appropriate and proportionate to the purpose of the evidence base		
3344, 3365	Suggests that the council explain why it has rejected small sites but considered those that are on the Green Belt.	Paragraph 10 of the HELAA Stage 1 Methodology guidance produce by the government states: “The assessment should consider all sites and broad locations capable of delivering five or more dwellings or economic development on sites of 0.25ha (or 500m2 of floor space) and above. Where appropriate, plan makers may wish to consider alternative site size thresholds.” It is considered that the threshold is appropriate and proportionate to the purpose of the evidence base	None	967
1402, 2685, 2818, 2994, 3099, 3135, 3189, 4299, 4465	Leaving out sites for assessment because the landowner did not put them forward for this round is ridiculous. The NPPF requires a ‘realistic’ assessment which this does not appear to be. TDC should be more proactive and make greater efforts to contact these landowners especially as many are brownfield or non-green belt sites.	The PPG does state that Plan makers should not simply rely on sites that they have been informed about but actively identify sites through the desktop review process that may have a part to play in meeting the development needs of an area. However, it also states the		968

		sources of information that should be looked at and this work has been carried out. Further, the PPG states that A site is considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell. It is considered that the HELAA has taken all this advice into account in a proportionate manner.		
3432	It is highly likely that as contentious and unsuitable sites fall out of Appendix 3 ('deliverable and developable') the reserve list will become 'available'. This is highly misleading and open to challenge.	The HELAA has to be kept updated and sites that are currently considered unavailable, potentially because at the time of assessment landowner agreement was not established, could become available. They would still need to be looked at	None	969

		in terms of the strategy adopted at the time		
3401	These sites have not been included in the list in Appendix 3 as 'deliverable or developable' because no confirmation was received from landowners that the sites were available. Although their exclusion is welcome, landowners could change their position on site availability at any time during the Local Plan review, so it would be a wise precaution to carry out HELAA assessments and public consultation on these sites.	Whilst that is a possibility it is not considered appropriate to carry out further work on sites that are currently unavailable.	None	970
3514	There are sites which are not included in the HELAA Appendix 3 even though they may be included in HELAA Appendix 4, but are subject before 2033 to an unpredicted planning application which cannot be refused. Previous Local Plans have been fully implemented but Planning Inspectors have still approved applications which were outside the Local Plan. TDC's current Local Plan to 2033 needs to accept this and reflect this possibility. An assumption of 100 units per annum over the 20 year period is not unreasonable as particularly later in the Local Plan period all sorts of acceptable sites will appear as approvable planning applications.	The Council would require a substantial body of evidence to substantiate such an argument as the Plan and the examiner would be looking for a very high degree of certainty. The Council will look at how much development can reasonably be included in a windfall calculation	None	971
3514	Any final housing numbers under the Local Plan should be reduced to allow for the appearance of unforeseen larger developments as well as smaller ones. On the basis that the larger new housing sites in HELAA Appendix 3 will not be the only sites to be developed during the 20 year period I suggest that the housing need from Appendix 3 will be: - Annual build requirement of 450 extra units (per c) above) x 20	The Council would require a substantial body of evidence to substantiate such an argument as the Plan and the examiner would be looking for a very high degree of certainty. The Council will look at how much development can reasonably be included in a windfall	None	972

	<p>years = 9,000</p> <p>Less projected minor developments (per d i)) 50 x 20 years = 1,000</p> <p>Less new larger sites not in HELAA Appendix 3 (per d ii)) 80 x 20 years = 1,600</p> <p>Less full planning permissions granted but not completed as at 2013 say 200</p> <p>Total deductions 2,800-</p> <p>Actual new sites needed from HELAA Appendix 3 sites 6,200</p> <p>Number of units identified in HELAA Appendix 3 = 8,600</p> <p>Less net requirement from HELAA Appendix 3 sites = 6,200-</p> <p>Over provision of sites within HELAA Appendix 3 = 2,400</p>	calculation		
2681	Then there are the uncompleted Planning Permissions at the start date of the Local Plan. These are going to progress TDC towards its required new homes provision. Therefore these should be deducted from the overall construction totals that are necessarily identified under HELAA Appendix 3.	The current delivery would form part of the housing trajectory for the Local Plan	None	973
447, 1738	By stating land is available, landowners are clearly only interested in financial gain rather improving the area.	The motivation of landowners is not a planning matter. The plan making process has to ensure that it does not make development unviable and therefore the planning system itself	None	974

		recognises the financial aspect of development. The job of the Local Plan is to provide those improvements to an area		
2994	Contrary to Government advice, the council's Housing and Economic Land Availability Assessment has failed to deliver a realistic housing delivery trajectory. In not considering smaller sites for development, the council has misinterpreted Government planning policy.	Paragraph 10 of the HELAA Stage 1 Methodology guidance produce by the government states: "The assessment should consider all sites and broad locations capable of delivering five or more dwellings or economic development on sites of 0.25ha (or 500m2 of floor space) and above. Where appropriate, plan makers may wish to consider alternative site size thresholds." It is considered that the threshold is appropriate and proportionate to the purpose of the evidence base. It is too early in the plan making process to set out a new housing delivery trajectory. The current housing trajectory in accordance with adopted policy is set out in the Authority Monitoring Report	None	975
1660	With respect to the sites which might be available or suitable for development (and used to calculate the number of dwellings which could be provided under the different approaches proposed), it seems surprising that this can be determined with any accuracy for the next 20 years by only considering the sites which are definitely	This HELAA is a starting point for making the Local Plan. The Council will need to update the HELAA annually and ensure, as per government policy, that it can	None	976

	<p>known to be available now. A significant number of previously proposed sites have been excluded on the basis that they are not confirmed to be available (see HELAAA Appendix 4). Such a methodology would seem to bias the process towards looking only at potential sites where interest from owners has been signalled recently, including some sites owned by Tandridge. This would seem to add unnecessary pressure on Tandridge to consider parting with sites which it would otherwise wish to retain for the benefit of the community.</p>	<p>maintain a five year supply of sites. The PPG does state that Plan makers should not simply rely on sites that they have been informed about but actively identify sites through the desktop review process that may have a part to play in meeting the development needs of an area. However, it also states the sources of information that should be looked at and this work has been carried out. Further, the PPG states that A site is considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell. It is considered that the HELAA has taken all this advice</p>		
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		into account in a proportionate manner.		
3344	The policy of excluding sites that are not in or next to a settlement has not been properly applied, as many of the sites deemed unsuitable under this policy are actually in or next to settlements. Could the council explain why have these sites are been deemed as being "unsuitable" when other sites such as SNGC or Roffes Lane have not.	The HELAA documents set out the position for each site	None	977
1660	Further with respect to any proposals to sell or release any sites currently owned by Tandridge for housing or other development: Such changes would be most unwelcome and practically irreversible. In addition, even considering the modest short term financial gain, disposal of such sites this would seem a completely inappropriate response to the potentially significant population increase in the area, which would imply an even greater need for the kind of communal facilities most appropriately provided by a local authority.	The Local Plan will need to consider whether land uses lost to a new use can or need to be replaced elsewhere.	The Council will continue to use all evidence bases to ensure the delivery land uses as per the needs of the district	978
3432	Including public facilities as 'deliverable and developable' for housing simply because TDC owns them and could raise money from selling them undermines the credibility of the Council and HELAA. These sites should have gone straight into Appendix 5 (unsuitable sites).	The Local Plan will need to consider whether these sites should come forward. The government set out at paragraph 12 of the guidance on stage 1 HELAA methodology that Council's should look at local authority land ownership	None	979
4485	It will be a top priority that all the proposed deliverable sites in the Appendix will be subjected to a full professional environmental assessment before final decisions are made.	Agreed	Continue to consider sites in light of further evidence and	980

			sustainability appraisal	
470, 1034, 2175, 2183, 2200, 2681, 2878, 3514, 3570, 3772, 3807, 4212	<p>Why have Woldingham, Oxted, Limpsfield and Lingfield got few sites?</p> <p>They have not seen as much development as other areas.</p>	<p>The sites which are considered through the plan making process predominantly stem from the Housing and Economic Housing Land Availability Assessment. These sites are submitted to the Council for consideration by landowners and the distribution of sites across the District is reflective of this.</p> <p>Further, the District is constrained by a number of environmental designations including the Surrey Hills Area of Outstanding Natural Beauty which is a national designation with a general presumption against major development. The Surrey Hills AONB is located around the settlement of Woldingham and northern Oxted, thus limiting the consideration of sites in those areas.</p>	None	981
1582	All areas of Tandridge should be included in the proposed plans.	The Plan will be for the whole district	None	982
2636	Oxted has more room to expand and suggests Oxted often	Noted	None	983

	overlooked for development.			
3099, 3412	The CR3 Neighbourhood Plan will reduce the 2176 new units suggested as developable by the HELAA substantially to under 200 new units considered developable based on their own assessments. The local CR3 plan has identified that any future housing needs in this area can be met by developing brown field sites in this area.	There will be a need for the neighbourhood plan to be in strategic conformity with the Local Plan once it is adopted	None	984
3099	Under the previous SHLAA all green belt sites were considered undeliverable because of Green Belt Policy whereas in the current HELAA methodology no planning policy is considered when assessing whether a site is developable. This is clearly a false premise under current planning policy which requires a realistic assessment.	The previous SHLAA was looking at the position in respect of an adopted Plan. This is not the case here. This is a HELAA to underpin a Plan where the very policies on which the Plan is based are being considered.	The Local Planning Authority will continue to use the evidence base to consider the suitability of sites. As required by the NPPF paragraph 47 bullet point 2 this will be an ongoing effort through the plan making process and beyond. The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	985
4291	We accept that TDC are not saying that all sites identified in the Housing and Economic Land Availability Assessment (HELAA) will be developed. But the "Issues and Approaches" document offers strategy options which would require large amounts of development in the Green Belt. Such options are simply irreconcilable with the	It is correct that all sites identified in the HELAA and consequently in each of the approaches may not come forward into the final Plan. The Council will have to determine a	None	986

	reassuring statements made about protection of the Green Belt.	preferred strategy for the delivery of development needs and will need to assess how to treat the green belt and ensure its protection into the future		
1678	The viability assessments do not appear to take any special account of the need for flooding remediation/mitigation measures which would increase a developer's costs, for example for some of the land parcels around Smallfield. This could affect the viability in practice of some of these parcels.	The current viability assessment is a high level look at general development viability. It does not include site-specific infrastructure requirements. These would need to be fully assessed at a later date to ensure that a site could deliver the infrastructure needed	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	987
1678	Looking at the descriptions given in HELAA Appendix 3, of land parcels considered deliverable/developable, it is clear that some of these descriptions imply a dependence between the fates of land parcels. We give just one example. SMA 014 is described as having access onto Rookery Hill. However, SMA 014 is separated from Rookery Hill by SMA 007. But SMA 007 is listed in HELAA Appendix 49 as unavailable: "However, confirmation was not received that the site was still available for consideration. Therefore the site was not taken any further". So the viability of SMA 014 is perhaps constrained by the unavailability of SMA 007.	This can be the case. In this instance it is not clear that accesses to SMA007 could not be achieved from elsewhere	None	988
2494	15 of the 17 OXT- designated sites, and 81% of the area covered by that 17, are Green Belt listed, which is totally inconsistent with any policy aimed at protecting or preserving the Green Belt.	The Council will have to determine a preferred strategy for the delivery of development needs and will need to assess how to treat the green belt		989

		and ensure its protection into the future		
2748, 3655, 3796	Basic inaccuracies on site maps, including failure to recognise that Chaldon Village Council own a burial ground in the middle of SNGC, are very disappointing.	The owners did not mention that the whole site was not in their ownership.	None	990
3126	Tandridge have to build houses and suggest development between Bletchingley, South Godstone, Blindley Heath and Outwood	Noted	None	991
1736	Have the landowners of the sites concerned confirmed, other than their willingness to put them forward, that there no legal constraints to any proposed development, ie restrictive covenants, public rights of way, tree preservation orders, the presence of protected species etc, which would adversely delay or preclude delivery?	Many of those matters would need to be addressed through the Plan.	None	992
1402, 2681, 2748, 3455, 3655, 3692, 3796	It is not acceptable to only prepare HELAA reports on land that has been offered for development. It should not be the owners of GB land that determine if the site should be included in the approaches, it should be the local Planning Authority together with the local community.	It is the local planning authority in consultation with residents that will determine what is included in the Plan. However, as a single evidence base it is right that Plan makers should not simply rely on sites that they have been informed about but actively identify sites through the desktop review process that may have a part to play in meeting the development needs of an area. However, it also states the sources of information that should be looked at and this work has been carried out. Further, the PPG states that A site is considered available for	None	993

		development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell. It is considered that the HELAA has taken all this advice into account in a proportionate manner.		
903	To identify land for development just because the landowner has promoted it, is not an appropriate way to conduct land suitability. There is no coherent policy to release strategic land with transport and infrastructure that can handle major development.	The PPG does state that Plan makers should not simply rely on sites that they have been informed about but actively identify sites through the desktop review process that may have a part to play in meeting the development needs of an area. However, it also states the sources of information that should be looked at and this work has been carried out. Further, the PPG states	None	994

		that A site is considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell. It is considered that the HELAA has taken all this advice into account in a proportionate manner.		
1809	More land would be needed for schools, medical practices, etc. and no locations have been identified	Those facilities would have to be provided on land in the HELAA as part of onsite infrastructure.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	995
298	Understands that the Council was obliged to publish all sites under consideration, but feels that sites should have been sifted before publication. Wording contained in the HELAA Appendix 3 to	The wording used is set out in government policy. It is right to say that those words are not helpful in	None	996

	describe site suitability for development demonstrates bias on part of the Council.	this context.		
218	Would not expect any proposed development to impact on or worsen flooding in the Eden Valley or surrounding areas.	The Council would continue to engage with the Environment Agency	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.	997
3256, 3257	According to Appendix 2 of the HELAA viability Report with focus on point 4.1 of the 60 sites tested in the study, the CAT054 site scores 4th highest in the number of units compared to the density (units per hectare) with a total score of 40 and this is within an already highly populated area. The remaining 56 sites all scored 32 or below, indicating they would be more suitable for development as there is more space.	There are a spread of densities in the table at 4.1 in order to look at different viability levels.	None	998
1660, 2994	A significant proportion of the sites in HELAAA Appendix 5 have been classified as having “Unsuitable location”, on the basis that they “are not within or immediately adjacent to a settlement”. Considering the maps with an untrained eye, many of the sites listed do not seem to meet this criterion for rejection (e.g. BHE 001, BLE 010, CAT 008, CAT 030etc etc). At least some further explanation seems necessary, or possibly re-visiting the analysis in the HELAA report.	Looking at these the sites listed are not adjacent to a settlement and would have been listed as unsuitable. In some cases there are adjacent to other development but not to the boundaries of the nearest settlement	None	999
3401	HELAA Appendix 6 - Although these sites (CAT046, CAT055 and CAT056) are excluded from the Review, the PC understands that they are owned by TDC and would welcome an early statement by the Council as to its intentions for their future use.	The Local Planning Authority does not recommend that these sites should be included in the HELAA.	None	1000

HELAA Sites by Settlement				
Bletchingley (BLE)				
193, 251, 255, 277, 280, 291, 307, 337, 368, 402, 429, 568, 594, 628, 677, 765, 850, 959, 1105, 1146, 1298, 1383, 1517, 2405, 2675, 2865, 3026, 3086, 3122, 3157, 3192, 3298, 3487, 3561, 3588, 3599, 3664, 3674, 3683, 3717, 3735, 3923, 4389, 4411, 4414, 4476, 4535	<p>Object to development of traveller sites in Warwick Wold Road and Rockshaw Road (BLE009, BLE011 and BLE012).</p> <p>All sites have a long history of refused planning applications. They are all situated within the Green Belt and AONB.</p> <p>Must pay notice to Surrey Hills Management Plan.</p> <p>The traveller camps should not dominate the nearest settled community (Policy C 14).</p> <p>The sites would be situated in close proximity to the M23/M25 and would be visible from the Pilgrims Way / North Downs.</p>	<p>The Local Plan is required to look at the accommodation needs of all areas of the community, including Gypsy/travellers. The Council is undertaking work to understand the needs of the local travelling community and will then need to incorporate delivery of that need through the Local Plan. Planning for gypsy/traveller provision in accordance with national planning policy requires such accommodation needs to be met in the same manner as bricks and mortar housing. The Council would therefore need to consider whether the requirements of such accommodation coupled with other factors amount to exceptional circumstances that would necessitate amendment to the Green Bet boundary.</p> <p>The sites to be considered in the Local Plan will continue to be refined as</p>	<p>The Council will ensure that the accommodation needs of the gypsy and travelling community are assessed and seek to provide for these needs appropriately, through the Local Plan.</p>	1001

		evidence increases		
2865, 3298	<p>The local gypsy and traveller camp at Pendell Camp is only 27% occupied. May only be 27% occupied but is an eyesore in an AONB. There are no specific identified needs for a further 3 camps (BLE009, BLE011 and BLE012) in the immediate vicinity of the parish of Bletchingley. Traveller sites in the Green Belt are inappropriate development and no exceptional circumstances are offered – therefore failing Policy E: Traveller Sites in the Green Belt.</p>	<p>The Local Plan is required to look at the accommodation needs of all areas of the community, including Gypsy/travellers. The Council is undertaking work to understand the needs of the local travelling community and will then need to incorporate delivery of that need through the Local Plan. Planning for gypsy/traveller provision in accordance with national planning policy requires such accommodation needs to be met in the same manner as bricks and mortar housing. The Council would therefore need to consider whether the requirements of such accommodation coupled with other factors amount to exceptional circumstances that would necessitate amendment to the Green Belt boundary.</p> <p>The sites to be considered in the Local Plan will continue to be refined as evidence increases</p>	<p>The Council will ensure that the accommodation needs of the gypsy and travelling community are assessed and seek to provide for these needs appropriately, through the Local Plan.</p>	1002

3298	The applicant of BLE012 has subsequently sold a significant portion of the land that is shown in the map - the land that has been sold will be retained as open countryside and will not be available for traveller settlement.	Noted.	The Council will ensure BLE012 is updated.	1003
2172	Object to development at BLE016 Land to the rear of Stychens House. Development would increase traffic within the area.	The sites to be considered in the Local Plan will continue to be refined as evidence increases. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared.	<p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p> <p>It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.</p>	1004
236	BLE016 - Although, it is within the Green Belt this designation it is used a garden attached to “residential” use and has a natural attachment to the existing developed settlement therefore it may be considered suitable for change of designation without cause detriment to both the Green	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the	1005

	Belt and the adjoining settlement.		development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
Blindley Heath (BHE)				
62, 77, 84, 100, 137, 153, 155, 249, 349, 390, 405, 415, 433, 463, 471, 555, 732, 838, 903, 1085, 1257, 1552, 1588, 1748, 1898, 2066, 2103, 2107, 2177, 2178, 2181, 2182, 2184, 2186, 2198, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2216, 2246, 2248, 2250, 2251, 2254, 2255, 2257, 2258, 2260, 2263, 2264, 2267, 2269, 2270, 2271, 2274, 2276, 2279, 2284, 2285, 2286, 2287, 2288, 2289,	<p>Object to development at Blue Anchor Farm in Blindley Heath (BHE007).</p> <p>Building on these fields will increase the already significant flood risk in the area. The village has no infrastructure to support such development, let alone cope with the existing demand. The residents are highly dependent on private cars and other settlements. The A22 is highly dangerous and congestion would increase. The site is designated Green Belt and is opposite an SSSI. This is not a sustainable location for development. It is highly disproportionate to construct near to 1000 homes in a rural village to the detriment of the current residents.</p> <p>What other uses are envisaged other than housing if it is a 'mixed use' site?</p>	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1007

2290, 2291, 2292, 2293, 2294, 2296, 2297, 2299, 2301, 2304, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2358, 2375, 2392, 2393, 2394, 2436, 2437, 2476, 2506, 2518, 2519, 2522, 2523, 2526, 2527, 2532, 2534, 2535, 2536, 2548, 2549, 2550, 2551, 2552, 2555, 2598, 2615, 2627, 2688, 2698, 2700, 2723, 2732, 2787, 2793, 2803, 2883, 2904, 2923, 3005, 3053, 3072, 3105, 3120, 3186, 3196, 3199, 3221, 3232, 3240, 3290,				
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3313, 3318, 3348, 3530, 3661, 3710, 3715, 3745, 3761, 3788, 3808, 3843, 3849, 3860, 3879, 3886, 3902, 3905, 3937, 3942, 3967, 4002, 4028, 4061, 4065, 4081, 4127, 4129, 4171, 4182, 4217, 4243, 4266, 4310, 4325, 4326, 4370, 4390, 4392, 4407, 4410, 4414, 4428, 4431, 4446, 4448, 4475, 4503, 4516, 4518, 4536, 4544, 4576, 4622, 4640, 4664, 4701, 4759, 4823, 5192				
486	Considers that development of over 900 houses on land at Blue Anchor Farm, Blindley Heath (BHE 007) would more than double the current population and would be untenable without corresponding infrastructure improvements.	Agreed. It would not be possible to deliver this amount of housing without supporting infrastructure.	The Council will continue to use the evidence base to consider the suitability of sites. It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the	1008

			development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
236	BHE007 - together with the proposed development sites identified as sites BHE 002, 003, 004, 008, would turn a small isolated settlement into an urbanised area requiring infrastructure such as schools, health centre, retail, community facilities, plus public transport links. This is inappropriate development on Green Belt land and will only lead to attract further development both commercial and residential to this area.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1009
1058	Flood risk at BHE007 is significant. Development would cause flooding issues downstream as well as on site. TDC are only considering the on-site effects. Environment Agency flood area maps omitted from any Local Plan maps. There are issues with accountability and responsibility for flooding and mitigation. Why is Blindley Heath not mentioned as a High Risk Flood Area? Agencies dealing with flood risk in area unable to prevent rising of stream. If development goes ahead and flooding occurs, residents will seek compensation.	The sites to be considered in the Local Plan will continue to be refined as evidence increases. Further, it will be through continued engagement with infrastructure providers, including Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites	1010

		it is prepared.	in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
463	The site acts as a flood plain, holding water to prevent flooding downstream as far as Tonbridge. Kent Council have made their views clear that nothing should be built on these areas upstream, as this would cause high levels in time of seasonal rain to areas such as Edenbridge and beyond and result in increased flood risk. Urges the Council to look at the Environment Agency flood map. All of these fields are over Wealdon Clay and this is the lowest point in Surrey.	The sites to be considered in the Local Plan will continue to be refined as evidence increases. Further, it will be through continued engagement with infrastructure providers, including Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared.	The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1011
555	This area identified for potential development includes the River Eden Flood Plain and Ray Brook but the Green Belt Assessment Report has chosen to ignore this fact. There was a flood warning issued for the area	The sites to be considered in the Local Plan will continue to be refined as evidence increases. Further, it will be	The Council will continue engagement with infrastructure providers	1012

	as recently as January 2016, thus to consider intensive building appears reckless and lacking in environmental awareness. Those responsible for permitting development would have to stand to account for their decisions in future.	through continued engagement with infrastructure providers, including Surrey County Council as the Lead Flood Authority and the Environment Agency, that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared.	and ensure that infrastructure matters are considered accordingly. It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
2681, 3514	BHE007 – This is a large site but is likely to achieve a more sustainable community in Blindley Heath if it takes place. It is adjoining a major road giving good links to other locations. With good design it should be a planning gain. The Village primary school has closed so a school would have to be provided from the start of any development.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1013
2883	Suggests if development must go ahead in Blindley Heath then it should be small scale and to the east of the village where there is better access	The sites to be considered in the Local Plan will continue to be refined as	It is recommended that a Sites Consultation is	1014

	to alternative roads and shops.	evidence increases.	undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
4323	BHE007 – Development of a large extension to Blindley Heath would have the critical mass to provide, through a mixed use development, the services needed to improve the sustainability of southern Tandridge.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1015
84	Have not received written notification of potential development on BHE 007. On searching the website and putting in my postcode, no noted planning applications are highlighted which I cannot understand.	It is not a planning application but a submission to the Local Plan Process	None	1016
Caterham (CAT)				
2834, 3067, 3372, 3478,	Happy to see CAT001 Rose and Young site to be re-developed however it must enhance the townscape rather than just remove an eyesore. Neither of the planning applications with the Council at the moment are	The Council has issued a Compulsory Purchase Order for the site.	None.	1017

	considered a good compromise.			
3805	Object to development at CAT001 67/69 Croydon Road (Rose and Young site). Extra development in Caterham should be resisted.	The Council has issued a Compulsory Purchase Order for the site.	None.	1018
236, 1788	CAT001 - Being a brownfield site within the urban area, there is no objection to the principle of redevelopment at this site. If all attempts to redevelop this site for commercial use fails it would not be unreasonable to consider an alternative, housing development.	The Council has issued a Compulsory Purchase Order for the site.	None.	1019
2200, 2926, 3703,	CAT001 Rose and Young site should not be developed for housing, but as a leisure facility.	The Council has issued a Compulsory Purchase Order for the site.	None.	1020
3396, 3402, 3412, 3545, 3547, 3570, 3834	CAT 001 67/69 Croydon Road (Rose and Young site). I think all Caterham residents will approve the idea that something should at last be done with this site. I cannot comment on the need for a hotel, but I question whether there is need for the more retail premises in Caterham – look at the number of empty shops and the number of Charity shops we already have. Would not housing be more appropriate?	The Council has issued a Compulsory Purchase Order for the site.	None.	1021
2681, 3514	CAT001 - This is a commercial site and should remain as such, as it is far too close to the commercial Centre of Caterham Valley to switch to a housing site.	The Council has issued a Compulsory Purchase Order for the site.	None.	1022
3402, 3554, 3649, 3781	Object to CAT001 67/69 Croydon Road be submitted for a hotel. Supports redevelopment for residential buildings.	The Council has issued a Compulsory Purchase Order for the site.	None.	1023
969	Considers that Cat 001 has been unused, derelict and an eyesore for 25 years and the Council has failed in changing that.	The Council has issued a Compulsory Purchase Order for the site.	None.	1024
3432	Planners have struggled for years to redevelop Rose and Young but have	Noted.	None.	1025

	no excuse for the much more recent building to the right of it, which is further undermining the vitality of the northern end of the Valley centre.			
1583, 1679, 2200, 2376, 2593, 2665, 2687, 2875, 2926, 3004, 3551, 3657, 3703, 3805, 4115	Object to development at Kenley Airfield (CAT004 and CAT040). The sites are within Green Belt and designated conservation areas. There are many listed ancient monuments here.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1026
364	Questions the Council's intention for the Portcullis Club within the context of CAT 004 and requests further information. The Club is a much established meeting place for veterans from the armed forces and any intrusion would be strongly opposed.	The Portcullis Club building is listed and the Council would expect the owners to ensure it is retained.	None.	1027
236	CAT004 - In principle part of the site could be developed safeguarding those areas which are conservation area, ancient woodland, and designated open space.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1028

3401	CAT004 - Site Dwelling Yield given as 29 units; current proposals for conversion of existing Officers' Mess, provision of extension and reconstruction of former buildings, envisage 54 units. The PC supports this conversion and redevelopment subject to caveats and conditions. The PC considers that this development can and should take place immediately, not after 5 years. The PC would strongly oppose any development other than what is currently proposed as the entire site lies within the Green Belt and the Kenley Airfield Conservation Area	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1029
2681, 3514, 3570,	CAT004 - no objection to this proposal or the number of units in principal. I assume this was proposed as a conversion of the rather attractive original building. However that has suffered a catastrophic fire so I feel this should only be permitted if any new building respects the footprint, style and height of the original and does not become a site for 29, 5 bed detached homes straddling the whole of this sensitive area.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1030
1033, 1064	Support the conversion and redevelopment proposed in CAT 004 subject to caveats and conditions and consider that development should take place immediately. Would strongly oppose any development other than what is currently proposed as the entire site lies within the Green Belt and the Kenley Airfield Conservation Area.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they	1031

			sit in the Housing and Economic Land Availability Assessment.	
420, 799, 1118, 1527, 3004, 3389, 3401, 3457, 3834	Object to development at CAT007. Access would supposedly be via a narrow residential cul-de-sac, Annes Walk, which would change the character of the area. There are many parking issues in Annes Walk. Concerns regarding flooding.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1032
236	CAT007 - The site is with the urban area of Caterham where there is no objection in principle to development. May be appropriate to safeguard for educational use.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1033
3514, 4900	CAT 007 156-180 Whyteleafe Road. Conditions for this development should ensure that a) no access to the vast majority of the housing is from Annes Walk; b) the main access is via Whyteleafe Road and c) that this development should ensure it does not generate parking on	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites	1034

	Whyteleafe Road through adequate provision of parking within the development. Every school day there is utter chaos twice a day due to the school runs to Audley & St Francis primary schools (adjacent to CAT 007) with parking already taking place anywhere and everywhere in this locality.		in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
2681, 3396, 3570, 3805	<p>CAT 007 156/180 Whyteleafe Road. This seems to be a sensible use of the land, and I would support the proposal.</p> <p>Access must be through Whyteleafe Road and NOT through Annes Walk which is quite unsuitable as it is a narrow road with on-street parking. In addition there must be sufficient parking for the new residents' cars as there is already considerable car parking in the locality twice a day due to car runs to the Audley and St Francis primary schools.</p>	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1035
1527, 2557	TDC had an area of Reserve Housing Land covered by Policy H05 which was "lost" by the Planning Department long before the new Local Plan was in place. The Council is therefore in breach of Paragraph 85 of the NPPF with regards to CAT007 .	The boundary of the green belt in this location was set by a previous plan	None	1036
161	Generally support planning application ref 2015/1649 on CAT007 , which provides access to the site from Whyteleafe Road. Consider that in terms of the potential site allocation access into CAT007 be best placed from Whyteleafe Road, rather than from Anne's Walk as indicated in the HELAA. Request that wording of site CAT 007 is amended accordingly. Changing Anne's Walk from a cul de sac into a through-road would	The planning application has been determined and has access from Whyteleafe Road. The wording of CAT007 will be undated in the proposed sites consultation in light of the current position.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they	1037

	destroy its existing character and appearance.		sit in the Housing and Economic Land Availability Assessment.	
1033, 1064	Challenge the claim that CAT 007 has access from Annes Walk on the ground that Annes Walk is a narrow residential street with on-street parking and is unsuitable for access to this site. Two current proposals for 69 units include accesses from Whyteleafe Road. Have lodged objections to both proposals.	The planning application has been determined and has access from Whyteleafe Road. The wording of CAT007 will be undated in the proposed sites consultation in light of the current position.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1038
597	Do not support planning application 2015/1649 on CAT 007 . Whilst the layout is reasonably well considered, higher blocks would be overlooking the houses at the end of Annes Walk. Concerned about the loss of diminishing green areas in Caterham on the Hill and increased strain on an already over-stretched local infrastructure. Consider access into CAT007 would be best placed from Whyteleafe Road, as per the current planning application, which is a wider road with less obstruction. Changing Annes Walk from a quiet cul de sac into a through road would destroy the existing character and appearance of the street. Additional vehicular traffic resulting from new development would render Annes Walk a dangerous road. Urge the Council to amend the wording in CAT007 and remove the reference to using Annes Walk as an access point into the site.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1039

1433, 2337	Object to development at CAT009 Land between Roffes Lane and Stanstead Road	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1040
3805	Object to development at CAT013 89, 91 Godstone Road. Extra development in Caterham should be resisted.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1041
236, 2834, 3067, 3396, 3412, 3478, 4119	Supports sympathetic development of Youth Centre and Drill Hall (CAT 013). Should be developed to a good standard with adequate parking and landscaping.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they	1042

			sit in the Housing and Economic Land Availability Assessment.	
2926	Object to development at CAT013 - Traffic in and out of Caterham on Godstone Road is already very heavy and there is insufficient parking already in this area. This could also be made into a leisure facility, should not be developed for more housing.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1043
236, 982, 2200, 2834, 2926, 3067, 3412, 3478, 3703, 3805, 4485	Object to development at CAT016 Land at Godstone Road, Caterham. Site is undeliverable; AGLV, forms backdrop to built-up lower levels. Site would benefit from additional woodland. Woodland does not screen noise.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1044
3812	Supports the development at CAT016 Longsdon Way as the site can positively contribute to meet the OAN figure.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites	1045

			in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
3812	Argues that the 'Green Belt' category of the HELAA site CAT016 Longsdon Way should be expanded to refer to Tandridge District Council's Green Belt Assessment Report (2015) which noted the anomalous nature of the Green Belt designation for this particular site. There is no reason why the site couldn't come forward for development before 5 years.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1046
1793	The site on the Godstone Road, if it is the one I am thinking of, is an eyesore and would benefit from redevelopment. It is an area of the town where maybe a higher density of homes could be built. Flats would be more acceptable here and being close to all the town has to offer there would not be such a need to provide extra facilities.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1047

2200, 3703	CAT015, CAT018 & CAT020 – form a heavily wooded backcloth to the character of Caterham, visually important when entering Caterham with many footpaths used by local people. Parts are designated as historic landscape and ancient woodland”.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1048
236, 1788	CAT019 - The site is a contaminated site which is overgrown and wooded, with a varied topography. Part of the site was used for waste disposal, and would not be considered suitable. The site is designated Green Belt.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1049
644	Object to development at CAT019. This plot does not merit the 'exceptional circumstances' required to remove it from Green Belt. The plot boundary with Stanstead Rd is continuously lined with very mature trees/shrubs- the removal of these to build housing will destroy the character of the street scene and the outlook over mature natural open countryside will be destroyed. The density of proposed housing is inappropriate in a green belt setting and not in keeping with the	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they	1050

	surrounding green belt density. There is a common view that housing should not be built within a 250 meter 'zone of concern' around land previously used for landfill. There is a mobile phone mast on the plot and there are serious concerns raised regarding cancer clusters and altered Serotonin/Melatonin levels in people living within 400 meters of mobile phone masts. Health and safety concerns regarding a black ice spot at access point. Traffic congestion on Stanstead Road would increase.		sit in the Housing and Economic Land Availability Assessment.	
1033, 1064, 3401	CAT019 - This Green Belt site, with a yield of 27 units, falls outside the CotH Parish area. Development of this site would have traffic impacts on Stanstead Road. Also, the site cannot be developed unless the concurrent Green Belt Assessment leads to its removal from the GB.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1051
1433, 1511, 2337, 2681, 3514, 3570, 3805	CAT019 - Stanstead Road is a classic example of a minor country road having substantial piecemeal development without any improvements to its only access road. When is a development site a development too far? I suggest we are close to that and in my view this site should not be developed as there are bound to be planning applications for other sites in this road that are not within the Green Belt that are consequently much more difficult to refuse.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1052

1540, 2527	Object to development at CAT023 Land at Rook Lane as this would make the settlement of Chaldon much larger than it already is.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1053
236	CAT026 - The site is located within the settlement boundary, outside of the greenbelt and therefore the site is suitable for redevelopment in principle.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1054
1033, 1064	CAT 026 has planning permission as described in the HEELA document.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they	1055

			sit in the Housing and Economic Land Availability Assessment.	
2200, 3703, 3805	Object to development at CAT026 Ninehams Gardens as the sprawl will be almost complete with no distinction between Caterham Hill and Valley, and Whyteleafe and Kenley.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1056
148, 2200, 3703	CAT 028 Reservoir Site This site together with its surrounding woodland and open spaces form an important back drop to Caterham with views from both below and across Godstone Road and Croydon Road. For many residents loss of these views would seriously reduce the amenity value of their properties. Development would seriously change the skyline and change the nature and character of Caterham Valley. Its loss would also remove a green backdrop to views across the site from Caterham on the Hill. The site makes a major visual contribution to the character and amenity value of Caterham Town Centre and Caterham as a whole.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1057
236, 1033, 1064, 1793, 2133, 2200, 2681, 2926, 3401, 3514, 3551, 3570,	CAT029 – Burntwood Lane - The site is within the Green Belt, and forms part of the green belt buffer between Kenley, Caterham and Caterham Valley. The land is part of the area enjoyed as a public open space. This is inappropriate development on Green Belt land and will only lead to	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites	1058

3703, 3805, 3832	attract further development within this green buffer zone to the detriment of the adjoining settlements. High density development would be out of character with the local area. Significant traffic issues would be caused.		in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
1551	Supports the proposed development at CAT029 Burntwood Lane. The site is within walking distance to transport hubs. Development would meet the affordable housing requirement.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1059
236	CAT034 – Dormers – The site is a care home. Subject to alternative accommodation being provided this site may be considered suitable.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1060

3514	CAT034 - No indication is given as to whether the building is to be converted to residential use or whether it would be demolished and the site redeveloped. Please be aware that this 2 storey building is surrounded by 2 storey houses so high rise would not be suitable therefore I cannot see how you could fit in 40 units at a density of 77 units per hectare with at least 2 parking spaces per unit plus visitor parking – it just won't fit. It would be best if some of the Dormers land could be used to straighten the road out. You should be aware that this site was formerly a clay pit to obtain material for brick making and therefore has been landfilled.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1061
1459, 1481, 2200, 2400, 2415, 2681, 2836, 2926, 3570, 3703, 3805, 4478	Object to development at CAT034 Dormers. If TDC's proposal to demolish Dormers' care home and build more houses along Foxon Lane proceeds, the congestion will be unsustainable, certainly unpleasant and possibly lead to accidents too.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1062
1793, 3004, 3401,	CAT034 – Dormers - as the population is ageing would it not be good use of the site to keep a facility for older people needing care, maybe warden assisted sheltered housing. It would not be good to remove this facility from the neighbourhood only to then decide more provision for the elderly was needed at a later date.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they	1063

			sit in the Housing and Economic Land Availability Assessment.	
1033, 1064	Considers that the purpose-built modern building on CAT 034 should be restored as a care home or for a similar use, for which there are increasing needs in the area and to provide local employment. Note that the site is owned by TDC and would welcome an early statement by the Council as to its intentions for future use.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1064
236	CAT036 - The site is considered suitable.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1065
1433, 1511, 2337, 2681, 3514, 3805,	CAT036 - Stanstead Road is a classic example of a minor country road having substantial piecemeal development without any improvements to its only access road. When is a development site a development too far? As this is not Green Belt it is hard to resist new housing. However there	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites	1066

	should not be more than 12 dwellings on this site (4 for every house replaced in an attempt to preserve the nature of the area).		in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
1033, 1064, 3401	CAT 036: 69-73 Stanstead Road and CAT 045: 72 Stanstead Road. Both sites claimed to be deliverable within 5 years. Combined yield 23 units. PC comments: These two sites fall outside the Coth Parish Council part of Stanstead Road, though they are immediately south of the Parish boundary. Development of these sites would have traffic impacts on Stanstead Road. CAT 045 is owned by TDC and the PC would welcome an early statement by the Council as to its intentions for future use.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1067
236, 376, 982, 1033, 1064, 1540, 1788, 2200, 2647, 2676, 2677, 2678, 2679, 2681, 2687, 2715, 2834, 2926, 3033, 3067, 3401, 3402, 3412, 3478, 3514, 3551, 3570, 3703, 3805, 4485	Land at Waller Lane (CAT038) - Caterham Valley and Caterham on the Hill Parish Councils would vigorously oppose any development of this site as it coalesces Caterham Valley and Caterham on the Hill. It is a wooded sloping site with many TPOs in place. This is an essential wildlife corridor. Within Green Belt.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1068

<p>65, 75, 111, 113, 120, 127, 134, 135, 139, 143, 148, 152, 157, 165, 170, 171, 182, 197, 205, 207, 210, 236, 248, 265, 269, 274, 281, 289, 300, 334, 338, 346, 347, 353, 356, 366, 371, 376, 377, 378, 387, 393, 397, 399, 400, 401, 403, 412, 416, 430, 432, 438, 440, 470, 474, 481, 504, 522, 534, 547, 558, 561, 569, 585, 604, 614, 623, 629, 634, 637, 639, 647, 653, 665, 708, 710, 711, 723, 728, 739, 749, 762, 773, 785, 790, 792, 800, 814, 817, 827, 829, 843, 860, 862, 871, 875, 877, 879, 880, 881, 914, 915, 926, 947, 948, 955, 964, 978, 1004, 1014, 1033, 1034, 1036, 1039,</p>	<p>Object to development at Surrey National Golf Course (CAT039).</p> <p>It serves as a flood plain and development would exacerbate flooding issues in the area. There is an urgent need to fully investigate the existing road infrastructure in terms of its capacity and how it sits within the current configuration of the local network. Chaldon would be turned into a spur of Caterham and cease to be a separate village. Chaldon has little to no amenities and poor infrastructure and the roads are inadequate – Caterham would take the infrastructure burden. It is designated AONB and PSNCI and has Ancient Woodland and protected graveyard within its boundaries. Connects to the Happy Valley and Farthing Downs SSSI. Development of the proposed site, assuming the Green Belt objections are overcome, may require extensive road improvements that require the consent of the City of London whose legal duty it is to preserve the open space for the recreation and enjoyment of the public in perpetuity. The golf course provides economic opportunities. Development at this site contradicts the Vision.</p>	<p>The Housing and Economic Land Availability Assessment is one of many evidence bases which inform the Local Plan. The HELAA objectively assesses sites for their development potential but does not represent an approach to site allocation or identify which sites will be allocated. Site allocation can only come forward in the Plan once all the evidence, including that relating to infrastructure provision both existing and potential in the future as well as the green belt assessment evidence has been considered.</p> <p>The sites to be considered in the Local Plan will continue to be refined as evidence increases. Further, it will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared.</p>	<p>The Council will continue to use the evidence base to consider the suitability of sites. It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.</p> <p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p> <p>It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the</p>	1069
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1054, 1071, 1073, 1091, 1133, 1137, 1149, 1153, 1158, 1160, 1187, 1219, 1227, 1231, 1232, 1242, 1249, 1277, 1301, 1330, 1337, 1384, 1420, 1451, 1452, 1481, 1516, 1520, 1524, 1534, 1540, 1545, 1549, 1554, 1565, 1575, 1576, 1578, 1584, 1591, 1602, 1637, 1648, 1670, 1672, 1679, 1685, 1721, 1724, 1736, 1780, 1788, 1793, 1852, 1867, 1887, 1931, 1947, 1982, 1984, 2009, 2022, 2027, 2092, 2112, 2132, 2133, 2140, 2157, 2165, 2183, 2185, 2189, 2191, 2200, 2202, 2204, 2206, 2207, 2215, 2220, 2228, 2235, 2237, 2238, 2256, 2273,			development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
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2278, 2335, 2356, 2360, 2409, 2411, 2415, 2423, 2426, 2430, 2432, 2464, 2489, 2490, 2527, 2530, 2540, 2547, 2560, 2562, 2583, 2634, 2638, 2656, 2681, 2696, 2715, 2717, 2734, 2748, 2762, 2798, 2811, 2815, 2818, 2819, 2820, 2900, 2911, 2926, 2942, 2949, 2950, 2951, 2952, 2953, 2959, 3017, 3021, 3038, 3039, 3048, 3073, 3084, 3085, 3090, 3108, 3150, 3153, 3155, 3164, 3189, 3203, 3229, 3248, 3252, 3255, 3260, 3292, 3293, 3317, 3330, 3341, 3344, 3346, 3365, 3367, 3378, 3392, 3395, 3396, 3401, 3422, 3430, 3434, 3449, 3463,				
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3480, 3488, 3504, 3514, 3521, 3538, 3551, 3554, 3570, 3589, 3593, 3597, 3603, 3606, 3617, 3618, 3622, 3623, 3626, 3627, 3632, 3640, 3649, 3651, 3655, 3667, 3681, 3692, 3712, 3719, 3740, 3741, 3742, 3748, 3755, 3760, 3763, 3764, 3796, 3803, 3805, 3807, 3816, 3819, 3822, 3832, 3834, 3837, 3851, 3907, 3919, 3957, 3984, 3987, 3989, 4007, 4017, 4024, 4058, 4082, 4091, 4094, 4122, 4126, 4131, 4150, 4234, 4251, 4298, 4318, 4334, 4353, 4357, 4363, 4380, 4384, 4388, 4391, 4399, 4402, 4435, 4450, 4451, 4470, 4486, 4489, 4493,				
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4510, 4537, 4605, 4607, 4611, 4614, 4616, 4642, 4785, 4786, 4794, 4795, 4804, 4811, 4846, 5084, 5091,				
3229	Suggests utilising Surrey National Golf Course for the social facilities of the club. Discounts or social memberships could be offered to those who might not play golf but use the social facilities instead.	This is a management matter for the business	None	1070
1721	Tandridge's HELAA Report 2015 assesses the viability of development sites to meet the Council's policy of 34% of affordable housing. Table 7.4.1 on page 29 of this report demonstrates that site CATO39 (the Surrey National Golf Course) does not meet this important criterion and is consequently not a viable site for future housing development.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1071
2748, 3655, 3796	The description in Surrey National Golf Club as 'adjacent to an urban area of Caterham' when the majority of its border is either a potential Site of Nature Conservation Importance (pSNCI), a SSSI, or ancient woodland is highly misleading. In fact, half of SNGC is within the Dean Hills pSNCI (Fig 1).	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and	1072

			Economic Land Availability Assessment.	
728	Concerned about the impact on potentially significant Celtic or Saxon historic remains at CAT039 .	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1073
225	Wishes to object to a planning application, but unable to do so as website does not provide application reference. Objects to development on land at Roffes Lane and the Surrey National Golf Course. Existing road network and schools would be unable to cope with additional pressure.	The Local Plan consultation does not relate to any planning application or land allocation. The land owner has submitted the land for consideration as to whether it should be allocated for development in the proposed Local Plan.	None	1074
296	Concerned about identification of CAT 039 Surrey National Golf Club and CAT 042 Land to the East of Roffes Lane for residential development. Accepts that Tandridge must contribute to meeting housing need, but sites are unsuitable. Development would change the character and	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites	1075

	<p>appearance of the area and extend urban sprawl westwards from the Caterham Barracks site and NHS Direct Hospital. Development of the Surrey National Golf Club would result in the loss of leisure facilities, impact on drainage infrastructure and flood risk, increase traffic and the need for bus services. Existing infrastructure operates at full capacity and additional development would increase pressure on schools, health care facilities, the road network, waste facilities, retail and parking provision. Topography is unsuitable for development and existing road network, including Roffes Lane, Whitehill Lane, Rook Lane and Coulsdon Lane, cannot cope with increase in traffic resulting from additional housing. Feels there are similar issues with the development of Land to the East of Roffes Lane, but is particularly concerned about the impact of increased traffic on the local road network in relation to this site. Chaldon and Caterham on the Hill have already contributed significantly to meeting housing need and further development at the scale considered is unsustainable. Considers that infill developments of a small scale throughout the borough is the solution to meeting housing need in Tandridge.</p>		<p>in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.</p>	
382	<p>Objects to the development of the Surrey National Golf Course. Local infrastructure is insufficient to cope with increased traffic. Development would cause noise and air pollution and contradict local air quality policy and paragraph 83 of the NPPF as no special circumstances exist.</p>	<p>The sites to be considered in the Local Plan will continue to be refined as evidence increases.</p>	<p>It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability</p>	1076

			Assessment.	
804, 1087	Consider it will be a shame to lose this wonderful green space but CAT 039 offers better access and a far greater area to support new housing than other sites. Considers it would be an ideal location to include all facilities required, such as parking, shops and health care services.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1077
522	Concerned about flooding if the golf course is built up and questions if the Council will take responsibility and compensate residents for any damage to properties caused by flooding and any increase in insurance premiums. If insurance in the future cannot be obtained the council as a whole will be taken to court.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1078
800	I would like it confirmed whether there were any restrictions put in place when permission was given to create the Surrey National golf course. Does the proposed number of dwellings on the Golf Course use all the land or is there still some held in reserve for further development?	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local	1079

			Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
1788, 2200, 2687, 3703, 3657, 3805, 5084	Object to development at CAT040 – Salmons Lane West. Sprawl will be almost complete with no distinction between Caterham Hill and Valley, and Whyteleafe and Kenley. Wildlife and paths for walking are enjoyed by all. The historically important RAF Kenley must be protected.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1080
236	CAT040 - Although it is within the Green Belt it would be suitable for future development subject to any “former owner” position regarding Crichel Down Rules.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1081
2681, 3514, 3570,	CAT040 - This is Green Belt and I believe it should remain broadly undeveloped. However looking at the proposed development site it is made up of 3 portions. The portion to the west of Victor Beamish	The sites to be considered in the Local Plan will continue to be refined as	It is recommended that a Sites Consultation is undertaken to set out the	1082

	Avenue backs onto existing housing and I could probably accept this being developed even though it is Green Belt, provided it was sensitively built on and respected the setting of the old NAAFI listed building. The rest – NO – as this would substantially change the setting of Salmons Green. 75 units seems too high density.	evidence increases.	position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
1793	The former NAAFI building at Salmons Lane (CAT040) is derelict and an eyesore. It would be a good idea to pull this down and build housing here. It is reasonably close to Whyteleafe station as well as the high street at Caterham on the hill and the local roads are more accommodating than roads in other parts of the area	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1083
3401	CAT040 - This site, comprising land north, south and west of the former Kenley Airfield HQ Building and NAAFI, is in the Green Belt and is also within the Kenley Airfield Conservation Area. The building is currently being restored for use as a faith school. The land around is of historic importance and its future use should have regard to its inclusion in the KACA. The PC would strongly oppose the removal of any part of this site from the GB or its development for any inappropriate purpose.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1084

3263	Residential redevelopment of CAT040 would be designed with appropriate heritage consideration as set out above but similarly would be designed in order to maintain openness across the site and meet Green Belt objectives. The land makes limited contribution to the purposes of the Green Belt Policy and is seen as a visual detractor.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1085
15	Junction of Salmons Lane, Whyteleafe Hill and Whyteleafe Road is incorrectly marked on the HELAA map as being in Kenley. It is in Tandridge.	The base mapping provided by Ordnance Survey has the label for Kenley incorrectly located.	Ensure future base maps are correct.	1086
849	Development of Land off Salmon's Lane West would lead to more congestion at Whyteleafe Roundabout. Concerned about traffic generation on roads in Caterham near the By Pass and school putting the pupils' Safety at risk.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1087
1033, 1064	CAT 040 is in the Green Belt and is also within the Kenley Airfield Conservation Area. The building is being restored for use as a faith school, the land around is of historic importance and its future use should have regard to its inclusion in the KACA. Oppose the removal of	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites	1088

	any part of this site from the GB or its development for any inappropriate purpose.		in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
1746, 2681, 2834, 2926, 2940, 3067, 3372, 3412, 3478, 3514, 3805	Object to development at Maybrook House – CAT041 - Do not support the change in use from employment to residential as this is one the last remaining employment spaces in Caterham.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1089
236, 3396	CAT041 – Maybrook House - The site is a large office block and car parking within the built up area of Caterham, so there is no objection in principle to development. Would provide further housing in/near the town centre.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1090

65, 113, 152, 157, 171, 182, 197, 205, 207, 210, 236, 248, 269, 281, 289, 300, 338, 346, 353, 356, 377, 378, 387, 393, 397, 400, 401, 430, 432, 438, 444, 470, 474, 481, 527, 534, 547, 569, 585, 614, 623, 629, 637, 639, 644, 653, 665, 708, 710, 711, 723, 762, 773, 785, 792, 800, 814, 817, 860, 862, 871, 877, 915, 926, 947, 948, 955, 964, 978, 1004, 1033, 1036, 1039, 1091, 1133, 1137, 1149, 1153, 1158, 1219, 1231, 1232, 1242, 1277, 1289, 1297, 1301, 1330, 1337, 1369, 1384, 1433, 1511, 1516, 1526, 1534, 1540, 1549, 1554, 1565, 1575, 1578, 1584, 1648,	Object to development at Roffes Lane (CAT042). The site is a flood plain, a high flood risk area and green field. Infrastructure and local traffic flows would be put under strain. The roads in this area are narrow and dangerous. There is an urgent need to fully investigate the existing road infrastructure in terms of its capacity and how it sits within the current configuration of the local network. Development of this Green Belt land would merge Chaldon with Caterham and it would cease to be a separate village. Chaldon has little to no amenities and the roads are inadequate – Caterham would take the infrastructure burden. Previous planning applications at The Heath refused because of the dangerous junction and The Heath and Roffes Lane. Development at this site contradicts the Vision.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1091
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1670, 1672, 1721, 1724, 1736, 1780, 1788, 1794, 1852, 1867, 1880, 1887, 1931, 2009, 2027, 2092, 2132, 2133, 2140, 2157, 2165, 2183, 2185, 2189, 2191, 2200, 2206, 2215, 2220, 2228, 2256, 2273, 2278, 2335, 2337, 2356, 2418, 2490, 2547, 2560, 2562, 2578, 2583, 2633, 2634, 2636, 2638, 2656, 2666, 2681, 2696, 2734, 2748, 2762, 2815, 2818, 2819, 2820, 2873, 2898, 2900, 2906, 2911, 2942, 2949, 2951, 2952, 3038, 3048, 3049, 3073, 3085, 3090, 3091, 3108, 3135, 3150, 3153, 3164, 3189, 3203, 3248, 3252, 3295, 3320, 3341, 3344,				
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3365, 3401, 3422, 3430, 3434, 3449, 3463, 3480, 3504, 3514, 3521, 3551, 3554, 3557, 3570, 3590, 3603, 3606, 3617, 3618, 3649, 3655, 3667, 3681, 3692, 3703, 3712, 3719, 3731, 3740, 3741, 3742, 3748, 3760, 3763, 3796, 3805, 3816, 3834, 3885, 3907, 3919, 3952, 3957, 3984, 3987, 3989, 4007, 4024, 4094, 4122, 4126, 4234, 4251, 4285, 4298, 4318, 4357, 4380, 4399, 4402, 4435, 4451, 4470, 4486, 4489, 4508, 4509, 4611, 4639, 4730,				
3939	Supports development at Roffes Lane (CAT042). Extensive public open space and green infrastructure would be included. Drainage facilities would be substantially improved. There are no constraints to prohibit	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites	1092

	development coming forward.		in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
2859	Rather than taking vast areas of land to fulfil the quotas I think an approach of taking portions of land rather than entire areas is a far more acceptable and suitable approach. This will have a much smaller impact on our infrastructure and environment. For example, on Roffes Lane rather than losing a whole field why not just take a strip off the edge of the field and build say 30 good quality homes without losing all of the fields on that side.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1093
661	Development of CAT 042 would merge Caterham Hill with Caterham Valley and allow the unrestricted sprawl against Green belt and AGLV policy. In light of this, GBA 008 should be retained and CAT 042 be removed from the list of potentially developable sites. The 'grand plan' for 9400 properties over 20 years appears to meet part of the workforce requirements of London and the Southeast. Proportion of people working outside Tandridge will increase if development of Surrey National Golf Club (SNGC) and Roffes Lane sites proceeds, as will increase pressure on parking provision, traffic congestion and rail services at Whyteleafe, Upper Warlingham, Whyteleafe South and Caterham. Major road development, investment in schools, additional waste facilities and	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1094

	investments into water infrastructure would be required. Any building at Roffes Lane would increase the runoff during heavy rain and flood risk.			
4486	<p>CAT039 and CAT042 were considered and rejected as undevelopable five years ago when the current Local Plan was approved. As the sites were undevelopable, no yields were calculated. TDC SHLAA Report Table H identifies the sites:</p> <p>CAT 008 Land at Stansted Road and Willey Lane</p> <p>CAT 009 Land between Roffes Lane and Stansted Road</p> <p>CAT 023 Land at Rook Lane (golf course).</p> <p>No changes have occurred in the past five years for the status of these sites to be changed from undevelopable to developable. These “broad locations” in Chaldon should be removed at this stage of consultation.</p>	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1095
2681, 2834, 3067, 3372, 3412, 3478, 3514, 3805	Development at CAT044 Land at Fern Towers would cause problems with parking as there are limited spaces and yellow lines.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1096
236	CAT044 has limited development potential.	The sites to be considered in the Local Plan will continue to be refined as	It is recommended that a Sites Consultation is	1097

		evidence increases.	undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
236	CAT045 - There is no objection in principle to development.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1098
1433, 2337, 3514, 3805	Object to development at CAT045 - not sure what is involved on this proposal as the site outline suggests the whole structure is being redeveloped rather than just Flat 1. As there is no indication as to how many flats it contains it is impossible to take a view on the proposal because I am not being told what it is. Therefore the consultation with regard to this site is invalid as it is impossible to guess what is proposed.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability	1099

			Assessment.	
1746, 1947, 2681, 2834, 3372, 3412, 3478, 3514, 3570, 3805, 3984	Redevelopment of Quadrant House (CAT047), to residential use, will reduce further a decreased capacity for commercial floor space. There may be issues with adequate parking and further congestion. You say in your report that there is access available from the “high street”. Another error – there is no high street in the Valley – this building fronts Godstone Road.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1100
236, 1788, 3402	CAT047 – Quadrant House - There is no objection in principle to redevelopment.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1101
657	In CAT 049 the High Street has been moved to the Valley by the station!	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local	1102

			Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
629, 639, 954, 1033, 1064, 1114, 1809, 2235, 2681, 2836, 2926, 2940, 3401, 3514, 3551, 3570, 3790, 3803, 3805, 4024	Object to development at Raglan car park in Caterham (CAT051). It is vital for local residents and supports local business. The HELAA report implies that highway access to the Town End car park is available from Chaldon Road. This is incorrect. Development at this site contradicts the Vision.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1103
236	CAT051 - The site is considered suitable.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1104
162, 236, 420, 445, 571, 597, 629, 639, 809, 954, 982,	Object to development at Timber Hill recreation ground (CAT052). An important amenity space and valued recreation ground in the town centre. Open Space Assessment concludes that no open space was	The Housing and Economic Land Availability Assessment is one of many evidence bases which inform the Local	The Council will continue to use the evidence base to consider the suitability of	1105

1133, 1485, 1554, 1746, 1788, 2133, 2200, 2243, 2681, 2834, 2839, 2917, 2926, 2940, 3067, 3197, 3372, 3396, 3401, 3402, 3412, 3478, 3514, 3570, 3703, 3754, 3803, 3805, 3812, 3832, 3834, 3896, 4119, 4485, 4776, 4782, 4837, 4841	surplus to requirement. This open space must be protected for the future. Development at this site contradicts the Vision.	Plan. The HELAA objectively assesses sites for their development potential but does not represent an approach to site allocation or identify which sites will be allocated. Site allocation can only come forward in the Plan once all the evidence, including that relating to infrastructure provision both existing and potential in the future. The Council will use evidence base in relation to open space and recreation provision	sites. It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment	
629, 1746, 1788, 2200, 2681, 2834, 2926, 3067, 3412, 3478, 3514, 3570, 3703, 3805, 4485	CAT053 – Land at Church Hill to Harestone Valley Road. Provides extensive views across the valley. Not a suitable site. Open Space Assessment concludes that no open space was surplus to requirement. Developments in this area are all screened due to the vegetation and nature of the landscape. Removal of the trees would be contrary to TDC's Harestone Valley Design Guidance Document	The Housing and Economic Land Availability Assessment is one of many evidence bases which inform the Local Plan. The HELAA objectively assesses sites for their development potential but does not represent an approach to site allocation or identify which sites will be allocated. Site allocation can only come forward in the Plan once all the evidence, including that relating to infrastructure provision both existing and potential in the future. The Council will use evidence base in relation to open space and recreation provision	The Council will continue to use the evidence base to consider the suitability of sites. It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment	1106

1033, 1064	Would oppose the development of the northern part of CAT 053 . As the land is owned by TDC, the PC asks that TDC should make an early statement ruling out development of this land.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1107
236	CAT053 - Although in principle the site is suitable for development each should be conditional on retaining the mature woodland.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1108
3033	To equate CAT 053 and CAT 038 (Church Hill View and Waller Lane) with CAT 007 (garden land behind Whyteleafe Road) is insensitive and irresponsible planning. The quite different nature and value of these areas must be considered	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they	1109

			sit in the Housing and Economic Land Availability Assessment.	
223, 236, 265, 324, 332, 334, 336, 370, 376, 401, 442, 458, 475, 504, 535, 539, 585, 592, 606, 621, 634, 635, 669, 723, 783, 787, 814, 827, 829, 865, 874, 879, 880, 881, 908, 967, 982, 1003, 1033, 1034, 1048, 1054, 1064, 1073, 1087, 1089, 1097, 1114, 1120, 1123, 1128, 1133, 1134, 1187, 1227, 1285, 1290, 1291, 1292, 1293, 1306, 1430, 1444, 1451, 1481, 1521, 1540, 1541, 1557, 1564, 1591, 1596, 1602, 1619, 1688, 1703, 1716, 1722, 1724, 1746, 1749, 1755, 1788, 1793,	<p>Object to development at CAT054, the Bellway Strip, land at Yorke Gate/Hambledon Park. It is the only recreation land in the area and is used by lots of people. It is important for resident's health and wellbeing as many homes in the area have small gardens. The site immediately abuts the Green Belt boundary and influences the Green Belt's open nature. Some of the land outlined in the HELAA is Green Belt.</p> <p>There is a covenant on this land. This land was transferred to TDC from Bellway Homes to never be developed. Open Space Assessment concludes that no open space was surplus to requirement. Green Lane public RoW would be compromised. There is no justification for the removal of this green space. The infrastructure in Caterham could not cope – what provisions will be made? Development at this site contradicts the Vision.</p>	The Housing and Economic Land Availability Assessment is one of many evidence bases which inform the Local Plan. The HELAA objectively assesses sites for their development potential but does not represent an approach to site allocation or identify which sites will be allocated. Site allocation can only come forward in the Plan once all the evidence, including that relating to infrastructure provision both existing and potential in the future. The Council will use evidence base in relation to open space and recreation provision	The Council will continue to use the evidence base to consider the suitability of sites. It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment	1110

1825, 1920, 1982, 1984, 2022, 2187, 2200, 2204, 2207, 2220, 2235, 2237, 2238, 2247, 2256, 2268, 2272, 2351, 2354, 2360, 2423, 2430, 2432, 2458, 2477, 2486, 2511, 2512, 2530, 2540, 2560, 2623, 2635, 2681, 2687, 2699, 2762, 2766, 2798, 2811, 2836, 2878, 2910, 2926, 2940, 2953, 2959, 2960, 3017, 3031, 3039, 3040, 3116, 3137, 3164, 3201, 3224, 3249, 3256, 3257, 3260, 3292, 3293, 3316, 3317, 3329, 3341, 3343, 3346, 3350, 3354, 3358, 3363, 3378, 3392, 3396, 3397, 3401, 3419, 3449, 3509, 3514, 3551, 3570, 3592, 3656, 3675,				
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3698, 3703, 3720, 3733, 3746, 3748, 3752, 3772, 3776, 3783, 3790, 3803, 3805, 3812, 3819, 3834, 3837, 3901, 3916, 3989, 4017, 4023, 4042, 4058, 4082, 4131, 4150, 4251, 4334, 4353, 4375, 4384, 4387, 4395, 4405, 4412, 4419, 4433, 4437, 4465, 4485, 4776, 4778, 4841				
334, 635, 669, 1033, 1064, 2022, 3292, 3293, 3317, 3346, 3363, 3401, 3790, 3803	The HELAA entry for CAT054 is incorrect as the western parts of this land is in the Green Belt and cannot be developed. The HELAA does not show how 'improvements' from building on the CAT054 will improve the current space to encourage 'health and wellbeing'. The naming in the HELAA is wildly inaccurate.	The Housing and Economic Land Availability Assessment is one of many evidence bases which inform the Local Plan. The HELAA objectively assesses sites for their development potential but does not represent an approach to site allocation or identify which sites will be allocated. Site allocation can only come forward in the Plan once all the evidence, including that relating to infrastructure provision both existing and potential in the future. The Council will use evidence base in relation to	The Council will continue to use the evidence base to consider the suitability of sites. It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability	1111

		open space and recreation provision	Assessment	
4419	<p>CAT054 - 1. Have TDC always own the land between the two developments?</p> <p>2. Could the residents of Hambledon Park and Yorke Gate been offered the Land to purchase and preserve it forever?</p> <p>3. Why didn't Bellway build on the land initially? Clearly the proposed Tennis Courts were never going to happen but had they been built the current situation would have been different?</p> <p>4. Why do Bellway have first refusal on the "proposed" development if the land belongs to TDC?</p>	The Housing and Economic Land Availability Assessment is one of many evidence bases which inform the Local Plan. The HELAA objectively assesses sites for their development potential but does not represent an approach to site allocation or identify which sites will be allocated. Site allocation can only come forward in the Plan once all the evidence, including that relating to infrastructure provision both existing and potential in the future. The Council will use evidence base in relation to open space and recreation provision	The Council will continue to use the evidence base to consider the suitability of sites. It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment	1112
539	<p>If 157 houses are built (Option 2a) in this area of 3.932 hectares (9.7 acres), the development will have a housing density of 40 houses per hectare (16 houses per acre). This is nearly 15% higher than the 14 houses per acre of the new Oakgrove development which was heavily criticised for being too dense, and is significantly denser than the older Hambledon Park development which it will adjoin.</p> <p>If Option 2B is followed, 274 houses would be built increasing the density to be an extraordinary 70 houses per hectare (over 28 houses / acre) which is utterly out of balance with all existing housing density in this</p>	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1113

	<p>area).</p> <p>This proposed CAT054 element of Option 2a (and Options 3, 4 and 5) development will only add at most 157 houses to Tandridge, but at a very considerable cost and is simply too expensive in terms of loss of environment for such a small gain.</p>			
535	<p>The green spaces we currently enjoy (CAT054) are part of what makes this an attractive residential area and would appear to involve a complete volte-face in planning requirements since York Gate and Hambledon Park were conceived and built. At that stage “Green Areas” were beneficial!!! Now any open space is a development opportunity, particularly if it happens to be owned by TDC.</p>	<p>The Housing and Economic Land Availability Assessment is one of many evidence bases which inform the Local Plan. The HELAA objectively assesses sites for their development potential but does not represent an approach to site allocation or identify which sites will be allocated. Site allocation can only come forward in the Plan once all the evidence, including that relating to infrastructure provision both existing and potential in the future. The Council will use evidence base in relation to open space and recreation provision</p>	<p>The Council will continue to use the evidence base to consider the suitability of sites. It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment</p>	1114
942	<p>Surrey county council stated - That the land (CAT054) was dedicated a 'section 106 agreement' and to remain a 'public space'.</p>	<p>The Housing and Economic Land Availability Assessment is one of many evidence bases which inform the Local Plan. The HELAA objectively assesses sites for their development potential but does not represent an approach to</p>	<p>The Council will continue to use the evidence base to consider the suitability of sites. It is recommended that a Sites Consultation is undertaken to set out the</p>	1115

		site allocation or identify which sites will be allocated. Site allocation can only come forward in the Plan once all the evidence, including that relating to infrastructure provision both existing and potential in the future. The Council will use evidence base in relation to open space and recreation provision	position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment	
908	The thought of living on a building site for years to come is a nightmare. Development at CAT054 must be scaled down as many of the residents are elderly.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1116
787	Seymour Avenue, opposite CAT054 sites, suffers from significant sewage, electricity and broadband issues. These have been highlighted to the Council and frequently ignored. When will the Council recognise these issues?	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability	1117

			Assessment.	
2836	Development at Caterham Community Centre (CAT 055) would create a negative impact on residents and the environment.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1118
1920	The designation of the land adjacent to Green Lane is inaccurate. This land forms part of the Green Belt, Area of Great Landscape value CSP20 of the district core strategy.	Agreed. This green belt open space has been removed from the HELAA	None	1119
2423, 2548, 2549, 2550	CAT 038-039-042-054 - Of the 2,000 units proposed 1,500 has been designated to Caterham-on-the Hill/Chaldon - 157 houses in the proposed 1,500 is the SMALL BELLWAY STRIP and HAMBLEDON PARK area. This SMALL green space is of particular concern and should definitely not be built on. It seems unfair that such a small area, with relatively little green space and a high population density compared to the rest of Tandridge should see such sites sacrificed. The green spaces in the more urban districts of Tandridge should be protected.	The Housing and Economic Land Availability Assessment is one of many evidence bases which inform the Local Plan. The HELAA objectively assesses sites for their development potential but does not represent an approach to site allocation or identify which sites will be allocated. Site allocation can only come forward in the Plan once all the evidence, including that relating to infrastructure provision both existing and potential in the future. The Council will use evidence base in relation to	The Council will continue to use the evidence base to consider the suitability of sites. It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability	1120

		open space and recreation provision	Assessment	
117, 842	Concerned about potential future development of CAT 004, CAT 029, CAT 039, CAT 042, CAT 052 and CAT 054 . Development would create more damage to the environment than additional housing would bring benefit. Existing development already places pressure on local infrastructure.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1121
3617	The three sites in Appendix 3 in Stanstead Road (CAT019, CAT036, CAT045), if all developed would have the effect of merging Caterham with Chaldon, increasing the ribbon development along that road from the Caterham boundary towards The Harrow Public House. Infrastructure issues are again all important, particularly traffic. It is extremely difficult to drive along Stanstead Road safely at certain times of the day and traffic would increase in Roffes Lane as well as White Hill.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1122
3617	There are two sites in Appendix 4 which are of concern as they have been submitted to Tandridge before. They are the land between Roffes Lane and Stanstead Road (CAT 009) and the Land at Rook Lane (CAT 023) to the west of the Golf Club. These should be assessed and rejected or at least go through the same process as those in Appendix 3.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local	1123

			Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
2423, 2426	St Lawrence's Burial Ground should be protected	Noted	None	1124
2805, 2806	Land to the East of Torwood Lane and North of Salmons Lane, Whyteleafe is suitable for development. The site is sustainable yet it is located in Green Belt and ancient woodland is present on some of the site. A green belt assessment undertaken by Define highlights that impact to purpose 1 would be low/medium, it does not fulfil purpose 2, the only local heritage sites would not be impacted.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1125
1074	Objects to 2,169 houses being built in the Caterham area and 1,599 of them on local greenbelt. Concerned about infrastructure, such as roads, schools, health facilities, rail services and parking. The council do not seem to consider residents in Caterham on the Hill.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1126

Domewood (DOM)				
236	DOM003 - Part of the site is located across the border. The site is chaotic, located with an area of mixed development. The designation of Green Belt appears to have no relevance within the locality which contains a mish-mash of residential, community, and commercial use. The site may be considered suitable in principle.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1127
236	DOM013 - One of the areas is adjacent to the settlement of Copthorne across the district boundary. This is inappropriate development on Green Belt land and will only lead to attract further development within this green zone to the detriment of the adjoining settlements.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1128
Dormansland (DOR) and Dormans Park (DPA)				
196, 236, 491, 781, 1402, 3669, 3967, 4188, 4372, 4742,	Object to development at DOR008 – Farindons, Dormansland. There are issues with access and this level of development would put strain on local infrastructure. The site is in the Green Belt and in close proximity to the	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites	1129

4807, 5205,	High Weald AONB. The site has a lake and drains poorly.		in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
3669	With reference to DOR008 Land at Farindons the “entire site” you refer to is incorrect, not suitable, and “Site Size” and “Development Area” are incorrect. There is reference to field “A”. Search as I have, I cannot see any field marked “A”.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1130
35	Object to the proposed Farindons site on the basis that it is in the Green Belt, not within the village core and access is not permitted off the High Street. Beacon Hill is unsuitable as a main road and the site is isolated with poor transport connections and limited parking. Existing community infrastructure would need major improvements. The house of Farindons would be demolished, wildlife destroyed, trees cut down and house prices would drop.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1131

3932	Land off Lingfield Road, near East Grinstead, should be reassessed in the HELAA as there are no immediate barriers to sustainable development. This includes DPA007, DPA009 and DPA010.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1132
3768	With reference to DPA 003 (South of Furze field Chase, Dormans Park), the land proposed for residential development is not within the area designated as Ancient Woodland, and therefore the assessment of the site in the HELAA 2015 is incorrect.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1133
Felbridge (FEL)				
4834	Supports development at FEL001 Land North of Felbridge Hotel as it is located in close proximity to a number of key facilities, including schools and GP surgeries. Several bus services. Suitability of site for release from the Green belt has been informed by a Landscape and Visual Appraisal, including Green belt Review (Feb 2016).	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local	1134

	Also, opportunity to release a larger strategic site that comprises this site and adjoining land parcels.		Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
236	FEL004 - This is inappropriate development on Green Belt land and will lead to attract further ribbon development along this highway creating urban sprawl to the detriment of the adjoining settlements.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1135
2017	Suggests FEL007 is available for development. Residential development on this site would provide much needed houses in accordance to the OAN.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1136
236	FEL008 - This is inappropriate development on Green Belt land and will lead to attract further ribbon development along this highway creating	The sites to be considered in the Local Plan will continue to be refined as	It is recommended that a Sites Consultation is undertaken to set out the	1137

	urban sprawl to the detriment of the adjoining settlements	evidence increases.	position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
Godstone (GOD)				
2714	Object to building in Godstone and Blindley Heath	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1139
1898, 2169, 2173, 2177, 2178, 2181, 2182, 2184, 2186, 2198, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2216, 2248, 2250, 2251, 2254, 2255, 2257, 2258, 2263, 2264,	Object to development on the land north of Godstone.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability	1140

2267, 2269, 2270, 2271, 2274, 2276, 2279, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2296, 2297, 2299, 2301, 2304, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2328, 2329, 2331, 2506, 2518, 2519, 2522, 2523, 2526, 2534, 2535, 2536, 2551, 2552, 2555, 2598, 2615, 2787, 2803, 3005, 3379, 3530, 3715, 3745, 3761, 3788, 3808, 3843, 3860, 3879, 3886, 3902, 3905, 3937, 3942, 4002, 4127, 4171, 4243, 4326, 4390, 4407, 4428,			Assessment.	
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4431, 4446, 4448, 4503, 4516, 4518, 4552, 4566, 4582, 4589, 4593, 4661, 4664, 4701, 4752, 4757, 4759, 4760, 4802, 4857, 4859				
2527, 3245	Object to development at GOD001 Godstone Reservoirs as this would almost merge Godstone and Bletchingley.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1141
236	GOD004 - The site is an allotments adjacent to the settlement of Godstone. 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.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1142

236	GOD008 - 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.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1143
236, 1336	GOD010 - adjacent to the busy M25 (noise and pollution issues). The site is immediately adjacent to the rear of the settlement. Limited vehicle access to the site is available via exit from Junction 6 roundabout. This is inappropriate development on Green Belt land and would be detrimental to the settlement.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1144
4278	Development at land to the west of Godstone (GOD010) is considered sustainable, suitable and achievable considering policy constraints. The Green Belt boundary should be amended in very special circumstances to accommodate this development.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they	1145

			sit in the Housing and Economic Land Availability Assessment.	
236	GOD011 - Garden centre is in the process of closing, if unable to provide a similar use then despite its designation it may be suitable for residential development.	Noted	None	1146
629, 639, 3832, 3849	Object to development at GOD011 Knights Garden Centre. Is Knight's Garden centre at Bletchingley happy to be relocated or shut? Development at this site contradicts the Vision.	Noted	None	1147
236, 629, 639, 954, 1942	Object to development at the land behind Godstone Place, Godstone High Street (GOD012). Very close to the Bay Pond nature reserve. Detrimental to area. Development at this site contradicts the Vision.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1148
348, 652, 721, 784, 954, 1427, 1595, 2345, 2366, 2440, 2441, 2463, 2664, 3098, 3113, 3510, 3923, 3999, 4313,	Object to development of a traveller site in Ivy Mill Lane, Godstone (GOD014). The site is contaminated. Access is very poor and the road is frequently congested.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they	1149

4334, 4338			sit in the Housing and Economic Land Availability Assessment.	
2014	The HELAA does not appear to consider the site North of Ivy Mill Lane, Godstone. The site North of Ivy Mill Lane is also appropriate and its release will not conflict with the 5 Green Belt Tests in paragraph 83 of the NPPF.	The Council is considering land made available by landowners	None	1150
3444	There is an opportunity to add additional houses in Godstone between the Godstone Hotel and Hillbrow Cottages. If this site were developed then there would be scope to incorporate a service road to the rear of Hillbrow Cottages which could be used by residents of the cottages to park vehicles which currently obstruct the B2236 and the adjoining pavement.	The Council is considering land made available by landowners	None	1151
Lingfield (LIN)				
236	<p>LIN003 - 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.</p> <p>However, the site also has an unimplemented permission for 20 affordable units under 2014/389 and this proposal should continue to fulfil that planning permission.</p>	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1153
62, 236, 1629,	Object to development on woodland off Godstone Road, near Lingfield	The sites to be considered in the Local	It is recommended that a	1154

1967, 3127, 3197, 3967, 4627, 4767, 4823	(LIN 005). This site is within the Green Belt and serves all five purposes. There are far-reaching views across to an AONB. There are significant landscape features that add to the heritage of the site.	Plan will continue to be refined as evidence increases.	Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
73, 94	Concerned that infrastructure needed to support HELAA sites has not been assessed. Lingfield has seen significant development which places strain on existing infrastructure. Object to LIN 005 on Green Belt grounds and to LIN 023 on the basis that it is a highly valued open space.	<p>The Housing and Economic Land Availability Assessment is one of many evidence bases which inform the Local Plan. The HELAA objectively assesses sites for their development potential but does not represent an approach to site allocation or identify which sites will be allocated. Site allocation can only come forward in the Plan once all the evidence, including that relating to infrastructure provision both existing and potential in the future as well as the green belt assessment evidence has been considered.</p> <p>The Local Plan will look at how open space should be provided in local communities to address health and</p>	<p>The Local Planning Authority will continue to use the evidence base to consider the suitability of sites. It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.</p> <p>The Council will continue engagement with infrastructure providers</p>	1155

		wellbeing need. This may be done through a variety of ways including the provision of new space or through the upgrading of existing spaces. How open space will be provided will be in accordance with standards for quantity, accessibility and quality as set out in the Councils Open Spaces Assessment 2015.	and ensure that infrastructure matters are considered accordingly. The Council will continue to prepare the Local Plan in accordance with the standards set for quantity, quality and accessibility of open space and recreation.	
62, 236, 641, 2640, 2973, 3080, 3967, 4627, 4767, 4823	Object to development at LIN012 Land at Lingfield Park contains protected traditional orchard, open views, difficult access through Talbot Road, busy and would need to dissect playground, access is very unlikely to get consent from the owners through the private and unsurfaced Camden Road, dangerous on Town Hill or the East Grinstead Road. Special character of area should be preserved.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1156
3179, 4823	LIN012 -This is the least worst option for building assuming some of the existing orchard could be retained for screening purposes. We understand that Camden Road is a private road which could prevent access. The density of housing will be an issue.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local	1157

			Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
62, 236, 2744, 4627, 4767, 4823	Object to ‘de-zoning’ of LIN020. Open space used significantly. 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.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1158
3179	LIN020 - This is the second least worst option. The development would appear to be less dense than that of LIN012 which has a smaller developable area but a higher yield.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1159
62, 196, 236, 641, 1611, 1929, 2053, 2246, 2640, 3080,	Object to development at Talbot Road recreation ground in Lingfield (LIN023). It is a well-used facility with significant importance to the village. One half of the site has been left in trust by a local philanthropist	The sites to be considered in the Local Plan will continue to be refined as	It is recommended that a Sites Consultation is undertaken to set out the	1160

3179, 3199, 3297, 3309, 3310, 3661, 3812, 3954, 4310, 4823	and this section is not included in the application for Queen Elizabeth II Challenge.	evidence increases.	position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
641	Objects to proposed development of the Talbot Road Recreation Ground and the Lingfield Park racecourse. As land which adjoins the Talbot Road Recreation ground. Removing well-use open space, play and sport facilities would be unthinkable. Part of the Talbot Road recreation ground is protected by the Fields in Trust, whilst the other part was left in perpetuity to the residents of Lingfield and can therefore not be built on. Has copies of relevant documentation to evidence that the land is protected. Lingfield Park includes an orchard, wildlife, is located on Green Belt, is sloped making building very difficult and should be left as it is. Additional housing would place further strain on already stretched infrastructure, including schools and medical services; and ruin quality of life for residents. The need for new houses in Lingfield is limited. Requests that impact of proposed development on the countryside and existing residents is considered.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1161
3310	If the development of LIN023 were to go ahead, the money gained by selling it should be re-invested in sports facilities for the village. At least this would make the decision to build houses on a gifted sports ground a bit easier in that it could be said that the venue was simply being moved and would result in improved sports facilities for all. There is considerable money to be re-invested should Talbot Road be sold off and by working	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local	1162

	<p>with a developer the costs of building a new clubhouse should be minimal as we would expect them to build it as a part of the deal to allow use for Talbot Road. This would be a once in a lifetime opportunity to improve sports facilities in the village and to provide a lasting legacy for future generations.</p> <p>I hope that the comments above are constructive. However they should NOT be interpreted that Lingfield Football Club support any proposal to redevelop Talbot Road, it is simply to point out issues we currently have, our concern that there is not currently any plan to deal with any displacement and to offer alternatives should the council decide that this is the way to proceed.</p>		Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
1646, 3967	Object to development off Newchapel Road in Lingfield. Area floods as it is situated on clay soil. Views towards the Eden Brook would be destroyed. It is situated directly underneath the Gatwick flight path.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1163
1683, 1689,	Concerned that the Green Belt in the area will be drastically compromised in the event that building - or use by travellers - on the two sites in Hare Lane, Lingfield goes ahead (Archibald Nurseries, and Acre/12 Acre field). Any development in the Acre/12 Acre field has already been comprehensively rejected by Tandridge District Council. TA/2008/1185	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local	1164

	refers.		Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
3490, 3549	There are 3 proposals for Lingfield. 2 from the racecourse and 1 other. 3 large developments for a rural village is unsustainable and not wanted. This village fought hard against these 2 developments in principle as they were the first on land which was considered protected from development. All objections were overruled. 2 of the sites reflect the “generosity” of the racecourse. The racecourse has brought increased traffic, noise and disturbance caused by large venues at all times of the year including many with fireworks. Over the past year it has been aggressively pursuing policies to limit the freedom of local people using the footpaths and woodlands.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1165
552, 1142	Objects to potential development sites in Lingfield and Blindley Heath. The HELAA Appendix 3 document suggests that 195 houses are deliverable and developable in Lingfield and a further 900 houses in Blindley Heath. Existing services would be unable to cope with the additional 2,500 to 3,000 people and no commensurate doctors’ surgeries and schools have been shown to be deliverable and developable. Concerned about additional traffic exacerbating existing problems in Lingfield and the surrounding area. Considers LIN 005 is used extensively by walkers, has attractive views towards the Downs, is located near two nature reserves and within the Green Belt and separates the historical Village of Lingfield from the next dormitory area. Proposed site access will pose a danger and there is no footpath available to the site. Considers that development of LIN 020 Recreation Ground	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1166

	<p>Lingfield would remove a service to the Village. It is irrational to add people, yet remove services and amenities. LIN 012, LIN 020 and LIN 023 would enlarge the village beyond need from natural growth and development of BHE 007, Blindley Heath would rely on adjoining areas such as Lingfield, Godstone, Oxted, Edenbridge and East Grinstead for shops, surgeries and schools. Concerned that potential expansion to the areas will increase flood risk along the Lingfield Common Road especially around the Hare and Hounds cross road.</p>			
423	<p>There is a contradiction between the statement in the spatial strategy document, which directs the majority of development to the built up areas in line with the South East Plan; and the HELAA Appendix 3 that identifies 6 sites in Lingfield and Blindley Heath. This seems contrary to the objectives in the Core Strategy and the South East Plan, which prioritised development on brownfield sites, whereas additional development proposed in Lingfield and Blindley Heath is located on greenfield sites. Concerned that proposals do not protect the countryside, sports and recreation facilities, such as the Talbot Road recreation ground, and do not retain the Green Belt.</p>	<p>The South East Plan has been revoked by the Government. The work being undertaken seeks to replace the Core Strategy with a plan that reflects current government policy and the current needs of the district.</p> <p>The Housing and Economic Land Availability Assessment is one of many evidence bases which inform the Local Plan. The HELAA objectively assesses sites for their development potential but does not represent an approach to site allocation or identify which sites will be allocated. Site allocation can only come forward in the Plan once all the evidence, including that relating to infrastructure provision both existing and potential in the future as well as</p>	<p>The Local Planning Authority will continue to use the evidence base to consider the suitability of sites. It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.</p> <p>The Council will continue to prepare the Local Plan in accordance with the standards set for quantity,</p>	1167

		<p>the green belt assessment evidence has been considered.</p> <p>The Local Plan will look at how open space should be provided in local communities to address health and wellbeing need. This may be done through a variety of ways including the provision of new space or through the upgrading of existing spaces. How open space will be provided will be in accordance with standards for quantity, accessibility and quality as set out in the Councils Open Spaces Assessment 2015.</p>	quality and accessibility of open space and recreation.	
107, 719	<p>Concerned about the potential housing development in Lingfield, including 918 homes in Blindley Heath, the development of the Talbot recreation area and 80 homes on Lingfield Park. Existing infrastructure is already under pressure and inadequate for additional growth. Question if there are plans for new or improved community and transport infrastructure. Old orchard is a valuable site for wildlife.</p>	<p>The Housing and Economic Land Availability Assessment is one of many evidence bases which inform the Local Plan. The HELAA objectively assesses sites for their development potential but does not represent an approach to site allocation or identify which sites will be allocated. Site allocation can only come forward in the Plan once all the evidence, including that relating to infrastructure provision both existing</p>	<p>The Council will continue to use the evidence base to consider the suitability of sites. It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and</p>	1168

		<p>and potential in the future.</p> <p>The Council acknowledge that infrastructure provision is a concern for interested parties. It will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared</p> <p>Ecology is a consideration in the plan making process and evidence will be gathered to inform the plan.</p>	<p>Economic Land Availability Assessment.</p> <p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p>	
465	<p>Objects to the number of new houses proposed for Green Belt land in Lingfield, at the rear of Farindons in Dormansland and Talbot Road Recreation Ground. Was assured in 1988 by Council staff that the area was safe from development as it was Green Belt land. It is not good enough that any Council can just override Green Belt policy at will. Often the excuse is infill, but one infill automatically makes room for another. Concerned about local infrastructure, including roads, schools and</p>	<p>The sites to be considered in the Local Plan will continue to be refined as evidence increases. Green Belt can only be reviewed through a Local Plan.</p>	<p>It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they</p>	1169

	doctors, which is already strained. Recreation grounds and open spaces are very important to residents and should not be built on. If 1,100 houses are built on the Lingfield Park Estate, the Talbot Road Recreation Ground will be very important to those residents. New homes are not needed for local people but for inward migration from London.		sit in the Housing and Economic Land Availability Assessment.	
Nutfield (NUT)				
236, 2838	Object to NUT003 - This is inappropriate development on Green Belt land. The site should be recreated as a public open space for leisure use.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1170
236, 2692, 2694, 2742, 2743, 2838, 2913, 2920, 4316	Urge the Council to reject the proposal for 28 houses at NUT008 near Crab Hill Lane in South Nutfield. Access to the site is dangerous. This green belt site area lies on the edge of, and outside, the current settlement boundaries of the village. The site cannot therefore be developed for housing without causing a significant adverse impact upon the character and appearance of the area	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1171

Oxted (OXT)				
236	OXT005 - It is likely that if the site was to be developed better access would be required. However, at this stage the site can be considered suitable.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1172
2428	OXT005 – Headed erroneously as Wey Hill, not West Hill	Noted	None	1173
41, 79, 142, 215, 236, 302, 418, 803, 932, 1343, 1484, 1705, 1900, 2011, 2494, 2642, 3168, 3335, 3620, 3824, 3962, 3981, 4336, 4801, 4814	Object to development at site OXT006 on Chichele Road. It is in the Green Belt, and the area fulfils all purposes of the Green Belt. Access is only via narrow tracks and is situated near to many schools. The HELAA assessment omits reference to Tree Preservation Orders on the south west boundary. Area is subject to surface water flooding. Site should be safeguarded in the Local Plan for educational use for the plan period and beyond. Development will put unsustainable pressure on local infrastructure.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1174
41, 142, 215, 222, 236, 302, 418, 803, 932, 1343, 1484, 1705, 2011,	Object to development at site OXT007. The site fulfils all five purposes of the Green Belt and there are issues with access and congestion. It is a well-used public space. Area is subject to surface water flooding. A public right of way would be compromised. Development will put unsustainable pressure on local	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the	1175

2494, 3044, 3168, 3174, 3335, 3824, 4336, 4391, 4801, 4814,	infrastructure.		development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
126	OXT 007 certainly serves Green Belt purposes 1, 3 and 5.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1176
				1177
3168, 5070	Object to development on Stoney Field as this will cause enormous traffic on this extremely busy country road.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1178
55	Concerned by potential house building planned in Stoney Field. If Green belt land is being built on, there will be no local open spaces	Only a small amount of Green Belt land is publically accessible. In the	It is recommended that a Sites Consultation is	1179

	left.	case of site OXT 007 public accessibility is provided by bridleway 97 running through the site. The remainder of the site is not public open space. The Council will take account of the provision of public open space as part of its evidence base.	undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
34, 215, 236, 302, 1587, 1875, 2011, 2196, 2681, 3202, 3514, 3962, 3984, 4008, 4315, 4678	Object to development of Ellice Road car park in Oxted (OXT016). Parking is a serious issue it should not be reduced. Parts of the car park flood. The Council is only considering selling this land to raise cash. The town centre and small traders would suffer. Tree preservation orders exist.	The Local Plan would take account of vitality and viability of the town centre including a parking survey to establish the parking requirements.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1180
215, 236, 589, 1705, 1875, 2196, 2494, 2681, 3545, 3547, 3635	OXT016 – Gasholder - The site is suitable for development subject to contamination issues. Welcomes the development of the Gasholder as it has been coming down for over 30 years... Could be considered for a multi-story car park.	Noted	None	1181
1875, 3981	OXT016 should be split into separate sites.	Agreed. This has been split	Sites split	1182
3620	Why is Ellice Road car park shown on the map as being part of the developable area but no reference is made to it in the title or descriptive 'assessment'?	Agreed. This has been split	Sites split	1183

1484	The grouping of the suggested development of the Gas Holder and Ellice road parking (OXT 016) appears to be a tactic. No problem at all with removing the Gas Holder, but developing over the one and only public car park in the centre of Oxted would kill the town – quickly ‘popping out’ to pick something up from the high street would be impossible due to a lack of parking. If the high street dies, Oxted will lose one of its key attractions as a residential area	This has been split. The Local Plan would take account of vitality and viability of the town centre including a parking survey to establish the parking requirements.	Sites split. It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1184
3981	The Council should not develop its car park into housing. The loss of parking availability would kill the retail/commercial centre of the town.	The Local Plan would take account of vitality and viability of the town centre including a parking survey to establish the parking requirements.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1185
146, 4336	The gasholder remains a priority for redevelopment as it is an eyesore. The existence of the Green Belt ensures it remains a priority consistent with Green Belt purpose 5 in the NPPF.	Noted	None	1186
41, 236, 523, 671, 2239, 2851	OXT020 - This is inappropriate development on Green Belt land and will lead to create further urban sprawl to the detriment of the settlement. The field is used for leisure by local residents. Development would directly contravene two of the five purposes of	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of	1187

	the Green belt.		sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
633	I only moved last June and in the search my solicitor carried out there was no mention of new house builds but I now read from the Hurst Green News that one of the desirable sites is Pollards Wood Road adjacent to the Boulthurst Way area. Am I correct in saying that the plan doesn't mean the green field at the top of Hazelwood Road/Boulthurst Way? I can't seem to find any more information regarding this.	There are a number of sites in this area that the Local Plan is considering. The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1188
41, 236, 671	OXT021 - This is inappropriate development on Green Belt land and will lead to create further urban sprawl to the detriment of the settlement.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1189
5200	Land at Red Lane, Oxted, (OXT021) is considered suitable for development over the next 5 years. The site is within the	The sites to be considered in the Local Plan will continue to be refined	It is recommended that a Sites Consultation is	1190

	designated Green Belt but is subject to no other planning policy designations or allocations	as evidence increases.	undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
3784	The release of the land at Red Lane, Oxted for development would not significantly infringe on the purposes of the Green Belt, as defined by paragraph 80 of the NPPF.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1191
41, 236, 1288, 1386, 1407, 1423, 1426, 1539, 2004, 2448, 2642, 2851, 3620,	OXT022 - This is inappropriate development on Green Belt land and will lead to create further urban sprawl to the detriment of the settlement. The description of the area as "largely flat" is untrue - going SE from the NW boundary it rises gently to start with but the gradient increases until by the Wolfs Row boundary it is steep. Hence the proposed access into Wolfs Row has to be questioned as the difference in heights between the road and the proposed development area is a vertical drop of 3-5 m for much of the boundary length. An access way on to the A25 at the NW corner would seem much more practical, as the area is on the same level	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1192

	as the road at this point			
3872	Considers Wolfs Row Allotments (OXT022) as a suitable site to contribute to TDCs AHN should Approaches 3 or 5 be taken forward, and the Green Belt designation lifted.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1193
41, 236, 2642, 2851,	OXT024 - This is inappropriate development on Green Belt land and will lead to create further urban sprawl to the detriment of the settlement.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1194
1288, 1349, 1386, 1407, 1423, 1426, 1539, 2004, 2448, 3106	OXT024 Thornhill / St. Michaels School, Wolfs Row, Oxted. Development would cause further danger regarding potential accidents from traffic attempting to leave/join the A25 from the site.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how	1195

			they sit in the Housing and Economic Land Availability Assessment.	
2196	Supports development at Wolf's Row as it is unkept, has no access route and is not considered a site of beauty. Suggests development to advantage as a natural infill.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1196
41, 236, 418, 671, 1334, 1990, 2496,	OXT025 - This is inappropriate development on Green Belt land and will lead to create further urban sprawl to the detriment of the adjoining settlement. There is a lack of infrastructure and services to accommodate the proposed developments. Site has been subject to the installation of a pipeline in 2015– we believe this 'sterilises' a significant section of the land.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1197
2496	Development of OXT 025, OXT 051, OXT 046 and OXT 040 will essentially join Hurst Green to Popes Lane and Merle Common.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the	1198

			development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
236, 671, 1334	OXT028 - This is inappropriate development on Green Belt land and will lead to create to further urban sprawl to the detriment of the adjoining settlement. Site has been subject to the installation of a pipeline in 2015– we believe this ‘sterilises’ a significant section of the land.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1199
41, 236, 2494, 3044, 3174,	Object to site OXT034. Access is restricted due to commuter parking. This is inappropriate development on Green Belt land and would be to the detriment of the St Mary’s Church and church yard, and the public open space Master Park and would interfere with public rights of way. Tree preservation orders are present on this site.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1200
147	The HELAA excludes the Oxted Chalkpit site, which should be considered as deliverable.	The Oxted Chalkpit site has not been put forward to the HELAA by the owner and therefore cannot,	None	1201

		taken together with the refusal of planning permission for housing, be considered as available.		
1484	Object to development at OXT035 Land at Chalkpit Lane Oxted adjacent to the railway line due to access issues.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1202
1343, 1484	Object to development at OXT036 Land at Chalkpit Lane to the rear of Hamfield Close, Oxted due to access issues.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1203
1343	Object to development at OXT037 Chalkpit Lane, adjacent to the motorway, Oxted.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the	1204

			development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
41, 147, 236, 1705, 2494	OXT036 and OXT037 - Half the site is designated Ancient Woodland and would not be considered suitable. This is inappropriate development on Green Belt land and will lead to create urban sprawl to the detriment of the settlement. Development would add pressure on healthcare and schools.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1205
3713	Object to the comment that because a small part of one boundary on OXT 036 is open that this is an adequate enough reason to reject it. The site that is referred to as OXT 036 and OXT 037 should be at the top of your list , as it is formerly the construction yard for the M25 and significant areas are tarmacked and with surfaced infrastructure.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1206
839	Urges the Council to rethink potential development at Chalkpit Lane. Allowing lorries to use the hill would be a disaster waiting to happen. The lane is too narrow and used by school traffic. Would	The Oxted Chalkpit site has not been put forward to the HELAA by the owner and therefore cannot,	None	1207

	be in favour of allowing some houses to be built on the Chalk Pit, possibly not as many as 27.	taken together with the refusal of planning permission for housing, be considered as available.		
41, 236, 671,	OXT040 - This is inappropriate development on Green Belt land and will lead to create further urban sprawl to the detriment of the settlement.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1208
1334, 1990, 2539	Objects to development at OXT040 Land of Holland Road. There are a lack of infrastructure and services to accommodate the proposed developments. There is a government high pressure fuel pipe line laid under the ground on this box and also in the adjacent field. This will create many restrictions and hazards when attempting to build around it. The field is on a flood plain. Powerlines also run across the field in OXT 040.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1209
1093	Object to development on Holland Road and Red Lane playing fields.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the	1210

			development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
41, 236, 755, 2556, 2624, 2749, 2751, 2753, 2756, 2760, 2761, 2763, 2765, 2767, 2768, 2769, 2770, 2771, 2772, 2774, 2776, 2777, 2780, 2782, 2784, 2785, 2829, 2832, 2987, 2988,	Object to development at OXT046. The site is highly valued and protected by the Green Belt. Considerable expense is currently being incurred on the land to the east and south to maintain its environs. A pipeline traverses the site. Access is dangerous. Flood risk on the site and access roads is a concern. Listed building in vicinity could see flooding. Poor infrastructure in local area.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1211
41, 236	OXT048 - This is inappropriate development on Green Belt land and will lead to create further urban sprawl to the detriment of the settlement.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land	1212

			Availability Assessment.	
236	OXT050 - The site contains a number of bungalows in the urban area of Oxted /Limpsfield. The site is considered suitable.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1213
589, 1040, 2019, 2642, 2851, 3635	Object to development at OXT050 – this is currently used as sheltered housing. What will happen to the current residents? It is within the Limpsfield Conservation Area and adjacent to the Green Belt. The Council need to make a quick decision and statement regarding this site.	The sites to be considered in the Local Plan will continue to be refined as evidence increases. Land owners can remove sites from consideration, making them unavailable, at any time	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1214
34, 41, 68, 236, 671, 733, 925, 993, 1093, 1150, 1405, 1421, 2011, 2239, 2305, 2494, 2554, 2881,	Object to development at OXT051 – Mill Lane Playing Fields - This site is an important community facility and should be improved. This site should be safeguarded against residential development. It is important to have open space for children's safety.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how	1215

2890, 2915, 3028, 3042, 3056, 3185, 3794, 3812, 3818, 4418, 4552,			they sit in the Housing and Economic Land Availability Assessment.	
596	Questions the status of King George's field in Mill Lane. The HELAA document says that it is available and owned by TDC, but surely the field is a King George's field and should be protected as a field in trust. It is a registered charity number 1084460. The field is in constant use as a local recreational space by Football and Athletics teams.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1216
236, 523, 671, 925, 1093, 3042, 3056, 3185, 3812	OXT052 – Boulthurst Way - This site is an important community facility and should be improved. This site should be safeguarded against residential development. It is important to have open space for children's safety. Development would directly contravene two of the five purposes of the Green belt.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1217
41, 236, 671, 1990	OXT053 - This is inappropriate development on Green Belt land and will lead to create further urban sprawl to the detriment of the	The sites to be considered in the Local Plan will continue to be refined	It is recommended that a Sites Consultation is	1218

	settlement. There are a lack of infrastructure and services to accommodate the proposed developments.	as evidence increases.	undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
236, 1288, 1386, 1407, 1423, 1426, 1539, 2004, 2371, 2387, 2391, 2434, 2448, 2450, 2452, 2642,	OXT054 - This is inappropriate development on Green Belt land and will lead to create further urban sprawl to the detriment of the settlement. Access would be via a dangerous blind bend. Previous planning applications have been dismissed due to the need to preserve the open character of the area.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1219
3147	Object to development on Wolfs Row, Limpsfield. Access is hazardous for vehicles and pedestrians.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1220

4556	Appendix 3 sites included George V recreation Ground in Hurst Green, field in Oxted and wooded area adjacent to St Marys Church. These green spaces are the green lungs of the local area and should be safeguarded.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1221
Smallfield (SMA)				
1738	Object to development at SMA005 . Site is frequently water-logged.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1222
236	SMA005 - The site is an area of grassland within the inset settlement boundary of Smallfield. The site has access onto Cooper's Close and has appropriate topography. The site is considered suitable for development.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how	1223

			they sit in the Housing and Economic Land Availability Assessment.	
3583	Object to development at SMA007. Development would serve to increase urban sprawl and parcels of Green Belt that should remain. The existing infrastructure can't cope (doctors, schools, parking, drainage, roads etc.). Area is prone to flooding.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1224
236, 447, 532, 682, 1094, 1678, 3307, 3338, 4305	Object to development at SMA008. Right next to floodplain. Exacerbate flood risk in the local area. Field itself floods after rainfall. Inappropriate development in the Green Belt.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1225
236, 447, 2527, 3307, 3338, 3583, 4305	Object to development at SMA009. There would be a reliance on cars as it is neither close nor easily accessible. Inappropriate development in the Green Belt.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the	1226

			development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
4850	Supports development at SMA009 Lower Broadbridge Farm, Smallfield as site is located in close proximity to Smallfield village centre, and in walking distance of schools. Several bus services. Noise and flooding issues can be addressed.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1227
2527, 3245	Object to development at SMA012 West Park Estate, Horne as this would create a new village.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1228
236, 447, 1038, 1092, 1094, 2056, 2527,	Object to development at SMA013. Gross encroachment into Green Belt. Green Belt Assessment states it serves the purposes well. It would also be a totally unwarranted extension of the natural	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the	1229

3307, 3338, 3583, 4305	boundary of a village. Development of this site would be totally out of keeping with the character of the village.		position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
4822	Smallfield SMA013 - GB Purposes – i) GB assessment identifies some possible urban sprawl to the south of Smallfield, which may have some scope for consolidation – but much of that land contributes little to the main purposes of the Green Belt. Redefine Green Belt can prevent sprawl, which is by definition an unplanned and cumulative process; ii) Preventing settlements merging – Technical Assessment confirm settlements of Smallfield and Outwood are such a distance that it would be highly unlikely they would merge; iii) Encroachment – surroundings of Smallfield include sporadic development, but mainly open countryside and farmland. Meeting housing need will inevitably involve the loss of some countryside and farmland, and quality around Smallfield is at the lower end. Opportunity to soften urban edge with new settlement boundaries and enhance transition between settlements and countryside; iv) Preserving historic character – no special heritage interest in or around Smallfield; v) Assist urban regeneration – opportunities not widespread feature of Tandridge.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1230
4822	SMA013 - Largely unconstrained site that has good access and is deliverable within the early years of the plan period. In the event its current Green Belt designation is changed it would be a strong candidate for future allocation in Local Plan.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the	1231

			development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
236, 447, 1038, 1678, 2056, 2527, 3307, 3338, 3583, 4305, 4502, 4737	Object to development at SMA014. There would be a reliance on cars as it is neither close nor easily accessible. Access is via a dangerous junction. Smallfield and Outwood would be much closer together. Inappropriate development in the Green Belt. Ditch in field carries lots of water in winter months, enough to concern neighbouring residents as garden flooding would cause garage/ground floor flooding as they are lower than the field and garden. The fact remains the drainage here is now very marginal and we would suggest that the council would be failing in its duty if it did not commission an independent review of the impact on flooding of any new developments once they are proposed in detail	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1232
495	Object to traveller accommodation on Green Lane, Outwood (SMA017). Situated in Green Belt. Adjacent to M23. Former landfill is nearby so unsuitable. Remote location in close proximity to another gypsy community.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1233
2802	SMA018 Object to additional traveller sites in this area	The sites to be considered in the Local Plan will continue to be refined	It is recommended that a Sites Consultation is	1234

		as evidence increases.	undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
1094	Object to SMA019 .	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1235
236, 279, 447, 2527, 3307, 3338, 3583, 4305	Object to development at SMA020 and SMA027 . The Green Belt has restricted development here, contrary to TDC assessment.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1236

236, 447, 1094, 3307, 3338, 3583, 4305	Object to development at SMA021 . Site abuts a flood plain and extends into Green Belt.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1237
447	Object to development at SMA027 .	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1238
3583	Object to development at SMA031 . Development would serve to increase urban sprawl and parcels of Green Belt that should remain. The existing infrastructure can't cope (doctors, schools, parking, drainage, roads etc.). Area is prone to flooding.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land	1239

			Availability Assessment.	
3583	Object to development at SMA037 . Development would serve to increase urban sprawl and parcels of Green Belt that should remain. The existing infrastructure can't cope (doctors, schools, parking, drainage, roads etc.). Area is prone to flooding.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1240
682	Site at Mushroom Farm, near Smallfield and Burstow, would be directly under the flight path.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1241
3245	Development of SMA 009, 014, 013, 020 and 027 will double size of Smallfield	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how	1242

			they sit in the Housing and Economic Land Availability Assessment.	
188	Smallfield cannot cope with existing traffic and further development will put lives at risk, in particular around land near Coopers Close if developed. This land is also in the flood plain, a haven for local wildlife and existing drainage and sewage infrastructure is under pressure. Would urge the council to reconsider proposals.	<p>The Housing and Economic Land Availability Assessment is one of many evidence bases which inform the Local Plan. The HELAA objectively assesses sites for their development potential but does not represent an approach to site allocation or identify which sites will be allocated. Site allocation can only come forward in the Plan once all the evidence, including that relating to infrastructure provision both existing and potential in the future including wildlife, drainage and sewerage.</p> <p>Further, site allocation can only come forward in the Plan once all the evidence, including flood risk and potential flood risk mitigation, has been considered. Flooding will be considered through the Strategic Flood Risk Assessment</p>	The Council will continue to use the evidence base to consider the suitability of sites. It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1243
380	Objects to potential housing development in Smallfield. The quantum of development is inappropriate, housing need is	The Objectively Assessed Housing Need of 9,400 is based on a number	The Council will continue to use the evidence base	1244

	<p>incorrect, no consideration has been to given infrastructure needs; development is proposed in the floodplain, will result in loss of Green Belt and alter the character of the area. Considers that there is no rational justification for the proposals as the OAN reflects demand from London, rather than local need. A Neighbourhood Plan is needed that guides future development in the village, rather than the continued consideration of planning applications in isolation.</p>	<p>of demographic factors. The details relating to this can be found in the Councils Strategic Housing Market Assessment (2015) which includes The Objectively Assessed Housing Needs of Tandridge, technical paper.</p> <p>The Housing and Economic Land Availability Assessment is one of many evidence bases which inform the Local Plan. The HELAA objectively assesses sites for their development potential but does not represent an approach to site allocation or identify which sites will be allocated. Site allocation can only come forward in the Plan once all the evidence, including that relating to infrastructure provision both existing and potential in the future as well as the green belt assessment evidence has been considered.</p> <p>Nearly 70% of the projected population increase is in the aged over 60 groups. This is due to a combination of the age profile of the population and the fact that people</p>	<p>to consider the suitability of sites. It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment. The Council will continue to support neighbourhood plans.</p> <p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p>	
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		<p>are living longer. Most of these people will already be living in the district and not a predominant result of London migration.</p> <p>It is agreed that the proposed Local Plan will allow the cumulative impacts of development to be better considered and controlled and that neighbourhood plans have a part to place in shaping development locally.</p> <p>Further, site allocation can only come forward in the Plan once all the evidence, including flood risk and potential flood risk mitigation, has been considered. Flooding will be considered through the Strategic Flood Risk Assessment.</p>		
279	<p>Objects to housing development around Burstow/Smallfield, in particular SMA 020 and SMA 027. Development would be inappropriate, disproportionate, against national policy and is not supported by robust infrastructure. Specifically concerned about increase of sprawl from Horley, potential coalescence of Smallfield and Shipley Bridge, encroachment onto the countryside, impact on the special character of the area, road network capacity and failure</p>	<p>The Housing and Economic Land Availability Assessment is one of many evidence bases which inform the Local Plan. The HELAA objectively assesses sites for their development potential but does not represent an approach to site</p>	<p>The Council will continue to use the evidence base to consider the suitability of sites. It is recommended that a Sites Consultation is undertaken to set out the</p>	1245

	<p>to take account of favourable urban regeneration of Horley. Proposed development is inconsistent with Green Belt Assessment. Suggests redeveloping derelict industrial units and regenerating Horley Town Centre. Identified sites around Smallfield are not supported by robust community infrastructure, including schools and health care facilities; flood infrastructure, policing and local amenities.</p>	<p>allocation or identify which sites will be allocated. Site allocation can only come forward in the Plan once all the evidence, including that relating to infrastructure provision both existing and potential in the future as well as the green belt assessment evidence has been considered.</p> <p>The Council acknowledge that infrastructure provision is a concern for interested parties. It will be through continued engagement with infrastructure providers that these matters will be considered. Once a preferred strategy for the Local Plan has been determined, the Council will be able to carry out more detailed work to further inform the Local Plan as it is prepared.</p> <p>Any plans for the regeneration of Horley are a matter for Reigate and Banstead as the planning authority for that area.</p>	<p>position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.</p> <p>The Council will continue engagement with infrastructure providers and ensure that infrastructure matters are considered accordingly.</p>	
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1094	<p>To provide adequate infrastructure for the proposals (in Smallfield) to be met.</p> <p>1. How much land privately owned and occupied by householders will have to be obtained to widen roads etc, to accommodate the extra traffic?</p> <p>2. Will footpaths be created that are wide enough to service possibly 4500 extra pedestrians?</p> <p>3. Will a bigger school be built and where?</p> <p>4. How will the local GP services cope?</p> <p>5. With the possibility of a further 3000 cars (average two per household) in the area will a public car park be built and where?</p>	Should the Local Plan allocate new development it would be underpinned by and Infrastructure Delivery Plan	Continue to consider infrastructure provision	1246
South Godstone (SGOD)				
236, 309, 325, 335, 340, 350, 390, 426, 428, 457, 471, 492, 499, 625, 692, 697, 725, 910, 918, 946, 970, 991, 1010, 1090, 1107, 1147, 1148, 1167, 1318, 1356, 1408, 1570, 1594, 1616, 1781, 1799,	<p>Object to development at Posterngate Farm in South Godstone (SGOD005).</p> <p>This will increase flood risk and traffic congestion on the dangerous A22.</p> <p>Vehicular access to the site is a concern. The infrastructure (including roads, doctors, schools) in the village/local area is not adequate currently and would not be able to cope with additional development. This development would double the size of the village, which is totally disproportionate. Detrimental effect on the village character and community. Blight on the rural area. If it must be re-developed, it should become a country park. Proposing to build on this land fails two of the SA objectives immediately,</p>	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1247

1844, 1866, 1881, 1898, 2042, 2140, 2171, 2173, 2176, 2177, 2178, 2181, 2182, 2184, 2186, 2198, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2216, 2248, 2250, 2251, 2254, 2255, 2257, 2258, 2260, 2261, 2263, 2264, 2265, 2267, 2269, 2270, 2271, 2274, 2276, 2279, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2296, 2297, 2299, 2582, 2301, 2304,	Effective Protection Of The Environment and Prudent Use of Raw Materials and one planet living. This land should be designated AONB. Currently occupied by a large lake. Does not fit the parameters of the current Policy CSP2. This is prime Green Belt land which serves the purposes of the Green Belt and must not be developed, as is national policy.			
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2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2358, 2375, 2378, 2393, 2394, 2413, 2436, 2476, 2492, 2493, 2506, 2518, 2519, 2522, 2523, 2526, 2534, 2535, 2536, 2548, 2549, 2550, 2551, 2552, 2555, 2598, 2600, 2601, 2602, 2603, 2605, 2607, 2609, 2615,				
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2620, 2627, 2646, 2680, 2688, 2698, 2700, 2723, 2787, 2790, 2803, 2923, 3005, 3053, 3072, 3105, 3120, 3186, 3196, 3227, 3230, 3240, 3242, 3313, 3426, 3444, 3486, 3530, 3545, 3547, 3631, 3691, 3710, 3715, 3736, 3745, 3761, 3788, 3808, 3843, 3853, 3860, 3879, 3886, 3902, 3905, 3937, 3942, 3967, 4002, 4081, 4127, 4171, 4182, 4227, 4243, 4246, 4286, 4296, 4325,				
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4326, 4367, 4390, 4407, 4414, 4416, 4428, 4431, 4444, 4446, 4448, 4464, 4503, 4516, 4518, 4546, 4566, 4589, 4593, 4612, 4661, 4701, 4752, 4757, 4759, 4760, 4859, 5206				
692	What provision has been made to assure the continued appropriate tranquillity of and view from the memorial to Sergeant Stanley Allen Fenemore, whose Hurricane was shot down and crashed at Posterngate Farm on 15th October 1940? The memorial is located at the south west corner of the woodland to the east of the A22.	Should the site be allocated for development the developable area might well need to be amended to account for historic assets	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1248
1844	The site at SGOD005 , if it has to be developed, should only hold a few houses at the bottom end of the farm, as it is sheltered by trees and less visible – the quality of life for existing residents would not be so detrimental.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the	1249

			development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
3609	Supports development at SGOD005 Posterngate Farm as directing growth to large(r) rural settlements can help to sustain their facilities and services and help to sustain smaller villages in their rural hinterland. Such a proposal would provide South Godstone with a new 'Neighbourhood Centre'; a new primary school with room for future expansion; and would deliver land for new housing in proportion to South Godstone's existing built up area. The community and other benefits of such a proposal should not be underestimated; and it would make a significant contribution towards meeting the District's Objectively Assessed Need for Housing, in a sustainable location and with little impact on the functioning and integrity of the District's Green Belt.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1250
945	I do understand that more housing is needed to accommodate the growing population in this area. However, included in the development must be: extension of the school or building a new school in South Godstone and to keep a large school playing field; to include a new, covered and heated swimming pool open to South Godstone Residents; an extended children's playground, separated for different age groups; a new sports club to accommodate a village meeting hall, to be hired out, and to include health club; a new surgery for Residents in South Godstone (we used to have a doctor's surgery every week on Tuesday in St Stephen's Church); a supermarket with pharmacy and coffee shop built in the new development - try Waitrose; bus 509 to be hourly	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1251

	<p>between Caterham-on-the-Hill and East Grinstead, passing through South Godstone; the continuation of the railway link from Godstone station in South Godstone via Redhill to London/Tonbridge; an extended/new sewage farm, situated where it is at the moment; a roundabout or traffic lights at a new junction; a contract with the developers to maintain communal open space for ever; use the opportunity to build underground car parking. Building this estate to high standards will make people want to move from the older part of South Godstone into the new part. I am sure that, with this big opportunity to build a new estate, everybody in the planning department, together with the developers will make this an enormous success.</p>			
3444	<p>Suggest that there is room to incorporate a dozen or so houses on the north side of Hunters Chase just beyond St Stephens School. I believe part of this land is owned by Posterngate Farm and partly by either Croudace or one of the Councils. Building on this vacant plot would give the developers the opportunity to widen the narrow road which is heavily congested with parked cars when parents collect from school and not helped by unnecessary grass verges.</p>	<p>The sites to be considered in the Local Plan will continue to be refined as evidence increases.</p>	<p>It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.</p>	1252
335	<p>There is a fault in the assessment of the western section of land, which slopes from the western edge of the western section down both to the north and to the east.</p>	<p>The sites to be considered in the Local Plan will continue to be refined as evidence increases.</p>	<p>It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how</p>	1253

			they sit in the Housing and Economic Land Availability Assessment.	
1090	If this plan is approved, including Blindley Heath, in my opinion it will create one huge urban sprawl. With a few exceptions there will be little green space until you reach the Ashdown Forest and the landscape will be changed forever — there will be no going back.	Noted	None	1254
Tatsfield (TAT)				
236	TAT003 - This is inappropriate development on Green Belt land, is infill development, if developed would lead to create further urban sprawl to the detriment of the settlement.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1255
236	TAT005 - There are a number of sizeable trees along the boundary line with the road which sits at a slightly raised elevation. The site is considered suitable, although as it is in the Green Belt this designation.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land	1256

			Availability Assessment.	
Warlingham (WAR)				
3357, 3536, 4368, 4618	Concerned at the proposal to develop four adjacent sites bounded by Farleigh Road, Green Hill Lane, Harrow Road, Chelsham Road and Alexandra Road , collectively estimated to be able to provide 755 homes. This would represent an increase of over 20% in the volume of housing in Warlingham and would irrevocably alter the character of the village and put tremendous strain on its infrastructure. In particular the narrow roads surrounding the site would struggle to cope with the volume of traffic generated. Such development would dramatically change the landscape to the east of Warlingham, enjoyed by a large number of residents, and deprive residents of an important open space currently used for horses, dog walking and other activities.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1257
1809	WAR003 (Appendix 5) - inclusion in the plan would reduce the areas available for outdoor leisure in Warlingham and would remove areas of Green Belt which prevent Warlingham merging with Whyteleafe and Hamsey Green.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1258
1809	WAR004 (Appendix 4) - this is green belt land and is widely used by the public.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of	1259

			sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
638, 1265, 1809, 2795, 2856, 3209, 3210, 3211, 3212, 3213, 3214, 3215, 3216, 3217, 3357, 3566, 3743, 3770, 3773, 3832, 3839, 3950, 4004,	Object to proposed development on site WAR005. Would put undue strain on local infrastructure and change the character of the village. This is inappropriate development on Green Belt land and will lead to create further urban sprawl to the detriment of the settlement. It makes a very important contribution to the setting of Warlingham and its spacious character, and the Parish Council believes this should be kept in open recreational use.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1260
3781	Supports residential development of WAR005 282 Limpsfield Road.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1261
144, 236, 244,	Object to development of 800 houses in fields between	The sites to be considered in the	The Council will continue	1262

245, 246, 381, 446, 460, 505, 559, 724, 761, 768, 775, 779, 788, 807, 816, 828, 868, 895, 907, 924, 951, 1008, 1136, 1162, 1164, 1251, 1265, 1283, 1287, 1305, 1317, 1382, 1391, 1525, 1526, 1530, 1531, 1536, 1538, 1597, 1641, 1661, 1668, 1669, 1809, 1820, 1822, 1860, 1976, 2162, 2164, 2175, 2193, 2205, 2221, 2482, 2541, 2566, 2587, 2701, 2797, 2874, 2876, 2947, 3158, 3194, 3323,	<p>Harrow, Farleigh and Chelsham Roads in Warlingham (WAR008).</p> <p>Inadequate infrastructure in the area.</p> <p>Encroachment onto Green Belt which must be protected. Warlingham would merge with Chelsham and Farleigh. Farleigh Road will become further congested. Warlingham will lose its village status and community spirit. Rare species of wildlife live here including skylarks. Flooding is a significant concern. Contamination of the site must be considered. Site is unsustainable. Public right of way would be compromised. Development of this site would completely contradict the Vision outlined in the Plan.</p>	Local Plan will continue to be refined as evidence increases.	to use the evidence base to consider the suitability of sites. It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
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3330, 3385, 3423, 3424, 3425, 3436, 3440, 3445, 3460, 3462, 3464, 3489, 3513, 3516, 3566, 3573, 3575, 3601, 3605, 3612, 3614, 3633, 3639, 3684, 3743, 3770, 3773, 3779, 3781, 3821, 3856, 3862, 3912, 3940, 3997, 3998, 4177, 4187, 4200, 4212, 4223, 4342, 4391, 4417, 4490, 4506, 4582, 4618, 4665, 4667, 4763, 4781, 4789, 4792, 4852, 4855, 4856, 5202,				
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381	Wonders how the figure of 800 homes is arrived at. Some body or other must have assessed the site and decided that 800 homes can be accommodated on that site. Again I would say that this completely flies in the face of what is said in the Local Plan about open spaces in Warlingham and trying to provide a good environment for people living in the area.	The methodology for calculating the potential yield from a site is set out in the HELAA Report December 2015 and relies on a judgement of developable area, based on evidence available at the time, and a potential density yield. As a piece of evidence this will be refined throughout the process as more evidence is applied.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1263
4004, 4108	Object to proposed development at WAR010. Infrastructure would not cope.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1264
236, 872, 1809, 2874, 2876, 4490, 4506, 4582, 4781, 4789, 4792, 4852, 4855, 4856	WAR011 - This is inappropriate development on Green Belt land and will lead to create further urban sprawl to the detriment of the settlement. Site is unsustainable.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land	1265

			Availability Assessment.	
3998, 4223,	The plan for proposed development at WAR011 shows access to the field at the bottom of Alexandra Avenue via a track. This is a private road and there is no such right of way.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1266
236, 872, 1265, 1809, 2566, 2795, 2856, 3357, 3566, 3743, 3770, 3773	Land at Farleigh Road - WAR012 - This is inappropriate development on Green Belt land and will lead to create further urban sprawl to the detriment of the settlement. Well-used open space. Part of the Crewes Valley AGLV.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1267
2874, 2876	History of sinkholes around Farleigh Road – therefore land is unsuitable.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how	1268

			they sit in the Housing and Economic Land Availability Assessment.	
236	WAR016 - The site is a small piece of amenity land for nearby residents. The site is located within the urban area where this is no objection, in principle, to development.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1269
236, 505, 872, 1809, 2856, 2874, 2876, 2947, 4197, 4490, 4506, 4582, 4781, 4789, 4792, 4852, 4855, 4856	Object to development at site WAR018. There are limited green spaces in this area and poor infrastructure. This is inappropriate development on Green Belt land and will lead to create urban sprawl to the detriment of the settlement. Site is unsustainable.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1270
1391	Believes that a covenant was put in place to prevent development on Kennel Farm. Imagines that this covenant still stands making the land unavailable for development.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the	1271

			development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
236, 638, 1809, 1822, 2205, 2226, 2514, 2795, 2856, 2863, 2947, 2948, 3209, 3210, 3211, 3212, 3213, 3214, 3215, 3216, 3217, 3527, 3743, 3770, 3773, 3839, 3950, 4004, 4010, 4108, 4272, 4355, 4381, 4763	Object to proposed development at Shelton Sports Club (WAR019). Access is a problem and not practical. Infrastructure would not cope. This land is designated Green Belt and is used by the local community.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1272
638	Land at Shelton Sports Club has been purposefully left vacant for years, and allowed to deteriorate. This was the sole intention of the owner. To date some residents have been written to asking if they would like to sell their house as the current single track, unadopted road is not wide enough for a housing estate entrance. This has been got around by the joint application of another area of green belt that attaches to the back of the sports ground which could give	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing	1273

	access from Hillbury Road.		and Economic Land Availability Assessment.	
236, 1809, 2874, 2876, 4490, 45064582, 4781, 4789, 4792, 4852, 4855, 4856	WAR023 - The site is a horse paddock adjacent to the urban area of Warlingham and sites WAR 011 and WAR 008 . This is inappropriate development on Green Belt land and will lead to create urban sprawl to the detriment of the settlement. Site is unsustainable.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1274
969	Believes that 263 Alexander Avenue, as stated in WAR 023 , does not exist. The map shows Alexandra Avenue with a mere 13 properties on it. Considers this is sloppy work symptomatic of a flawed Local Plan.	The site of WAR023 should be correctly addressed as land opposite 5 to 29 Alexandra Avenue.	Amend WAR023's location description.	1275
2527, 3245	Object to development at WAR024 Farleigh Golf Club as this would create a village.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1276
236, 2874, 2876, 3357, 3566,	WAR025 - This is inappropriate development on Green Belt land and will lead to create urban sprawl to the detriment of the	The sites to be considered in the Local Plan will continue to be refined	It is recommended that a Sites Consultation is	1277

3742, 3773, 4582, 4781, 4789, 4792, 4852, 4855, 4856	settlement. It is on the crucial southern boundary of Warlingham which represents the end of the ribbon development coming out from London, and as such fulfils the key Green Belt purpose of “preventing urban sprawl”, as well as contributing to stopping the merger of Warlingham and Woldingham.	as evidence increases.	undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
739, 748, 764, 767, 804, 821, 844, 845, 1083, 1593, 1809, 2071, 2194, 2249, 2577, 2625, 2631, 2632, 2637, 2674, 2681, 2754, 2755, 2757, 2758, 2759, 2778, 2893, 2922, 2940, 3197, 3222, 3465, 3514, 3652, 3680, 3697, 3803, 3822, 3834, 3921, 4119, 4132, 4265, 4274, 4630	Object to development on two car parks in Whyteleafe (WAR026). These car parks are vital for local business and shoppers. Businesses have highlighted that they may have to relocate if these car parks are lost.	The Local Plan would take account of vitality and viability of the town centre including a parking survey to establish the parking requirements.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1278

236	WAR026 - As they are within the urban area there is no objection in principle to development. Both parts of the site have access onto Godstone Road or Station Road and with suitable	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1279
3070	The field opposite The Bull is unsuitable for building on because it is unstable. Several large craters have started to form on the field over the past two years. This is due to the poor ground condition, ie; 50 50 chalk and clay and increased rainfall.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1280
4011	The land at Galloway Lodge, High Lane, Warlingham, should be considered as part of the HELAA process. The site constitutes a sustainable location, and is in close proximity to local services and amenities	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land	1281

			Availability Assessment.	
Other HELAA Sites				
1085, 1573, 1683, 1689, 3098, 3923, 4061,	Object to development of a traveller site in Hare Lane as it is flood prone.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1282
390, 3053	Object to traveller camps near South Godstone.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1283
251	Other gypsy sites are not used to their full capacity. Would be better to utilise these rather than build new camps.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local	1284

			Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
1969, 2246	Unsure as to why traveller sites are allowed to remain on urban land within Blindley Heath. These sites could be used for affordable housing.	The Plan needs to address the housing needs of all, including the needs of travellers	None	1285
2883	Object to travelling camps as TDC don't have the resources to enforce them.	The Plan needs to address the housing needs of all, including the needs of travellers	None	1286
3126	CAT029, LIN023, OXT046, OXT051, OXT052, WAR019 and WAR026 Approve of development as long as infrastructure upgraded to cope	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1287
1033, 1064	CAT 010 (Land rear of Furrows Place and 30-42 Whyteleafe Road), CAT 022 (Essendene Park, off Whyteleafe Road) & CAT 027 (Texaco Garage, High Street) and land off Salmons Lane to the east of Annes Walk (within Whyteleafe Parish) have not been included in the list in Appendix 3 as 'deliverable or developable' because no confirmation was received from landowners that the sites were available. Although their exclusion is welcome, landowners could change their position on site availability at any	It is not considered appropriate to carry out significant work on unavailable sites. Should the site status change sites would need to be incorporated in future updates of the HELAA and any necessary sites consultation. The sites to be considered in the Local Plan will	Continue to keep the HELAA updated. It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local	1288

	time during the Local Plan review, so it would be a wise precaution to carry out HELAA assessments and public consultation on these sites. The report lists sites regarded as unsuitable for a variety of reasons including that they are remote from a settlement, comprise ancient woodland, are needed for employment use, are minerals and/or waste sites, or are in the AONB (or 'an AONB candidate'). There are no such sites within or bordering Coth Parish. Note that CAT 028 is listed in the text as Caterham Reservoir, Stanstead Road, but the map on p 7 shows a site near the A22 Caterham by-pass. Although unsuitable sites are excluded from the Review, they are owned by TDC and would welcome an early statement by the Council as to its intentions for their future use.	continue to be refined as evidence increases.	Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
3901, 4042	It is easy to identify substantial areas of land in the District – mostly agricultural – which serve no purpose other than to lay fallow or support a few ponies. Much of this land is close to both the Caterham by-pass and the adjacent M25 and M23 affording ideal access for redevelopment opportunities. Logic clearly indicates that unused 'waste' land such as this; whilst perhaps not offering an ideal solution offers a better solution to redevelopment than through the systematic destruction of existing mature communities.	The Council will continue to develop evidence and plan in accordance with the NPPF.	None	1289
3984	The Council have no allocated strategic sites left, but appear to be relying on Gadoline House and the old Commercial Union building. Although these sites have permission they have laid undeveloped for over 10 years and thus should not be considered deliverable using your own methodology.	The owners of the sites consider that they will come forward	None	1290
2729	Snow Hill Business Centre has good access links.	Noted.	None.	1291
2703	Hobbs Industrial Park has good travel links.	Noted.	None.	1292

2703	<p>Hobbs Industrial Estate has a good mixture of green and brownfield site.</p> <p>NPPF must be taken into account in preparation for Local Plan, Neighbourhood Plans and planning decisions. Economic and social aspect particularly relevant. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing. Long term protection of sites for employment.</p>	Noted	None	1293
2779	CR3 Forum propose a business/technology park and road improvements for a site on Tillingdown.	Noted.	None	1294
809	Suggests that vast areas of Tillingdown wasteland are considered for housing.	This area is currently designated as Green Belt and AONB	None	1295
203	Suggest the Moorhouse site for development of a satellite town, rather than retaining existing industrial use. The area is attractive, surrounded by open space and a lake.	<p>This site has submitted by the promoters for employment use. It is held in the Housing and Economic Land Availability Assessment as an employment land proposal and would be considered unavailable for housing for that reason.</p> <p>Further, this area is recognised in the Councils Economic Needs Assessment, for its economic value and contribution it makes to the local economy. The Economic Needs Assessment recommends this area</p>	None	1296

		as one which should be protected for its economic role.		
2246	The proposed small development at Ladyhay on existing buildings has not been challenged because the likely traffic generation of the new houses will be less than the current flow generated by the kennels/cattery & pet transport business.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1297
2338	Warns those that are planning to live at Ledgers Road-Henley Wood. Archaeological and prehistorical records, and material findings - strongly points to 'nasty' things as having taken place at this location - and 'the spirits' will be angry.	Noted	None	1298
1128	Suggests developing in the once Care Home in Coulsdon Road near Tesco's, and in Chaldon.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1299
3816	Suggests developing on smaller vacant plots such as the Clifton	The sites to be considered in the Local Plan will continue to be refined	It is recommended that a Sites Consultation is	1300

	Arms plot or the old Aon office block site.	as evidence increases.	undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	
804	I think it totally silly to destroy perfectly placed old persons property in Harestone Valley Road in order to fit flats on the steep slopes that would not be fit for transport access.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1301
2496	Suggests the Council Depot in Warren Lane should have been included in the Plan.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1302

1220	Object to development at Holland Road from Fairview Estate down to Popes Lane.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1303
733	<p>Once green belt land is used for housing, villages and small towns will just merge into each other becoming just one extended housing estate. This will especially apply if the proposed building sites in Holland Road on green belt land go ahead as it will then give the green light for all green belt land to be built on from that end of the village.</p> <p>Holland Road is already very busy and this would obviously become much worse with all the extra cars that would generate from any new houses built.</p>	Should the green belt boundary be moved it would only be in specific locations. No decision have been taken and a refinement of the green belt evidence is being prepared	None	1304
852	Concerned about development at all saints church. Has no objection, but would like some assurance about the security between residential properties and the graveyard Enquire whether there will be some sort of wall or high fence. Feel the church and the council have responsibility to residents.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land	1305

			Availability Assessment.	
1165, 2852	Suggests TDC make an early statement regarding intentions for HELAA sites owned by Council including Hambledon Park Open Space, Town End Car Park, Caterham Community Centre.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1306
Other Representations				
4332	<p>Oxted and Limpsfield Residents Group, Campaign to Protect Rural England -- Tandridge Branch, Chaldon Village Council, Chelsham and Farleigh Parish Council, Crowhurst Parish Council, Dormansland Parish Council, Godstone Parish Council, Horne Parish Council, Limpsfield Parish Council</p> <p>Lingfield Parish Council, Outwood Parish Council, Tatsfield Parish Council, Woldingham Parish Council, Chaldon Residents Alliance Godstone Preservation Society Nutfield Conservation Society, South Godstone Residents Association, Godstone Village Association, Portley Residents Alliance and Woldingham Association support the representations made in the Oxted and Limpsfield Residents Group Collective Response. (<i>ID number: 4332</i>)</p>	Noted.	None.	1307
1940, 3004	Endorse and support representation by Caterham on the Hill Parish Council.	Noted.	None.	1308

3896	Agrees with the comments made by Caterham Valley Parish Council.	Noted.	None.	1309
2667	Supports comments made by CPRE, OLRG and Godstone Village Association	Noted.	None.	1310
4554, 4597, 4623	Endorse OLRG representation	Noted.	None.	1311
4769	Support Crowhurst Parish Councils representation.	Noted.	None.	1312
3401	Caterham on the Hill is preferred, rather than Caterham-on-the-Hill.	Noted.	We will endeavour to make this change for future documents as advised by the Parish Council.	1313
3912	Suggested plan and level of development will incur a reaction at the ballot box.	Noted.	None.	1314
4212	If developments go ahead, residents will refuse to pay council tax.	Noted.	None.	1315
4444	Was Council Tax used to fund this Plan?	The budget for the Local Plan is set out in the Council's accounts.	None.	1316
4227	We are also aware of the Barrister's report and we fully support it	Noted.	None.	1317
390, 3982, 4004	We should be addressing mass immigration into the UK, not asking Tandridge to give up its Green Belt to accommodate more.	The OAN includes a very small proportion of international in migration. The majority of population growth is the existing population living longer	None	1318
918	Global population has increased drastically in the last 60 years, as	The vast majority of population	None	1319

	has the UK's. As the population has been allowed to grow, we now talk of our carbon footprint, trade in carbon emissions, look to control global warming, worry about deforestation and its effect on wildlife, when it is all down to our acceptance of never ending population growth. We must put a stop to ever increasing population and it must start at local level, that the planet and our country cannot handle an uncontrolled increase in population. You must tell local government enough is enough.	increase is related to the birth and death rate, over which the Local Plan has no control		
4308	The Strategic Context suggests that local aviation operations include Kenley airfield. This has been unused for many years.	Noted.		1320
3680	The A22 is not mentioned as a key route yet has a higher volume of traffic than the A25 and is in closer proximity to more properties than the A22 e.g. at Whyteleafe.	Noted.	None.	1321
4115	There are wrong statements in the documents including: Kenley Park Estate is a) in Kenley rather than Caterham on the Hill and b) was a green field (and Green Belt) development when in fact it was a re-development of a brown field site of previous MoD housing.	This is an error in the Green Belt assessment and will be corrected during the further refinement .	Ensure this detail is updated in future refinement of the Green Belt Assessment.	1322
2994, 3189	The development at Kenley Aerodrome is in Caterham, not Kenley.	The base mapping used has caused a number of issues. These will be corrected in future.	Ensure that base mapping used is appropriately annotated.	1323
2022, 2235, 2375, 2393, 2394, 2430, 2432, 2436, 2476, 2548, 2549, 2550, 2623, 2994,	Kenley is shown south of Whyteleafe. It is located outside the district in the London Borough of Croydon. There are numerous errors regarding the location of Kenley, any development around this area and the Green Belt and Conservation Area.	The base mapping used has caused a number of issues. These will be corrected in future.	Ensure that base mapping used is appropriately annotated.	1324

3004, 3293, 3317, 3344, 3346, 3363, 3401, 3447, 3725				
657, 3570	There are several errors in the report which suggests that the report was written by people who don't know the area well, eg Foxon Lane is not Foxton Lane.	Noted.	Future references to this road will be corrected.	1325
3401	Caterham on the Hill is a large Parish, with a population of some 13,000. It forms the historic core of Caterham and is distinct from Caterham Valley and Whyteleafe. A major purpose of the GB in this area is to provide a belt of open land which continues to separate the main parts of these settlements from each other. The Parish Council therefore concludes that Caterham on the Hill should be treated throughout the Local Plan Review as a distinct location, separate from Caterham Valley and Whyteleafe	Caterham on the Hill is both geographically and topographically separate.	None	1326
3931	When preparing a CIL Charging Schedule, local authorities may wish to take account of any impacts of proposed levy rates on the economic viability of the re-use of heritage assets and heritage led regeneration projects.	Indeed this is a requirement of setting a rate	None	1327
3962	S106 and highways contributions will not assist with additional education and health service needs.	S106 can still be used to address site specific health and education needs	None	1328
3931	To support the delivery of the Plan's heritage strategy it may be considered appropriate to include reference to the role of Section 106 agreements in relation to heritage assets, particularly those at	S106 can be used to address site specific matters	None	1329

	risk.			
816, 2228, 2360, 3147, 3957, 3989, 4200, 4298, 4594, 4737, 4852, 4856	There would be considerable disruption during the construction of any new properties.	Building works do invariably cause disruption	None	1330
2874, 2876, 2877	Development will compromise the privacy and security of existing residents	The development management process seeks to ensure that existing amenities are not significantly affected	None	1331
4274, 4575, 4701, 4759, 4776, 4857	Requests that the Local Plan supports the importance and incorporates local Neighbourhood Plans.	The Local Plan sets the strategic planning requirements for the district, which can be delivered in a local form through neighbourhood plans	None	1332
1794	Chaldon needs somethings similar to the Woldingham Neighbourhood Plan.	Chaldon is part of the CR3 forum, which is producing a neighbourhood plan	None	1333
1940, 1947, 2852, 3099	The draft Local Plan appears to have been drafted without any reference to Neighbourhood Plans or their emerging Policies and content. This is a major omission from the draft Local Plan. Specific regard should have been given to CR3 Neighbourhood Plan and it's emerging housing policies.	The Local Plan sets the strategic planning requirements for the district, which can be delivered in a local form through neighbourhood plans	None	1334
3984	Woldingham Neighbourhood Plan cannot be given any weight following the revised publication of the NPPG on Neighbourhood	The Woldingham Neighbourhood Plan is an adopted plan and forms	None	1335

	plans. The Woldingham NP is prepared, without even considering any development whatsoever, despite clearly being able to provide development, indeed their own surveys clearly identify a need for smaller downsizer homes, but do not do anything to address it in the NP.	part of the current development plan. It has been examined as compliant with the NPPF.		
4497	Sharing the burden of development across all areas of the district is important. No one area should be overburdened and no one area should be overly protected. Planning policies should be applied uniformly across the district. If neighbourhood plans are overly restrictive they should not be supported.	The Local Plan will set out a strategy for meeting the development needs of the district. It needs to use the principles of sustainable development, which does mean that some areas will be more appropriate for development growth than others	None	1336
4296	The initial plan written in 2013, has only come to light and made public at the latter end of 2015, which begs the question would the local residents have voted as they had if they had been told of such future proposals.	The Local Plan was not prepared in 2013 and it does not contain any proposals.	None	1337
3099	The Plan does not set out the period it will cover although data is generally based on 2013-2033. However the time table indicates that the new Local Plan is unlikely to be approved before late 2017 or possibly early 2018. Given slippage and the end date, surely the Plan should cover a period beyond 2015 to enable its sustainability over the future not the past.	The Plan covers the period 2013 to 2033, meaning it is planning to a 20 year horizon. The start date allows the early part of the plan to take account of development that is coming forward but which may not have been provided yet. It ensures this is captured	None	1338
3258	Considerable overlap between Issues and Approaches document and TLP Part 2 – suggests that TDC just used Part 2 which has been examined under the NPPF.	The Part 2 document only contains policies for judging development. It does not meet the strategic needs that have to be identified as required	None	1339

		by the NPPF		
5138	This is a woefully flawed, inaccurate and skewed report from which false and absolutely unacceptable conclusions have been derived.	Noted	The Council will continue to seek to produce a robust local plan that will stand the rigours of examination	1340
2852	Clear that parts of the review have been carried out in isolation leading to confusion and conflict between different technical assessments	There is no requirement for technical assessments to all align with each other. The planning process is there to consider and balance between evidence that may suggest different outcomes	None	1341
2744	The local community has not been given the option to buy any land under consideration for rezoning development to protect and retain its special nature. Prior to any development the land should be available to purchase as a right of first refusal by the community as undeveloped pasture.	This would be a matter between land owners and communities	None	1342
2744	If the community is living beyond its means then council tax and business rates are the mechanisms to raise money – not auctioning the family silver through the destruction of Green Belt. Either that or the community must decide the services to cut.	The Local Plan does not consider the motives land owners	None	1343
1177	Denied democratic right to attend a public meeting and ask questions in an open forum.	The Council holds committee meetings that the public can attend	None.	1344
75	Please provide details of how and when I can attend planning meetings to further register my complaints (r.e CAT039).	It was not felt appropriate to hold meetings at this stage of the plan-making process. During future	None.	1345

		consultations the Council may consider public meetings across the District.		
1177	Has any member of the Council's planning team attended the annual industry conference in Cannes?	No member of the Council's planning team attended an industry conference in Cannes.	None.	1346
682	TDC gave permission for six homes to be built over-looking a resident's garden where a bungalow had once been – despite the planning application only wishing to put one house on the site.	The local plan process is not looking at individual planning application decisions	None	1347
945	<p>Aim for the Design and Building Award of the decade.</p> <p>Many of the houses in Lagham Park have been extended to create a terraced impression. Recently a house in Lagham Park cul-de-sac has been doubled in size. It seems that individuals do get planning permission for these atrocities and destroy the plan of Croudace to keep it all open and spacious for pleasant living. Not to mention an eight bed bungalow for sale @ £875.000. How is it possible to obtain planning permission in a rural area for such a land gobbling property. In Oaklands gardens have been fenced in over the years whilst taking in the grassed areas that were created to have open space in the street.</p>	It is acknowledged that places can change over time. Changes to permitted development rights do allow larger extensions	None	1348
2803	TDC have previously made planning decisions that have not benefitted the community, or residents with views of the South Downs, in Godstone.	Noted.	None.	1349
4536	Not consulted about the huge development beside the Blue Anchor pub when half a dozen council houses were knocked down and replaced by a huge complex of houses and high storey flats. The	The local plan process is not looking at individual planning application	None	1350

	final phase of this development with three huge blocks of flats was not acceptable.	decisions		
634	On the corner of Chaldon Road and Coulsdon Road, the Clifton Arms was knocked down and hoarding erected as well as foundations for flats. Since then the hoarding causes a dangerous blind spot when turning from Chaldon Road into Coulsdon Road and is unsightly. Queries why this site has been allowed to be left uncompleted for so long, if there is such a shortage of housing. When planning permission is granted, the Council should take some responsibility to make sure the land is not left derelict.	The local plan process is not looking at individual planning application decisions	None	1351
4490, 4506	I would like to take this opportunity to state that I understand you contravene guidelines of 13 weeks' notice for major developments.	The local plan process is not looking at individual planning application decisions.	None	1352
2676, 2677, 2678, 2679, 2701, 2735, 3074	TDC and its Councillors do not appear to take residents wishes into account in that they do not want more development in built-up areas which suffer infrastructure issues.	The making of a local plan is not a blank sheet of paper. There is a requirement to comply with government policy, even when that may be something residents do not wish	None	1353
3052	One document states that local employment has dropped since the mid '90's but has now stabilised with limited growth prospects and yet in the supporting documents relating to the (ridiculously inflated) housing need it assumes that local employment will rise by a third	The housing figures are unaffected by the predicted jobs growth/requirement	None	1354
1723	Our local MP has been conspicuous in his absence. Should speak to the Reigate MP to see how he got their OAN figure reduced.	Noted.	None.	1355

1911	Local councillors and our MP should be making more noise and comments regarding this matter.	Noted.	None.	1356
4536, 4695, 4701, 4759, 4792, 5084	Councillors are misguided in falling for the lure of premiums per build. Motivation of Councillors/TDC needs to be checked. Councillors naïve if did not expect a reaction to the proposed development. Councillors and MP should be challenging this Plan	The plan has made no decisions. There is nothing within it that states or suggests that any financial incentives have been taken into account in the presentation or preparation of the evidence	None	1357
2667	Many people find it difficult to differentiate between the Parish Council and the District Council and therefore they either blame us (Parish Councils) for the content of the plan or expect us to deal with all aspects of the plan.	Noted	None	1358
1723	The Plan is geared towards people who don't live here yet and favours the construction industry.	The plan seeks to meet the national policy requirements set out in the NPPF	None	1359
2618	The draft proposal of developments in the Plan need to be more specific and avoid the impression that it is geared to fulfilling developers dreams at the expense of the local community.	The sites to be considered in the Local Plan will continue to be refined as evidence increases.	It is recommended that a Sites Consultation is undertaken to set out the position in respect of sites in terms of the development of the Local Plan rather than how they sit in the Housing and Economic Land Availability Assessment.	1360
2413	Are we pandering to the greed of landowners and the needs of	There are no decisions to build on the green belt. The evidence seeks	None	1361

	developers by allowing them to build on Green Belt?	to address the requirements of the national policy framework set by the government		
3514	Property developers appear to be running the show, as consultation with the community occurred after consultation with developers.	Incorrect. Developers have responded to the same consultation as residents	None	1362
814, 2910	It would be interesting to know what the Council has done with the developer's contributions in this area (Caterham – Coulsdon Road area).	They have been passed to the infrastructure providers	None	1363
399	Considers that developer contributions sought towards infrastructure funding is insufficient to cope with increased pressure from future housing in Caterham/ Chaldon in particular.	New developments would not just benefit from CIL. Where a site specific need to generated Section 106 Agreements can then secure the infrastructure, whilst still capturing CIL.	None	1364
2430, 2432, 3293, 3317	The chairman of the elected council's planning committee remains confused about the difference between "OAN" (Objectively Assessed Need) for housing and the "Target" the council needs to commit to deliver.	They are two different things. The OAN is total need. The delivery target is the amount you Local Plan says it can deliver over a certain period. Both need to be agreed at an examination	None	1365
1913, 4552	The image on the front of the Plan does not reflect Tandridge.	Noted	None.	1366
1913	There is no reference in the document to disabilities.	This is covered at a high level in the paper "Addressing the Needs of All Household Types"	None	1367

2196, 3570	Tandridge Council often states that it is short of money but if it had increased its Council Tax every year by the statutory limit then it would be better off than it is now.	This is not a matter for the Local Plan	None	1368
1990, 2022, 3293, 3346	TDC should also lobby the Government to set out a national and regional planning strategy for reaching the required level of new housing provision, along with resources for the necessary infrastructure and other works to achieve this in a sustainable way.	Noted	None	1369
1274	If TDC are so short of money why are they carrying out such an in-depth study, the exercise must be costing a considerable amount. If central government have told TDC to do this review considering that government is reducing the funding they give the council government should be told that TDC cannot afford to carry out the study and that they cannot carry out the governments will if no policy is adopted.	Noted	None	1370
1130	The draft Local Plan is disjointed and does not take into consideration some very important policies such as the Green Belt Assessment and the Open Spaces Assessment, but these will be fundamental in the final delivery of the plan.	Noted. The draft Local Plan is indeed a draft and will be further refined through consultation with the public and consideration of the evidence base.	None	1371
2541	Tandridge appears not to be part of any Housing Market Area ("HMA"), and so no HMA data has been taken into account.	There is a paper that sets out how the HMA has been determined. It was published with the consultation and is called "Defining the housing Market Area"	None	1372
1176	The Open Space document is very well put together.	Noted.	None.	1373
2681	TDC need to accept and reflect the possibility that previous Local Plans have been fully implemented but Planning Inspectors have still	The planning system specifically allows development to be permitted	None	1374

	approved applications which were outside the Local Plan.	that does not accord with a Local Plan. This is set out in the Planning Act		
3379	There is a lack of consideration of vital policies, particular those regarding Green Belt Assessment and Infrastructure Policy.	The Issues and Approaches document asked a number of high-level questions about policy development. These will be refined in future iterations of the Plan	None	1375
1265	It is rather unfair to mention the scale of possible payments to landowners at this early stage, and wonder if the costs are quoted at a high level in order to get landowner approval in order to further the council's plans without the involvement of affected local residents.	The Council has to consider the financial viability of development when it makes a Plan. It is not allowed to make a plan that would make much development unviable. It is therefore necessary to consider land value uplift at an early stage	none	1376
3667	Concern as to whether landowners or the proposed sites have checked that there are no legal constraints to any proposed developments (i.e. restrictive covenants, public rights of way, tree preservation orders, the presence of protected species etc.).	The Council will continue to refine the HELAA and to undertake necessary evidence studies	None	1377
3432	No surveys have been carried out, to inform a conservation strategy.	The Council will undertake significant landscape and ecology work.		1378
2715	Objects to the Local Plan in general	Noted.	None.	1379
1274, 3874	It is noted that there is no 'Flood Risk' assessment. Until such time, all building on any areas of 'Medium 'Flood Risk should be refused.	The Council prepared a Strategic Flood Risk Assessment (SFRA). An SFRA assessment will be carried out	None	1380

	The comments on Climate Change are weak.	at every stage of the plan and published as part of the evidence base		
3874	TDC should develop a Heritage Policy but without a Review of the Conservation areas.	Noted.		1381
4515	<p>Would like to see quantitative modelling of local need for:</p> <ul style="list-style-type: none"> - The current and future need for GP and dental health facilities (There is currently a shortage of capacity at the Gresham Road GP practice - evidenced by a 3 week wait for a routine GP appointment) - The roll-out programme for fast broadband telecommunications (infrastructure replacement is urgently required in Ice House Wood) - Road traffic density assessments on "A", "B" and local roads - Parking - The current and future need for affordable housing by young working people living in the area and wishing to continue to live close by to their families 	<p>Health service provision information will be derived from providers. Private interests provide broadband and once a strategy is know we will be able to advise them where population increases may occur so they can plan their business. Transport modelling will be a very important piece of evidence as the Plan develops. Parking provision for the vitality and viability of our centre is important and will be reflected through a parking strategy. Affordable housing need is set out in the current evidence base</p>	None	1382
3853	The folk who make these rules do not live in the settlements under discussion and are totally unaware of the needs of the residents or the lack of infrastructure and amenities.	No decisions have been made. Infrastructure requirements are being discussed with providers and residents and parish councils are providing information about the provision in their areas	The Council will continue to consider infrastructure provision	1383
433	If as an independent developer I wanted to build on greenbelt land it would not be authorised, with no discussion or room for negotiation,	There has been no change in Council policy, though the	None	1384

	however because Tandridge council are driving this proposal, for what only can be explained as financial reasons, the fact that pristine English countryside is being developed shows the council's cavalier attitude and double standards.	government has changed a number of policy matters in respect of the green belt. The Local Plan is driven by the planning requirements set out in national policy. There is nothing within it that states or suggests that any financial incentives have been taken into account in the presentation or preparation of the evidence		
3713	Consultee presents raw data ranked in order of site suitability. Identifies facilities and local services and ranks in order of what facilities and services are more essential than others. Footpaths and bridleways have been omitted due to urban environment having pavements readily available.	The Council has produced a settlement hierarchy based on settlement sustainability.	None	1385
3713	TDC have not even considered sustainability when preparing the assessments.	Incorrect. The Council has produced and will continue to produce a Sustainability Appraisal of the plan. The Council has already discounted a number of sites that have been put forward in unsustainable locations.	None	1386
3280	The documents do not take into consideration very important policies such as the Greenbelt Assessment and the Open Spaces Assessment which will be fundamental in the Local Plan final delivery.	The Green Belt Assessment and Open Spaces Assessment were part of the consultation. Both require further work before they could be used to inform a strategy or be used to refine the Plan	None	1387

2820	Invite Tandridge District Council to respect the core principles of the National Planning Policy Framework and remove all greenbelt sites from further consideration	The NPPF allows green belt boundaries to be reviewed as part of the process of making a Local Plan. It is necessary to be able to demonstrate that consideration has been given to all policy in making the Local Plan	None	1388
3732	Please send me updates regarding proposed housing development in Warlingham and Caterham districts.	Any person who submitted a response to the Local Plan was registered on our online consultation portal, as well as any person who notified the Council that they wished to be kept updated with the Local Plan. Emails and letters will be sent to these consultees with updates on future consultation events.	None.	1389
3824	National Government should take the lead by moving what is left of the Civil Service out of the South East. Given the need to undertake a massive overhaul of the infrastructure of both Houses of Parliament, the opportunity should be grasped to separate the financial capital of the UK from the political capital of the UK by moving the political base, and all of its supporting infrastructure, to one of the larger county towns of England, such as York, Leeds or Manchester. At a stroke that would transform the direction of population growth and the consequent distortion of house prices.	Whilst there is national planning policy there is no national spatial plan	none	1390
3851	There are increased stories of "accidents" which aid unscrupulous developers to do as they care.	Noted	None	1391

1964	Considers the over-riding principle of proper impact assessments on the existing 'gem's' within and neighbouring Tandridge District to be most important, because once they are lost, they cannot be replaced.	The Council will continue to use a number of evidence bases to inform the final strategy for the Local Plan	None	1392
2070	Shocked to see the totally inappropriate development of a three storey block of apartments built on the A22 and have wanted to write and complain.	The local plan process is not looking at individual planning application decisions.	None	1393
1274, 2158	What evidence do we have that Tandridge can actually deliver? Has reason to believe that TDC cannot be trusted when past experiences indicate that the Council cannot do the simplest of things.	Noted	None	1394
2663	The SFRA is limited with regards to informing new development. SFRA gives an excellent overview on flooding during winter of 2013/14. Figure 8 incorrect as no EA formal flood defences on the Eden Brook. A further objective should be to inform revisions to existing flood risk policies. Limited baseline ecological information included at this stage. Difficult to comment more fully as potential development site kept vague.	The Council will continue to update the SFRA as the Plan is refined. The recommended sites consultation will require site specific SFRA work to be undertaken	Keep the SFRA updated	1395
4776	Need a review of the Wellbeing Space Strategy once projections are available to better understand future need and provisions. This should include outdoor and indoor sports provision, common land and allotments. Importance of working with local communities to understand what is most appropriate locally. Allotments important in helping people to lead healthy lives.	Agreed. Further evidence on open space provision is required to inform the strategy	Provide further open space evidence	1396
4465	Concern as to purpose of a Wellbeing Space Strategy when it has not been followed.	No decisions have been made. Further evidence on open space provision is required to inform the	Provide further open space evidence	1397

		strategy		
606	<p>It is repeatedly made clear that this document is not to be construed as the final plan which will determine the Districts path until 2033. However nowhere in the current document can one find:</p> <ul style="list-style-type: none"> - an indication of the financial implications, short and long term for the Council and ultimately for its residents. Building that large number of houses must be financially beneficial to the Council? - provision made for the residents of this district to have insight into the final version of the Plan prior to Approval. 	<p>The Plan will need to include a costed infrastructure delivery plan. The Council's proposed final version of the Plan will be the subject of consultation. It would be referred to as the Regulation 19 version of the Plan</p>	None	1398
3004	<p>Where should the Local Plan Review go from here on the vexed question of housing land provision? I suggest that a much simplified route may be available:</p> <ul style="list-style-type: none"> - What is the maximum level of provision which could be made over the Plan period within existing settlements? The densities should be appropriate for each type of area, with a higher density at major transport hubs and lower densities where public transport and access to local services is not so good. The impacts on physical and social infrastructure and the cost and feasibility of mitigating measures need to be taken into account. - Can any areas of Green Belt be acceptably released for housing development? If so, exactly where? On the basis of the present consultation responses, this appears unlikely. - Is the suggestion of a new settlement or major extension achievable and acceptable? If so, where would it be and how would the process work for providing the housing and the necessary 	<p>The Council will continue to refine the Plan to seek a possible housing delivery target. It will need to show how it intends to deal with any unmet need through the duty to cooperate</p>	None	1399

	<p>services?</p> <p>These steps would set a maximum number of new dwellings which could be provided under existing town planning parameters, irrespective of a total need or demand figure (on which little further technical work needs to be done). If the Government were to require that a higher level of house-building must be provided within Tandridge to help meet wider needs, then the responsibility for that should be laid clearly at the Government's door.</p>			
5049	Agree with comments in Save the Green Belt article.	Noted.	None.	1400
4769	TDC has failed to make the case for the level of proposed development.	The Issues and Approaches document does not set out a proposal for the District. It sets out a number of potential options on which the Council wished to receive views.	None.	1401
5040	What Tandridge appear to be doing here is either incompetent, criminal or they are lining their own pockets at the expense of others somehow.	Noted.	None.	1402
1272	(blank comment)	N/A.	None.	1403
91	No other comments.	Noted.	None.	1404

Summary Responses to the Collective Response received for the Local Plan: Issues and Approaches Consultation

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Introduction

1. The purpose of this paper is to respond to the criticisms of the Issues and Approaches consultation as set out in the “Collective Regulation 18 Response” (Collective Response). Whilst this response goes into some detail about the main themes it is not a repeat of the appendix to the Statement of Consultation. For the purposes of the Statement of Consultation the response has been treated in the same way as other responses. The purpose of a statement of consultation is to group themes together, give the Council’s response and set out what will happen as the plan moves forward. However, this paper has been produced because it highlights criticisms that have the backing of a number of democratically elected bodies representing communities and well as other residents’ groups and a national campaign body.

2. Many of the criticisms set out in the Collective Response have been widely publicised and have been repeated in the comments from other bodies and individuals. Responses to individual points are set out in the appendices to the Statement of Consultation. The summation of the points made in the Collective Response can be found by respondent ID references 4329, 4330, 4331 and 4332. This response focuses on the themes within the summary of the Collective Response.

3. It is important to remember out that the purpose of publishing all the evidence earlier in the year was so that people could express their views about it. It was a high level consultation which did not seek to nail down any specific approach to meeting needs or allocate sites. It is necessarily the case that some people will disagree with what we have said and the approach being taken because of concern about the lack of clarity at this stage and the potential direction of the plan. It is hoped that it will be apparent from the careful consideration to every point made that the Council takes matters raised very seriously and will take account of the comments as the Local plan is developed. That being said, there may remain areas of professional disagreement and this is inevitable given the complexity of the issue. However, the Council does not accept there is anything in the collective response that suggests that its whole approach so flawed as to render any plan based upon it unsound.

4. By way of background the Collective Regulation 18 consultation response (Collective Response) is supported by Oxted and Limpsfield Residents Group (OLRG), the Campaign for Rural England Tandridge branch, 11 of the 21 parish/village councils and 7 residents group/societies. The Collective Response has been expressed in various places as being a Counsel’s opinion. Paul Brown QC listed as a contributor. So far as we can tell, the contributions to the document by Paul Brown are limited to extracts from an advice note he provided to OLRG specifically and only relating on the Green Belt Assessment methodology. That was submitted to the Council before it considered the GB methodology in 25 June 2015. When the GB assessment methodology was considered by Committee the Committee had an officer response to that advice. Although that advice queried some aspects of the Council’s approach, Mr Brown also stated; “There is much of the draft Methodology which is perfectly sensible and with which I agree”. There is nothing in the advice which suggests that the GBA methodology is fundamentally flawed.

5. The other contributors to the Collective Regulation 18 consultation response are Tony Fullwood MRTPI (Tony Fullwood Associates) and Robin Miller (Understanding Data). The response does not cite Mr Fullwood so it is not possible to ascertain precisely what his contribution to the document was. Mr Miller provides a critique of the Strategic Housing Market Assessment Objectively Assessed Needs technical paper. It is not clear whether he was given sight of the full suite of evidence documents in order to inform that critique.

6. It is considered that the Collective Response has been prepared with the assistance of experts, although it is not clear to what extent.

7. In terms of the Collective Response its concerns can be considered to fall within the following themes.

1. The Issues identified do not reflect the priorities of the NPPF or of residents and are inconsistent with the evidence base
2. The Delivery Strategies do not take proper account of the evidence
3. The evidence, in particular the OAN, HELAA and GB Assessment are not robust

8. This may appear a short list and that is not to underplay the detail that has been gone into in this collective response's approach to analysing the consultation documents but these are the three themes and each covers significant ground.

9. The main themes are considered below. Issues identified in the Collective Response are set out in blue.

10. In conclusion it is considered that the Collective Response does not identify any failings that at this stage of the plan making process render the document fundamentally flawed, as has been suggested.

1. The Issues identified do not reflect the priorities of the NPPF or of residents and are inconsistent with the evidence base

11. The summary discussion here only looks at the issue as summarised in the Collective Response and is based on the summaries within the Collective Response. The detailed responses will be set out in the analysis of the consultation responses as part of the Statement of Consultation. At this stage however it must be remembered that one of the main purposes of the Issues and Approaches consultation is to get views on the Issues to ensure that they are right and so the objectives of the Plan, when it is published, are appropriate. The Council has not decided on a strategy for the plan and has made no policy direction decision based on a strategy based on the issues.

12. *Collective Response Summary quote:*

"3. There is a fundamental disconnect between the Issues and Approaches document and the NPPF, the evidence base, the distinctive characteristics of Tandridge and the priorities of local residents. This is relevant because paragraph 1 of the NPPF states that [ed: emphasis added]:

*It [the NPPF] provides a framework within which local people and their **accountable councils can produce their own distinctive local** and neighbourhood plans, which reflect the needs and **priorities of their communities.***

4. At times the Issues and Approaches document and parts of the evidence base seem to have been written about an entirely different place than Tandridge. This

disconnect is even clearer when the document is compared to its predecessor, the Core Strategy 2008. In the Core Strategy 2008, half of the Issues include references to the Green Belt, open spaces, high quality landscapes, biodiversity, AONB, all of which are distinctive characteristics of Tandridge. Conversely, only a minority of the 73 assertions in the Issues and Approaches document refer to any of these. The introduction of the NPPF has not changed either the issues facing the district or the priorities of local residents, yet this recent past appears to have been completely ignored in the emerging Local Plan documents.

5. The Issues conflict with the evidence base and do not reflect the distinctive characteristics of Tandridge. We have included extensive comments on the Issues section because we understand that it is the Issues that provide the context for the objectives, vision and eventually the policies of the new Local Plan and so if the Issues do not accurately reflect Tandridge, then the new Local Plan will not be appropriate for Tandridge."

13. Summary response

- The Issues and Approaches consultation is very clear that it is a consultation document designed to consider whether the issues, objectives and vision are the right ones. It is not considered correct to say that the Local Plan is flawed by seeking to gain views.
- The accountable Council is the District Council and the NPPF requires the Council to produce its **own** distinctive plan. This is simply a statement that ensures that local plans are not copies of one another and are the Plan of the responsible council.
- Plans must reflect the needs and priorities of communities. This is not an instruction to reflect the needs and priorities *expressed* by communities but to produce a Plan that puts in place mechanisms to support places (communities) by taking account of evidence. The views of the communities are very important in determining how development needs should be met. This is why the Council has presented the evidence and asked for views.
- The reference to the potential difference between the Core Strategy and the issues and approaches identified in this consultation fails to take account of the fundamental shift in planning policy brought about by the NPPF. In various recent court cases, a number of judges have confirmed this view. . It cannot be denied that the NPPF puts in place a framework that diminishes the value of a number of environmental concerns in favour of delivering an increase in housing to meet the housing crisis. The Council for the Protection of Rural England made this point in the run up to the adoption of the NPPF by Government. On the basis that the Local Plan in terms of content and approach must reflect the NPPF is unsurprising that there remains a fundamental disconnect between the approach desired by the Collective Response and requirements of the NPPF.
- The NPPF is clear that Plans must balance social, environmental and economic issues. It would therefore be incorrect to have a Plan that does not balance those aspects. The current Core Strategy is not a balance of those interests. It places environmental protectionist policies above others. That will not be possible in an NPPF compliant Plan. To embark on a Plan that is unbalanced would in itself be a serious and significant flaw.
- Currently, having done a great deal of the consultation response analysis, officers will propose that the objectives for the Plan include an objective to maintain a Green Belt that serves the purposes in the National Planning Policy Framework and endures beyond the plan period.

14. Collective Response Summary quote:

“6. In the Delivery Strategies, the distinctive characteristics of Tandridge – open countryside, high quality landscapes, small, rural settlements and long-standing local businesses, are marginalised to make way for a Tandridge that is a dormitory district where residents travel to jobs located elsewhere, mostly by car. While the apparent conflict between the Delivery Strategies and the sustainable development objectives of the NPPF appears to be recognised in the evidence base, this has not been reflected in the Issues and Approaches document. The Delivery Strategies are not sound because they are based on documents which are not robust, conflict with the evidence base and are not consistent with national policy.”

15. *Summary response:*

- The Issues and approaches document is, as stated above, not a statement of the Council’s proposed approach but a list of possible approaches upon which views are sought. The Collective Response suggestion that all the approaches, which follow a very logical set of stepped approaches building from very little development across a range of increasing levels of development, marginalise open countryside etc and ignore the nature of the district is wrong. Approach 2A for example is the Core Strategy approach of planning for very little development growth and relying of the loss of brownfield employment sites to deliver housing. The Collective Response sets out its view that this is the least worst and only lawful option. There is criticism that other approaches have been considered is not accepted. It is necessary to show that the Council has explored reasonable alternatives so it can evidence its reasons for discounting them.
- It is not agreed that the objective is to create a dormitory district where residents travel to jobs by car. As stated previously the Plan will need to be a balance between social, economic and environmental factors. The potential housing and economic land delivery in the approaches are based on HELAA sites, housing *and economic* land availability assessment. Therefore the Plan is looking at both employment land and housing land. The Council will need to present evidence on the balance between housing and jobs. It will also need to undertake a Sustainability Appraisals at all stages of the plan making process to ensure the most sustainable approaches are those decided upon.
- There will always be tensions between aspects of planning policy, it is to be expected. The planning system is set up to be able to reconcile and balance a number of policy interests that can be pulling in different directions. Tandridge is a classic case; the policy requirement in the NPPF to significantly boost the supply of housing and the requirements in the same document to protect land.
- On the basis that the delivery approaches are based on land availability it is difficult to understand what alternative strategies should be considered. No decisions have been made as to which approach should be pursued but given they include an approach that is the same as the Core Strategy approach (development directed to the settlements, deliver housing on commercial sites) it can only be assumed that this is the approach the respondents wish to maintain. The approach to the spatial options for those approaches is set out in the Spatial Options Topic paper. The Council will need to consider whether maintaining the same approach as in the past is compatible with the requirements of current government policy.
- The Council consulted on a document setting out a clear set of tests to consider the sustainability of every option and subsequently every policy or, should sites be allocated, every single proposed allocation within the Plan. Attached to this document are the Sustainability Appraisal considerations which show how thorough an analysis at every stage every aspect of plan making is considered against the social, economic and environmental factors. The Council will continue to undertake a Sustainability Appraisal at every stage of the plan making process. The Sustainability Appraisal does not however present answers, it is an evidence base that shows the respective merits and issues with the policies and sites that it assesses.

- It is noted that the Collective Response criticises the Sustainability Appraisal on the basis that the OAN is too high and therefore distorts the Sustainability Appraisal conclusions. This is incorrect. The first Sustainability Appraisal objective is “to provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.” It is not considered that that objective is distorted by the OAN because the objective is not affected by the level of need. The Sustainability Appraisal takes no account of the level of housing need, it only scores on the ability to provide housing. There is no weighting taking account of the OAN or any unmet need. We deal with the critique of the OAN document below.

2. The evidence, in particular the OAN, HELAA and GB Assessment are not robust

16. Collective Response Summary quote:

“7. The evidence base contains documents which are not considered to be robust. It should not be the role of a public consultation to highlight all of the flaws in all of the documents, and so we have highlighted three – the Objectively Assessed Needs Study, the Housing and Economic Land Availability Assessment and the Green Belt Assessment -- that we do not consider to be fit for purpose for developing a sound Local Plan.

8. The consequence of all of the above is that the emerging Local Plan documents do not reflect the distinctive characteristics of Tandridge, are not justified, and are inconsistent with national policy and so are not an appropriate basis from which to prepare a sound Local Plan.”

17. General Comments

It is appreciated that there will be different views on how evidence should be prepared and how evidence may be interpreted but it is not accepted that the three highlighted documents are so fundamentally flawed as to render them of no value. To the contrary it is considered that the evidence, at the stage reached in the plan making process, is robust and fully suitable to assist in the preparation of the local plan. There is no doubt that refinement will be required as time passes and more focused evidence will be necessary to underpin exploration of policy development. It is accepted that there may be aspects of the evidence that others would consider should have been done differently and it is also accepted that there may be errors within the vast amount of evidence that has been collected. However, if there are such errors or disagreements none are considered to be so fundamental as to undermine the entire plan making process, particularly given the very early stage and the high level of the evidence at this stage.

The OAN

18. The Collective Response to the OAN has been prepared by Robin Miller, who is set out as having relevant experience in this area. It is worth re-iterating that the Council has also used a number of respected experts in producing certain aspects of the evidence.

In looking at the OAN, we have focused on the main elements of conflict raised in the appendix to the Collective Response, starting with the Housing Market Area (HMA), then the population projections, homes jobs balance:

HMA

19. Issue: OAN paper omits the step of defining the HMA and so does not fulfil the requirements of the NPPF or the NPPG. (Appendix 2 to Collective Regulation 18 Representation, paragraph 30)

20. The Report titled “The Objectively Assessed housing Needs of Tandridge” produced by Neil McDonald calculates the OAN. It is just part of the suite of evidence papers that together provide the Strategic Housing Market Assessment (SHMA). There is a separate paper produced by Turley Economics on “Defining the Housing Market Area” of September 2015. This discusses the HMA boundaries in some detail (and is cited in the Collective Representation). This notes that the evidence points towards Tandridge being a functional component of a number of HMAs including Croydon, Reigate and Banstead and Mid Sussex but concludes that, given timeframes to which other authorities are working, it will be necessary for Tandridge District Council to carry out a stand-alone SHMA. It also presents evidence to suggest that the other HMA areas listed regard Tandridge as being a relatively minor part of their HMSs suggesting that there is no great appetite for developing a cross-boundary SHMA. In view of this the decision was taken to produce a standalone estimate of the district’s OAN as there was no practical alternative.

21. Issue: Flows to and from Tandridge come from and go to a wide range of local authorities but Tandridge is neither working jointly with these authorities nor does it appear in the HMAs of these authorities so inward migration from these authorities should not be included in the needs assessment. (Appendix 2 to Collective Regulation 18 Representation, paragraphs 34-46.)

22. This misunderstands the approach to estimating the objectively assessed housing needs set out in the NPPF and the PPG. Paragraph 159 of the NPPF states that Strategic Housing Market Assessments should, “...identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period which: -meets household and population projections, taking account of migration and demographic change;....”. The obligation to take into account migration is not limited to moves within the HMA of which an authority is part nor is it affected by whether or not the areas from which people come from or go-to consider the district in question to be part of their HMA.

Population Projections

23. Issue: Population projection for Tandridge is unrealistically high: Tandridge’s population is projected to grow by 17.7% between 2013 and 2033 compared with Surrey’s 16.0% and the South East’s 14.9%. (Appendix 2 to Collective Regulation 18 Representation, paragraphs 34-46.)

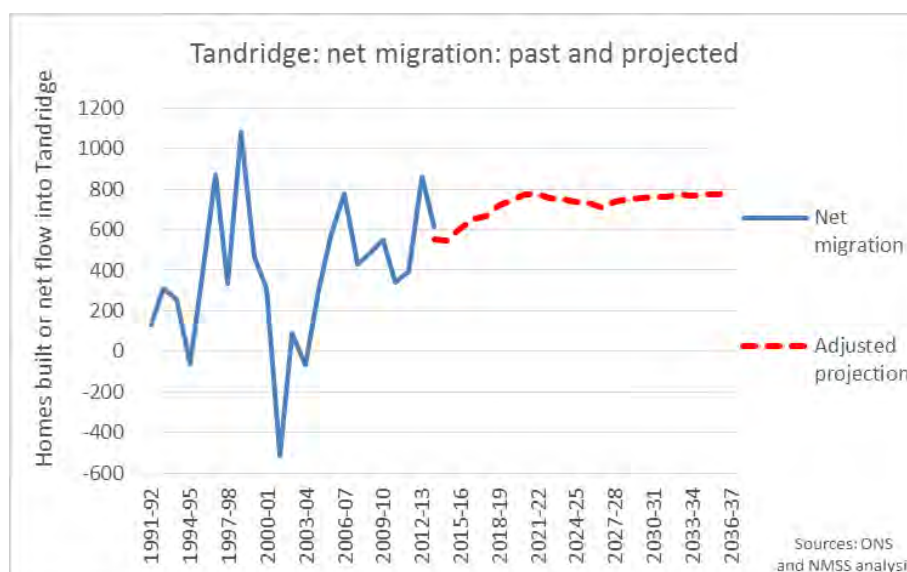
and:

[The projections] are predicated on a massive increase in population which bears no relationship to past trends of population growth....It is agreed that the demographic projections are overwhelmingly driven by levels of net in-migration... (Oxted and Limpsfield Residents Association quoting barrister at Whyteleafe Road Inquiry.)

24. The fact that that the projected increase in the population of Tandridge is at a faster rate than Surrey or the South East region does not mean it is too high. The London population is projected to increase faster than Tandridge's – by 22.9% over the same period.

25. It should be borne in mind that nearly 70% of the projected population increase is in the over 60 age groups. This is due to a combination of the age profile of the population and the fact that people are living longer. Most of these people will therefore already be living in the district.

26. Given that birth and death rates are well-evidenced, for Tandridge's projected population increase to be too high the projected net migration into the area would need to be too high. The chart below compares past levels of net migration with those projected. As can be seen, the projection net migration flows are not out of line with those in the past nor do they rise at an unreasonable rate.



27. *Issue: The population projection for Tandridge has been inflated by high levels of housebuilding in the past which cannot be replicated as there are not the sites to accommodate such levels of housebuilding in the future. (Appendix 2 to Collective Regulation 18 Representation, paragraphs 9-21.)*

28. This issue was dealt with in Annex A to the NMSS Report – pages 51-53. Key points to note are:

- Whilst the level of house building was high in 2006-07 there have been two other years since 1991 when similar numbers of homes have been built.

- There have been three years since 1991 when net migration into Tandridge was higher than it was in 2006-07.
- Rather than net migration in the years around 2006-07 being high, the longer term picture suggests that the big anomaly was the low net flows in the years around 2001-02.
- The high net flow in 2006-07 will not have affected the ONS's 2012-based population projections as they use 2007-12 as their trend period for internal migration.

29. Whether there are sufficient sites to allow house building at the rates seen in the past is not relevant to assessing the OAN; that should be taken into account in the next stage of the plan making process when the Council decides what housing requirement figure to put in its plan, in other words whether it is possible to meet the OAN. Factors which should be taken into account in that step include the availability of developable land.

Homes to Support Economic Growth

30. Issue: The evidence base shows that there is no genuine economic reason for high levels of inward migration...competition to attract new businesses and employment will only increase in the future because of initiatives currently underway or planned by other nearby local authorities. [Seven such initiatives are listed]. (Collective Regulation 18 Representation)

31. The size of the resident workforce needed in Tandridge depends not just on the new jobs that are likely to be established in the district but also on the jobs created in surrounding areas (including London) to which people from the district commute. The only objective way to assess the potential need for an increase in the workforce is by using a model such as that produced by Experian which considers the area in the context of the overall national picture. (The wider context is particularly important for somewhere like Tandridge given the large number of people who commute to London. The size of the resident workforce needed in Tandridge is affected both by the likely increase in employment within the district and in the wider area, which for these purposes has to include London.) As Chart 23 in the NMSS Report shows (page 40), the 16-64 population envisaged in the OAN projection is larger than that suggested by the Experian forecast, indicating that there is not a need to increase the number of homes to support economic growth.

32. It should also be recognised that moves to take up jobs in Tandridge are only part of the inward migration into the area and not necessarily the most significant part. Other reasons will include the life style choices of those employed in London who decide to move out to Tandridge for the environmental and other benefits it offers whilst retaining their jobs in London.

The Green Belt Assessment

33. Despite the comments that a Barrister has demonstrated the Green Belt Assessment methodology as flawed this is not the main tenet of the Collective Response. So whilst Paul Brown QC is quoted as a contributor to the Collective Response it is only in a small number of areas where his advice is referred to. Before going into a little more detail in terms of the criticism of the methodology it is worth reflecting that the Collective Response agreed with many of the conclusions in the Green Belt assessment, not all the conclusions, but there are many conclusions that are agreed with.

34. Further, whilst the document as a whole is a Collective Response, including the points about the GBA Methodology, that collective nature does not extend to the analysis of the actual Green Belt Assessments where the views set out are those of the Oxted and Limpsfield Residents Group.

35. Appropriateness of Parcels. Whilst for analytical convenience it may be easier to assess smaller parcels of land, these parcels are artificial constructs which now divide sections of Green Belt performing a single purpose, such as providing the setting to a Conservation Area or checking the unrestricted sprawl of large built up area. Their 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 in a location. (Collective Response paragraph 71)

36. The methodology makes it clear that consideration of the contribution of parcels to GB purposes does not stop at the boundaries without the consideration of the adjoining parcels. The role of the wider Green Belt has been assessed in terms of its strategic contribution. The purpose of Green Belt around a settlement is to seek to stop it merging and it is considered that this can be achieved effectively using parcels. Indeed it is probably more appropriate given that it is helpful to identify parcels where coalescence is more likely. Further, on the basis that any amendment to the Green Belt boundary would be highly unlikely to follow the parcel boundaries the point being made has very little impact.

37. Consideration of Openness. There is no provision for the assessment to consider consistently the extent to which any given area contributes to the openness of the Green Belt (where "openness" means the absence of built development). The five purposes of the Green Belt are important, but the essential characteristics of Green Belt are openness and permanence. 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. (Collective Response paragraph 72)

38. The assertion that the assessment methodology fails to address "the extent to which any given area contributes to the openness of the Green Belt" is incorrect. Questions within the methodology at paragraphs 3.26 and 3.31 clearly consider openness or as can also be said, "the absence of development". Further, "permanence" is an abstract, legal concept which cannot be evaluated by a survey on the ground. the methodology makes provision for assessing "openness".

39. The Second Green Belt Purpose. The Assessment appraises landscape features which separate settlements. Nevertheless, the presence of existing landscape features

is no guarantee of their permanence or that settlements will not merge. The absence of a visual inter-relationship does not appear to be an appropriate test for this purpose, as whether new development would be screened from an adjoining settlement is not a test of whether built up areas would become closer to merging. Rather it is whether the erosion of open land between settlements would cause the merging of settlements. (Collective Response paragraphs 73 - 76)

40. It is clearly necessary to consider, as part of the assessment, that there may be features which are not apparent as part of a desk top exercise and that might be more appropriate and therefore needed for consideration. It is considered necessary to at least give thought to whether it is the physical effect of a natural feature in preventing the outward spread of the settlements, rather than the policy effect of a Green Belt policy boundary in doing so.

41. The Third Green Belt Purpose. 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. (Collective Response paragraphs 77 - 78)

42. The methodology is criticised for not having looked at the historic context of development that may exist within Green Belt parcels. This is to ignore that the historic context of the Green Belt is set out in the Green Belt papers issued with the Issues and Approaches consultation evidence base. The lack of cross referencing exists in the documents. It is not possible to exaggerate the amount of development in a parcel, that is a factual position, and it all has an impact on the openness of the Green Belt whether appropriate development or otherwise. Historic development will not however appear as significant change to the Green Belt.

43. The Fourth GB Purpose. 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 on only views out 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. (Collective Response paragraphs 79 - 81)

44. The point made here was agreed at the time the methodology was considered and it was felt appropriate and necessary to consider conservations areas that might be outside a study parcel but visible from it. It was also considered appropriate, when considering a parcel to have regard to the wider context of setting. However, that does not mean that assessments should not be carried out on a parcel by parcel basis for further investigation and refinement. It is agreed that the significance of a heritage asset can be affected by changes to its setting whether it is possible to experience those changes or not. It must also be kept in mind that the fourth purpose is to “preserve the setting and special character of historic towns” and as such does not necessarily extend as far as the preservation of individual assets or indeed conservation areas. However, the methodology takes this line to ensure that a wider definition of historic context is taken into account for Tandridge.

45. The Fifth GB 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 NPPF 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 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. 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. (Collective Response paragraphs 82 - 84)

46. The methodology clearly sets out the approach to purpose 5. The approach is that it is not possible to consistently assess whether the Green Belt designation is directly responsible for brownfield development regenerating built-up areas. The methodology states that purpose 5 can only be effectively considered on a case by case basis if and where a site is being considered for development. Therefore the Green Belt Assessment will not assess parcels against Purpose 5 as part of the Green Belt Assessment process. Such assessment will only be considered if and when

necessary through the formal Local Plan process. To put it another way if the Council were to consider exceptional circumstances for a movement of the Green Belt boundary there would need to be consideration of purpose 5, particularly whether on a site by site basis the increase in land availability would be at the expense of suitable and available brownfield sites. It is agreed that the document does incorrectly state or give the impression in several places that all 5 purposes have been assessed at this stage. As it clear from the methodology this is not the case. As stated the fifth purpose can be accounted for should the Council need to consider exceptional circumstances on a site by site basis.

Strategic Green Belt Areas (Collective Response appendix 3)

47. It is consider appropriate to have looked at the strategic purpose of the Green Belt in Tandridge, i.e. to acknowledge that the Green Belt only exists because it is there to surround London. Without London, which was considered to need a Green Belt to surround it, there would be no Green Belt in Tandridge. In order to have a very high level look at that function the District was looked at in 3 separate areas. No doubt had officers looked at this a single entity it would have been described as too big and too different. It is stated that this, and the use of parcels in the local assessment, does not facilitate an assessment of the role of the wider Green Belt. This is untrue. That result would only occur if you chose to read the assessment of each parcel in isolation rather than reading the outcome as a whole. The evidence base in use in making a Plan stands as a whole. The way the strategic areas have been identified is criticised on apparent the basis that the strategic areas were determined based on their similar characteristics and this has been interpreted as applying character to the assessment. We do not accept that assessing these strategic areas suggests that 'character' is a GB consideration.

Local Green Belt Parcel Assessments (Collective Response appendix 3)

48. Whilst there is much of the parcel assessments that the Collective Response agrees with there are other aspects where there are disagreements of judgement, mainly in the area of the number of purposes a parcel fulfils, cross consideration of parcels and the previously explained lack of assessment of purpose 5. . The consultation was to seek people's views on our assessment – the fact that they take a different view on what to some extent must be a subjective judgement, does not mean that that judgment is fundamentally flawed. The points of disagreement will be taken into consideration as the assessment is refined by looking at the further areas of investigation

The Housing and Economic Land Availability Assessment

49. Paragraph 65 – This paragraph of the response sets out the Government guidance on assessing the suitability of sites or broad locations for development and lists factors that should also be taken into account.

50. In relation to the point about the Government Guidance (known as the Planning Practice Guidance, or PPG), the Council believes that the 2015 HELAA does conform to guidance and that future iterations of the document will be in accordance with that set out in section 3, paragraph 19 of the PPG.

51. Taking each point made in the paragraph 65 of the representation:

- *An assessment of suitability should be guided by the development plan, emerging plan policy and national policy*

52. The Council is replacing its existing development plan (the Core Strategy) with a Local Plan. Though not included within the representation, the quoted PPG paragraph also explains that plan makers need to take account of how up to date the policies are and consider the appropriateness of using the constraints on sites identified by the existing plan.

53. It is considered that as this Local Plan has the ability to change the policies detailed in the Core Strategy, then it should not be confined by such policies unless there is evidence to do so. If the Council was preparing, for instance, a Site Allocations Document, then it would be necessary to consider the policies in a higher order document like a Core Strategy as a Site Allocations document would not have the ability to change strategic policies in a higher order document. As such Council has taken an approach to policy application in the HELAA that reflects the plan making position.

54. In relation to being guided by emerging plan policy, the Local Plan is not at a stage where draft policies had been formed and agreed by the Council and therefore there were no policies in which to guide it. It is considered that the assessment accords with national policy and this is described in more detail below.

- *physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;*

55. The assessments in the HELAA take into account (and will continue to take account as they are refined) relevant limitations that are evidenced and has ruled out or reduced the developable

areas of sites based on such issues as far as they were/are currently known. The process of refining the HELAA will continue as new evidence is produced as will be seen when the Council moves to the sites consultation in October.

- *potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;*

56. The Council has identified relevant landscape and heritage designations when assessing the sites and has ruled out sites based on the AONB designation.

- *appropriateness and likely market attractiveness for the type of development proposed;*

56. The HELAA recognises that the district has high market attractiveness and using the findings of the Viability study assumes that the majority of sites will be financially viable for housing.

- *contribution to regeneration priority areas;*

58. Given the nature of the district, this does not apply to most of the sites though there are sites assessed that the Council wishes to regenerate such as the Oxted Gasholder and the Rose and Young site in Caterham and Lambs/Hobbs Business Parks.

- *environmental/amenity impacts experienced by would be occupiers and neighbouring areas.*

59. The assessments have considered such factors in assessing sites and sites have been ruled out on such grounds. The HELAA will continue to be refined as more evidence is produced.

60. Paragraph 66 and 67 – these paragraphs states that in assessing suitability, the HELAA appears to consider only the on-site physical limitations such as the opportunity for access, site topography, site landscape features and Green Belt designation (although the latter is ignored in assessing suitability). The need to show exceptional circumstances is itself a constraint and so should be included in the assessment. In accordance with Government Guidance this is wholly inadequate – and therefore the HELAA forms an unsound basis for assessing reasonable alternative development options.

61. As shown in the response to paragraph 65, the HELAA has considered multiple factors in its assessment of sites. The Green Belt is not ignored and where sites are in the Green Belt this is recognised. However, as this HELAA is concerned with the production of a new Local Plan which

considers the Green Belt boundaries, this is not a policy designation that would rule out a site at this stage

62. Paragraph 68 – this paragraph criticises the HELAA for not taking account of heritage assets, biodiversity, landscape, green infrastructure, public open space, transport links, proximity of services, access, environmental amenity, and Green Belt

63. The respondent has misunderstood the role of the HELAA and seems to confuse it with the Local Plan itself and the assessment of planning applications. It is the HELAA's role to identify options that could come forward if the site were to be allocated in a Local Plan. It does this by assessing sites against high level factors covered by the bullet points identified in paragraph 65 of their representation, some of which are closely related the NPPF paragraphs identified in paragraph 68 of their response.

64. However, the HELAA is only one part of the evidence base that the Local Plan will take into account. It is for the Council to consider all evidence base documents before finalising its Local Plan. It is for the Council when producing its Plan at Regulation 19 stage to consider all the factors in determining which sites, if any should be allocated and equally provide reasons for which sites should not be allocated. To reiterate, the HELAA is an evidence base not an allocations document or the Local Plan itself. Some of the evidence base documents under production and which will be made public (the Landscape Capacity Assessment, the Green Belt Assessment, the Ecological study, etc.) are being undertaken to reflect the related NPPF paragraphs identified.

65. Paragraph 69 - Unless and until the above assessments of suitability are completed, the HELAA should NOT form the basis for assessing reasonable alternative development options or the long term planning strategy for the area.

66. The respondent does not appear to recognise that the HELAA is an iterative process, whereby sites will be reassessed based on comments provided during the consultation, as well as the completion of evidence base documents and information from site promoters/landowners as the Local Plan develops. Ultimately, the HELAA will continue to provide options for the Local Plan to consider.

Appendix 5 Technical response to comment regarding the Objectively Assessed Housing Need (OAN)

NM STRATEGIC SOLUTIONS LTD

TANDRIDGE LOCAL PLAN: ISSUES RAISED IN CONSULTATIONS WHICH RELATE TO THE ESTIMATE OF OBJECTIVELY ASSESSED NEEDS (OAN)

1. Introduction

- 1.1. This note summarises the points made in consultation on the Tandridge Local Plan which relate to the estimate made of the district's Objectively Assessed Needs for housing (OAN) in the NMSS Report "*The Objectively Assessed Housing Needs of Tandridge*" of September 2015. It also offers a short comment on each point made. The points made are categorised by subject area and the person or organisation raising the issue is indicated.

2. Housing market area

Issue: OAN paper omits the step of defining the HMA and so does not fulfil the requirements of the NPPF or the NPPG. (Appendix 2 to Collective Regulation 18 Representation, paragraph 30)

- 2.1. The NMSS Report on the OAN is just part of the suite of evidence papers that together provide the Strategic Housing Market Assessment (SHMA). There is a separate paper produced by Turley Economics on "Defining the Housing Market Area" of September 2015. This discusses the HMA boundaries in some detail (and is cited in the Collective Representation). This notes that the evidence points towards Tandridge being a functional component of a number of HMAs including Croydon, Reigate and Banstead and Mid Sussex but concludes that, given timeframes to which other authorities are working, it will be necessary for Tandridge District Council to carry out a stand-alone SHMA. It also presents evidence to suggest that the other HMA areas listed regard Tandridge as being a relatively minor part of their HMAs suggesting that there is no great appetite for developing a cross-boundary SHMA. In view of this the decision was taken to produce a standalone estimate of the district's OAN as there was no practical alternative.

Issue: Flows to and from Tandridge come from and go to a wide range of local authorities but Tandridge is neither working jointly with these authorities nor does it appear in the HMAs of these authorities so inward migration from these authorities should not be included in the needs assessment. (Appendix 2 to Collective Regulation 18 Representation, paragraphs 34-46.)

- 2.2. This misunderstands the approach to estimating the objectively assessed housing needs set out in the NPPF and the PPG. Paragraph 159 of the NPPF states that Strategic Housing Market Assessments should,

"....identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period which:

-meets household and population projections, taking account of migration and demographic change;...."

The obligation to take into account migration is not limited to moves within the HMA of which an authority is part nor is it affected by whether or not the areas from which people come from or go to consider the district in question to be part of their HMA.

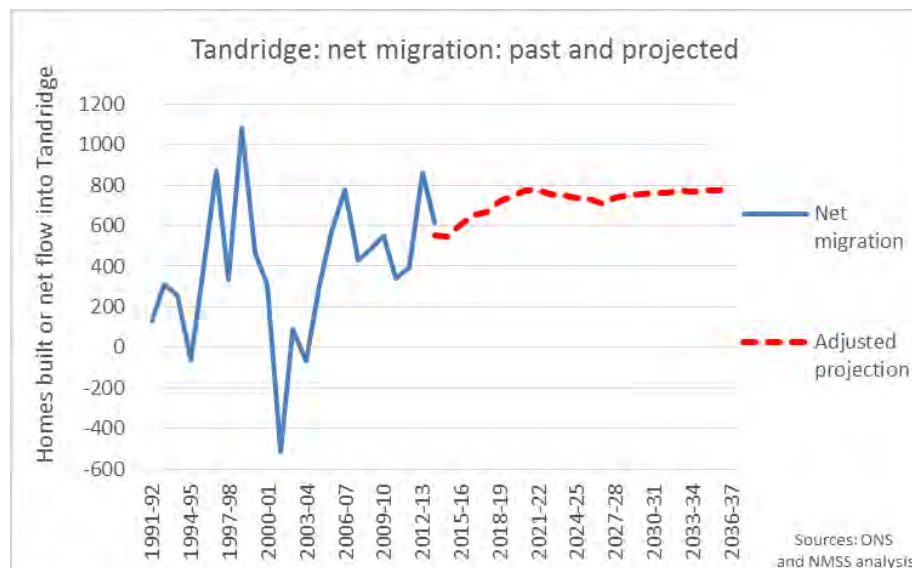
3. Population projections

Issue: Population projection for Tandridge is unrealistically high: Tandridge's population is projected to grow by 17.7% between 2013 and 2033 compared with Surrey's 16.0% and the South East's 14.9%. (Appendix 2 to Collective Regulation 18 Representation, paragraphs 34-46.)

Also:

[The projections] are predicated on a massive increase in population which bears no relationship to past trends of population growth....It is agreed that the demographic projections are overwhelmingly driven by levels of net in-migration... (Oxted and Limpsfield Residents Association quoting Council's barrister at Whyteleafe Road Inquiry.)

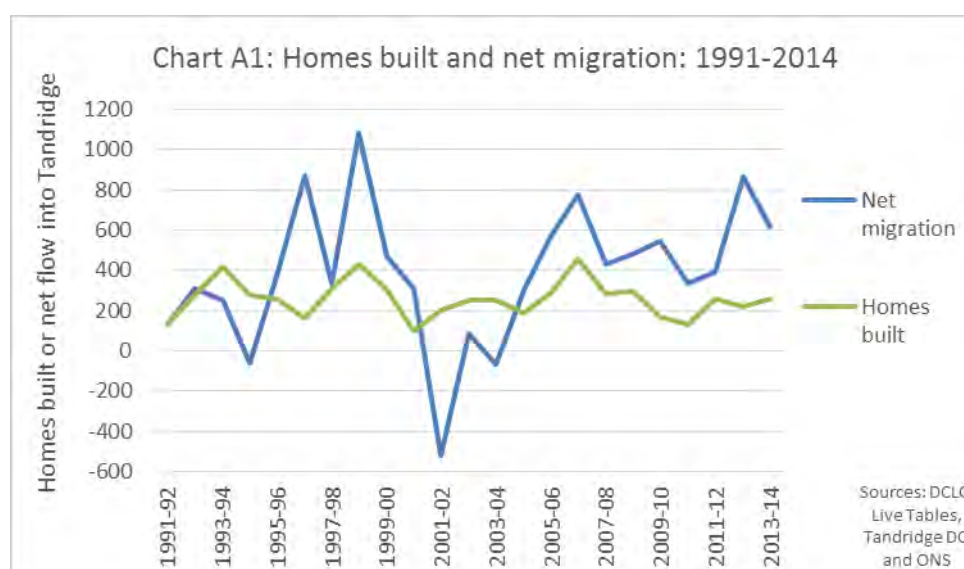
- 3.1. The fact that the projected increase in the population of Tandridge is at a faster rate than Surrey or the South East region does not mean it is too high. The London population is projected to increase faster than Tandridge's – by 22.9% over the same period. Tandridge, of course, abuts the London area.
- 3.2. It should be borne in mind that nearly 70% of the projected population increase is in the aged over 60 age groups – due to a combination of the age profile of the population and the fact that people are living longer. Most of these people will already be living in the district.
- 3.3. Given that birth and death rates are well-evidenced, for Tandridge's projected population increase to be too high the projected net migration into the area would need to be too high. The chart below compares past levels of net migration with those projected. As can be seen, the projection net migration flows are not out of line with those in the past nor do they rise at an unreasonable rate.



Issue: The population projection for Tandridge has been inflated by high levels of housebuilding in the past which cannot be replicated as there are not the sites to accommodate such levels of housebuilding in the future. (Appendix 2 to Collective Regulation 18 Representation, paragraphs 9-21.)

3.4. This issue was dealt with in Annex A to the NMSS Report – pages 51-53. Key points to note are:

- 3.4.1. Whilst the level of house building was high in 2006-07 there have been two other years since 1991 when similar numbers of homes have been built.
- 3.4.2. There have been three years since 1991 when net migration into Tandridge was higher than it was in 2006-07.
- 3.4.3. Rather than net migration in the years around 2006-07 being high, the longer term picture suggests that the big anomaly was the low net flows in the years around 2001-02. See Chart A1 from Page 51 of the NMSS Report:



- 3.4.4. The high net flow in 2006-07 will not have affected the ONS's 2012-based population projections as they use 2007-12 as their trend period for internal migration.
- 3.5. Whether there are sufficient sites to allow house building at the rates seen in the past is not relevant to assessing the OAN: the OAN estimates the need for housing irrespective of whether it is possible or desirable to meet that need. Indeed, there is clear case law to show that the OAN should be unconstrained by any such practical constraints. However, the setting of a housing requirement in a local plan involves a second stage beyond the estimation of the OAN in which the council has to decide whether there are sound practical or policy reasons (consistent with the NPPF) for setting the housing requirement above or below the OAN. It is in the second stage that the Council needs to take into account the likely availability of deliverable sites.

Issue: The effect of the Council's 10-year UK flow adjustment is to lower the baseline need by 20 households. (HBF)

- 3.6. **This is not the case.** Had the NMSS analysis simply replaced the ONS's UK flow projection (based on 2007-12 flows) with a projection based on the 10-year period 2002-12 the effect would have been to reduce the population increase by 530 people and the number of homes needed by 20 homes a year. However, that was only the first adjustment made. The UK flows were then adjusted to reflect the data for the latest 10-year period – 2004-14. This increases the projected population increase so that it is higher than that assumed by the ONS. **The overall impact of the UK flow adjustments is therefore to increase the number of homes needed by 20 homes**

a year compared with the ONS/DCLG projections. (See Table S1 on Page 6. The line labelled “MYE + 2004-14 UK flows” shows the combined effect of the two UK flow adjustments. The housing need figure given in the last column is 460 homes a year, compared with 440 homes a year obtained using the 2012-based ONS projection – as shown in the first row.)

Issue: The Council is assuming lower migration compared with the official projections as a consequence of its adjustments to use a 10 year base period for migration and discounting the UPC by 50%. And: The Council should not adjust for UPC, even at 50%. (HBF)

3.7. **This is not the case.** There are two misunderstandings of NMSS Report in these statements:

3.7.1. The net effect of the re-basing of both internal and international migration flows to reflect the 10-year period 2004-14 is to **increase** the projected population increase from the 14,900 (2013-33) estimated by the ONS to 16,220, an increase of 1320. This increases the number of homes needed by 30 homes a year compared with the figure obtained using the ONS population projection.

3.7.2. Although the NMSS Report discusses the potential impact of adjusting for UPC, **no such adjustment** was included in the final OAN figure. (See paragraph 52 on page 26.)

Issue: It is sensible for the Council to adjust for the 2014 Mid-Year Estimates but it should show the unadulterated 2012 SNPP figure before it makes its adjustment. (HBF)

3.8. This comment is difficult to understand: Tables 2-6 and 8 and 9 all show the figures based on the 2012 SNPP to provide a clear comparison.

Issue: they [NMSS] admit that the data sources on which they have based their trend analysis (i.e. made predications for the future) come mostly from GP registrations and are not of a high quality (i.e. are unreliable). So what allowance do they then make for that unreliability? None it seems. (Chaldon Village Parish Council)

3.9. There are two ways in which account is taken of the uncertainty in the in- and outflows is taken into account:

3.9.1. The impact of using alternative trend periods is investigated – see Table 12 on page 43 of NMSS Report. This shows that the choice of different trend periods for the flows to and from the rest of the UK could result in a homes needed figure of between 425 and 471 homes a year. This is by no means negligible but many authorities are subject to much greater uncertainty.

3.9.2. The ONS adjusts its estimates for all elements of the ‘components of change’ (births, deaths, flows in and out) after each census so that the figures are as consistent with the population change observed between the census as it is possible to make then from the evidence available. There is always a discrepancy which the ONS cannot attribute to any of the components of change (known as Unattributable Population Change) but in Tandridge’s case allowing for this has relatively little impact on the estimate of the number of homes needed so no adjustment has been made.

Issue: They [NMSS] also admit that the recession from 2007 to 12 has had a massive impact on the data which makes forecasting difficult. Incidentally there appears to be

no recognition that another recession over the next 20 years, which is highly possible, would also significantly affect the figure of 472 houses, probably driving it downwards. (Chaldon Village Parish Council)

- 3.10. The NMSS Report is based on flows in the period 2004-14. That period includes both 'boom' years prior to the recession, the recession itself and what evidence there is of the period after the recession. Using such a period as the trend period effectively averages 'boom' and 'bust': the projection is not therefore based on the assumption that the next 20 year will see unrelenting economic growth.

Issue: The report introduces a wonderful concept called the Unattributable Population Change or UPC... The authors at first make an allowance for it of 50%..... Then they decide to forget about it after all, which pushes the estimated population back up by 540 people which means that more houses are required. (Chaldon Village Parish Council)

- 3.11. The term "Unattributable Population Change" (UPC) is one used by the Office for National Statistics: it is not a term devised by NMSS. The ONS give figures for it in their population estimates.
- 3.12. It is true that consideration was given to making an adjustment for UPC but as a 50% adjustment would only change the number of homes needed a year by 4 (see paragraph 105 and Table 14 on page 44) it was decided that no adjustment should be made given the controversy which surrounds UPC adjustments.

Issue: The Council acknowledges that it has an ageing demographic. By planning on the basis of a trend, it would be embedding this tendency into the plan – i.e. the housing stock in the district will increasingly be occupied by elderly households at the expense of the young. (HBF)

- 3.13. It is not entirely clear what the point being made here is. It seems strange to say that if the council plans on the basis of the ageing demographic that is projected it will find that it has an ageing demographic as that is what is likely to happen in any case: it is a fact that the existing population is ageing and that people are living longer. This means that an increasing number of homes will be occupied by older people – very largely in homes which they already occupy. Not taking this into account would result in insufficient homes being available for younger households – who would then lose out.
- 3.14. If the HBF are suggesting that more homes need to be built than suggested by the demographic projections in order to prevent the age profile being increasingly skewed towards older age groups that would amount to a 'policy on' scenario which is not relevant to the OAN but might be considered by the Council in deciding where to set the housing requirement in their plan relative to the OAN

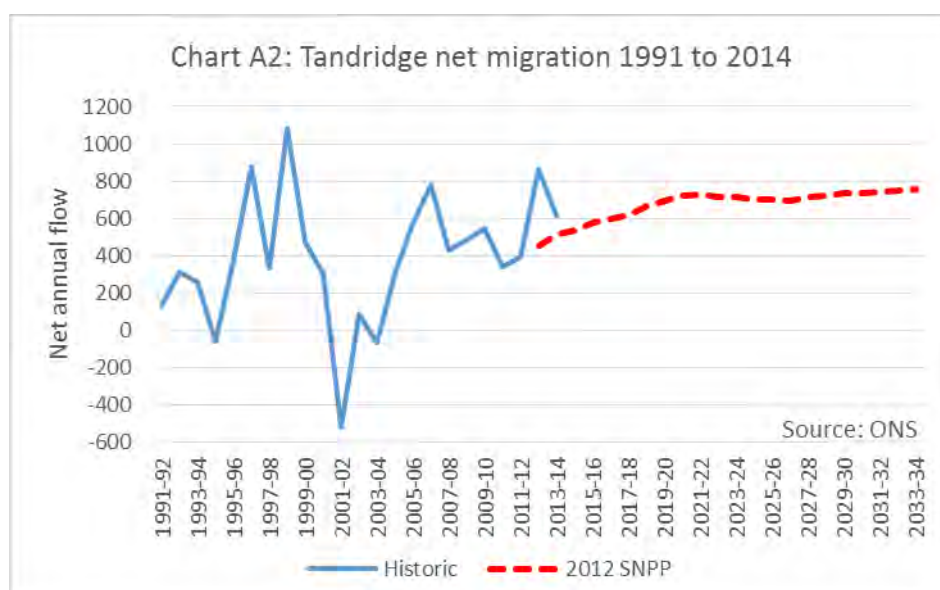
Issue: The main data for the OAN comes from the Office of National Statistics ONS, who say:

"The projections are trend-based, making assumptions about future fertility, mortality and migration levels based on trends in recent estimates, usually over a five-year reference period. They give an indication of what the future population size and age and sex structure might be if recent trends continued. They are not forecasts and take no account of policy nor development aims that have not yet had an impact on observed trends.They are not forecasts" (Mark Fowler)

- 3.15. This is true but the ONS/DCLG projections are the basis which the PPG stipulates should be used as the starting point for estimating an OAN. (The Government is, of course, well aware that the projections are not forecasts but has indicated that they are the best starting point as they are the only official indication of what is likely to happen to population and household numbers at the local level.)

Issue: [The NMSS Report uses]... average international migration flows for the period 2004-14 rather than ONS figures derived from their 2012 national population projections, ... The OAN therefore presumes that the Country's and Tandridge's population will expand in proportion to that experienced over 2004 to 2014. In other words it has been projected from a period of extremely high migration and thus population increase. The danger in this assumption is not recognizing that the UK's borders were opened to the Eastern European accession counties in 2004. So the whole of the base period falls exactly across the period of initial enthusiastic EU immigration (Mark Fowler)

- 3.16. This comment overlooks the fact that the trend period included the deepest and longest recession for more than a generation.
- 3.17. The national picture on the impact of Eastern European accession is of limited relevance to estimating Tandridge's OAN. The chart below shows what happened in the local district. Note also that, whilst there was a recovery from the low/negative net-migration seen in the period 2001-02 to 2003-04, net migration into Tandridge in the trend period 2004-14 was not out of line with the trend seen in the 1990s. It would be wrong to suggest that Eastern European accession had a big local impact.



4. Household formation rates

Issue: Professor Simpson concludes that household formation rates will probably be lower than once projected and carry more uncertainty and the authors note that there has been a significant and irreversible trend downwards, but for some reason predict that this will start increasing again now. They produce a range of figures for no change to a big change in formation rates which result in house numbers of 433 to 482 pa.....and decide to choose 472 houses as the right number as they feel the view that household formation figures will remain low is 'excessively pessimistic'. This is

the most startling example of a purely arbitrary assumption (in the face of expert opinion saying the opposite) pushing up the house building number (Chaldon Village Council).

4.1. This misunderstands both Professor Simpson's advice and the analysis in the NMSS Report:

4.1.1. Professor Simpson is saying that household formation rates will probably be lower than were envisaged in the 2008-based DCLG household projections. He is not saying that they will not increase in the future but that increases are likely to be smaller than previously assumed.

4.1.2. The scenario that is referred to as sounding "excessively pessimistic" is one in which the household formation rate of no group rises above its level in 2011. Given that household formation rates for most groups have consistently increased in recent years this is undoubtedly very pessimistic. It is included in the sensitivity analysis to demonstrate to those who argue that the DCLG 2012-based projections are too pessimistic that there is considerable 'upside' in those projections. (It does this by taking out that 'upside' and showing that the consequence of that is a significant reduction in the number of households formed.)

4.1.3. The suggestion that the choosing "472 houses as the right number" is a "purely arbitrary assumption" misunderstands the analysis in the NMSS Report. That starts with the number of homes a year which the latest DCLG household projections suggest i.e. 440 homes a year. This is in line with the Government's Planning Practice Guidance (PPG) which stipulates that the official projections should be taken as the starting point in assessing the objectively assessed housing needs of an area.

4.1.4. The PPG also says that it may be necessary to adjust the official projections to reflect factors not picked up in the trends used to produce the official projections. This is what the NMSS Report does in adjusting the population projections used in the DCLG household projections to reflect actual flows from the rest of the UK and abroad in the latest 10 year period for which data is available i.e. 2004-14 – leading to the conclusion that 472 homes a year are needed. These are not arbitrary adjustments but updates to reflect the latest evidence of what has actually been happening in the.

Issue: We acknowledge the Council's argument on page 6 of the OAN report that it is no longer necessary to adjust the official projections to account for potential suppression among younger age groups..... and we agree..... that they 'represent a realistic view of likely trends in household formation rates' in the 25-34 age group.....The HBF has sympathy with this viewpoint, but only if the planning authority in question is using the 2012 Household Projection unadjusted as the baseline demographic figure. (HBF)

4.2. It is helpful to note that the HBF accept that the household formation rates in the DCLG 2012-based household projections should be used without adjustment. However, they appear to be under the misapprehension that the adjustments made in the NMSS Report (to the population projections within the DCLG projections) have the effect of reducing the projected increase in households. This is not the case: the unadjusted DCLG household projections would suggest an OAN of 440 homes a year; the adjusted figure on which the OAN is based is 470 – see Table S2 on page 50.

Issue: In its report, the Council has not presented the pure, unadulterated 2012 Household Projection figure. The DCLG Live Table 406, however, shows that between 2013 and 2033 some 9,000 households are projected to form, or 450 dpa. Instead, the Council has converted the 2012 Sub National Population Projections using the same assumptions as the DCLG regarding future headship rates, plus it has added an allowance for second and empty homes (which is common practice). According to the OAN report the SNPP Population Projections would imply that 440 dpa will form. This seems broadly comparable, except it is somewhat on the low side, especially when one would expect that adding a second home/empty allowance would increase the figure marginally above the DCLG baseline. (HBF)

4.3. This is a simple misunderstanding based on a misinterpretation of DCLG Live Table 406.

4.3.1. If you open Live Table 406 it gives household number expressed in thousands of households to the nearest thousand. The figures shown for Tandridge are:

- 2013: 34
- 2033: 43

Subtracting 34 from 43 gives 9, implying an increase of 9000 households. Dividing that by 20 suggests an annual increase of 450 households

4.3.2. However, if you format Live Table 406 to reveal the projections to 3 significant figures the following figures are shown:

- 2013: 34.146
- 2033: 42.651

Subtracting 34.146 from 42.651 gives 8.505, implying an increase of 8505 households. Dividing that by 20 suggests an annual increase of 425 households.

4.3.3. It has been assumed that 3.02% of homes are second or empty homes. (See paragraph 71 and Table 10 on page 33.) To accommodate 425 households you need 438 homes if 3.02% of the extra homes are not used as the main home of a household. This is because 3.02% of 438 is 13 homes and 438 homes minus 13 empty or second homes leaves 425 homes available for occupation by households as their main home.

4.4. From the above it is clear that 440 dpa is the housing need figure implied by the unadulterated DCLG household projection if the unrounded figures are used. This figure appears throughout the NMSS Report.

Issue: In the period 2004-14 the population of Tandridge increased by an average of 663 people a year and that during this period an average of about 250 new homes were built. Dividing 663 by 250, suggests that 2.532 people occupy each new home. Applying that figure to an estimate of the population increase over the Plan period (2013-33) of 15,000 suggests that 5924 homes are needed, as $5924 = 15,000/2.532$. This is 296 homes a year, not the 470 suggested in the NMSS Report. (Cllr Pannett)

4.5. The population increase estimated in the NMSS Report for the OAN scenario is 16,220 over the period 2013-33 (see Table S2 on page 8 of the Report). This equates to 9440 homes (or 470 homes) a year as follows:

- 4.5.1. 16,220 is the (rounded) difference between the number of people projected to be living in Tandridge in 2033 (100,828) and the number in 2013 (84,612)
- 4.5.2. Not everybody who lives in Tandridge lives in a household: some live in what are termed 'communal establishments' such as care homes; boarding schools; prisons etc. The first step in converting a population into households and homes is therefore to subtract those who don't live in households. That leaves us with a 'household population' in 2013 of 82,501 and 97,987 in 2033.
- 4.5.3. These figures for the household population are then multiplied by the estimated household formation rates for 2013 and 2033 i.e. 0.4152 and 0.4430 to give the number of households in these two years. (These household formation rates equate to an average household size of 2.408 in 2013 falling to 2.257 in 2033⁴):
 - 2013: $82,501 \times 0.4152 = 34,255$ households
 - 2033: $97,987 \times 0.4430 = 43,405$ households
- 4.5.4. The difference between the number of households in 2033 and 2031 is 9150. ($43,405 - 34,255 = 9150$.)
- 4.5.5. If 9150 extra households are to be housed additional homes are needed to allow for some homes being empty or used as second homes. Based on historical data, it is assumed that 3.02% of homes are empty or second homes at any one stage i.e. 96.98% are occupied by households as their main home at any one time. If 9150 is 96.98% of the number of extra homes needed, the total number of homes needed is $9150/96.98\% = 9435$ which is rounded to 9440 extra homes or 470 a year.
- 4.6. Another way of looking at this is to say that extra homes are needed both because the average household size is falling and because the population is expected to increase. The consequence of the average household size falling is that a population of the existing size population will occupy more homes because it will be living in smaller sized households:
 - 4.6.1. A household population of 82,501 in 2013 and a household size of 2.4085 implies 34,254 households. ($34,254 = 82,501/2.4085$)
 - 4.6.2. If household population remains unchanged but the average household size falls to 2.2573 the number of households increases to 36,549. ($36,594 = 82,501/2.2573$).
 - 4.6.3. This is an increase of 2294 households without any increase in the household population. ($2294 = 36,549 - 34,254$)
 - 4.6.4. If there is at the same time an increase in the household population from 82,501 in 2013 to 97,987 in 2033 – i.e. an increase of 15,486 that increase results in an extra 6860 household if the average household size is 2.2573 in 2031. ($6,860 = 15,486/2.2573$)

⁴ For example if there are 1000 people with a household formation rate of 0.4152 there would be 415.2 households as $1000 \times 0.4152 = 415.2$. If there are 415.2 households accommodating 1000 people the average household size is $1000 \div 415.2 = 2.408$.)

4.6.5. The total increase in the number of households is therefore $2,294 + 6,860 = 9,154$.

4.6.6. Allowing for 3.02% empty and second homes, 9,154 households need 9439 homes. ($9,439 = 9,154 / (1 - 3.02\%)$). 9439 homes over 20 years equates to 470 homes a year after rounding to the nearest 10.

5. Empty and second homes

Issue: the Council has not explained what percentage figure it has used for the second/empty homes allowance. (HBF)

5.1. The author of this comment has clearly overlooked paragraph 71 and Table 10 of the NMSS Report (both on page 33). These explain that the proportion of empty and second homes is 3.02% and show how that figure has been calculated. The sources used are itemised (with web links) in footnote 21.

Issue: Do people actually have second homes in Tandridge? (Cllr Pannett)

5.2. The information on the number of second homes in the district comes from the Council's own council tax data base. This is compiled with considerable care because of the revenue implications for the council. Table 10 in the NMSS Report (page 33) shows 231 second homes.

6. Market signals

Issue: Whilst the report accepts that affordability levels for market housing in Tandridge are exceptionally high, it concludes that no upward adjustment will be made to the OAN as affordability is not significantly worse than surrounding areas. This approach is not in accordance with National Planning Practice Guidance (NPPG) which is clear that "the more significant the affordability constraints ... and the stronger other indicators of high demand ... the larger the improvement in affordability needed and, therefore, the larger the additional supply response should be" (para. 020, ref ID: 2a-020-20140306). It is not sufficient to simply conclude that housing in Tandridge, whilst unaffordable for many, is no more unaffordable than the majority of surrounding Districts as the whole purpose of the NPPF and NPPG is to improve the affordability of housing in all parts of the country. (Dandra and similar points made by Thakeman on behalf of Berkley Homes.)

6.1. The quote from the PPG is selective. The full paragraph reads:

In areas where an upward adjustment is required, plan makers should set this adjustment at a level that is reasonable. The more significant the affordability constraints (as reflected in rising prices and rents, and worsening affordability ratio) and the stronger other indicators of high demand (e.g. the differential between land prices), the larger the improvement in affordability needed and, therefore, the larger the additional supply response should be.

Note the reference in the first set of brackets to a "worsening affordability ratio". This is important. Certain parts of the country such as central London and areas round London with attractive environments and good commuter links to London (such as Tandridge) are always going to be more expensive than other areas and

are going to have higher prices relative to earnings. It is therefore important to look at changes in prices and affordability ratios.

- 6.2. It also needs to be borne in mind that there are two possible affordability measures: one that compares house prices with incomes earned in the area and one that compares house prices with the earnings of people who live in an area, including those who commute outside the area. For reasons that are not entirely clear, the DCLG affordability ratio is based on incomes earned in the area. That does not reflect the purchasing power of those who live in the area and commute out of it to jobs which are generally higher paid. For somewhere like Tandridge from which large numbers commute to London the difference is significant. As noted in paragraph 79 of the NMSS Report, the analysis by Turleys of market signals shows that the affordability of housing relative to the earnings of those who live in Tandridge has improved slightly since 2002.
- 6.3. The practical implications of the reference to “the larger the additional supply response” should also be considered. The practical reality is that if Tandridge were to increase its housing supply above the level suggested by the OAN the result would not be an improvement in affordability but an increased inflow into the area to fill the additional housing unless there were similar increases in housing supply in the wider housing market area – which for these purposes means a large part of London and the South East. There may, however, be scope for improving the position for those on lower incomes by focussing the new supply on less expensive properties (rather than large executive homes) and maximising the proportion of affordable housing delivered on large sites.

Issue: The Council acknowledges that the cost of housing is a problem especially for younger people. However, in its consideration of market signals, the Council has determined that it is unnecessary to make an adjustment to the demographic projections to increase the supply above these to try and improve affordability. (HBF)

- 6.4. Whilst a specific adjustment has not been made for market signals, as noted in paragraph 80 of the report, the OAN is 7.6% higher than the figure suggested by the unadjusted DCLG projections. If all authorities were to deliver at the level indicated by the latest DCLG projections some 225,000 homes a year would be provided; adding 7.65% to this across all authorities would produce 242,000 homes. That compares with an average of 144,000 net additional homes delivered over the three years 2012-13 to 2014-15. Thus, if all authorities were to deliver at a rate equivalent to that suggested by the Tandridge OAN, housing supply would be boosted very substantially and it would reach levels unprecedented in the recent past. This is the kind of action that is needed to address deteriorating affordability and is what is implied by the NPPF and PPG.
- 6.5. It should be noted that a large uplift above the OAN for Tandridge (even if it were deliverable) would not on its own significantly affect house prices or the affordability ratio in the district: the extra housing would simply be taken up by increased net migration into the area with little impact on prices. Addressing increasing prices requires concerted action in line with the NPPF/PPG across all authorities in the country, particularly those in London and the wider south east. There may, however, be scope for improving the position for those on lower incomes by focussing the new supply on less expensive properties (rather than large executive homes) and maximising the proportion of affordable housing delivered on large sites.

Issue: Paragraph 5.10 of Turley’s conclusions state:

“It is therefore considered reasonable that the Council – in considering housing needs – will need to consider the implications of worsening market signals through an appropriate adjustment to the levels of need implied under demographic growth scenarios.”

Based on the evidence presented by Turley and our own additional analysis, we agree that an upwards adjustment to OAN should be made on the basis of worsening market signals. (Savills for Berkley Homes)

- 6.6. A key issue here is whether market signals should be judged based on absolute levels or changes. The PAS Technical Note is clear that changes are more relevant and on this basis Tandridge only stands out from nearby authorities on house price/earnings affordability. Even there, as Turleys acknowledge, it depends on whether the comparison is made with the earnings of people who work in the area or people who live in the area. The latter is more relevant as it is an indication of how affordable housing is to residents. Given that there are substantial numbers who commute to London and elsewhere, often to higher paid jobs than those available locally, it makes a significant difference if the house price/resident earnings ratio is used to measure affordability. On that basis Turleys note that there has not been a deterioration recently.

7. Affordable housing

Issue: We note that the report does not propose an upward adjustment to OAN to assist with the delivery of affordable housing, despite Tandridge having a substantial need for 440 affordable homes per annum over the next five years. The NPPG is clear that “an increase in the total housing figures included in the Local Plan should be considered where it could help deliver the required number of affordable homes” (para. 029, ref ID: 2a-029-20140306). (Dandra and similar points made by HBF and Thakeman on behalf of Berkley Homes.)

- 7.1. The obligation on a local authority preparing a plan is to **consider** increasing the housing requirement in its plan where to do so would help deliver the required number of affordable homes. There is no obligation to set the housing requirement at a level which would enable the full need for affordable housing to be met (and in many cases the need for affordable housing will be so high that this would not be feasible). This was confirmed by the High Court in July 2015 (See Dove J in Borough Council of King’s Lynn and West Norfolk v Secretary of State [2015] 2464).
- 7.2. There is no official guidance on the factors which should be taken into account in considering whether a housing requirement should be increased for this purpose and, in the absence of guidance, it would be reasonable to assume that the view taken should depend on an assessment of benefits of providing more market and affordable housing compared with any dis-benefits this might have. This inevitably involves qualitative value judgements and must therefore be outside the scope an objective assessment of housing needs.
- 7.3. Think also the argument here is that it is about the figure in the Local Plan. This is different to the figure in the OAN.

- 7.4. This view is confirmed by the second edition of the PAS Technical Note⁵:

*“In summary, it seems logical that affordable need, as defined and measured in paragraphs 22-29 of the PPG, cannot be a component of the OAN. The OAN does have an affordable component – which cannot be measured separately but will normally be much smaller than the affordable need....”*⁶

This reasoning supports the conclusion that:

*“...it seems clear from the PPG and Inspectors’ advice that affordable housing need is a policy consideration that bears on policy targets, rather than a factor that bears on objectively assessed need.”*⁷

- 7.5. On the basis that the uplift, if any, to allow more affordable housing to be delivered is a policy matter to be considered in deciding how the housing requirement in the Tandridge Plan should be set in relation to the OAN, it is outside the scope of the NMSS Report.

8. Homes to support economic growth

Issue: The OAN report concludes that it is unnecessary to increase the supply above the demographic assessment to ensure a sufficiently large labour force (see page 41). We are not convinced..... one of the issues identified by the Council is the shortage of affordable housing for the younger age groups. This also has economic consequences with younger people having to move outside of the district..... it is important to understand that a trend-based projection for the OAN would embed the trend for younger households to be priced-out. This would mean that the economic difficulties observed in the consultation document – where economic growth is suppressed as a consequence of the limited supply of housing – would be entrenched by this emerging plan. (HBF)

- 8.1. Whilst housing conditions will not be easy for younger adults the projected population on which the OAN is based envisages that the number of people in Tandridge in their 20, 30s and 40s will increase over the plan period, albeit by a relatively small proportion. There will also be a sizeable increase in the population of people in their 50s and 60s – which is significant in this context as the economic activity rates of people in these age groups are expected to rise. The question for the OAN is whether these increases are large enough to support the economic growth of the area.
- 8.2. The only way to answer this question in an objective manner is to use an economic model of the type used by Experian which forecasts how the economy of Tandridge will develop within the overall context of the national economy. (The wider context is particularly important for somewhere like Tandridge given the large number of people who commute to London. The size of the resident workforce needed in

⁵ Objectively Assessed Need and Housing Targets Technical advice note, second edition, July 2015. Available at <http://www.pas.gov.uk/documents/332612/6549918/OANupdatedadvicenote/f1bfb748-11fc-4d93-834c-a32c0d2c984d>

⁶ PAS Technical Note, paragraph 9.7

⁷ PAS Technical Note, paragraph 9.3

Tandridge is affected both by the likely increase in employment within the district and in the wider area, which for these purposes has to include London.) As Chart 23 in the NMSS Report shows (page 40), the 16-64 population envisaged in the OAN projection is larger than that suggested by the Experian forecast, indicating that there is not a need to increase the number of homes to support economic growth.

8.3. Insert reference to the Housing and Economic Balancing Paper.

- 8.4. It should also be noted that the mix of housing built will also have an impact on who comes to the area and hence on the workforce available to support economic growth. Ensuring that a larger proportion of homes are smaller and attractive to younger people and families would help to increase the size of the working age population.

Issue: The evidence base shows that there is no genuine economic reason for high levels of inward migration...competition to attract new businesses and employment will only increase in the future because of initiatives currently underway or planned by other nearby local authorities. [Seven such initiatives are listed]. (Collective Regulation 18 Representation)

- 8.5. The size of the resident workforce needed in Tandridge depends not just on the new jobs that are likely to be established in the district but also on the jobs created in surrounding areas (including London) to which people from the district commute. The only objective way to assess the potential need for an increase in the workforce is by using a model such as that produced by Experian which considers the area in the context of the overall national picture – see previous response.
- 8.6. It should also be recognised that moves to take up jobs in Tandridge are only part of the inward migration into the area and not necessarily a large part. Other reasons will include the life style choices of those employed in London who decide to move out to Tandridge for the environmental and other benefits it offers whilst retaining their jobs in London.

9. London

Issue: London is also subject to revised projections as a consequence of the release of the 2012 SNPP plus the 2014 MYE. If London's projected population has increased, but its capacity remains limited, then this is likely to add to the population flows in the south east. In addition to this is the problem of London's unmet housing need which is at least 6,600 dwellings per year (see the inspector's report on the London Plan) and rising as a consequence of a number of London boroughs declaring that they are unable to meet the new London Plan benchmark targets. The combination of these factors is likely to fuel increased inward migration to Tandridge and it may discourage more people (typically younger people) from moving to London. (HBF but similar point made by Thakeman on behalf of Berkley Homes.)

- 9.1. There is considerable uncertainty as to how flows from and to London will develop. However, the NMSS Report was based on the latest available data. Having considered a range of possible approaches, the conclusion reached was that the OAN should be set based on actual flows for the period 2004-14 – the latest 10-year period for which data is available. This takes into account both flows immediately before the economic downturn and flows in the years afterwards. Part of the reason for adopting this approach was that an approach based on the 5-year period before

the downturn (i.e. 2002-07) gave virtually the same result, suggesting that a full return to the pre-downturn situation would not result in a very different conclusion.

Issue: The overall unmet need arising from neighbouring authorities and the wider region is substantial, and the combination of these deficits is likely to fuel increased inward migration to Tandridge District over the plan-period and result in worsening affordability. [Specific mention is made of Crawley, Brighton and Hove, and London.] (Thakeman on behalf of Berkley Homes.)

- 9.2. Part of the reason for using 2004-14 as the trend period for flows to and from the rest of the UK and abroad is that that period takes some account of actual flows post-recession and the impact that under-supply in neighbouring areas may or may not have had on flow patterns. It is difficult to make more specific provision in the absence of evidenced requests from neighbouring authorities for helping in meeting their unmet need.

10. Alleged lack of sensitivity testing

Issue: With regards to the assessment and the conclusions that are reached, there would appear to have been no use made of well-known and usually used statistical concepts such as hypothesise testing, confidence intervals, cyclical behaviour, dependent and independent variables, etc. Rather the assessment and forecasting seems to be based on 'lets draw a rising straight line that sort of fits some of the previous data'. To produce a single point estimate of 470 houses a year with no consideration of the confidence of that guess or producing a range with a 95% confidence interval is breath-taking. (Chaldon Village Council)

- 10.1. As recommended by the Planning Practice Guidance, the projections used are based on the population projections produced by the ONS and the household projections produced by DCLG. These are based on methodologies that have been developed over successive projections over many years and which take account of the weaknesses in the source data (which the ONS have invested considerable resources in addressing). It is not correct to suggest that the approach is 'let's draw a rising straight line that sort of fits some of the previous data'.
- 10.2. The approach used in the NMSS Report is to build on the careful work done by the ONS and DCLG by exploring the consequences of plausible variations to the main assumptions in their projections. Paragraphs 94-117 of the NMSS Report (42-47) present the results of this work. They include the results from six population sensitivities which suggest OAN figures ranging from 425 to 472 homes a year and nine household formation rate sensitivities which range from 433 to 508 homes a year. Together these sensitivity tests cover most of the alternative scenarios commonly discussed at local plan examinations. They give a good indication of the uncertainty which is inevitable in estimating an OAN.

Issue: They [NMSS] admit that the figure of 472 is based on a series of their judgements and not any objective rationale and refuse to consider how it is that they are so out of step with everyone else. Maybe their judgements are wrong? (Chaldon Village Parish Council)

- 10.3. The fact that judgements need to be made does not mean that the analysis is not objective: in many areas of life there is not a 'single right answer' and judgements need to be made on the available evidence. The purpose of the sensitivity analysis section in the NMSS Report is to give an indication of what the implications would

have been had the various judgments been called differently. The fact that the range of results produced is not large indicates that uncertainties are not large in Tandridge's case.

11. Distinction between need and demand

Issue: There is no consideration of the opposing concepts of need as described in the excellent Planning Advisory Service's document 'Objectively Assessed Need and Housing Targets'. The fundamental differences between 'need as aspiration' and 'need as demand' have been ignored.

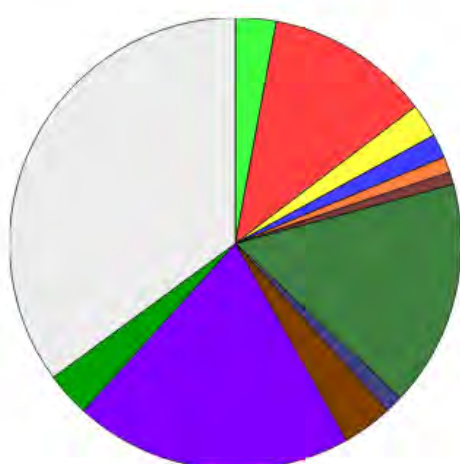
- 11.1. The author of the NMSS Report is very familiar with the PAS Technical Note referred to, references it repeatedly in the report and has worked closely with its author. However, a report such as the NMSS Report is not the place for a discussion of alternative interpretations of 'need' or criticism of the authors of the NPPF and PPG for the way in which they use the term. Instead the report focusses on estimating the OAN using the approach indicated by the NPPF and PPG on the basis that they set out Government policy. This means that the OAN estimate is based on what is likely happen based on past trends i.e. it is an estimate of likely effective demand – demand backed by money (which could be either that of the person seeking to buy or rent a home or that of a housing association or local authority). As such the OAN is, as the name suggests, an objective estimate of need. It is a separate and subsequent question whether the Tandridge Plan should seek to meet the need identified in the OAN in full. That step involves the consideration of wider practical and policy issues - but should be carried out in a manner consistent with the NPPF.

Appendix 6 Statistical summaries⁸

Responses to: The People – issues, objectives, vision and alternative delivery approaches

Question 1 -Tick which box is most applicable to response

Question 1 -Tick which box is most applicable to response



	% Total
Economy and Tourism	2.92%
Housing	11.74%
Town Centres / Retails and Leisure	2.40%
Health and Wellbeing	1.70%
Design and Safety	1.12%
Climate Change	0.90%
Natural Environment	16.18%
Heritage	1.30%
Flooding	3.56%
Infrastructure	19.92%
Other	3.18%
[No Response]	35.08%
Total	100.00%

Total number of comments received for Q1 - 2242

⁸ Please note: The inclusion of 'no response' is for the purposes of demonstrating how successful the question was in attracting comments and is used to assist the Council in determining how best to ask questions in future.

Question 2 - Tick which box is most applicable to response

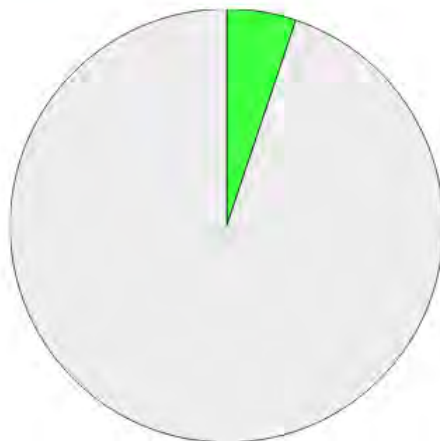
Question 2 - Tick which box is most applicable to response



	% Total
Objective 1	0.80%
Objective 2	0.55%
Objective 3	0.51%
Objective 4	0.39%
Objective 5	1.01%
Objective 6	0.59%
Objective 7	0.76%
Objective 8	0.76%
Objective 9	0.39%
Objective 10	0.57%
Objective 11	0.41%
Objective 12	0.89%
Objective 13	0.75%
Objective 14	0.83%
Objective 15	0.85%
Other	1.86%
[No Response]	88.07%
Total	100.00%

Total number of comments received for Q2 – 227

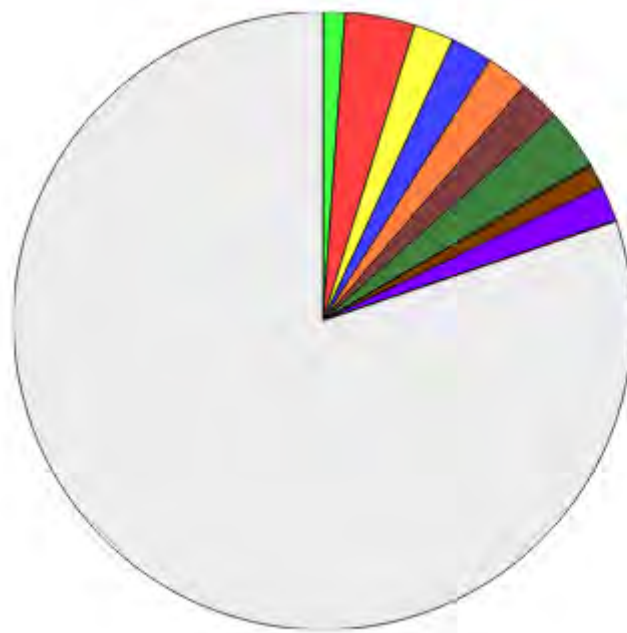
Question 3



	% Total
■ [Responses]	5.16%
■ [No Response]	94.84%
Total	100.00%

Total number of comments received for Q3 – 268

Question 4 - Tick which box is most applicable to response

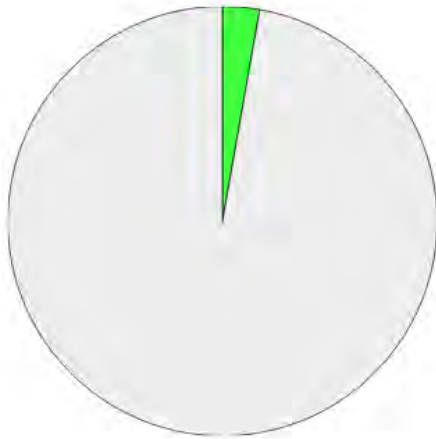


Delivery Strategy Approach 1	1.15%
Delivery Strategy Approach 2a	3.64%
Delivery Strategy Approach 2b	2.11%
Delivery Strategy Approach 3	2.15%
Delivery Strategy Approach 4	2.23%
Delivery Strategy Approach 5	2.16%
Delivery Strategy Approach 6	3.14%
All Delivery Strategies	1.28%
Other (Not relevant to the strategies)	1.93%
No response	80.21%

Total 100%

Total number of comments received for Q4 - 527

Question 5



	% Total
■ [Responses]	2.78%
■ [No Response]	97.22%
Total	100.00%

Total Number of comments received on Q5 – 144

Responses to: The Place – Policy Approaches

Approach 1 - Economy and Tourism



	% Total
Approach 1, A	0.15%
Approach 1, B	0.17%
Approach 1, C	0.46%
Approach 1, D	0.15%
[No Response]	99.06%
Total	100.00%

Approaches 2 and 3 provided no alternative options upon which to comment.

Approach 4 - Town Centres / Retail and Leisure



	% Total
Approach 4, A	0.02%
Approach 4, B	0.08%
Approach 4, C	0.46%
[No Response]	99.44%
Total	100.00%

Approach 5 - Health and Wellbeing



	% Total
■ Approach 5, A	0.06%
■ Approach 5, B	0.25%
■ Approach 5, C	0.40%
■ [No Response]	99.29%
Total	100.00%

Approach 6 - Design and Safety



	% Total
■ Approach 6, A	0.12%
■ Approach 6, B	0.15%
■ Approach 6, C	0.46%
■ Approach 6, D	0.38%
■ [No Response]	98.89%
Total	100.00%

Approach 7 - Environmental Design



	% Total
Approach 7, A	0.08%
Approach 7, B	0.13%
Approach 7, C	0.29%
Approach 7, D	0.23%
Approach 7, E	0.13%
[No Response]	99.14%
Total	100.00%

Approach 8 - Landscape



	% Total
Approach 8, A	0.08%
Approach 8, B	0.19%
Approach 8, C	0.23%
Approach 8, D	0.37%
[No Response]	99.13%
Total	100.00%

Approach 9 - Biodiversity and Geodiversity



	% Total
■ Approach 9, A	0.08%
■ Apporach 9, C	0.21%
■ Approach 9, B	0.31%
■ [No Response]	99.40%
Total	100.00%

Approach 10 provided no alternative options upon which to comment.

Approach 11 - Heritage



	% Total
■ Approach 11, A	0.17%
■ Approach 11, B	0.08%
■ Approach 11, C	0.13%
■ Approach 11, D	0.23%
■ [No Response]	99.38%
Total	100.00%

Approaches 12,13 and 14 provided no alternative options upon which to comment.

Approach 15 - Aviation



	% Total
Approach 15, A	0.06%
Approach 15, B	0.10%
Approach 16, C	0.13%
Approach 15, D	0.38%
[No Response]	99.33%
Total	100.00%

Question 6



	% Total
[Responses]	34.25%
[No Response]	65.75%
Total	100.00%

Total Number of comments received on Q6 - 1777

