1. Introduction

1. This hearing statement submitted by Impact Planning Services Limited on behalf of Knightwood Trust Farms Ltd (KTF), develops the case made at the submission plan (Regulation 19) stage in light of the Inspector’s questions on this matter and issue. The representation reference is 1185198.

2. Questions 3.1 to 3.3 are the most relevant to the submission on this issue made by KTF.

2. Statement

   **Issue: Is the spatial strategy and settlement hierarchy as set out in Policies TLP01, TLP06, TLP07, TLP08 and TLP09 justified as the most appropriate strategy and is it based on robust evidence?**

3. The first question on this issue is **3.1 Have all realistic options for the distribution of development within the District been identified and considered robustly in the formulation of the Plan?**  The response to this yes so far as the quantum of housing in the Local Plan is concerned. The Plan complies with paragraphs 52 and 55 of the Framework.

4. The choice of location for the Garden Community is beneficial given the geographic and social characteristics of the District as highlighted in the ‘Surrey Children Schools & Families – Local Profile Tandridge 2018’. This reinforces the strategy in the Plan and the need to retain such an approach. Should there be additional land required to accommodate further identified housing need, the choice of additional sites should be guided to the area around South Godstone.

5. **Question 3.2 Is the proposed distribution of housing and other development supported by the Sustainability Appraisal, and will it lead to the most appropriate pattern of housing growth?** Yes, as explained above and the pattern proposed can be continued, should there be a need for more development. This will enable new developments to make the best use of infrastructure as currently exists and as it will be enhanced by the Garden Community.

6. **Question 3.3 Is the distribution of new homes between the Tiers of settlements and proposed garden community justified and how has it been established?** This is based upon the settlement hierarchy (SBC8 and the Addendum SBC1). The rationale for the Garden Community is covered in the other hearing statements submitted by KTF. It is important to note that the TLP will change this hierarchy if additional housing is required close to the
Garden Community with the settlement(s) affected quite likely to move up the hierarchy. Additional sites should be located in areas which will benefit the most from the new Garden Community. This will minimise the need to commute long distances to access the new services and facilities that the Garden Community is delivering. Additional development in the settlements close to South Godstone will also be able to assist in the provisional and delivery of infrastructure around South Godstone.