Dear Mr Banks

Examination into the Tandridge District Local Plan

Position Statement from Land Logic (Godstone) Ltd, to Supplement Representations made to Local Plan Chapters 33 & 34 and Local Plan Policy SGC01, relating to the South Godstone Garden Community

Further to discussions held between my client and Planning Officers at Tandridge District Council, I have been instructed by my client to write to you with a Position Statement to supplement my client’s representations made at the Reg. 19 Stage to Chapters 33 and 34 and Policy SGC01 of the Local Plan, relating to the proposed South Godstone Garden Community.

My client’s representations to the Reg. 19 Local Plan include a Vision Document for the Garden Community, enclosed herewith for completeness. My client now holds a signed Promotion Agreement over the land edged in red on the plan also enclosed herewith; and the Inspector should note that the landowners who are party to this Promotion Agreement benefit from a land value equalisation arrangement. A copy of the Land Promotion Agreement has been shared with Planning Officers at Tandridge District Council.

Should circumstances require, my client will also cooperate with other landowners and/or their representatives who are promoting other land within the Area of Search for the Garden Community, to deliver the proposal set out in the enclosed Vision Document. As such, my client is co-operating with Knightwood Trust Farms and their representatives, who are promoting land between Miles Lane, New Road and Tandridge Lane, to the north of the railway line at South Godstone.

My client is also in negotiations with landowners elsewhere within the Area of Search for the Garden Community, who have indicated their willingness to sign Promotion Agreements when the Local Plan’s Garden Community proposal at South Godstone has been endorsed by the Inspector.

With regard to the Vision Document enclosed herewith, my client’s representations to the Reg. 19 Local Plan confirm that Land Logic (Godstone) Ltd is able to deliver a Garden Community comprising *inter alia* 4,000 dwellings to the north of the railway line at South Godstone, within the Area of Search for the Garden Community set out on page 246 of the Reg. 19 Local Plan and in accordance with the Reg. 19 Local Plan’s Vision, Principles and Objectives and Policy SGC01. My client has been working with Planning Officers at Tandridge District Council and other stakeholders and at the District Council’s request, has commissioned consultants to prepare a suite of technical documents to
demonstrate that the proposal outlined in the Vision Document enclosed herewith is deliverable. This suite of technical documents has been shared with Planning Officers at Tandridge District Council and comprises the following:

1. A Vision Document, Revision D, as enclosed herewith;
2. A Concept Plan ref. 17157/SK01G;
3. A Capacity Study Diagram ref. 17157/SK11D;
4. A Phasing Diagram ref. 17157/SK12C;
5. A Landscape & Visual Appraisal ref. LLD1435/LPL/REP/001;
6. A Public Transport Appraisal;
7. A Traffic Impact Assessment, supplemented by additional commentary regarding options to upgrade the A22/A264 Copthorne Road junction (the Felbridge junction); and
8. An A22 Western Relief Road Feasibility Appraisal.

The Inspector should also note that in January 2019, Tandridge District Council prepared a draft Statement of Delivery relating to the Garden Community. Land Logic (Godstone) Ltd are on record as agreeing to this document.

There are no technical, financial, legal or land ownership constraints that would limit or prevent Land Logic (Godstone) Ltd from delivering its proposal for a Garden Community to the north of the railway line at South Godstone. Indeed, technical and financial appraisals prepared by consultants acting for Land Logic (Godstone) Ltd have been shared with the District Council; and conclude that the proposal for a Garden Village, as set out in the Vision Document enclosed herewith, is viable and can be delivered in accordance with the Reg. 19 Local Plan’s Vision, Principles and Objectives for a Garden Community at South Godstone and an Area Action Plan (AAP) for the same. As such, Land Logic (Godstone) Ltd supports and endorses the District Council’s wish to form a Working Party and Community Liaison Group to facilitate the orderly and timely delivery of a Garden Community at South Godstone - it is very important that the Garden Community is delivered with the involvement and support of community stakeholders, as well as with the involvement of Officers and elected Members of the District and County Councils and the Parish Council.

Land Logic (Godstone) Ltd will work with the Garden Village’s Working Party and Community Liaison Group to ensure that the key benefits and key elements of the Garden Community’s infrastructure can be delivered as early as possible, so far as is practicable and financially viable. Furthermore, and should circumstances require, Land Logic (Godstone) Ltd will also cooperate with other landowners and/or their representatives who are promoting other land within the Area of Search for the Garden Community. My client is also in negotiations with landowners elsewhere within the Area of Search for the Garden Community, who have indicated their willingness to sign Promotion Agreements when the Local Plan’s Garden Community proposal at South Godstone has been endorsed by the Inspector.

Accordingly, Land Logic (Godstone) Ltd supports Reg. 19 Local Plan Policy SGC01 and the Vision, Principles and Objectives for a Garden Community at South Godstone; and in partnership with District Council Officers and Members, other key stakeholders and local residents as required, looks forward to delivering the proposal set out in the Vision Document enclosed herewith.

I would be grateful if you could pass this Position Statement and its enclosures to the Inspector for his consideration. Please contact me if the Inspector has any queries or requires further information and I will do my best to assist.

Yours sincerely
for MatPlan Limited

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Encs.

Copy: Mr T Martin, Land Logic (Godstone) Ltd