RESPONSE PREPARED ON BEHALF OF NUTFIELD GREEN PARK FOR THE TANDRIDGE DISTRICT COUNCIL EXAMINATION OF ‘OUR LOCAL PLAN: 2033’

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HOUSING SITE YIELDS

ID8
1. Housing Site Yields

1.1 The fundamental objective of the Local Plan is to provide certainty for local people and developers about the location of a sufficient supply of homes for future development to meet the identified need.

1.2 That objective cannot be achieved without ensuring that allocated sites will be able to fulfil their potential by a thorough appraisal of each site at the plan making stage. Tandridge District Council’s suggestion that this important task should only be carried out at a much later stage in the planning process and its resistance to providing early evidence for the yields of each site is a flawed approach that could leave the plan vulnerable to challenge. The figures must have substance and be more than just notional.

1.3 The Council need to be able to demonstrate that they have considered all realistic options for meeting the OAN within Tandridge and that should start with certainty about the number of homes each allocated site is able to yield. Even if the additional homes in the Potential Alternative Trajectory Yield Assumptions table (TED17) are included they only identify a potential of another 459 units which would contribute a total of 6,515 homes in the current proposed plan. That is still a substantial shortfall of 1,445 against even the modest 7,960 homes required as set out in the document Updating the Objectively Assessed Housing Needs of Tandridge (HNS5), let alone any other projected figures that could be employed. The higher yields make an insufficient contribution to ensuring that a five year land supply is secured.

1.4 While it is desirable that each site makes efficient use of land and optimises residential density, that increase in homes needs to be underpinned by some certainty rather than just applying figures in an unstructured way. There is no evidence that appropriate Sustainability Appraisals have been carried out. If there are reasons, as yet unexplored, that sites cannot yield the identified housing, the Council, unfortunately, have no reserve position because of the significant shortfall in its plan as currently submitted and therefore risk exacerbating an already difficult situation.

1.5 Preferably the Council should review all available and deliverable sites, like Nutfield Green Park, in order to meet the OAN, as well as the housing yields for already identified sites. It would be very much in the Council’s interests to explore this critical issue in a thorough and diligent manner and they should be encouraged to do so as a Main Modification.