Dear Mr Lewis,

TANDRIDGE DISTRICT COUNCIL ‘OUR LOCAL PLAN’ 2033 – INSPECTOR LED CONSULTATIONS TED17 (ALLOCATED HOUSING YIELDS) AND TED23 (SCHOOL PROVISION IN WARLINGHAM)

LAND AT RED LANE, OXTED SITE ALLOCATION HSG13

On behalf of our client, Ashill, CBRE is instructed to submit representations in response to the Inspector Led Consultations TED17 and TED23. As the Inspector will be aware, HSG13 encompasses land owned by Surrey County Council and Ashill.

TED17 – Allocated Housing Yields

We endorse the proposed Main Modification to the Plan to ensure that all housing allocation figures are quoted as minimum figures.

With respect to the figures that are included for individual sites the Council notes that its assumptions are ‘deliberately cautious.’

Evidence of this cautious approach is evident at Appendix 1 of TED17. In respect of Appendix 1 this assumes a developable area of 1.68 hectares (2.8 hectare site area) for HSG13 thus applying a significant reduction to the developable area. A more realistic assumption of the developable area of the site following detailed investigative work is 2 hectares (which remains cautious). If this was substituted into Appendix 1 on the basis of 35 DPH this would result in circa 70 units on site.

Whilst we appreciate the need for an element of caution in site allocations, as above, it is important that this is not underplayed to the extent that it results in misleading figures for the purpose of housing trajectories. This is a particular important issue in Tandridge given the extent of Green Belt land and
the need to ensure that those sites that are being released through exceptional circumstances make a significant contribution to housing delivery as a result of release.

TED23 – School Provision in Warlingham

Whilst we note that the principal focus of this consultation is Warlingham, the response by the Council refers to site HSG13 and thus clarification is provided here as part of the response.

As stated through the Statement of Common Ground Surrey County Council (Education and Infrastructure) have confirmed that the need for an additional 1FE of primary provision in the Oxted and Limpsfield area can be catered for by an expansion of existing facilities in the Oxted and Limpsfield area on existing sites (Hurst Green Infant School and St Peter’s Church of England Junior School). The need for the 1FE expansion includes the yields derived from housing developments in the plan, including HSG13.

Paragraph 3.10 (Document SDTC6) clearly states ‘SCC cannot commit to the provision of an all through primary school as part of this site (Holland Junior School) identified as a ‘Strategic Opportunity’ in the Local Plan.’

As the body responsible for school place planning, the representations of Surrey County Council are of upmost significance.

As per our previous representations, the reference to a ‘strategic opportunity’ should be removed from Policy HSG13 through the Main Modifications process as it is not justified by available evidence.

We trust that these comments are useful in responding to your focused consultation on these matters.

Yours faithfully

ADAM KINDRED
ASSOCIATE DIRECTOR

cc. Steve Forman, Ashill