Local Plan: Garden Villages Consultation (Regulation 18)
14 August 2017 to 9 October 2017
Foreword

In this consultation we are considering four possible locations for a garden village. This type of development is a major part of our preferred strategy for the future delivery of housing.

A garden village is a once in a generation opportunity to provide the new affordable homes we desperately need and which will enable young people to be able to afford to live and remain in our district.

The district is 94% Green Belt and we will only need to release around 1% to develop a Garden Village. This approach will allow us to prevent a scattergun approach to development and reduce pressure on existing built up areas, while enabling us to protect the rest of our Green Belt. The Council is committed to only amending the Green Belt boundary in locations where its purposes are not served, where the community benefit is evident and where exceptional circumstances are demonstrated.

A garden village will allow us to deliver a desirable, modern and sustainable development. We want to create a cohesive community which makes the most of innovation and technology to create a community led development where people are proud to live.

It will provide a mix of types and sizes of homes, including substantial amounts of affordable housing and lower cost market housing, homes for older people looking to downsize, life time homes and assisted living.

It will enable us to seek infrastructure improvements, which will benefit not only the new community, but everyone across the area. This will include new primary and secondary schools, new health care facilities, improvements to road networks, local services and facilities and open spaces for recreation delivered by the developer for the benefit of the area.

Please do take this chance to get involved, have your say and help us shape the future of our district together.

This district is a place I love and have lived in for almost 30 years, so I am truly committed to creating a vibrant place future generations will want to live, work and visit.

Councillor Martin Fisher
Leader of the Council
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## 1 The Context

### The Local Plan: Garden Villages Consultation

1.1 The Local Plan: Garden Villages Consultation document is being presented at an early stage (Regulation 18) in the plan making process and should be viewed with the following in mind in terms of what this document does and what it does not do.

<table>
<thead>
<tr>
<th>What this document does</th>
<th>What this document does not do</th>
</tr>
</thead>
<tbody>
<tr>
<td>The document does set out the vision, principles and objectives for a garden village within the district of Tandridge.</td>
<td>This document does not seek to consider, identify or allocate a specific location, but presents a range of options for one that is able to accommodate a Garden Village.</td>
</tr>
<tr>
<td>The document does present potential locations for a large scale development based on garden village principles, which are being considered through the plan making process.</td>
<td>The document does not alter the Green Belt boundary and does not make recommendations about where the Green Belt boundary should be altered.</td>
</tr>
<tr>
<td>The document does show how evidence is being applied to the consideration of locations.</td>
<td>The document does not provide material on locations that are no longer being considered for a garden village on the basis of available evidence.</td>
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<tr>
<td>The document does identify locations that are still subject to consideration against further evidence.</td>
<td>The document does not replace or override any planning policies, which are set out in the adopted Core Strategy or Detailed Policies DPD's.</td>
</tr>
<tr>
<td>The document is a focused consultation on the garden village and does provide further opportunity to comment on the garden village locations for the Local Plan before a preferred location is determined.</td>
<td>The document and this consultation do not replace the earlier consultations on the Issues and Approaches document and Sites Consultation. This consultation adds to the information already gained from earlier engagement; and is in addition to it. All information from all three consultations will be considered in the plan-making process going forward.</td>
</tr>
<tr>
<td>This consultation does add to the information already gained from earlier engagement.</td>
<td>This document does not include information regarding any other sites being considered as part of the wider Local Plan and that would be within or on the edge of existing tier 1 and 2 settlements.</td>
</tr>
<tr>
<td>This document does show how ongoing discussions have been had with neighbouring authorities and statutory bodies on the garden village proposals.</td>
<td>This document does not set out site boundaries for the garden village. In the Local Plan, a broad location will be allocated and the detail deferred to another development plan document called an Area Action Plan.</td>
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The Context

Our Local Plan

1.2 Tandridge District Council ("the Council") is preparing a Local Plan which will set out a development strategy for the district up to 2033. A Local Plan provides the opportunity for the district to build on its existing strengths while also addressing identified challenges by guiding the delivery of homes, providing for employment and setting policies which enhance the natural and historic environment. To achieve this, our Local Plan will allocate sites for housing and employment, identify a broad location for a garden village and set out policies to be used in the assessment of planning applications. The emerging Local Plan is being prepared for the wider benefit of all residents by making significant improvements to infrastructure, including those that already live here and those that may move to the area in future.

1.3 A crucial stage in the development of our Local Plan is the opportunity for those who have an interest in the district to have their say through consultation. This enables the Council to consider the views of the community, stakeholders and all interested parties in the preparation of a Local Plan.

1.4 The Council has already carried out two Local Plan consultations; the Issues and Approaches 2015 and Sites Consultation 2016. The Local Plan: Garden Villages Consultation is the third opportunity to comment on the options for the Local Plan and what it should include. This consultation is being carried out in accordance with Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012 between 14 August and 9 October 2017.

Why is the Local Plan being prepared?

1.5 The starting point for the preparation of the Local Plan is government policy and legislation and a plan must conform with these first and foremost. The main thrust of national policy is to ensure that sustainable development is achieved across the country and that each Local Authority plays its part in increasing the supply of housing\(^1\).

1.6 The key message which runs through the heart of the National Planning Policy Framework (NPPF) is the presumption in favour of sustainable development and Local Plans are the key to delivering this. Paragraph 14 of the NPPF stipulates that Local Plans should meet objectively assessed needs (including housing and employment) unless there are any adverse impacts that significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

1.7 Sustainable development balances economic, social and environmental considerations, as much as is practicably possible, while determining how best to provide the homes, jobs and infrastructure, which are needed. This Garden Villages Consultation is a focused consultation setting out information on one part of the preferred strategy to meet these considerations.

District Portrait

1.8 Tandridge District is predominantly rural, with high quality landscapes and a rich heritage and is justifiably valued for these qualities, making it a desirable place to live. It is also a district with a growing population, shrinking household sizes and an ageing demographic - all of which impact on the supply, affordability and availability of homes - and the Council must find a way to balance the needs of current and future communities with environmental and physical constraints in a sympathetic, effective and sustainable way.

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\(^1\) National Planning Policy Framework (2012), Paragraph 47
1.9 Previous engagement with the community made it clear that infrastructure is a significant concern for many and the predominant trend of piecemeal development in the district has not contributed to the infrastructure in a way that actively planned development can. Issues relating to roads, trains, access to GP care, school places and flooding are just a few examples of infrastructure which you told us about and something the Local Plan will need to address in a proportionate and appropriate way. One way it can do this is by encouraging investment in the area through house building which will generate the funding necessary to support infrastructure and could attract financial subsidy from government bodies.

1.10 Tandridge district has one of the lowest levels of GDP (gross domestic product) in Surrey and is an area that has been significantly affected by the government’s permitted development rules (PDR). Since 2013, when PDR was introduced, Tandridge has seen a year-on-year reduction in office floorspace reflecting the considerable number of units converted to residential uses and office floorspace has fallen by 4,000 sq m, which equates to a 7% reduction of the district’s total.

1.11 With this in mind, and on reflection of wider employment uses, in order to improve our economic prosperity we have to ensure that steps are taken to provide increased opportunities for residents and businesses who want to remain local and to retain our skills and jobs within the district as far as is practicably possible. This also includes recognising and adapting to the change in working practices that can limit the need for commuting and the way in which our town and rural centres can remain viable and successful in providing for local communities. All of these aspects can be a consideration for the Local Plan, and the policies which will be set out in it must identify ways to benefit the local economy and prevent its decline by ensuring that local employment opportunities are promoted.

1.12 The Local Plan is not just about the physical development of homes, infrastructure and employment premises, but an opportunity to put in place policies which safeguard the best performing parts of the environment for the future. As an evidence-led process, the Local Plan which will be submitted for examination to the Planning Inspectorate will have full regard to up to date assessments of landscape, ecology and the need for open and recreational spaces.

1.13 With all of this in mind, the Council, on 16 March 2017, adopted a Preferred Strategy against which to prepare its Local Plan. Part of that strategy included a commitment to identify and allocate a suitable location for a garden village development. Two key advantages of this approach are that funding and investment could be maximised given that larger developments can secure investment and improvements easier, and that it can also concentrate the majority of development in one place, preventing a large amount of development being scattered across the district and reduces pressure on existing built up areas.

1.14 Whilst the previous public consultation on the sites being considered (2) through the process did make reference to the prospect of a new settlement, it pre-dated the Council’s formal decision on the Preferred Strategy for the Local Plan. We now feel it is appropriate to ask for your further input, specifically on the potential locations for the garden village and it is also an opportunity to share with you the further information and evidence that has been gathered. Please note that no decision regarding a preferred location on the garden village has been made at this stage and no decision will be made until after this formal public consultation has taken place.

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2 Local Plan: Sites Consultation (2016)
What has happened so far?

1.15 Since commencing the preparation of the Local Plan, the Council has carried out two Local Plan consultations:

- **Local Plan: Issues and Approaches** (December 2015 to February 2016)
- **Local Plan: Sites Consultation** (November to December 2016)

1.16 Both of these consultations sought your views on the ways in which we could address future development needs and what the plan could include. Both of these consultations were also carried out under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012 and your feedback so far will continue to assist the Council in preparing its Local Plan and the final content of the document to be submitted for examination.

1.17 To date, Local Plan consultations have sought your views on a variety of factors including: issues to be considered and responded to through the plan, the individual sites being assessed through the process and also how development could be spatially distributed in the district, whilst achieving varying levels of growth.

1.18 With specific relation to this Garden Villages Consultation, in 2015, the Council consulted on its Issues and Approaches document which included a range of alternative scenarios for how development might be accommodated across the district. One of the scenarios considered, known as Approach 6, was the concept of a new or extended settlement, of a scale capable of being self-sustaining by containing and providing development and infrastructure to support itself. The results of that consultation made it apparent that people wanted to understand more about this approach before being able to make a proper judgement. Another approach considered was Approach 3 that was to focus development towards urban settlements.

1.19 Since the Issues and Approaches consultation, the Council has carried out further consideration of Approach 6 and explored, at high level, a range of broad locations where a new or extended settlement could be accommodated. Building on Approach 6, the Sites Consultation document (2016) sought your
views on two locations where a new or extended settlement could be accommodated in light of the evidence that was available at the time; these were Blindley Heath and South Godstone. Through the Sites Consultation, the other sites that could form part of Approach 3 were also considered.

1.20 Taking account of community views in response to the previous two consultations and on reflection of Government policy and the continued evidence gathering process, members of the Council’s Planning Policy Committee, on 16 March 2017, agreed the Preferred Strategy to help guide our approach in developing the Local Plan. Whilst the Preferred Strategy does not set out in detail where new development will take place, it does outline in general terms the areas which will be considered for development and the approach to infrastructure, economic development and the natural environment. In summary the strategy is as follows:

**Local Plan Preferred Strategy**

The Local Plan will provide much needed homes and infrastructure by delivering a strategic development which accords with the principals of a Garden Village for the long-term, and to focus development to our urban and semi-rural service centres for the shorter term, whilst also supporting our Neighbourhood Plans.

The Green Belt boundary would only be amended in locations where the Green Belt purposes are not served, and where exceptional circumstances are demonstrated.

1.21 The Preferred Strategy is an infrastructure led approach that ensures new development is capable of delivering not just homes but also infrastructure improvements, including transport improvements, new open spaces and play spaces. The strategy is one that will benefit the existing and future population throughout the plan period as a result of the large scale improvements that will be delivered including wider transport enhancements, schools, healthcare and employment provision.

1.22 The preferred strategy sets out a hybrid approach to meeting our development needs that combines and marries up two distinct delivery strategy approaches initially explored through Issues and Approaches consultation, Approach 3, which was to allocate land within and on the edge of our urban and semi-rural service settlements (Tier1 and 2 settlements); and Approach 6, which considered a new or extended settlement. In addition the strategy appropriately recognises the important role played by Neighbourhood Planning and seeks to ensure the support of those areas that wish to pursue a Neighbourhood Plan and identify land through that process. More information is set out in the Councils Preferred Strategy paper of March 2017.

1.23 By preparing a Local Plan which delivers development through a combination of a new Garden Village and some development of our urban (3) and semi-rural service settlements (4), we can provide much needed homes and the services needed, while protecting the distinctive nature of the district and limiting Green Belt release.

1.24 Since the Preferred Strategy is in place to guide the Local Plan process going forward, there is greater certainty that a Garden Village will accommodate a proportion of the overall quantum of development for the future and the Council has carried out further work to identify and develop reasonable alternatives for where it may be located. Before preparing the draft Local Plan that will set out the vision, principles and objectives as well as identify the location of a Garden Village it is essential that the Council

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3 Caterham on the Hill, Caterham Valley, Hurst Green, Limpsfield, Oxted, Warlingham and Whyteleafe
4 Godstone, Lingfield, Smallfield
continue to be transparent in its plan-making and present all potential locations that are being considered within the context of the evidence that we have gathered and provide you with the opportunity to have your say on the garden village proposals.

**How does this consultation fit into the Local Plan process?**

1. **Local Plan: Issues and Approaches**  
   (December 2015 to February 2016)

2. **Local Plan: Sites Consultation**  
   (November to December 2016)

3. **Local Plan: Garden Villages Consultation**  
   (August to October 2017)

- Consultation on the draft Local Plan (Proposed Submission Stage)
- Submission to the Planning Inspectorate for Examination
- Independent Examination
- Adoption
1.25 This Garden Villages Consultation is a focused consultation, which invites your comments and views specifically on the proposed vision, principles and objectives for the Garden Village as well as the locations that are being considered for identification in our Local Plan. The other sites forming part of the Council’s delivery strategy in relation to the edge of settlement sites in the urban and semi-rural service centres will be set out in the next consultation document.

1.26 The Garden Villages Consultation presents the locations that are considered to have potential to accommodate a Garden Village with associated infrastructure in light of the evidence that has been gathered. This includes landscape and ecology findings, flood risk evidence as well deliverability and infrastructure considerations that are fundamental in bringing forward strategic, large-scale development successfully and sustainably.

How have the vision, principles and objectives been derived?

1.27 Building on garden city principles set out by the Town and Country Planning Association (TCPA), which are supported by the Government’s Locally Led Garden Villages, Towns and Cities prospectus, and undertaking a visioning exercise, we set out a vision, principles and objectives for what the garden village should achieve.

How have the locations subject to consultation been arrived at?

1.28 We started looking at the overriding constraints within the district such as the Areas of Outstanding Natural Beauty and areas of high flood risk, etc, to determine 22 potential locations where large scale development could be accommodated. We then prepared a SWOT analysis, which identified a shortlist of ten broad locations. These ten locations were then subjected to a further SWOT Analysis (5), Sustainability Appraisal and landscape assessment. The ten broad locations were also subject to the Housing and Economic Land Availability Assessment (HELAA) to determine whether the locations were suitable and available for large scale development(6).

5 Spatial Approaches Topic Paper 2016 and its Update in 2017
1.29 Whilst all evidence based considerations have informed our understanding of the broad locations, we have applied the landscape evidence in determining the locations that are subject to consultation as part of this Garden Villages consultation. The approach is reflective of the likely significant impact that large-scale strategic development would have on the district's high quality landscape, and the landscape impact is a key suitability factor employed in HELAA broad location assessments. Broad locations which are determined to result in unmitigatable and detrimental landscape and visual impacts on the wider landscape are no longer being considered for a garden village.

1.30 Both Blindley Heath and South Godstone were previously identified through the landscape evidence as locations where substantial new development may be accommodated within well-defined landscape boundaries and we included and sought your views on these two options in light of all available evidence as part of the Sites Consultation 2016. Further, we invited you to let us know about any further potential broad locations that may be suitable to accommodate large-scale strategic development that we should consider.

1.31 As such, three new submissions that could accommodate large-scale development akin to the scale for a garden village were put forward to the Council for consideration. These locations were land at Chaldon, Alderstead and Tollsworth Farm, Land west of Edenbridge and Redhill Aerodrome, giving the Council five broad locations to assess as set out in the Council’s Preferred Strategy (March 2017). We then subjected the locations to the same methodology and assessment, explained above, as the previous broad locations in 2016.
1.32 The locations that, based on the information available at this stage, the Council's evidence suggests could be suitable for a garden village and capable of accommodating large-scale development that would deliver notable infrastructure and community benefit, without significant impacts on the wider landscape, are subject to consultation as part of this Garden Villages Consultation:

- Blindley Heath
- Land west of Edenbridge
- Redhill Aerodrome; and
- South Godstone

1.33 Following the findings of the further evidence base work, Land at Chaldon, Alderstead and Tollsworth Farm has not been considered as a reasonable alternative for a garden village. This is explained in more detail in the Spatial Approaches Topic Paper 2017.

1.34 The four locations subject to consultation comprise our refined shortlist for potential identification in the draft Local Plan based on the information available at this point in time. It must be noted that the assessment of broad locations is an iterative process. The preferred location of a garden village will be identified in the Local Plan as a broad location, and the detailed matters and site boundaries will be deferred to a subsequent development plan document, known as an Area Action Plan.

Why does the consultation focus on broad locations rather than sites?

1.35 The identification and delivery of a garden village is a complex matter and, as acknowledged by the overall strategy for the Local Plan, is considered as being able to contribute to the latter years of the plan period. The details and specific matters of the Garden Village are not something that can be, nor should they be, quickly determined. Garden Village proposals must be subject to rigorous scrutiny, infrastructure modelling and challenge from the outset to ensure that the scheme that is ultimately delivered is well thought out, providing places, not just spaces, and will require new services and facilities to be provided ahead of, and alongside the homes and employment spaces. Whilst the Local Plan will establish the principle of development in a broad location, it will not assign a specific development boundary within which the development will take place or set out design matters or layout. The maps included within the document are indicative of the general area that is being considered but do not define the precise boundary of land that could be developed if that location were to be selected.

1.36 The Area Action Plan will include further Green Belt considerations, landscape matters, overall design and infrastructure requirements that will inform the master planning of the garden village. An Area Action Plan is a Local Plan document that is area-specific in scope and will need to be prepared in a similar manner to the Local Plan, including formal public consultation and examination by a Planning Inspector, before it can come into effect. Once again, your input will be key to the way forward with the Garden Village and we will want your input in shaping the garden village with formal consultation being undertaken as part of the Area Action Plan process. The timetable for preparing the Area Action Plan will be set out in the review of the Local Development Scheme following the outcome of the Garden Village Consultation.

How the Council works with its neighbours (Duty to Cooperate)

1.37 Public bodies have a duty to cooperate on planning issues that cross administrative boundaries, particularly those which relate to strategic priorities. Strategic priorities include the homes and jobs needed and the provision of infrastructure. The Council is required to work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly coordinated and clearly reflected in individual Local Plans. The Council has adopted a Duty to Cooperate Framework Scoping
The Context

Statement which sets out the strategic matters we need to discuss with other local councils and bodies. In addition, the Council has updated its Duty to Cooperate Statement Update (August 2017) to reflect the further steps taken in preparation of the Local Plan: Garden Villages Consultation.

1.38 Given that two of the four locations; Land west of Edenbridge and Redhill Aerodrome, being considered in this document straddle administrative boundaries with other authorities, collaborative and ongoing discussions will be essential at all levels from planning officers, to the Chief Executive and Leader of the Council, and this has already begun. It will be essential for the Council to demonstrate to the Planning Inspector that all of our reasonable alternatives have been considered, including those which would require joint delivery.

1.39 The Council under the duty to co-operate are engaging with councils and other statutory bodies in relation to each individual potential location, and also regularly meets with neighbouring authorities to discuss strategic matters. When considering potential locations that cross administrative boundaries, an allocation would need to be made in both councils’ Local Plans.

1.40 Whilst the other two potential locations; South Godstone and Blindley Heath, are entirely within Tandridge district, large scale development would have implications for the A22 and therefore the duty to cooperate applies to those affected authorities that have a relationship with the strategic road network.

1.41 The Duty to Cooperate Statement Update (August 2017) sets out the stages of plan making in Reigate and Banstead Borough and Sevenoaks District Council’s. It also sets out in detail the actions taken under the duty to co-operate in relation to the potential locations considered in this consultation.

Next Steps

1.42 The next stage of the plan making process is to prepare our draft Local Plan. We will carefully consider the comments received in response to this consultation, along with those from previous consultations before a draft Local Plan is prepared. The draft Local Plan will include strategic policies for development, identify site allocations and a preferred location for a Garden Village. We anticipate consulting on our draft Local Plan in 2018.

1.43 Once a garden village location is identified in the Local Plan, the preparation of an Area Action Plan can commence to define the Garden Village boundary, set site specific policies and consider the detailed planning of the garden village. This will include extensive engagement with local communities in accordance with the Council’s Statement of Community Involvement.

1.44 The Local Plan will be based upon the comprehensive consideration of all evidence based studies and technical assessments and evidence based documents should not be considered in isolation.
2 How can I have my say?

Have your say on the Local Plan: Garden Villages Consultation

<table>
<thead>
<tr>
<th>This consultation closes at:</th>
<th>Summary: we are seeking your views on the potential locations which are being considered to create a modern and sustainable garden village development. No decisions have been made and now is the time to get involved.</th>
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<tbody>
<tr>
<td>5pm on Monday 9 October 2017</td>
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What is the Council seeking views on?

2.1 This consultation focuses on four possible locations for a new garden village and we are seeking your views to understand what the garden village should look like, where it should be located and how it should function as a place.

2.2 If you have already made comments about Blindley Heath and/or South Godstone through the Local Plan: Sites Consultation, these are already registered and will inform the draft Local Plan (Regulation 19 stage) in 2018. Nonetheless, we would welcome your views on these potential locations, where these have changed in light of the further detail and evidence presented through this consultation.

2.3 The Council is inviting comments on the Local Plan: Garden Villages Consultation from **9am on Monday 14 August** to **5pm on Monday 9 October 2017**.

2.4 Comments need to be made in writing, by filling in the online questionnaire using the Council’s [online consultation portal](http://consult.tandridge.gov.uk/portal/planning_policy/). You will need to log in or register to submit your comments this way. If you are unable to comment online, you can e-mail your comment to us at [localplan@tandridge.gov.uk](mailto:localplan@tandridge.gov.uk) or write to us. Comments must be received by the close of consultation or they will not be taken into account.

2.5 Check the Council’s [website](http://www.tandridge.gov.uk/localplan) for full details of the consultation and how to take part.

Where can I view the consultation material?

View it online

2.6 The Local Plan: Garden Villages Consultation document and associated technical studies can be viewed on the Council’s [website](http://www.tandridge.gov.uk/localplan) (www.tandridge.gov.uk/localplan) as a downloadable PDF, and on the Council's [consultation portal](http://consult.tandridge.gov.uk/portal/planning_policy/).

2.7 If you have previously submitted comments to the Local Plan process, you will already have a username and password for the online system and these should be used to access your online account and submit your comments. If you are unsure of your log in details, you can find these out via the 'forgotten password' and 'forgotten username' function on the portal.
How can I have my say?

**View it as a hard copy**

2.8 Hard copies of the documents can be viewed at the Council offices:

Tandridge District Council  
8 Station Road East  
Oxted  
Surrey  
RH8 0BT

2.9 Copies of the documents are also available during the consultation period in each of the libraries in the district, as well as in Edenbridge Library in Sevenoaks District and Horley Library and Redhill Library in Reigate and Banstead Borough.

**Obtain a hard copy**

2.10 Copies of the Local Plan: Garden Villages Consultation, and other related documents can be obtained by e-mailing the Council at localplan@tandridge.gov.uk, or calling 01883 732990. Please note a fee for the documents may be chargeable and the cost of documents can be viewed on the Council's website.

2.11 All documents are available for you to print from home, directly from the Council's website.

**View it in person**

2.12 Drop into any of our public exhibition events where staff will be on hand to answer your questions.

<table>
<thead>
<tr>
<th>Venue</th>
<th>Date</th>
<th>Time</th>
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</table>
| Nutfield Village Hall, Mid Street, South Nutfield  
RH1 4JJ                                   | Tuesday 22 August | 3.30pm to 8pm |
| Douglas Brunton Centre, 25 Chaldon Road,  
Caterham CR3 5PG                           | Wednesday 30 August | 3.30pm to 8pm |
| South Godstone Sports and Community  
Association Hall, The Pavilion, Lagham Road,  
South Godstone RH9 8HN                     | Tuesday 5 September | 3.30pm to 8pm |
| Lingfield Primary School, Vicarage Road,  
Lingfield RH7 6HA                           | Friday 8 September | 3.30pm to 8pm |
| St John’s Church Hall, Eastbourne Road,  
Blindley Heath RH7 6JR                      | Thursday 14 September | 3.30pm to 7.30pm |
Alternative formats

2.13 If you would like this document or other consultation material in a different format, such as large print or a different language, please contact us by phoning 01883 732990 or e-mailing localplan@tandridge.gov.uk.

Can I have my say if I live outside the district?

2.14 If you live outside Tandridge district you can still comment on this consultation. However, this consultation is being run by Tandridge District Council, and therefore all comments should be directed to Tandridge District Council, and not Reigate and Banstead Borough or Sevenoaks District Councils.
3 Vision, Principles and Objectives for a new Garden Village

3.1 To ensure the Garden Village delivers what the Council will expect from the development in terms of design, infrastructure provision and facilities, it is important to establish and set out our requirements against which any proposal will be considered. This section sets out a Vision to be achieved, the Principles that the delivery of the Garden Village should follow, and the Objectives that the overall development should set out to meet. The Council has been cognisant of the Town and Country Planning Associations Garden City Principles in arriving at these parameters which will be essential to the the eventual master planning that will take place and underpin the Area Action Plan that will be prepared for the Garden Village.

3.2 We want to hear your thoughts on whether the Vision, Principles and Objectives capture what the Garden Village should deliver and whether you have any recommendations as to how these parameters might change.

Vision

To deliver a desirable, modern and sustainable garden village which makes the most of innovation to create a community led development in which people are proud to live, work and visit.

Principles

The key principles of the garden village underpin the objectives to be set and the policies that will secure the delivery of a garden village to be proud of:

- Maximising on land value capture to deliver a well-serviced, balanced and attractive garden village which is of benefit to the community
- Genuinely affordable social and market lifetime homes for a mixed and thriving community that respond to the needs of families, children and older generations alike
- Engendering community pride through the stewardship and ownership of land, assets and facilities to ensure their management and maintenance for the long-term
- Development that responds to the surrounding landscape character, provides access to multi-functional open spaces and the countryside using integrated green and blue infrastructure
- Sociable neighbourhoods with walkable access to services, facilities and recreation assets
- Local employment opportunities that are within easy commuting distance of homes
- A community which is self-sustaining and resilient to changing climates, flooding and other challenges of modern living
- Embracing technological advancements and innovation to encourage resource efficiency
- Creating places and spaces to the highest and most efficient design standards
- To support the well-being of residents and create healthy communities with opportunities for local food production and exercise
- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.
Objective 1

Housing and Employment

To provide efficient, affordable and accessible living and working environments which are well served by supporting infrastructure and facilities such as shops, public transport, and schools. The development will provide opportunities for modern, healthy and independent living for those just starting out, small and growing families and those wishing to downsize through a mix of types and sized properties.

Objective 2

Governance

To facilitate ownership of community assets and ensure the involvement and leadership of those residents and businesses that want to play an active role in guiding and supporting their village. To assist the community in being resilient to emergencies and other challenges that modern living and climate change could cause and limit the need to be dependent of other areas for assistance.

Objective 3

Land capture and Investment Objective

To maximise on the critical mass and scale of the development and ensure that the long-term investment and support for the garden village community is an integral part of its development from inception, for the long-term and beyond. This will be done by scrutinising and exploring land value capture, establishing financial assistance where available and other funding opportunities.

Objective 4

Design and Quality Objective

The garden village will enable the new community of the settlement to thrive and be proud of its own distinct identity and character. To assist with this, homes, spaces and facilities will be delivered to the highest standards, embracing both traditional and more modern designs. The garden village will take advantage of its scale to be innovative in providing low-carbon, energy efficient and high-quality buildings which accord with modern living habits and in response to environmental threats of flooding and changing climates. Energy supply and utilities will be provided by the main grid, but also via more sustainable and self-generating technologies which will assist in protecting our environment and mitigating against rising energy costs.
Objective 5

Landscape and Green Infrastructure Objective

The setting of the garden village will be designed to limit its impact in the wider environment and complement the character of the surrounding landscape. The layout and design of the village will respond to and be guided by the wider features of the area, i.e. land relief, water courses etc. and utilise such features to enhance identity and character. Landscaping will flow through the design of the village using green and blue (water) corridors, biodiversity enhancements, open spaces, allotments and soft-landscaping and planting which can be enjoyed by the community, enhancing access to the natural environment and encouraging wellbeing.

Objective 6

A Social Community Objective

To provide community assets, including village halls, recreational spaces, pubs, local shops, takeaways, restaurants, etc. that can be self-funded and managed through a number of different initiatives including Community Right to Buy, Community Land in Trusts, voluntary arrangements, land stewardship models, Conservation Land Trusts (to preserve natural habitats).

Objective 7

Sustainable Transport and Infrastructure Objective

To provide an integrated network of roads and public transport, services and facilities to enable the garden village to sustain itself in advance of occupancy and linking up to the wider strategic transport network. Whilst access to wider service centres elsewhere will be supported via public transport, cycle paths, footpaths and roads; provisions to the village, such as schools, health services and retail, will limit the need to commute and travel unnecessarily. The garden village will also respond to modern transport technologies with charging points for electric cars provided and roads and streets laid out to demand safety for pedestrians and road users, alike.
4.1 This chapter sets out the four locations that evidence gathered so far indicate could be considered as locations in the district where a new garden village could be accommodated.

4.2 The four locations being considered as part of this consultation are:

- Blindley Heath
- Edenbridge - Land west of Edenbridge
- Redhill Aerodrome
- South Godstone

4.3 The primary purpose of a garden village is that it is a sustainable self-sufficient new settlement. As such, each garden village will be required to provide:

- New homes (a range of size and types)
- Affordable homes
- A settlement heart or hub
- Retail floor space
- Employment floor space
- New primary and secondary schools
- Health care facilities
- Community facilities
- New open space and recreation facilities
- Infrastructure mitigation and improvements, including road and highway improvements.

4.4 The information gathered suggests all four areas have the potential to accommodate a strategic scale of development ranging from 3,000 to 8000 homes\(^{(7)}\), supporting infrastructure and open space, as well as retail and employment provision. Due to the large amount of land needed to support this approach, it is accepted that these options would alter the landscape and setting of existing settlements.

4.5 Evidence will continue to be gathered to further inform this approach and support the chosen location, including the delivery plan for necessary infrastructure, viability testing as well as comments received through this consultation and previous rounds of consultation.

4.6 There are key features and uses that are a prerequisite for a garden village. However, each potential location is geographically different and has the opportunity to help meet the needs of the area.

4.7 Through the collection of evidence to date and engagement with site promoters, information has been compiled for each of the four potential garden village locations.

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\(^{(7)}\) It should be noted that two potential locations (Redhill Aerodrome and land west of Edenbridge) also fall within neighbouring local authorities and therefore, not all the potential new homes and other uses stated would be in Tandridge district.
Potential Garden Village Locations

Key
- Potential Garden Village location
- Flood Zone 3 (high risk)
- Flood Zone 2 (medium risk)
- Area of Outstanding Natural Beauty (AONB)
- AONB candidate area
- Green Belt
- Conservation Area
- Local authority boundary
### Blindley Heath

#### Location Details

<table>
<thead>
<tr>
<th>Address:</th>
<th>Land at Blindley Heath</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Associated HELAA Ref:</strong></td>
<td>BHE 007, BHE 009, BHE 010, BHE 013, BHE 014, BHE 015, BHE 017, BHE 018, BHE 019, ENA 26</td>
</tr>
<tr>
<td><strong>Ward:</strong></td>
<td>Godstone, Oxted North and Tandridge, Burstow, Home and Outwood</td>
</tr>
<tr>
<td><strong>Parish:</strong></td>
<td>Godstone, Tandridge, Home</td>
</tr>
</tbody>
</table>

#### Description of location

The [Settlement Hierarchy](#) (2015) identifies Blindley Heath as a rural settlement (Tier 3) with basic services, including one local shop (which is located within the petrol station), community facilities, recreational facilities and bus services. Educational services are limited to a private children's nursery and there is no GP surgery in the settlement. Service provision is limited and residents frequently drive to larger towns to access a broader range of facilities. The nearest train station is located at South...
Godstone (Godstone Station) to the north where direct travel to London is possible but infrequent throughout the day; a change at Redhill is usually needed to join the Brighton mainline to increase route access.

Main road access is via the A22 which runs through the centre of Blindley Heath which provides links to the M25 in the north and East Grinstead in the south. This location is mainly made up of the existing settlement of Blindley Heath; open fields with established hedgerow separating them; the Ray Brook, and some areas of woodland.

### HELAA information:

**Size of land submitted for consideration:** 196ha

**Anticipated commencement:** 6-10 years from the point of Local Plan adoption.

**Approximate build out rate per annum:** 150-300 dwellings

### What is being proposed by the site promoter/landowner (including yield, infrastructure etc)

To provide an idea of what a Garden Village at this location could provide/secure, the following information has been taken from documentation and draft master planning provided by the promoter(s). It should be noted that these are not commitments, and are included for indicative purposes and if selected as the preferred location would be subject to extensive scrutiny and consideration through an Area Action Plan:

- Approximately 3,100 homes (market and affordable) at 40dph
- Provision of a ‘through school’ comprising pre-school, primary, secondary and sixth form
- GP practice
- 8 -12 retail units and a small supermarket (i.e. Sainsbury's Local)
- Additional employment space (office)
- Provision of green infrastructure, including public open space, allotments and sports pitches (approximately 53% of the land)
- A large park enhanced for wildlife conservation
- Sustainable Urban Drainage Systems for flood mitigation
- Improvements to existing bus services and the provision of a community bus service to Godstone Station
- Improvements to the A22 corridor
- Promotion of walking and cycle movement
## Evidence & Technical Assessment

<table>
<thead>
<tr>
<th>Landscape Capacity</th>
<th>High Potential</th>
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<tbody>
<tr>
<td></td>
<td>The high ground to the north and north-west, together with the substantial blocks of woodland on the south facing slopes, provide a substantial and robust landscape feature which could form the basis of a new settlement boundary for future development. The land form also provides physical and visual separation to Anglefield Corner.</td>
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<tr>
<td></td>
<td>There are no landscape designations such as AONB etc, on the central landscape character area. It is well contained in the wider landscape, by high ground to the north and woodland and an established hedgerow network to the west and south. The relatively intact internal landscape structure, to the central area, could form a basis for the structuring of land parcels for residential and open space land uses. Retention of the internal landscape structure would limit the impact of the scale of development anticipated.</td>
</tr>
<tr>
<td></td>
<td>Further expansion in the longer term would be inappropriate in the surrounding landscape to the west and south due to flood plain limitations and the scale and sensitivity of the local landscape. Land to the north is elevated and exposed and not appropriate for development in the context of the settlement pattern of Blindley Heath and its wider setting. Limited expansion to the east, beyond the A22 and as far east as Tandridge Lane could be accommodated without undue visual impact on the wider landscape.</td>
</tr>
<tr>
<td></td>
<td>Key characteristics of the landscape should be maintained where possible.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Ecology</th>
<th>Ecological Constraints</th>
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</thead>
<tbody>
<tr>
<td>Blindley Heath SSSI is located south east of this potential location. The potential location lies within the Impact Risk Zone for the SSSI and Natural England would require to be consulted on proposals for a new garden village. It is anticipated their primary concern would be to protect the SSSI from adverse effects arising from increased recreational activity, and possible hydrological or air quality changes arising from construction and increased traffic.</td>
<td></td>
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<tr>
<td>The majority of the potential location consists of arable and pasture grasslands, separated by a strong network of hedges, linked to ancient woodlands, notably Blue Anchor Wood SNCI, Byers Wood potential SNCI and, further north, Hangdog Wood potential SNCI. These woodland and hedgerow interests would require creation of buffer zones and sensitive residential design to maximise retention of hedgerows and replacement of their network value (in areas where loss is inevitable).</td>
<td></td>
</tr>
<tr>
<td>The Ray Brook and its floodplain are located in the southern most area of this potential location.</td>
<td></td>
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</tbody>
</table>
There are few records of protected species within this potential location, but great crested newts are recorded in the wider landscape, and bat roost records are known from the built-up areas of Blindley Heath. There is a possibility that dormice are present in the areas of ancient woodland.

**Ecological Opportunities**

The Ray Brook has an extensive floodplain (Flood Zone 2) and this is shown as a Surrey Biodiversity Opportunity Area (BOA). It is also connected to Blindley Heath SSSI and Local Nature Reserve (LNR). Within the potential location, this BOA has currently relatively low ecological value, so it could form the green infrastructure for the new garden village, including creation of wetland and woodland habitats, allowing for recreational opportunities to a) minimise the need/desire to access Blindley Heath SSSI, and b) alongside the nearby LNR, allow opportunities for contact with nature.

**Green Belt**

As part of the Council’s Preferred Strategy, development is to be delivered through a combination of a new garden village and some limited development of our urban and semi-rural areas.

Paragraph 85 of the **NPPF** sets out that “When defining [Green Belt] boundaries, local planning authorities should:

- ensure consistency with the [Local Plan Strategy](#) for meeting identified requirements for sustainable development;
- not include land which it is unnecessary to keep permanently open;
- where necessary, identify in their plans areas of ‘safeguarded land’ between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
- make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;
- satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and
- define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.”

With the approval of a new garden village in the preferred strategy the premise for looking at broad locations within the Green Belt has been established. However, it is still important to ensure in accordance with paragraph 83 of the NPPF that ‘exceptional circumstances’ exist before any alterations to Green Belt boundaries are made. As such, the Council will prepare an exceptional circumstances paper to assist in the preferred garden village location and in the preparation of the Area Action Plan.
## Heritage

Whilst there are no Conservation Areas within this potential Garden Village location, part of the location is an Area of High Archaeological Potential. There are also a number of listed buildings within and surrounding the area, and areas of Ancient Woodland to the north west, and south of the potential location. The setting of these assets needs detailed consideration. The extent of land necessary for development would need to be appropriate having regard to the heritage constraints.

## Flood Risk and Implications

The Ray Brook, a tributary of the River Eden, runs in a broadly easterly direction across the potential location, before meeting the Eden Brook.

Due to the presence of watercourses, some areas of the potential location are within flood zones 2 and 3 (medium and high risk), however, the potential location is predominantly within flood zone 1 (low risk). As a new garden village would exceed 1 hectare, a full Flood Risk Assessment would be required to accompany development proposals, to ensure that they do not increase flood risk within the new development or elsewhere.

Whilst flood risk is a significant planning consideration, the existence of a watercourse within a potential development area provides considerable opportunities for landscape features, habitats and biodiversity. It also provides a potential recreational feature in terms of leisure and physical activity.

Development proposals would include Sustainable Urban Drainage systems - drainage solutions that mimic natural drainage regimes and aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment.

## Infrastructure Requirements and Implications

### Highways and Transport

**Highways**: The Highways Authority is Surrey County Council, (SCC). Provisional information on this location is in the Transport and Accessibility Assessment. The Assessment states that the following highways mitigation measures would be required:

- The signalised junction of the A22 Eastbourne Road and A264 Copthorne Road in Felbridge and improvements to the use of Heavy Goods Vehicles on this road;
- The M25 junction 6;
- The junction of Tilburstow Hill Road and the A22 Eastbourne Road;
- The congestion on rural lanes that run east to west around Blindley Heath – Byers Lane, Brickhouse Lane, Whitewood Lane, Tandridge Lane, Ray Lane, Hare Lane;
- The junction with the A22 and Newchapel;
- The junction with A22 and B2236;
- The junction with A22 and A25.
Any mitigation package would need to be developed in conjunction with the Highways Authority and Highways England.

**Public Transport:** There is an existing bus service (409), running approximately once an hour along the A22 Eastbourne Road between East Grinstead and Selsdon. This could potentially be diverted through the development if there was sufficient demand but at present the full route takes an hour and a half and therefore this would need to be improved to make it more appealing to users.

In terms of train travel, Godstone and Lingfield train stations are the closest to this potential garden village location, both offering services to London. There is a direct service from Godstone into London Victoria starting at 7.46am and this is continued throughout the day on an hourly basis for most of the day. However, Southern Rail is currently consulting on a timetable which would remove the direct service thus changes would be required at Redhill or Tonbridge. Should Blindley Heath be selected as the preferred location for the garden village, this may justify the direct services being retained and possibly enhanced.

Direct services are also available from Lingfield; however, access to Lingfield station would only really be practical by car.

Improvements to public transport would need to be factored into any development proposal.

If this location is preferred for a new garden village and included in the Proposed Submission draft of the Local Plan (Regulation 19 stage) in 2018, further transport and accessibility evidence will need to be produced.

| Education | There are no primary or secondary educational facilities in Blindley Heath; residents currently have to travel to nearby settlements such as Lingfield, South Godstone and Oxted, to access these services. Early indications from SCC suggest a garden village at this location would need to provide at least:
  * Four Form Entry (4FE) primary school. This is likely to be two separate primary schools each providing two Form Entry (2FE)
  * One secondary school providing six Form Entry (6FE). |

| Health provision | There is no health provision in Blindley Heath. Residents must travel to nearby settlements such as Lingfield and Godstone to access these facilities. Early indications from East Surrey CCG suggest the most feasible option would be to expand existing practices to take additional patients. For a potential garden village at this location, there are two options:
  * Relocate the existing Lingfield surgery to a new site (over and above the current proposals for the rebuild of Lingfield surgery that are anticipating to take an additional 5,000 patients);
  * Relocation and expansion of the Pondtail surgery in Godstone. |
### Other Infrastructure

The implications on the following infrastructure should be considered as part of a new garden village:
- Waste/recycling facilities network
- Waste Water
- Water Network
- Energy Provision
- Telecommunications/ Broadband Networks
- Gas Networks
- Electricity Networks
- Emergency Service Provision; and
- Community facilities.

### Open spaces and recreation

Based on the proposed open space, sport and recreation typologies and standards, the potential garden village location at Blindley Heath would require at least:

**Recreational open space**: 14.85 hectares. (Comprising 6.6 ha of Amenity/Natural Greenspace; 6.6 ha of Parks/Recreation Grounds; 1.32 ha of allotments; 0.33 ha of children’s and youth provision).

**Outdoor sports space**: 9.64 hectares. (Comprising 8.32 hectares of pitch sport space, and 1.32 hectares of courts and greens (comprising provision for tennis/bowls/MUGAs)).

**Leisure centres**: Comprising 0.45 of a standard 4-court sports hall; and 0.33 of a standard 4-lane indoor swimming pool.

### Other constraints and obstacles to delivery

Potential impact on the Ashdown Forest SPA/SAC (implications of nitrogen deposition and recreational disturbance), Ancient Woodland, Gatwick Safeguarding Zone, Tree Preservation Orders and Eden Biodiversity Opportunity Area. Close to this potential location is land designated as Common and Village Green, with Historic Landfill Sites and Waste Disposal and Minerals Sites in the locality.

### Economic Needs

Systems House is located in Blindley Heath (off the A22) and is a 1.2 ha employment site that the Tandridge Economic Needs Assessment (2015) recommends should continue to be protected for B1 uses. This potential location could therefore provide some employment opportunities for future residents of a garden village.

The garden village will be required to provide at least 2.5ha employment floorspace (B1-B8 uses) in addition to other forms of employment. However, the Council's Economic Needs Assessment is currently being updated and more information regarding employment provision will be considered in making the final decision as to the preferred location for the Garden Village.

The garden village will be required to provide a community hub, which is likely to include leisure and retail. As such, additional jobs will also be provided.
### Sustainability Appraisal

There is potential for a positive impact on housing and employment, with a potential negative impact on the utilisation of previously developed land.

For further information please refer to the full Sustainability Appraisal 2017.

### Duty to cooperate and neighbouring authorities

<table>
<thead>
<tr>
<th>Associated authority</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Progress and implications</strong></td>
<td>Potential location is in Tandridge District only. However, the A22 would need improvements as part of this development, which could have implications for neighbouring authorities. Ongoing discussions to understand and model the impact and mitigation measures for the A22 are required across a wider area.</td>
</tr>
</tbody>
</table>

### Current overall conclusions

No decision has been made as to the preferred location for a garden village. There will need to be ongoing discussions with Duty to Cooperate bodies as well as considering the specific A22 constraints for this site and the carrying out of infrastructure modelling. An Area Action Plan will need to be created for a potential Garden Village location which will set out, amongst other things, the case for exceptional circumstances and a design code.

**Point in time assessment: Significant issues that would prevent this potential location from coming forward and essential mitigation that would be needed to overcome this.**

The information above clearly sets out that there are obstacles to overcome if this location were to be selected, particularly with regards to the impact of and mitigation to the A22, and to the rural road network. The availability of public transport and provision of health facilities also need to be clearly understood and each of these elements would be a requirement of the scheme and design.

The Council are very aware of the significant traffic issues along the A22 and the location promoter has commenced work on how the development could seek to address this along the A22 corridor to East Grinstead. However, the Council are keen to understand how improvements to the A22 and Junction 6 of the M25, will be funded and the timetable for these improvements. Further, whilst there is a number of train stations in the area, neither are located in direct proximity and residents would need to rely on public transport and private cars to gain access. As such, more information relating to public transport strategies in relation to Blindley Heath would be required.

Evidence suggests that development of the western side of Blindley Heath could be commenced within the plan period and given the location, would be able to provide more centrally located facilities and services for the district. But a better understanding of the land assembly on the eastern side needs to be clarified before a realistic comprehension of the locations contribution to land supply can be properly assessed. This element will impact upon the locations ability to deliver identified road improvements, infrastructure and to fund a greater range of facilities.
The area of flooding to the south also presents an obstacle and sensitive consideration is needed and information provided by the locations promoter does indicate that this could be responded to, although a better understanding of how development in that location could improve flooding issues etc will be beneficial to the assessment process going forward.

A clear understanding as to how landscape impact would be mitigated to the east given the Council’s assessment and evidence base which identifies the eastern side to be more constrained.

Further work will need to take place to establish whether this location can meet the Council’s aspirations and objectives for the Garden Village including the provision of new services more centrally located within the district.
Edenbridge

Edenbridge – Land West of Edenbridge

<table>
<thead>
<tr>
<th>Location Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Address:</strong> Land west of Edenbridge</td>
</tr>
<tr>
<td><strong>Associated HELAA Ref:</strong> DOR 014</td>
</tr>
<tr>
<td><strong>Ward:</strong> Dormansland &amp; Felcourt and Lingfield (Tandridge District) and Edenbridge North &amp; East and Edenbridge South &amp; West (Sevenoaks District)</td>
</tr>
<tr>
<td><strong>Parish:</strong> Dormansland, Limpsfield (Tandridge District) Edenbridge Town (Sevenoaks District)</td>
</tr>
</tbody>
</table>

**Description of location:**
This potential garden village location is on land to the west of Edenbridge and to the south of the Redhill-Tonbridge train line. The location being considered straddles the administrative boundaries of both Tandridge District and Sevenoaks District Council's.
This location is adjacent to the Sevenoaks settlement of Edenbridge, which is the third largest settlement in the neighbouring district and is considered to be a rural service centre within the Sevenoaks Settlement Hierarchy (2015). The southern area of the location is in proximity to Haxted. This location is remotely located from any settlements within Tandridge.

Edenbridge is on two train lines with accompanying stations known as Edenbridge Town and Edenbridge. Access to London from Edenbridge Town station requires a change at either Oxted or East Croydon.

Main transport access to this location is via the rural road network and the B2026.

Land to the west of Edenbridge is more rural in nature; predominantly consisting of Kent and Surrey Golf Course, as well as a former, disused golf course and agricultural land. Some farmsteads and sporadic, residential development can also be found here.

**HELAA information:**

**Size of land submitted for consideration:** 237ha

**Anticipated commencement:** 11-15 years from the point of Local Plan adoption.

**Approximate build out rate per annum:** 150-300 dwelling

**What is being proposed by the site promoter/landowner (including yield, infrastructure etc)**

To provide an idea of what a Garden Village at this location could provide/secure, the following information has been taken from documentation and draft master planning provided by the promoter(s). It should be noted that these are not commitments, and are included for indicative purposes and if selected as the preferred location would be subject to extensive scrutiny and consideration through an Area Action Plan:

- Over 6,000 homes
- Primary school
- Open space and sports pitches
- Village hub
- Support improvements on the Redhill-Tonbridge railway line.

**Evidence & Technical Assessment**

**Landscape Capacity**

*Medium Potential*

There is potential for significant and permanent negative impacts on landscape character, the setting of Edenbridge and important views from the High Weald AONB. However, the majority of land to the east of the potential location has capacity for development in landscape terms, with access and potential traffic being key limiting factors. The Landscape and Visual Assessment (2017) identifies that Crouch House Road could
form a north east boundary to development in order to minimise potential adverse landscape and visual impacts. It also suggests that development should not extend beyond the brook floodplain.

Development here would result in the loss of a recreational resource (the golf course and country club) on the edge of Edenbridge and could therefore reduce natural greenspace on the edge of an urban area.

The Sevenoaks Landscape Character Assessment (January 2017) details that the potential location falls within the Sevenoaks Low Weald, which is characteristically low-lying undulating and agricultural landscape on Wealden Clay. The intact historic field pattern and the strong network of features including woodland, tree belts, hedgerows and watercourses contribute to the intact nature of landscape, contributing positively to landscape condition. There has been some hedgerow loss resulting in a decline in condition in places, and there are some urbanising influences around Edenbridge. However, overall there are relatively few detracting features.

The landscape character of the Low Weald would be altered by creating a new Garden Village, but there could also be potential to enhance the brook corridor running throughout the potential location as part of the design.

Any development would need to incorporate mitigation through careful design and the provision of new green infrastructure and landscaping. Key characteristics of the landscape would need to be maintained where possible.

<table>
<thead>
<tr>
<th>Ecology</th>
<th>Ecological Constraints</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Using GIS mapping it can be concluded that there are no SSSIs within the potential location. Staffhurst Wood SSSI is found just north of the potential location and Lingfield Cernes SSSI to the south. The Kent Brook provides a connecting corridor between these two SSSIs.</td>
</tr>
<tr>
<td></td>
<td>The potential location lies within the Impact Risk Zones for both these SSSIs, although parts of the potential location have differing thresholds of development sensitivity requiring consultation with Natural England and the core of the potential location does not require consultation in regard to residential development. However, given the scale of a new garden village, Natural England is likely to request information about how adverse effects on the SSSIs arising from recreational pressures and hydrology, water and air quality can be avoided.</td>
</tr>
<tr>
<td></td>
<td>Swelly Swamp SNCI is found within the south western part of this potential location. Upper Barn potential SNCI and ancient woodland is found west of the Kent Brook.</td>
</tr>
</tbody>
</table>
The Locations

The golf courses east of Kent Brook have a diversity of habitats including ponds, semi-improved grassland and plantation woodland. Although detailed surveys have not been carried out, there may be pockets of s41 (Species of Principle Importance) meadow and the clustered nature of the habitats provide local interest.

There are few records of protected species available from Surrey Biodiversity Information Centre, but otter have been recorded in the Eden Brook, and dormouse in Staffhurst Woods.

Ecological Opportunities

The Kent Brook and its floodplain is a Biodiversity Opportunity Area. Its function as a landscape corridor could be enhanced by restoring floodplain habitats and minimising the presence of infrastructure crossings.

The golf course habitats (where retained in an informal parkland setting for a garden village) offer opportunities to diversify management practices and enhance their value for various fauna.

West of the Kent Brook, a new garden village offers an opportunity to safeguard existing ancient woodland and connect it via new woodland corridors to the Kent Brook.

Green Belt

Paragraph 85 of the NPPF sets out that “When defining [Green Belt] boundaries, local planning authorities should:

- ensure consistency with the Local Plan Strategy for meeting identified requirements for sustainable development;
- not include land which it is unnecessary to keep permanently open;
- where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
- make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;
- satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and
- define boundaries clearly, using physical features that are readily recognisable and likely to be permanent."

With the approval of a new garden village in the preferred strategy the premise for looking at broad locations within the Green Belt has been established. However, it is still important to ensure in accordance with paragraph 83 of the NPPF that ‘exceptional circumstances’ exist before
any alterations to Green Belt boundaries are made. As such, the Council will prepare an exceptional circumstances paper to assist in the preferred garden village location and in the preparation of the Area Action Plan.

<table>
<thead>
<tr>
<th>Heritage</th>
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<tbody>
<tr>
<td>There are no Conservation Areas or Areas of High Archaeological Potential within this potential garden village location. However, there are a number of listed buildings within and surrounding the area. The setting of these assets needs detailed consideration. The extent of land necessary for development would need to be appropriate having regard to the heritage constraints.</td>
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<table>
<thead>
<tr>
<th>Flood Risk and implications</th>
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</thead>
<tbody>
<tr>
<td>The eastern and central part of Tandridge lies within the upper catchment of the River Eden, which flows over the Surrey border and into Kent at Edenbridge. It runs across the southern most and south-western portion of the potential location, whilst the Kent Brook runs south along a line which extends roughly centrally down the potential location and which delineates the Surrey/Kent boundary.</td>
</tr>
<tr>
<td>Due to the presence of watercourses, some areas of the potential location are within flood zones 2 and 3 (medium and high risk), however, the potential location is predominantly within flood zone 1 (low risk).</td>
</tr>
<tr>
<td>As a new garden village development would exceed 1 hectare, a full Flood Risk Assessment would be required to accompany development proposals, to ensure that they do not increase flood risk within the potential location or elsewhere.</td>
</tr>
<tr>
<td>It should be noted that Sevenoaks District Council’s Level 1 Flood Risk Assessment (2017) reports that Edenbridge and its surrounding area has a high susceptibility to groundwater flooding. It also identifies significant historic flood events have been recorded in and around Edenbridge, as well as a large number of surface flood water incidents. These factors are a significant consideration in terms of type and location of development. It is not, however, a ‘show stopper’ to development and could be overcome.</td>
</tr>
<tr>
<td>Whilst flood risk is a significant planning consideration, the existence of a watercourse within a potential development area provides considerable opportunities for landscape features, habitats and biodiversity. It also provides a potential recreational feature in terms of leisure and physical activity.</td>
</tr>
<tr>
<td>Development proposals would likely include Sustainable Urban Drainage systems - drainage solutions that mimic natural drainage regimes and aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment.</td>
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### Infrastructure Requirements and implications

<table>
<thead>
<tr>
<th>Highways and Transport</th>
<th>Highways:</th>
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<tr>
<td></td>
<td>This potential location is covered by two Highways Authorities; Kent County Council and Surrey County Council. For Tandridge the Highways Authority is Surrey County Council (SCC). Provisional information on this location is in the Transport and Accessibility Assessment.</td>
</tr>
<tr>
<td></td>
<td>The Assessment states that the following highways mitigation measures would be required:</td>
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<td></td>
<td>- Potential for multiple access points and development would be expected onto an A and/or B road. This is problematic given the location, with only minor roads in close proximity.</td>
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<td></td>
<td>- Considerable thought would need to be given to the layout of the development and its access arrangements, particularly in relation to the railway lines in order to avoid congestion at the limited railway crossing points. The feasibility of any altered or additional crossing point of the railway would need to be discussed with Network Rail.</td>
</tr>
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<td></td>
<td>- Improvements to the B2026.</td>
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<td></td>
<td>Any mitigation package would need to be developed in conjunction with the Highways Authorities and Highways England. If this location was preferred for a new garden village, cooperation would be required from Surrey County Council and Kent County Council, as well as Tandridge District Council and Sevenoaks District Council.</td>
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<td></td>
<td><strong>Public Transport:</strong></td>
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<td></td>
<td>Bus services are much more limited at this location compared to the other proposed garden village locations. There is an infrequent service to Oxted via service 236 with five buses per day and three buses in the afternoon from Tunbridge Wells to Lingfield via Edenbridge on services 231 and 233.</td>
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<tr>
<td></td>
<td>In terms of train travel, the location is in reasonably close proximity to two train stations that provide access to London:</td>
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<tr>
<td></td>
<td>- Edenbridge Town (north-south line) - the journey time is approximately 45 minutes to London Bridge with an hourly service during the day.</td>
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<tr>
<td></td>
<td>- Edenbridge (east-west line) - the journey time is approximately 50 minutes to London Victoria, however, it requires a change at Redhill or Tonbridge. - except for an hourly service which runs throughout most of the day.</td>
</tr>
</tbody>
</table>
|                        | The level of existing train provision is such that a new garden village at this location could be attractive to commuters travelling to London providing that good links to the stations are available, preferably by
sustainable transport modes to limit car trips. If sustainable links to train stations can be provided, the good train service and potential for good bus provision would enhance the sustainability of the area and help to reduce reliance on the car. However, assurances of sufficient services would need to be obtained from GOVIA/Network Rail.

Information which has been considered to date places predominant emphasis on the ability of residents of the Garden Village to access connections and facilities outside of Tandridge and the Council do wish to understand how improvements could support Tandridge, its residents and the economy and businesses of the district.

If this location is preferred for a new garden village and included in the Proposed Submission draft of the Local Plan (Regulation 19 stage) in 2018, further transport and accessibility evidence base will need to be produced.

| Education | Early indications from SCC suggest that a garden village at this location would need to provide at least:  
• Four Form Entry (4FE) primary school. This is likely to be two separate primary schools each providing two Form Entry (2FE)  
• One secondary school providing six Form Entry (6FE). |
| Health provision | Early indications from East Surrey CCG is that the most feasible option would be to expand existing practices to take additional patients. For the Edenbridge potential garden village location, there are two options:  
• Relocate the existing Lingfield surgery to a new site (over and above the current proposals for the rebuild of Lingfield surgery that are anticipating to take an additional 5,000 patients);  
• Expand the current proposals for a health and education hub on land to the east of Edenbridge. |
| Other Infrastructure | The implications on the following infrastructure should be considered as part of a new garden village:  
• Waste/recycling facilities network  
• Waste Water  
• Water Network  
• Energy Provision  
• Telecommunications/ Broadband Networks  
• Gas Networks  
• Electricity Networks  
• Emergency Service Provision; and  
• Community facilities. |

(Also undergoing consultation by the landowners of Four Elms)
| Open spaces and recreation | Based on the proposed open space, sport and recreation typologies and standards, the potential garden village location at Edenbridge would require at least:

**Recreational Open space:** 20.79 hectares. (Comprising 9.24 ha of Amenity/Natural Greenspace; 9.24 ha of Parks/Recreation Grounds; 1.85 ha of allotments; 0.46 ha of children’s and youth provision.)

**Outdoor sports space:** 13.49 hectares. (Comprising 11.64 hectares of pitch sport space, and 1.85 hectares of courts and greens (comprising provision for tennis/bowls/MUGAs)).

**Leisure Centres:** Comprising 0.63 of a standard 4-court sports hall; and, 0.46 of a standard 4-lane indoor swimming pool. |
| Other constraints and obstacles to delivery | Potential impact on the Ashdown Forest SPA/SAC (implications of nitrogen deposition and recreational disturbance), Eden Biodiversity Opportunity Area, Gatwick Safeguarding Zone, and Waste Disposal and Minerals Sites in the locality. |
| Economic Needs | The garden village will be required to provide employment floorspace (B1-B8 uses) in addition to other forms of employment.

The garden village will be required to provide a community hub, which is likely to include leisure and retail. As such, additional jobs will also be provided. Given the location being considered, however, it is unclear as to how Tandridge’s economy would be benefited and businesses supported and more information will be needed.

The Council’s Economic Needs Assessment is currently being updated and more information regarding employment provision will be considered in making the final decision as to the preferred location for the Garden Village. |
| Sustainability Appraisal | There is potential for a positive impact on housing, employment, economics and flood risk, with a potential negative impact on the utilisation of previously developed land.

For further information please refer to the full Sustainability Appraisal 2017 |
| Duty to cooperate and neighbouring authorities | |
| Associated authority | Sevenoaks District |
### Progress and implications:

A meeting held with Tandridge District Council and Sevenoaks District Council (SDC) on 3 May 2017 identified that the location to the west of Edenbridge was not in line with Sevenoaks emerging issues and options consultation draft and as such would be unlikely to be included in the final SDC draft Local Plan.

Although no final decision has been made, and as such it would be premature to no longer consider the west of Edenbridge location before the Tandridge Local Plan: Garden Villages Consultation.

### Current overall conclusions

No decision has been made as to the preferred location for a garden village. There will need to be ongoing discussions with Duty to Cooperate bodies such as Sevenoaks District Council, Surrey County Council and Kent County Council. There will also need to be a consideration of the constraints for this site and the carrying out of infrastructure modelling. An Area Action Plan will need to be created for a potential garden village location which will set out, amongst other things, the case for exceptional circumstances and a design code.

### Point in time assessment: Significant issues that would prevent this potential location from coming forward and essential mitigation that would be needed to overcome this.

This location is within a predominantly rural area and whilst it is more closely aligned to Edenbridge, only part of the site is adjacent to that settlement, and the majority of it is segregated from existing built form and dependent on the rural road network which would need significant intervention; this is unlikely to be easily or quickly delivered. That said, further investigation into infrastructure matters will be needed to be comprehensive in the assessment of the location, including discussions and commitments from GOVIA/Network Rail.

A significant obstacle for this location at this point in time is the time-frame for deliverability and its cross-border location, which straddles the boundaries of Tandridge and Sevenoaks administrative areas. Whilst the mechanism of the duty to cooperate is in place to ensure that the consideration of this site can continue and will play a fundamental role in establishing the suitability of this location and it’s deliverability, it cannot be ignored that Sevenoaks and Tandridge are at different stages of the respective plan-making stages. This location would only be possible through jointly working with Sevenoaks who would also need to agree to the suitability of and allocate this location in their own plan. The current draft Local Plan document for Sevenoaks gives no clear indication that the location west of Edenbridge is a preferred part of their strategy. If suitability were to be established the Council are concerned that development would not commence within a time-frame that could contribute to meeting any of Tandridge’s needs for the plan period which could be an unsound approach and highly challenged. In this respect the allocation would only be able to be supported as a potential location for development beyond the Tandridge Local Plan period of 2033.

It should be noted that the Council’s preferred strategy was determined on reflection of the need for infrastructure improvements and community benefit for Tandridge residents and businesses, the location of this site will inevitably provide more benefits for residents of Sevenoaks given the proximity to Edenbridge and the distance from settlements within Tandridge district. As such, in
going forward, the assessment of this location will need to clearly understand what benefit, if any, this location would contribute to the wider sustainability and betterment for Tandridge residents and how it meets the vision and objectives for the Garden Village.
# Redhill Aerodrome

## Location Details

**Address:** Land at Redhill Aerodrome

**Associated HELAA Ref:** NUT 017

**Ward:** Bletchingley and Nutfield (Tandridge District), Earlswood and Whitebushes and Salfords and Sidlow (Reigate and Banstead Borough)

**Parish:** Nutfield (Tandridge District) Salfords and Sidlow (Reigate and Banstead Borough)

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![Map of Redhill Aerodrome](#)
The Location

This location being considered is situated on land at and surrounding Redhill Aerodrome and straddles the administrative boundaries of both Tandridge District and Reigate and Banstead Borough. The location is directly southwest of the settlement of South Nutfield, southeast of Redhill, and east of Whitebushes and Salfords.

Road access to this location is via a rural road network and whilst the M23 and A23 run parallel to the location, there is currently no direct access.

There are a number of nearby rail stations at South Nutfield (Nutfield station), Redhill, Earlswood and Salfords, which provide access and services to London, however, the frequency of trains and connections relating to Nutfield station are limited and access from the location to these stations is reliant on a car. East Surrey Hospital is also within close proximity to the site and nearby Redhill provides access to a good range of services, facilities and employment.

Gatwick Airport is a short train ride from Redhill station, with the location offering out of district employment opportunities in existing business units.

The location is mainly made up of the aerodrome and its related employment buildings, open fields with established hedgerows and some areas of woodland.

<table>
<thead>
<tr>
<th>HELAA information:</th>
<th></th>
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<tbody>
<tr>
<td><strong>Size of land submitted for consideration:</strong> 616ha</td>
<td></td>
</tr>
<tr>
<td><strong>Possible commencement:</strong> 15+ years from the point of Local Plan adoption</td>
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<tr>
<td><strong>Approximate build out rate per annum:</strong> 150-300 dwellings</td>
<td></td>
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<thead>
<tr>
<th>What is being proposed by the site promoter/landowner (including yield, infrastructure etc)</th>
<th>To provide an idea of what a Garden Village at this location could provide/secure, the following information has been taken from documentation and draft master planning provided by the promoter(s). It should be noted that these are not commitments, and are included for indicative purposes and if selected as the preferred location would be subject to extensive scrutiny and consideration through an Area Action Plan:</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Between 6,000 and 8,000 new homes (market and affordable)</td>
<td>- New junction from M23 and link road between M23, East Surrey Hospital and A23</td>
</tr>
<tr>
<td>- Three Primary Schools</td>
<td>- Secondary School</td>
</tr>
<tr>
<td>- Provision of new health facilities</td>
<td>- District Centre including a transport hub</td>
</tr>
<tr>
<td>- Provision of green infrastructure, including public open spaces</td>
<td>-</td>
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</tbody>
</table>
TheLocations

4

Reinstatement of original brook for the benefits of biodiversity and flood risk mitigation
Opportunity to deliver key worker housing for the East Surrey Hospital
Relocation of Air Ambulance
Approximately 8.5ha of employment land (office, general industrial and warehousing) and 2,800 new jobs
Extended footpaths and cycleways
Improvements to access to existing train stations through regular bus services and cycle parking
Provision of ‘fast track’ public transport service with links to transport hubs

Evidence & Technical Assessment

Landscape Capacity

Medium Potential

The aerodrome is maintained as open grassland; it has no landscape designations and few landscape features of high landscape value. It lacks internal landscape structure but is locally well-contained by a minor ridge to the west and north-west which separates the airfield from the urban areas of Redhill further to the west.

A mature framework of hedgerows and hedgerow trees and the M23 corridor provide wider containment to the east and south of the airfield. More locally the riparian vegetation of the Redhill Brook and Salfords Stream floodplains add containment to the area, although the eastern and western airfield boundaries adjacent to the runway alignments are limited and offer open views across the aerodrome from adjacent roads.

Development here could affect the rural setting of neighbouring settlements, particularly South Nutfield. There is intervisibility between land adjoining South Nutfield and the aerodrome.

There is a high degree of rural/urban interface from Redhill, Merstham and Earlswood, compounded by proximity to the transport corridors of the railway and motorway. In general, the landscape’s interrupted characteristics imbue it with a low sensitivity to change, although the level of sensitivity rises around the managed wildlife sites.

There is potential for impacts on the setting of the candidate AONB to the north and to views from the Greensand Way, as well as limitations associated with the flood plain and the M23 to the east. Key characteristics of the landscape should be maintained where possible and mitigation would need to be a fundamental part of the design.
### Ecology

**Ecological Constraints**

There are no SSSI’s within the broad location, yet the northern half of the potential location lies within the outer radius of the SSSI Impact Risk Zone for Mole Gap to Reigate Escarpment SSSI, and Natural England would require consultation on major new housing and infrastructure schemes. It is anticipated that their primary concern would be the indirect effects of recreational disturbance on the SSSI.

There is one SNCI within the potential location, Furzefield Wood and a few small pockets of ancient woodland.

Whilst the aerodrome grassland and the arable land is sub-optimal habitat for amphibians due to the lack of wetlands and the intensive management regimes, the semi-improved pasture and hedges will provide shelter and foraging habitat.

The Redhill Brook corridor is in flood zone 3 (high risk) and therefore unless full and proper avoidance and mitigation can be established, it would be unsuitable for residential development. It is partly culverted and generally flows through intensively managed land.

There are also several records of great crested newts within and around the area.

**Ecological Opportunities**

The potential location offers two principal opportunities for ecological enhancement.

1) It is identified as a Biodiversity Opportunity Area and it could become a broad green infrastructure corridor with a diversity of new habitats, including re-naturalisation of the floodplain. This would also give opportunities for public recreation in close contact with the natural environment.

2) The cessation of aerodrome activity would enable more opportunities for woodland planting and pond creation within the framework of a garden village. New woodland and wetlands created within a garden village framework would enhance the populations of amphibians and birds in particular.

### Green Belt

Paragraph 85 of the NPPF sets out that “When defining [Green Belt] boundaries, local planning authorities should:

- ensure consistency with the Local Plan Strategy for meeting identified requirements for sustainable development;
- not include land which it is unnecessary to keep permanently open;
- where necessary, identify in their plans areas of ‘safeguarded land’ between the urban area and the Green Belt, in order to meet
longer-term development needs stretching well beyond the plan period;
- make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;
- satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and
- define boundaries clearly, using physical features that are readily recognisable and likely to be permanent."

With the approval of a new garden village in the preferred strategy, the premise for looking at broad locations within the Green Belt has been established. However, it is still important to ensure in accordance with paragraph 83 of the NPPF that ‘exceptional circumstances’ exist before any alterations to Green Belt boundaries are made. As such, the Council will prepare an exceptional circumstances paper to assist in the preferred garden village location and in the preparation of the Area Action Plan.

<table>
<thead>
<tr>
<th>Heritage</th>
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<tbody>
<tr>
<td>There are no Conservation Areas within this potential garden village location or Areas of High Archaeological Potential. However, there are a number of listed buildings within and surrounding the area and limited areas of ancient woodland. The setting of these assets needs detailed consideration.</td>
</tr>
<tr>
<td>The extent of land necessary for development would need to be appropriate having regard to the heritage constraints.</td>
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<tr>
<th>Flood Risk and implications</th>
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<tr>
<td>The western part of Tandridge lies within the Upper Mole catchment, with the Salfords Stream and associated tributaries, including the Redhill Brook, flowing generally in a westerly and northerly direction towards the River Mole. The Salfords Stream runs in a mostly south-westerly direction across this potential location, with the Redhill Brook, a tributary of the Salfords Stream, running in a broadly southerly direction.</td>
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<tr>
<td>Due to the presence of watercourses, some areas of the potential location are within flood zones 2 and 3 (medium and high risk), however, the location is predominantly within flood zone 1 (low risk).</td>
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<tr>
<td>As a new garden village development would exceed 1 hectare, a full Flood Risk Assessment would be required to accompany development proposals, to ensure that they do not increase flood risk within the potential location or elsewhere.</td>
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<tr>
<td>The presence of land at medium to high risk of flooding is mostly due to a culvert built to take Redhill Brook underneath the aerodrome runways. At a time of prolonged heavy rain, the culvert does not have capacity to deal with the brook’s flow, causing shallow flooding. There could be</td>
</tr>
</tbody>
</table>
potential to restore the open watercourse, and enhance storm water storage areas to manage heavy water flows and reduce the areas prone to flooding within and outside of the potential location.

Development proposals would need to include Sustainable Urban Drainage systems - drainage solutions that mimic natural drainage regimes and aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment.

### Infrastructure Requirements and implications

<table>
<thead>
<tr>
<th>Highways and Transport</th>
<th><strong>Highways:</strong></th>
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<tbody>
<tr>
<td><strong>Highways:</strong></td>
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<tr>
<td>Whilst this potential location covers two local authority areas; Tandridge and Reigate and Banstead, the Highways Authority for both is Surrey County Council (SCC).</td>
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<tr>
<td>Provisional information on this location was sought from SCC in the Transport and Accessibility Assessment. The Assessment states that the following highways mitigation measures would be required:</td>
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<tr>
<td>● Given the existing issues on the A23, a new junction on the M23 is a prerequisite for this development which Highways England would need to give agreement and support for. Highways England will consider junctions associated with a development where there is a strategic benefit. A large amount of through traffic unrelated to the development would therefore be attracted to use a new link between the A23 and M23, if this was to form the main spine road of the development</td>
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<td>● Reconfigured junction of A23 Horley Road with Three Arch Road;</td>
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<tr>
<td>● The existing railway tunnel under the railway on Three Arch Road;</td>
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<tr>
<td>● To the majority of existing roads surrounding the area</td>
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<tr>
<td>The Highways England Delivery Plan (2015-2020) identifies that the M23 is due to be improved between junctions 8 and 10 through the implementation of the Smart motorway process and with the works anticipated to start in 2017/18 and complete in 2020. The Highways England Road Improvement Strategy (RIS) 2015-2020 provides detail on the improvements and all-lanes running between Junctions 8 and 10 of the M23. There is no consideration in these documents of a new junction of the M23.</td>
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<tr>
<td>Whilst broad ministerial support has been shown by the current Minister for Transport, Chris Grayling, it is the role of Highway England to determine the suitability and deliverability of a junction, in accordance with DfT Circular 02/2013. Further, the funding for a new junction and link road would need to be provided by the developer and more information is needed on this matter.</td>
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</table>
The Minister has confirmed that it is possible for a new junction to be included in the Governments list of strategic road improvements, known as the Road Investment Strategy (RIS2), but this list would only consider improvements from 2020. Therefore, the deliverability of a new junction in a timely manner and subsequent development of a Garden Village in this location within the Council's plan period to 2033, is a matter for consideration. Please see the Duty to Cooperate statement for further information.

The M3 corridor, London to the South Coast, is identified as a Strategic Infrastructure Growth Corridor in the Mayor for London's Draft Transport Strategy (2017). The implications of this will need to be further considered as more information on the document becomes available.

**Public Transport:**

Buses currently run from Redhill along the A23 from 00:15 until 23:14 with approximately four buses per hour throughout the day and a more limited service in the early morning and late evening. If this location were developed, there is an opportunity to divert bus services off the A23 and through the area to serve the Garden Village, including express services between Horley, Redhill and Gatwick.

In terms of train travel, Earlswood and Salfords (Horsham to London Bridge Line) and Nutfield stations (Reigate to Tonbridge Line) are in reasonably close proximity and therefore likely to be within cycling distance for most residents. However, the design and provision of pedestrian and cycle linkages between these stations will be crucial to promote and encourage usage.

If sustainable links to train stations can be provided, the good train service and potential for good bus provision would enhance the sustainability of the area and help to reduce reliance on the car. However, assurances of sufficient services would need to be obtained from GOVIA/Network Rail.

Information which has been considered to date places predominant emphasis on the ability of residents of the Garden Village to access connections and facilities outside of Tandridge and the Council do wish to understand how improvements could support Tandridge, its residents and the economy and businesses of the district.

If this location is preferred to provide for a new garden village and included in the Proposed Submission draft of the Local Plan (Regulation 19 stage) in 2018, further transport and accessibility evidence base will need to be produced.

| Education | There is not currently primary or secondary school provision within the broad location. There are nearby primary schools, which are all currently under pressure. There are nearby secondary schools such as Oxted, de |

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Stafford, Oakwood and St Bede’s, but these too are all under pressure. Early indications from Surrey County Council suggest that a garden village in this location would need to provide at least:
- An eight Form Entry (8FE) primary school. This is likely to be three - four separate primary schools each providing two - three Form Entry (2FE-3FE)
- One secondary school providing eight Form Entry (8FE)

### Health provision
There are a lack of primary care facilities in this location. Early indications from East Surrey CCG suggest that there are three potential options for health care facilities for the Redhill Aerodrome garden village location:
- Expansion of Greystone House and Holmhurst (9),
- Substantial redevelopment of a site in Redhill;
- Commission a new practice to be located within the garden village (10).

### Other Infrastructure
The implications on the following infrastructure should be considered as part of a new garden village:
- Waste/recycling facilities network
- Waste Water
- Water Network
- Energy Provision
- Telecommunications/ Broadband Networks
- Gas Networks
- Electricity Networks
- Emergency Service Provision; and
- Community facilities.

### Open spaces and recreation
Based on the proposed open space, sport and recreation typologies and standards, the potential garden village location at Redhill Aerodrome would require at least:

**Recreational open space**: 29.7 hectares. (Comprising 13.2 ha of Amenity/Natural Greenspace; 13.2 ha of Parks/Recreation Grounds; 2.64 ha of allotments; 0.66 ha of children’s and youth provision).

**Outdoor sports space**: 19.27 hectares. (Comprising 16.63 ha of pitch sport space, and 2.64 ha of courts and greens (comprising provision for tennis/bowls/MUGAs)). This could include upgrading of existing sports grounds and club within the vicinity.

**Leisure Centres**: Comprising 0.9 of a standard 4-court sports hall; and 0.65 of a standard 4-lane indoor swimming pool.

(although recognising that Holmhurst is the only option with physical space to expand. Consideration of this has made in the East Surrey CCG Strategic Estates Plan 2016/2019)

Although it is noted that NHS England do not normally support this model due to procurement rules and workforce shortages. It is only that this location is likely to provide over 6,000 dwellings that it is a potential option.
### Other constraints and obstacles to delivery

Potential impacts on Mole Gap escarpment SAC (implications of nitrogen deposition and recreational disturbance), Gatwick Safeguarding Zone, River Mole Biodiversity Opportunity Area, Ancient Woodland, and possible contaminated land.

### Economic Needs

The [Tandridge Economic Needs Assessment (ENA) (2015)](http://example.com) identifies that 5.4ha of Redhill Aerodrome forms an employment cluster that contains employment units (in good to very good condition) that predominately consist of a mix of warehousing and office uses with a small airfield and some industrial units.

Approximately 1ha of the site was vacant at the time of the survey which is considered to have redevelopment potential.

The ENA highlights that there is strong demand for warehouse (B8) space in the district up to 25,000 feet, with some demand up to 50,000 feet. Wholesale and retail is the largest employment sector in the district, and demand for industrial land is generally in 'cleaner' industrial uses and 'import/export', reflecting the district's location close to the M25 and Gatwick Airport. In addition, the ENA indicates that small starter units (B1c) let quickly even when in relatively poor condition, suggesting a strong demand for this type of premises.

The ENA recommends that the Council should allocate the Redhill Aerodrome Cluster (site 11 in the ENA) as a Strategic Employment Site to ensure that well-functioning sites are safeguarded and there is sufficient suitable land to meet future demand. Any loss of employment at this location is likely to have to be re-provided alongside additional employment floorspace (B1-B8 uses).

The garden village will be required to provide a community hub, which is likely to include leisure and retail. As such, additional jobs will also be provided and would not necessarily lose the existing employment space in that location, although it could be moved to a different area of the wider development.

The Council's Economic Needs Assessment is currently being updated and more information regarding employment provision will be considered in making the final decision as to the preferred location for the Garden Village.

### Sustainability Appraisal

There is potential for a positive impact on housing and employment, with a potential negative impact on the utilisation of previously developed land.

For further information please refer to the full [Sustainability Appraisal 2017](http://example.com).
### Duty to cooperate and neighbouring authorities

<table>
<thead>
<tr>
<th>Associated authority</th>
<th>Reigate and Banstead Borough</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Progress and implications:</strong></td>
<td>Reigate and Banstead Council is drafting the Development Management Plan, which could in theory safeguard additional land for development, which could then be developed in further detail through the review of the Core Strategy. Redhill Aerodrome is one of many potential post-2027 development opportunities that are being tested by Reigate and Banstead as part of their plan-making processes. Subject to in principle support from both local authorities, further information on any garden village allocation would need to be set out in an Area Action Plan (AAP) that both Councils would work jointly on. From the Council's initial discussions, set out in minutes from a meeting held on 29 May 2017, this is not something that Reigate and Banstead Council has opposed but further work on the location and overcoming the other issues (as set out in the Local Plan: Potential Garden Village Locations and below) is required before a decision on whether this location should be considered further, is made.</td>
</tr>
</tbody>
</table>

### Current overall conclusions

No decision has been made as to the preferred location for a garden village. There will need to be ongoing discussions with Duty to Cooperate bodies as well as considering the specific M23 constraints for this site and the carrying out of infrastructure modelling. In the event that the principle of development in this location is supported by both Councils, an Area Action Plan will need to be created for a potential garden village location which will set out, amongst other things, the case for exceptional circumstances and a design code.

**Point in time assessment: Significant issues that would prevent this potential location from coming forward and essential mitigation that would be needed to overcome this.**

Whilst there are a number of landscape and flooding issues which the location at Redhill Aerodrome would need to overcome, early indication from the information provided through evidence and technical assessments from the promoter indicate that mitigation could be possible as part of the scheme and that the long standing flooding issues could be resolved by the development.

It is acknowledged by both the Council and location promoter, that the the ability of a Garden Village location to deliver within the Council's plan period to 2033 is entirely dependent upon the delivery of major infrastructure in the form of a new junction from the M23 and the certainty of this has not been established at this time. The potential opportunities for major infrastructure such as this is not a matter for the Surrey Highways unit, but Highways England and requires the involvement and decision making of the Minister for Transport. Whilst the Minister has broadly supported a new Junction, he does accept that the scheme would have to be approved by Highways England, funded by the developer in that location and is not a consideration for the Government until after 2020.
Further, the current plans for the M23 are closely entwined with the smart motorway programme which is due to commence within the next two years and due to be completed by 2020. Following on from the completion of the work, a further five years must pass before further works to the stretch of the motorway can take place, thus raising further concerns about the ability of delivery which would benefit within the Council's plan period. Further information regarding this is set out in the Duty to Cooperate Statement Update 2017. Further discussions with Highways England will continue alongside a need for assurances regarding the promoter/developers ability to fund and deliver this junction must be determined.

The Council must acknowledge the strategic benefits of a potential new junction at this location which would provide a more direct route to the A23 and the East Surrey Hospital for emergency vehicles and traffic, thus limiting the current need to rely on the M23, M25 and A25 to make the same journey. However, an understanding of the impacts upon the surrounding rural roads in South Nutfield, the costs of such a junction and the benefits of development in that location must be better understood. The M23 corridor from London to the South Coast has recently been proposed as a strategic infrastructure corridor in the Mayor for London's draft Transport Strategy (2017) yet there remains no certainty as to what this means in the short to medium term, but does reaffirm that there could be support in the longer term and beyond the Council's plan period. The Council will need to keep apprised as to what requirements may be made of the local authority.

Another element regarding the timely deliverability of this location relates to the cross-border location with Reigate and Banstead and the point at which they are with their own plan-making. The duty to cooperate is ongoing in this regard and will continue to play a key role in the assessment of this location. If suitability were to be established by both authorities, the Council are concerned that development would not commence within a time-frame that could suitably contribute to meeting any of Tandridge's needs for the plan period which could be an unsound approach and highly challenged and would only be able to be supported as a potential location for development beyond our plan period of 2033. The realities of its deliverability ahead of the 2033 plan period will remain an important topic for joint discussion. Yet, with the need for a new junction, coupled with the need to align the plan-making processes of two authorities it is logical, at this time, to consider that the location would not be deliverable until the next plan period.

Lastly, the Council's preferred strategy was determined on reflection of the need for infrastructure improvements and community benefit for Tandridge residents and businesses. The location of this site will inevitably provide more benefits for residents of Redhill and Earlswood given the proximity to a limited number of our own settlements, namely South Nutfield. As such, in going forward, the assessment of this location will need to clearly understand what benefit, if any, this location would contribute to the wider sustainability and betterment for our own residents and how it meets the vision and objectives for the Garden Village.
South Godstone

**South Godstone**

*For clarity:* the majority of this assessment considers the requirements and constraints of South Godstone as one location and in broad terms, what would be needed if it were to be the preferred location for the Garden Village. Certain sections, however, have addressed the north and south of the location differently. The physical boundary of the railway line distinguishes these two areas and represents the promotional interest of the land and the proposals submitted to the Council for consideration. *Whilst both areas are included for consideration within the wider broad location, it should not be assumed that the entire area would form part of the Garden Village. If identified as the preferred location, it would be for the continued evidence gathering, and master planning process for the Area Action Plan, to decide the most suitable area for development and settlement boundary.*

<table>
<thead>
<tr>
<th>Location Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Address:</strong> Land at South Godstone</td>
</tr>
<tr>
<td><strong>Associated HELAA Ref:</strong> Area north of South Godstone: SGOD 005, Area south of South Godstone: SGOD 010, SGOD 015, SGOD 016, SGOD 018, SGOD 019</td>
</tr>
<tr>
<td><strong>Ward:</strong> Godstone, Oxted</td>
</tr>
<tr>
<td><strong>Parish:</strong> Godstone Tandridge</td>
</tr>
</tbody>
</table>

![Map of South Godstone Location](image-url)
The Council's Settlement Hierarchy (2015) identifies South Godstone as a rural settlement (Tier 3) with a good range of community facilities, a small number of local shops, a primary school, and recreational facilities. However, there remains a need for residents to travel to larger and better served settlements for services such as health care, a wider retail offer and secondary education.

Main road access is via the A22 which runs through the centre of South Godstone which provides links to the M25 in the north and East Grinstead in the south. There is a train station within the settlement (called Godstone for the purposes of train operations) which runs east to west from Tonbridge to Redhill. Direct travel to London by train is possible but not frequent throughout the day, and a change at Redhill is usually needed to join the Brighton mainline to increase route access.

The location is mainly made up of the existing settlement of South Godstone; open fields used for farming with established hedgerow separating them; a large pond in the northwest; the train-line running east to west, as well as some areas of woodland.

**HELAA information:**

**Site size:**
- **Area north of South Godstone** 157ha
- **Area south of South Godstone** 150ha

**Possible commencement:** 6-10 years from the point of Local Plan adoption.

**Approximate build out rate per annum:** 150-300 dwellings

**What is being proposed by the site promoter/landowner (including yield, infrastructure etc)**

To provide an idea of what a Garden Village at this location could provide/secure, the following information has been taken from documentation and draft master planning provided by the promoter(s). It should be noted that these are not commitments, and are included for indicative purposes and if selected as the preferred location would be subject to extensive scrutiny and consideration through an Area Action Plan:

**Area north of South Godstone**
- 4,000 homes (built at 35 dwellings per hectare) (market and affordable)
- Open space provision
- Food store and 8 small retail units and associated parking
- Open space provision
- Employment
- 2/3 Form Entry (2/3FE) primary school and 6 Form Entry (6FE) Secondary School
- Health facilities provision and associate parking
- Community buildings such as parish office and library
- Office employment provision
- Public house/family restaurant
- 60-80 bed care home facility

**Area south of South Godstone, South**

- Approximately 5,000 homes including affordable housing and starter homes
- Primary school and secondary school
- Investment in the A22 and possible relief road
- Improved rail connections
- Public parks including sports facilities and pitches
- Increased connectivity with pedestrian and cycle paths
- New village centre with shops and services
- New employment provision and creation of 3,400 jobs both permanent and indirect
- New community services including healthcare facilities.

### Evidence & Technical Assessment

**Landscape Capacity**

*Medium Potential*

A substantial area of land is contained by the railway and high ground to the south of the existing village. This, together with the large block of woodland on its south facing slopes, could provide a substantial and robust landscape feature which could form the basis of an extension boundary for future development.

This area could provide a potential smaller settlement extension contained by well-defined landscape boundaries, subject to constraints being dealt with satisfactorily. However the land to the north is open and exposed, and forms the setting to the village, as such it is considered sensitive.

Development should incorporate mitigation through careful design including planting strategies. Land for open space could be accommodated in a variety of locations to enhance existing features, such as Park Pale to the north of the railway and to the southwest of Lagham Manor.

Key characteristics of the landscape should be maintained where possible. The buildings, moat and historic connections with the surrounding land are a significant constraint to development and the setting of these assets needs detailed consideration, as does the wider setting and the context of the Park Pale and the historic deer park. The extent of land necessary for residential development and a local centre would need to be appropriate having regard to the heritage constraints.
Further expansion in the longer term would be inappropriate in the surrounding landscape due to the sensitivity and scale of the local landscape.

### Ecology

*Ecological Constraints*

There are no SSSIs within the potential location or within 1km of the location. North of South Godstone, the area lies within the outer extent of the Impact Risk Zone for Godstone Ponds SSSI, so Natural England will require to be consulted on road proposals.

For the balance of the area, including land south of the train line, the area lies at the outer edges of the Godstone Ponds and Blindley Heath SSSI Impact Risk Zones, but Natural England would not require formal consultation on residential proposals.

There is one SNCI, Cloverhouse Meadows, within the central part of this potential location. This is south of Lagham Manor and is an area of grassland close to a brook and to pockets of ancient woodland. There is also one potential SNCI, Bradford Wood, within the potential location. This is a large pocket of ancient woodland. Collectively this cluster of grasslands and woodlands is of high local value.

The potential location includes a watercourse which has been broadened into a set of artificial ponds at Oakhurst Place. This is a wooded corridor. There are pockets of ancient woodland throughout this potential location which will require protection.

In respect of protected species, there are few records arising from the desktop study, although there are records of great crested newts outside South Godstone and dormouse in the ancient woodlands, and as would be expected, records of bat roosts in the built-up area of South Godstone.

*Ecological Opportunities*

There is a Biodiversity Opportunity Area following the watercourse corridor. Development offers an opportunity to create a green infrastructure corridor and increase linkages between the meadows and ancient woodlands, particularly around Cloverhouse Meadows. Broadening and enhancing the ancient woodland corridor and increasing wildlife linkages could be achieved within a holistic masterplan.

### Green Belt

As part of the Council’s Preferred Strategy, development is to be delivered through a combination of a new garden village and some limited development of our urban and semi-rural areas.

Paragraph 85 of the NPPF sets out that “When defining [Green Belt] boundaries, local planning authorities should:
- ensure consistency with the Local Plan Strategy for meeting identified requirements for sustainable development;
- not include land which it is unnecessary to keep permanently open;
- where necessary, identify in their plans areas of ‘safeguarded land’ between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
- make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;
- satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and
- define boundaries clearly, using physical features that are readily recognisable and likely to be permanent."

With the approval of a new garden village in the preferred strategy, the premise for looking at broad locations within the Green Belt has been established. However, it is still important to ensure in accordance with paragraph 83 of the NPPF that ‘exceptional circumstances’ exist before any alterations to Green Belt boundaries are made. As such, the Council will prepare an exceptional circumstances paper to assist in the preferred garden village location and in the preparation of the Area Action Plan.

<table>
<thead>
<tr>
<th>Heritage</th>
<th>Whilst there are no Conservation Areas within this potential garden village location, part of the potential location is an Area of High Archaeological Potential. There are also a number of listed buildings within and surrounding the area and limited areas of ancient woodland. The setting of these assets needs detailed consideration. The extent of land necessary for development would need to be appropriate having regard to the heritage constraints.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flood Risk and implications</td>
<td>The area is located primarily within Flood Zone 1 (low risk). Flood Zones 2 and 3 (medium and high risk) also occur within the potential location along Eastbourne Road with additional areas of flood risk to the east of Tandridge Lane. The location also contains areas of surface water flooding, but there is no identified risk of groundwater flooding. Development proposals would likely include Sustainable Urban Drainage systems - drainage solutions that mimic natural drainage regimes and aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment.</td>
</tr>
</tbody>
</table>
### Infrastructure Requirements and implications

<table>
<thead>
<tr>
<th>Highways and Transport</th>
<th>Highways:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>The Highways Authority is Surrey County Council. Provisional information on this location was sought from SCC in the Transport and Accessibility Assessment. The Assessment states that the following highways mitigation measures would be required:</td>
</tr>
<tr>
<td></td>
<td>• Access the potential location from a number of roads including the A22 Eastbourne Road, Tilburstow Hill Road and Tandridge Lane</td>
</tr>
<tr>
<td></td>
<td>• The signalised junction of the A22 Eastbourne Road and A264 Copthorne Road in Felbridge and improvements to the use of Heavy Goods Vehicles on this road;</td>
</tr>
<tr>
<td></td>
<td>• The M25 junction 6;</td>
</tr>
<tr>
<td></td>
<td>• The junction of Tilburstow Hill Road and the A22 Eastbourne Road;</td>
</tr>
<tr>
<td></td>
<td>• Congestion on rural lanes that run east to west around South Godstone – Harts Lane, Miles Lane, New Road, Water Lane;</td>
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<tr>
<td></td>
<td>• Congestion associated with Tandridge Lane and the B2235 Godstone Hill. Interventions may be required on the B2235 to dissuade traffic from using this route and instead travel on the strategic network of the A25 and A22.</td>
</tr>
<tr>
<td></td>
<td>Any mitigation package would need to be developed in conjunction with the Highways Authority and Highways England.</td>
</tr>
<tr>
<td>Public Transport:</td>
<td>The 409 bus service travels along the A22 with approximately one bus per hour. There is an opportunity to divert this service off the A22 and through the potential location to serve the development, although whether the bus operator would agree to such a change is uncertain given that the full route currently takes 90 minutes.</td>
</tr>
<tr>
<td></td>
<td>In terms of train travel, Godstone train station is located in the village of South Godstone (services between Tonbridge and Redhill/London Victoria). There is a direct service from Godstone into London Victoria starting at 7.46am and this is continued throughout the day on an hourly basis for most of the day. However, Southern Rail is currently consulting on a timetable which would remove the direct service thus changes would be required at Redhill or Tonbridge. Should South Godstone be selected as the preferred location for a new garden village, this may justify the direct services being retained and possibly enhanced.</td>
</tr>
</tbody>
</table>
Good train service and potential for good bus provision would enhance the sustainability of the area and help to reduce reliance on the car. However, assurances of sufficient services would need to be obtained from GOVIA/Network Rail.

If this location is preferred for a new garden village and included in the Proposed Submission draft of the Local Plan (Regulation 19 stage) in 2018, further transport and accessibility evidence base will need to be produced.

| Education | There is one primary school in South Godstone. For secondary school education, residents must travel to nearby settlements such as Oxted, Caterham and Redhill. Early indications from SCC suggest that a garden village at this location would need to provide at least:
|           | - Four Form Entry (4FE) primary school. This is likely to be two separate primary schools each providing two Form Entry (2FE)
|           | - One secondary school providing six Form Entry (6FE). |

| Health provision | There are no health facilities in South Godstone. Residents must travel to nearby settlements such as Lingfield and Godstone to access these services. Early indications from East Surrey CCG suggest that the most feasible option would be to expand existing practices to take additional patients. For the South Godstone potential garden village location there are two options:
|                   | - New patients to be split across Lingfield and Oxted existing surgeries - recognising the current proposals at Lingfield for expansion to take an additional 5,000 patients and reconfiguration of the existing surgery at Oxted;
|                   | - Relocation and expansion of the Pondtail surgery in Godstone. |

| Other Infrastructure | The implications on the following infrastructure should be considered as part of a new garden village:
|                     | - Waste/recycling facilities network
|                     | - Waste Water
|                     | - Water Network
|                     | - Energy Provision
|                     | - Telecommunications/ Broadband Networks
|                     | - Gas Networks
|                     | - Electricity Networks
|                     | - Emergency Service Provision; and
|                     | - Community facilities. |
| Open spaces and recreation | Based on the proposed open space, sport and recreation typologies and standards, the potential garden village location at South Godstone would require at least:  

**Recreational open space:** 22.27 ha. (Comprising 9.9 ha of Amenity/Natural Greenspace; 9.9 ha of Parks/Recreation Grounds; 1.98 ha of allotments; 0.49 ha of children’s and youth provision).  

**Outdoor sports space:** 14.45 ha. (Comprising 12.47 ha of pitch sport space. It would also generate a requirement for 1.98 ha of courts and greens (comprising provision for tennis/bowls/MUGAs)).  

**Leisure Centres:** Comprising 0.67 of a standard 4-court sports hall; and 0.49 of a standard 4-lane indoor swimming pool. |
| Other constraints and obstacles to delivery | Potential impact on the Ashdown Forest SPA/SAC (implications of nitrogen deposition and recreational disturbance), Scheduled Monuments, Ancient Woodland, Gatwick Safeguarding Zone, Tree Preservation Orders, Eden Biodiversity Opportunity Area. Close to land designated as an Area of Great Landscape Value, with Historic Landfill Sites and Waste Disposal and Minerals Sites in the locality. |
| Economic Needs | The Lambs Business Park is located to the West of South Godstone Village and is currently designated as a Strategic Employment Site in the Tandridge District Core Strategy (2008-2026). The retention of this site as a strategic employment site is supported through the Tandridge Economic Needs Assessment (2015) and the willingness of the landowner of Lambs has shown commitment to the retention of the land for employment uses for the future.  

The potential garden village will be required to provide employment floorspace (B1-B8 uses) in addition to other forms of employment, some of which could be accommodated at Lambs.  

The Garden Village will be required to provide a community hub, which is likely to include leisure and retail. As such, additional jobs will also be provided.  

The Council's Economic Needs Assessment is currently being updated and more information regarding employment provision will be considered in making the final decision as to the preferred location for the Garden Village. |
| Sustainability Appraisal | There is potential for a positive impact on housing, employment and economics, with a potential negative impact on the utilisation of previously developed land.  

For further information please refer to the full Sustainability Appraisal 2017. |
### Duty to cooperate and neighbouring authorities

<table>
<thead>
<tr>
<th>Associated authority</th>
<th>N/A</th>
</tr>
</thead>
</table>

| Progress and implications: | Potential location is in Tandridge District only. However, the A22 would need improvements as part of this development, which could have implications for neighbouring authorities. Ongoing discussions to understand and model the impact and mitigation measures for the A22 are required across a wider area. |

| Current overall conclusions | No decision has been made as to the preferred location for a garden village. There will need to be ongoing discussions with Duty to Cooperate bodies as well as considering the specific A22 constraints for this site and the carrying out of infrastructure modelling. An Area Action Plan will need to be created for a potential Garden Village location which will set out, amongst other things, the case for exceptional circumstances and a design code. |

| Point in time assessment: Significant issues that would prevent this potential location from coming forward and essential mitigation that would be needed to overcome this. | The information above clearly sets out that there are obstacles to overcome if this location were to be selected, particularly with regards to the impact of and mitigation to the A22, and to the rural road network. The availability of public transport, the ability of the rail network to be utilised as an asset and provision of health facilities also need to be clearly understood and each of these elements would be a requirement of the scheme and design. |

In addition, landscape constraints in this location would need to be properly considered in any scheme and master planning would need to maximise landscaping and design techniques to ensure the development was properly contained within the wider landscape whilst also sensitively responding to the existing settlements built form to avoid making the development appear to have been 'tagged on'. Landscape has also been identified as being more sensitive to the north of South Godstone and more information regarding this needs to be gathered. |

As referenced above, a significant obstacle faced in this location is that of the A22 which travels directly through the existing settlement. The road remains a local concern and there is a known pinch-point where the road passes under the railway line and innovative solutions to this are likely to be necessary to mitigate against the impacts of the development and construction traffic, on the wider A22 network and up to and including Junction 6 of the M25. |

**Currently there is a clear division of land promotion with two concepts for a Garden Village having been presented to the Council by two different promoters. The railway line can be used as a clear distinction between the land promotion interests in this location. The clear distinction between the two proposals will need to be understood in more detail and it should not be assumed that if South Godstone were to be the preferred location, that both the north and south areas would form the Garden Village. However, a consideration of how opportunities could be best secured would need to be explored.**
On reflection of the current understanding of land availability and assembly at South Godstone, it is only apparent that the land north of the existing settlement could demonstrate the ability to commence delivery of their landholdings before the end of the plan period to 2033 and the Council are seeking more assurances and an understanding of the land assembly to the south in order to be able to understand the build out capabilities in this area. Whilst it is suggested to the Council that there are a number of agreements in place for the land to the south, this is not the case for all of it and this is the information that will be sought, as well as any knowledge of legal agreements.

Lastly, in order for the Council to complete a comprehensive assessment of this location discussions and commitments from GOVIA/Network Rail would need to be demonstrated.

Further work will need to take place to establish whether this location can meet the Council's aspirations and objectives for the Garden Village including the provision of new services more centrally located within the district.
Appendix 1 - Supporting technical assessments

List of supporting technical assessments:

Please click here to view a copy of the documents online:

- Duty to Cooperate Statement Update (2017)
- Focused Interim Housing and Economic Land Availability Assessment – Broad Locations (2017)
- Habitat Regulations Assessment Stage 1: Screening (2017 Update) Including Garden Village Options (August 2017)
- Local Plan: Garden Villages Consultation - Equalities Impact Assessment (August 2017)
- Spatial Approaches Topic Paper: Garden Villages Consultation (2017)
- Sustainability Appraisal for Tandridge District Council: Regulation 18 - Potential Garden Village Locations (August 2017)
- Tandridge District Landscape and Visual Assessment For a Potential Garden Village Location (August 2017)
- Tandridge Open Space, Sport and Recreation Facilities Assessment: Likely requirements for open space, sport and recreation provision for a potential Garden Village (August 2017)
- Tandridge Open Space, Sport and Recreation Facilities Assessment: Community and Stakeholder Consultation (August 2017)
- Tandridge Open Space, Sport and Recreation Facilities Assessment: Open Space, Sport and Recreation Typologies and Standards (August 2017)
- Information submitted to the Council by the site promoters
<table>
<thead>
<tr>
<th>Acronym</th>
<th>Word</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adoption</td>
<td>The final stage of implementation of the Local Plan; this requires the local planning authority to agree the Local Plan and make it publicly available.</td>
<td></td>
</tr>
<tr>
<td>Affordable Housing</td>
<td>The Department for Communities and Local Government defines Affordable Homes as “social rented, affordable rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.”</td>
<td></td>
</tr>
<tr>
<td>Ancient woodland</td>
<td>A woodland that has existed continuously since 1600 or before in England, Wales and Northern Ireland (or 1750 in Scotland). Ancient woodland is formally defined on maps by Natural England and equivalent bodies.</td>
<td></td>
</tr>
<tr>
<td>AAP</td>
<td>Area Action Plan</td>
<td>A Development Plan Document which provides a planning framework for a specific geographical area where change is anticipated. Area Action Plans focus on implementation and are a primary means of delivering planned growth areas.</td>
</tr>
<tr>
<td>AHAP</td>
<td>Area of High Archaeological Potential</td>
<td>In the Surrey Historic Environment Record (HER) maintained by Surrey County Council, there are a number of areas of high archaeological potential within the district. Within these areas there is good reason to expect some archaeological finds during any disturbance of the ground, such as during development. Applicants seeking planning permission within areas of high archaeological potential are required to undertake a prior assessment of the possible archaeological significance of the site and the implications for their proposals.</td>
</tr>
<tr>
<td>AONB</td>
<td>Area of Outstanding Natural Beauty</td>
<td>An area of countryside which has been nationally designated for conservation due to its significant landscape value and beauty.</td>
</tr>
<tr>
<td>BOA</td>
<td>Biodiversity Opportunity Area</td>
<td>Extensive areas where improved habitat management, as well as efforts to restore and re-create Priority habitats will be most effective in enhancing connectivity to benefit recovery of Priority species in a fragmented landscape.</td>
</tr>
<tr>
<td>Broad Locations</td>
<td>The NPPF requires that local planning authorities should identify a supply of specific, developable sites or broad location for growth, for years 6-10 and, where possible for years 11-15. Broad locations therefore do not have set boundaries.</td>
<td></td>
</tr>
<tr>
<td>Acronym</td>
<td>Word</td>
<td>Definition</td>
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<tr>
<td></td>
<td>Climate change</td>
<td>A change in global or regional climate patterns, in particular a change apparent from the mid to late 20th century onwards and attributed largely to the increased levels of atmospheric carbon dioxide produced by the use of fossil fuels.</td>
</tr>
<tr>
<td>CCG</td>
<td>Clinical Commissioning Group</td>
<td>Clinical Commissioning Groups are clinically led membership groups of GP practices that plan, commission and performance-manage a range of local health services for their population. CCGs were formed after the Health and Social Care Act 2012 was passed, devolving a range of commissioning responsibilities to CCGs from primary care trusts (PCTs).</td>
</tr>
<tr>
<td>CIL</td>
<td>Community Infrastructure Levy</td>
<td>A levy allowing local authorities to raise funds towards infrastructure from owners or developers of land undertaking new building projects in their area.</td>
</tr>
<tr>
<td></td>
<td>Conservation Area</td>
<td>An area designated as being of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, designated by the local planning authority under the Listed Buildings and Conservation Areas Act 1990.</td>
</tr>
<tr>
<td></td>
<td>Consultation</td>
<td>An opportunity for the public and stakeholders to make comments on any policies and content within the Local Plan, or what should be included in the Plan. All comments will then be taken into account when preparing each iteration of the Plan.</td>
</tr>
<tr>
<td></td>
<td>Consultation Portal</td>
<td>The Councils consultation portal is called Objective and not only enables you to register for notifications and updates, it also puts you in charge of ensuring that we have your most up to date contact details and allows you to submit your comments online during active consultations, or to opt out of future notifications.</td>
</tr>
<tr>
<td></td>
<td>Core Strategy</td>
<td>An old style planning policy document which sets out key planning policies for the District. The latest Core Strategy for Tandridge will be superseded by the Local Plan.</td>
</tr>
<tr>
<td>DPD</td>
<td>Development Plan Document</td>
<td>Policy documents that are subject to formal procedures.</td>
</tr>
<tr>
<td>DtC</td>
<td>Duty to Cooperate</td>
<td>Introduced in the Localism Act (2011), the Duty to Cooperate is a legal test that requires cooperation between local planning authorities and other public bodies to ensure that Local Plans are created in a strategic way and cross boundary issues are recognised, and where possible, addressed. Cooperation must be constructive and take place on an ongoing basis.</td>
</tr>
<tr>
<td>Acronym</td>
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<td>Definition</td>
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<tr>
<td>ENA</td>
<td>Economic Needs Assessment</td>
<td>The ENA assesses the quantity, quality and viability of the District's employment land. It will inform the District’s future approach to the provision, protection, release or enhancement of employment land and premises.</td>
</tr>
<tr>
<td></td>
<td>Examination</td>
<td>Once consultation has been undertaken on the submission version of the plan, the local planning authority should submit the Local Plan and any proposed changes it considers along with supporting documents to the Planning Inspectorate for examination on behalf of the Secretary of State. The Inspector (on behalf of the Secretary of State) will investigate issues that have been raised through the consultation so that a solution / recommendation can be provided, where possible.</td>
</tr>
<tr>
<td>FRA</td>
<td>Flood Risk Sequential Test</td>
<td>An assessment of the risk of flooding from all flooding mechanisms, the identification of flood mitigation measures and advice on actions to be taken before and during a flood.</td>
</tr>
<tr>
<td>FE</td>
<td>Form Entry</td>
<td>Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change. One of the mechanism to achieve this is to carry out a Flood Risk Sequential Test to support the Local Plan.</td>
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<tr>
<td></td>
<td>Essentially for each Form of Entry there will be up to 30 children in a year group. So for a 2 Form Entry school there will be two classes accommodating up to 60 children for each year group.</td>
<td></td>
</tr>
<tr>
<td>GV</td>
<td>The Governments Garden Village Prospectus (June 2016) defines garden villages as a new discrete settlements that are local authority led and capable of accommodating between 1,500 and 10,000 homes.</td>
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<tr>
<td></td>
<td>To keep the operation of the airport safe and secure, Gatwick is legally obliged to have an active policy of aerodrome safeguarding. This is managed by the airport's aerodrome safeguarding team which is responsible for making sure that no developments within the 15km safeguarding zone (30km for wind turbines) have an adverse effect on the airport's operation. See <a href="http://www.gatwickairport.com/business-community/business1/doing-business-with-us/aerodrome-safeguarding">www.gatwickairport.com/business-community/business1/doing-business-with-us/aerodrome-safeguarding</a> for more information.</td>
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<tr>
<td>Acronym</td>
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<tr>
<td>GIS</td>
<td>Geographic Information System</td>
<td>A computer-based system whereby mapping and information are linked for a variety of uses, such as capturing data justifying Local Development Documents.</td>
</tr>
<tr>
<td></td>
<td>Green and Blue Infrastructure</td>
<td>A living network of green spaces, water and other environmental features in both urban and rural areas. It is often used in an urban context to cover benefits provided by trees, parks, gardens, road verges, allotments, cemeteries, woodlands, rivers and wetlands.</td>
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<td></td>
<td>Green Belt</td>
<td>The Green Belt is a statutory designation that has the fundamental aim of preventing urban sprawl by keeping land permanently open. The NPPF states that the essential characteristic of the Green Belt is its openness and permanence. The Green Belt does not only constitute green spaces, but can also include roads, settlements and other built forms, such as industrial units.</td>
</tr>
<tr>
<td></td>
<td>Green Belt Assessment</td>
<td>An assessment of the Green Belt to determine the strategic role of the Green Belt in the district, whether the Green Belt fulfils its purpose as set out in the National Planning Policy Framework and the role the settlements in the Green Belt play.</td>
</tr>
<tr>
<td>HRA</td>
<td>Habitats Regulations Assessment</td>
<td>A step by step process which helps to identify any likely significant effects and (where appropriate) assess the adverse impacts on a site that is protected by European legalisation.</td>
</tr>
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<td></td>
<td>Heritage Assets</td>
<td>A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).</td>
</tr>
<tr>
<td>HE</td>
<td>Highways England</td>
<td>Highways England is the highway authority responsible for trunk roads and motorways (the strategic road network).</td>
</tr>
<tr>
<td>HELAA</td>
<td>Housing and Economic Land Availability Assessment</td>
<td>The HELAA is a technical study which is used to assist in the monitoring of whether there is an adequate supply of deliverable housing land. It informs planning process in terms of identifying land that is suitable, available and achievable for housing and economic development uses over the plan period. It identifies sites and broad locations with potential for development, assesses their development potential and assesses their suitability for development and the likelihood of that development coming forward.</td>
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<td></td>
<td>Impact Risk Zone</td>
<td>Areas surrounding/nearby a designated SSSI, where potential changes could create significant damage.</td>
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<tr>
<td>IDP</td>
<td>Infrastructure Delivery Plan</td>
<td>The Infrastructure Delivery Plan (IDP) identifies the key infrastructure required to support development within the District over the plan period and how it will be delivered.</td>
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<tr>
<td></td>
<td>Infrastructure</td>
<td>The basic physical and organisational structure and facilities (communication, transportation, and utilities) needed for the operation of society or enterprise.</td>
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<td></td>
<td>Land Value Capture</td>
<td>Granting planning permission can increase the value of land. The increase in value can be ‘captured’ by the authority granting permission to pay for public infrastructure improvements.</td>
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<tr>
<td></td>
<td>Landscape Assessments</td>
<td></td>
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<tr>
<td>LDS</td>
<td>Listed Buildings</td>
<td>A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage).</td>
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<tr>
<td></td>
<td>Local Development Scheme</td>
<td>The LDS sets out the programme for producing the Local Plan which is the statutory development plan document for the area. It sets out what development plan documents the Council is intending to produce and when, and at what stage the community can get involved in the process.</td>
</tr>
<tr>
<td>LNR</td>
<td>Local Plan</td>
<td>One document within the Local Development Plan. The Local Plan is a planning policy document prepared by the Local Planning Authority that guides development for 20 years. The Local Plan is subject to consultation and independent examination before the Local Planning Authority can adopt the document.</td>
</tr>
<tr>
<td>MUGA</td>
<td>Multi-Use Games Area</td>
<td>An enclosed area, using a synthetic grass or hard surface for playing sports, for example five-a-side football or netball.</td>
</tr>
<tr>
<td>NPPF</td>
<td>National Planning Policy Framework</td>
<td>A document that sets out the Government’s planning policies for England and how these are expected to be applied. The Framework was published in March 2012.</td>
</tr>
<tr>
<td></td>
<td>Neighbourhood Plans</td>
<td>A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).</td>
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<tr>
<td>PDR</td>
<td>Permitted Development Rights</td>
<td>Permission to carry out certain limited forms of development without the need to make an application to a local planning authority, as granted under the terms of the Town and Country Planning (General Permitted Development) Order.</td>
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<tr>
<td></td>
<td>Planning Inspector / Inspectorate</td>
<td>The Planning Inspectorate’s work includes national infrastructure planning under the Planning Act 2008 process (as amended by the Localism Act 2011), processing planning and enforcement appeals and holding examinations into local plans and community infrastructure levy charging schedules.</td>
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<tr>
<td></td>
<td>Preferred Strategy</td>
<td>In March 2017, the Council agreed a Preferred Strategy to be pursued in preparing the Local Plan. Fundamental to that strategy is the identification and pursuit of a sustainable location which is capable of delivering a large scale development which accords with the principles of a Garden Village.</td>
</tr>
<tr>
<td>PDL</td>
<td>Previously Developed Land</td>
<td>Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes:</td>
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<td>• land that is or has been occupied by agricultural or forestry buildings;</td>
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<td>• land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures;</td>
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<td></td>
<td>• land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and</td>
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<td>• land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.</td>
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<td></td>
<td>There is no presumption that land that is previously developed is necessarily suitable for housing development or that the whole of the curtilage should be developed.</td>
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<tr>
<td></td>
<td>Reasonable Alternatives</td>
<td>These are options for the development of a garden village that are appropriate in terms of the vision, objectives and geographical scope of the Local Plan. This is a requirement of the SEA Directive.</td>
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<tr>
<td>SDC</td>
<td>Sevenoaks District Council</td>
<td>The administrative area, in Kent County, that borders Tandridge District to the east.</td>
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<tr>
<td>SNCI</td>
<td>Site of Nature Conservation Importance</td>
<td>Locally important sites of nature conservation adopted by local authorities for planning purposes.</td>
</tr>
<tr>
<td>SSSI</td>
<td>Site of Special Scientific Interest</td>
<td>A site of national importance for nature conservation identified and protected by Natural England.</td>
</tr>
<tr>
<td>SAC</td>
<td>Special Areas of Conservation</td>
<td>Special Areas of Conservation (SACs) are strictly protected sites designated under the EC Habitats Directive. Article 3 of the Habitats Directive requires the establishment of a European network of important high-quality conservation sites that will make a significant contribution to conserving the 189 habitat types and 788 species identified in Annexes I and II of the Directive (as amended).</td>
</tr>
<tr>
<td>SPA</td>
<td>Special Protection Area</td>
<td>Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.</td>
</tr>
<tr>
<td>SCI</td>
<td>Statement of Community Involvement</td>
<td>The SCI sets out standards to be achieved by the local planning authority in relation to involving the community in the preparation, alteration and continuing review of the Development Plan and in developing the SCI control decisions. In respect of documents prepared under the Development Plan the local planning authority is required to produce a statement showing how it complies with the SCI.</td>
</tr>
<tr>
<td>SFRA</td>
<td>Strategic Flood Risk Assessment</td>
<td>A study that provides information on the probability of flooding from all sources, such as that from rivers, surface water, groundwater and sewers. The SFRA is used to ensure that, in allocating land or determining applications, development is located in areas at lowest risk of flooding.</td>
</tr>
<tr>
<td>SHMA</td>
<td>Strategic Housing Market Assessment (2015)</td>
<td>An assessment to define housing need, in terms of types of tenure, size and need, for the requirements in the future.</td>
</tr>
<tr>
<td>SWOT</td>
<td>SWOT Analysis</td>
<td>An assessment to evaluate the strengths, weaknesses, opportunities and threats of a given project.</td>
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<tr>
<td>SCC</td>
<td>Surrey County Council</td>
<td>The County Council administrative area within which Tandridge District falls. Surrey County Council (SCC) is the local highway authority for the area and is responsible for a number of other services, including education and social services.</td>
</tr>
<tr>
<td>SA</td>
<td>Sustainable Development</td>
<td>Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. There are three dimensions to sustainable development: economic, social and environmental.</td>
</tr>
<tr>
<td>SuDS</td>
<td>Sustainable Urban Drainage Systems</td>
<td>SuDS offer an alternative form of drainage in urban areas by mimicking natural drainage and filtration systems in order to prevent surface water flooding and pollutants reaching the water course.</td>
</tr>
<tr>
<td>TPO</td>
<td>Technical Studies</td>
<td>A range of detailed evidence base document produced to support the Garden Villages Consultation and wider Local Plan development.</td>
</tr>
<tr>
<td>Viability</td>
<td></td>
<td>An individual development is said to be viable if, after taking account of all costs, it provides a competitive return to the developer and generates a land value sufficient to persuade the land owner to sell the land for the development proposed.</td>
</tr>
</tbody>
</table>
This consultation has been prepared by Tandridge District Council in partnership with EH Planning Projects (the in house Planning Policy Team of East Hampshire District Council).