

# LIMPSFIELD PARISH COUNCIL

Piers Mason  
Head of Planning  
Tandridge District Council  
8 Station Road East  
Oxted  
Surrey  
RH8 0BT

9<sup>th</sup> October 2017

Dear Piers,

Re: - TDC Garden Village (Regulation 18) Consultation

The following represents the views of Limpsfield Parish Council (LPC) on the Tandridge District Council (TDC) draft Local Plan and Local Strategy and is provided as the Parish Council's response to the Garden Villages (Regulation 18) Consultation.

TDC has used an Objectively Assessed Housing Needs (OAN) number for the district of 9,400 for the plan period. LPC believe that this number, which is used as the justification for the "Garden Village" concept is greatly inflated. The population growth figures contained in the TDC supporting documents incorporate a large element of inward migration from Croydon and other London Boroughs.

But if one excludes inward migration and looks at historic population growth trends in the district or looks at the TDC housing waiting list for households already resident in the TDC area, the actual number of new home required in the plan period is significantly less than TDC's current OAN number.

The 2015 Tandridge Strategic Housing Market Assessment (SHMA) estimated the population of Tandridge in 2014 to be 84,900, increasing to 94,900 by 2027, we cannot reconcile TDC's OAN number of 9,400 with a projected population increase of 10,000.

An important consideration for the TDC Local Plan should be the need for housing to support the local economy, building houses to support local employment opportunities and jobs. However, the rural nature of the district, which is 93% Green Belt (94% in Limpsfield), means that there are only very limited employment opportunities locally. With no additional employment opportunities available, the employment opportunities for the new households will be outside the TDC area, in Central or Outer London, Crawley/Gatwick etc. Tandridge will become a dormitory for these areas. To be sustainable new housing needs to be built near to job and employment opportunities, this cannot be the case in the TDC area.

The "Garden Village" concept does nothing to address the existing pressures on local infrastructure, house building in the TDC area has not been accompanied by any increase in infrastructure provision, which has led to a deterioration in the quality of local infrastructure

and services. A recent survey undertaken by Limpsfield Parish Council as part of the Neighbourhood Plan process, has confirmed this to be a major concern of Limpsfield residents.

With specific reference to the proposed “Garden Village” development on “Land West of Edenbridge”, we would make the following comments; -

None of the five drop-in sessions organised by TDC to promote the “Garden Village” concept have taken place in the Limpsfield/Oxted area. Limpsfield residents wishing to find out more about the TDC proposals should have been given the opportunity to attend a drop-in session in Limpsfield or Oxted. For Limpsfield residents reliant on public transport, none of the drop-in locations was easily accessible.

The proposed “Garden Village” development on “Land West of Edenbridge” which is 60% within the TDC area would result in 2750 new houses being built, 1500 of which would be in the Limpsfield parish.

The proposed development will double the number of houses in the Limpsfield parish, without addressing any of the existing infrastructure deficiencies experienced by Limpsfield and TDC residents.

The National Planning Policy Framework (NPPF) places great emphasis on Sustainable Development. The three dimensions to Sustainable Development are: economic, social and environmental. The “Land West of Edenbridge” proposal fails to meet any of the NPPF criteria. For example: -

The proposed development on Green Belt land will have a negative impact on the landscape and character of the surrounding area which includes an Ancient Woodland (Staffhurst Wood) and Areas of Outstanding Natural Beauty.

The country lanes used to access the “Land West of Edenbridge” site is part of a rural road network, characterised by narrow country lanes unsuitable for significant volumes of traffic. The country lanes to the North, East and West of the proposed development site are all constrained by single width railway bridges which the roads have to pass over or under.

The proposed development is not within easy walking distance of Edenbridge or Edenbridge Town stations, it would be necessary to drive or cycle to a station.

There are two rail lines passing through Edenbridge, there are already severe capacity constraints on the Uckfield line into London, whilst services on the Redhill- Tonbridge line passing through Edenbridge station provide only very limited direct services into London. The existing rail infrastructure does not support the proposed development.

There are only very limited employment opportunities in the TDC area or Edenbridge, the proposed development will in effect become a dormitory for people working outside of the area. The limitations of the road and rail network are therefore an important consideration.

The proposed “Land West of Edenbridge” development will be heavily reliant on the infrastructure and services in Edenbridge, the provision of which will be outside TDC’s control. There will be no benefits for Limpsfield or TDC residents.

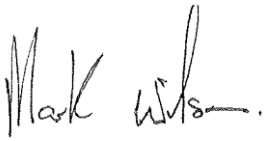
The SHMAs undertaken by Tandridge and jointly by Sevenoaks and Tunbridge Wells councils in 2015, clearly identify the housing markets for the respective council areas, there is no overlap between the housing markets identified in the two reports. The housing markets are separate and distinct, the “Land West of Edenbridge” development would make

little positive contribution to the housing needs in Tandridge or the Sevenoaks/ Tunbridge Wells districts.

In summary, Limpsfield Parish Council believes that the existing OAN number being used by TDC as the basis for the Local Plan is an over estimate, a more reasonable estimate would exclude inward migration.

We consider the proposed "Garden Village" development on the "Land West of Edenbridge" to be contrary to all of the NPPF guidelines for Sustainable Development, providing no benefit to Limpsfield (or Edenbridge) residents or the housing requirements of Tandridge or Sevenoaks, the proposal therefore has no merit.

Yours sincerely,

A handwritten signature in black ink that reads "Mark Wilson". The signature is written in a cursive style with a long horizontal stroke at the end.

Mark Wilson

Chairman – Limpsfield Parish Council