



7th July 2018

Dear TLAG Supporter,

Well the Local Plan has now been published and, as feared Tandridge District Council is proposing to remove an area of beautiful virgin Green Belt land and replace it with a new housing development in South Godstone. The Planning Policy officers, working for TDC, have produced a plan (Our Local Plan: 2033 - Regulation 19) that we believe to be hugely flawed and according to their 'Area of Search' will unnecessarily destroy anything up to 800 acres of our irreplaceable countryside.

The Local Plan has been voted upon and despite huge opposition to the Plan, the Conservative Committee Members voted to take it forward to be presented to an appointed Government Inspector. Sadly these members were supported by the Lib Dems who, mistakenly in our view, believe this is a chance to push future development away from the North of the District.

The Plan is being heavily promoted by Martin Fisher (the Leader of the Council), Keith Jecks (Chair of the Planning Policy Committee) and the Senior Officers at Tandridge Council. We do not wish to question their integrity but are very concerned that the massively under resourced Council has come up with a poorly prepared and very vague document.

TDC are proposing to build some 6200 homes for the period 2013 to 2033. It has already completed and has permissions outstanding for approx. 2300. Around 1000 will come from windfall, ongoing initiatives and 'other'. A total of around 1350 will come from site allocations that have been thinly spread around the district. (As a point of interest none of these allocated sites feature in Keith Jecks' Woldingham Ward or Martin Fisher's Oxted area.) The remaining 1400 planned homes will be in the new Garden Village at South Godstone with a further 2600 houses being built here in the following plan period.

TLAG has and will continue to analyse the papers in as much detail as possible. The main concern to us is the lack of cohesive thought and necessary detail. TDC's idea is to present the Plan to the Inspector with very little detail surrounding the Garden Village. It is hoping to get its 'vision' passed and it can then spend the next 5 years or so working out an 'Area Action Plan' which will provide more detail at that point. Were the Inspector to allow this to happen, then TDC will be pretty much able to do what it wants regarding changing the Green Belt boundaries to support the formation of a new GV.

A number of individuals have given a huge amount of time to date in preparing a case against TDC, often at the expense of work and 'family time'. Additionally, a handful of residents from around the area have donated a substantial amount of money enabling us to have raised £9,400.00 to date, some of whom are the same people giving freely of so much of their time.

We intend to continue the fight against the unwanted TDC strategy for as long as we can but unfortunately the cost of expert consultants is not cheap. In the forthcoming struggle against both the Council and the relevant Developers we foresee the only way to protect our Green Belt is to provide as best a robust and professional defence as we are able. Our aim is to not only question the legal compliance of the strategy, but also to demonstrate how unsound it is. We intend to establish this by commissioning a highways report, a Greenbelt and Landscape survey, as well as ecology and flood risk assessments.

To this end we have prepared a summary budget of costs based on actual monies spent to date and quotations for future works.

Printing costs	£1,000.00
Web site hosting / emails	£500.00
Town Planning Advice	£23,000.00
Landscape Consultants (Green Belt & Landscape)	£6,000.00



Highways Consultant	£8,400.00
Ecology Consultant	£1,200.00
Legal advice to date over land ownership issues	£2,000.00
QC advice and guidance	£13,000.00
Total estimated costs	£55,100.00

Whilst the budget to run our defence may initially seem very large we, as individuals and not a large corporate entity, have kept costs to an absolute minimum to make continuing our challenge a realistic option. This has been demonstrated by the goodwill of a number of volunteers helping to analyse the Reg 18 Consultation data that the Council wanted to charge us £17,500.00 to compile. To put the costs into perspective TDC is allocating a budget well in excess of £1,000,000 to get to this same point! We have also decided not to challenge the numbers of housing that TDC believes it needs to deliver over the Plan period as this is also being looked at by the Oxted and Limpsfield Residents Group and we feel we must allocate budget funds wisely. We ourselves have questioned the large amount allocated to the Town Planning element but this area covers such a large field of strategy and planning regulation we felt it was necessary.

Not only does this proposal effect all of the local villages of South Godstone, Godstone, Blindley Heath, Lingfield and Tandridge, the disruptive traffic implications will be felt across the whole of the South of the District. We are asking all those who are against this massive incursion onto the Green Belt to help by contributing financially as much as you feel you are able.

As you can appreciate funds are very much required and If you are able to make a donation you can pay directly into the TLAG bank account. Obviously all expenditure will be fully accounted for but please contact us should you have any queries. The bank details are as follows:

Tandridge Lane Action Group; Barclays Bank; Sort code – 208813; Account number - 53408221

Alternatively for those that would prefer we also have set up a JustGiving fundraising page at www.justgiving.com/crowdfunding/tlag. This site provides a valuable service in allowing people to pay by credit card but they do charge overall expenses of 8%. We would therefore encourage people to pay directly to our bank account or by good old-fashioned cheque if possible!

Please remember that in order to attempt to stop this flawed plan being foisted upon us we need to act now.

Yours faithfully,

David Hughes
For and on behalf of TLAG
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