

Paul Newdick
Head of Planning Policy
Tandridge District Council
Council Offices
Station Road East
Oxted, Surrey, RH8 0BT

14 February 2008

Dear Mr Newdick,

Tandridge Core Strategy – Submission Draft

I write in relation to the above consultation document which was received by the Assembly on 2 January 2008. The Assembly welcomes the opportunity to comment on this important document, which will help facilitate the delivery of the Regional Spatial Strategy (RSS) including the economic development and housing elements as they relate to Tandridge.

In accordance with Section 24 of the Planning and Compulsory Purchase Act 2004, the Assembly is of the opinion that the Tandridge Core Strategy Submission Draft Development Plan Document, entitled “Tomorrow’s Tandridge”, is in general conformity with the adopted Regional Spatial Strategy (RPG9 and Alterations) and also the emerging Regional Spatial Strategy (the draft South East Plan as submitted to the Secretary of State on 31 March 2006).

The Assembly also makes a number of representations on the document which are outlined in the attached schedule. These additional comments are intended to improve the clarity of the document and consistency with RSS, but are not so fundamental as to affect the opinion of general conformity given above.

I trust that the above is of assistance. Please contact Sue Janota, Regional Planner, on 01483 555200 or suejanota@southeast-ra.gov.uk if you would like to discuss this matter further.

Yours sincerely,



Paul Bevan
Chief Executive

Cc GOSE

South East England Regional Assembly – Representations on the Tandridge Core Strategy Submission Draft DPD

Representation 1: Policy CSP2 – Sustainable Construction

Paragraph 6.9 of the Core Strategy refers to encouraging small scale renewable energy projects having regard to any particular amenity, environmental or landscape constraints. However, Policy CSP2 ties the development of small scale renewable energy projects to “where appropriate in commercial, industrial and residential schemes” subject to environmental and other constraints. Regional and national policies promote a general presumption in favour of renewable energy development and it is considered that the policy wording could be interpreted as being more limiting by only encouraging renewable energy facilities where they will be integrated into new development. The policy should clarify that development for the generation of renewable energy will be permitted except where there are overriding unacceptable environmental, heritage, landscape, amenity or other impacts to bring it more closely into line with PPS22 and the draft South East Plan. There should also be a commitment to contributing to the achievement of the regional and sub-regional targets for electricity generation from renewable energy in the supporting text to the policy.

Representation 2: Green Infrastructure

The Core Strategy makes reference to green infrastructure in the definition of infrastructure and services in paragraph 14.9 and ‘other accessible green space’ in Policy CSP22 (Cultural Services, Community, Sport and Recreation Facilities). However, given the significance of green infrastructure in the draft South East Plan and the contribution it can make to health and education and in helping to enhance landscape, promote biodiversity and aid movement, Policy CSP7 (Character and Design) should reflect the need to secure green infrastructure as part of development proposals.

Representation 3: Definition of Affordable Housing

The definition of affordable housing in paragraph 13.5 and Annexes 5 and 6 needs to recognise that such housing should normally be subject to mechanisms that will ensure that the housing remains affordable for future eligible households to be consistent with the draft South East Plan definition. The Core Strategy should adopt the full definition of affordable housing as set out in Annex B to PPS3.

Representation 4: Policy CSPI4 – Affordable Housing

The affordable housing policy requires ‘up to’ 30% or 40% affordable dwellings on qualifying sites. It is considered that this wording should be amended to help deliver the overall target of 50 dwellings per year for the district (40% of the average annual requirement) during the period 2007 to 2012. It is considered that the words “...the Council will require that” should be deleted and replaced with “...the Council will negotiate to achieve the following” and the words “up to” should be deleted and replaced by “at least” given that the policy also states that “the actual provision will be negotiated on a site by site basis after taking into account market and site conditions” to help deliver the increase in the amount of affordable housing sought in the draft South East Plan.