**Tandridge District Council**

 **Local Plan: Garden Village Consultation**

 **Introduction**

1. Oxted Parish Council (OPC) thanks Tandridge District Council (TDC) for the opportunity to comment on the four submitted Garden Villages sites identified in the consultation document[[1]](#footnote-1).
2. This response was initially discussed at the OPC Planning Committee on Tuesday, 29th August 2017 and adopted by the full Council on Tuesday, 12th September 2017.
3. The comments below are based on the information provided in the consultation document, referred to above, and what was learnt by those Parish Councillors attending the TDC-run public exhibition events. The Parish Council reserves the right to comment further as the plan for the garden village(s) evolves.

 **Redhill Aerodrome**

1. It seems that this proposal is unlikely to directly or even indirectly affect the OPC area.

 **Edenbridge**

1. It seems that this proposal, potentially, might have an impact on the OPC area.
	1. It is believed that people already drive from Edenbridge to park close to Oxted town centre to catch the train and commute to work because of the train fare increase beyond Oxted. The Garden Village proposals needs to ensure this impact on Oxted gets no worse and, ideally, works to reverse this trend. If required, the railway will need to be improved to cope with the additional capacity from this proposal without detriment to rail travel use from Oxted.
	2. It would seem likely, in addition to the above, that this proposal will result in additional vehicular traffic heading north and whilst it is appreciated that this may pass the OPC area and go rather through the Limpsfield Parish Council area towards Croydon, that the roads are improved to cope with this additional traffic so that there is a propensity to stay on the main road network and not clog-up minor roads that are not suitable for increased use.
	3. Similarly, education and health provision together with all other infrastructure should be provided as part of the garden village development to fully accommodate the needs of all the new inhabitants to ensure that there is no further impact on the infrastructure of Oxted and, ideally, improves the current situation.

 **Blindley Heath and South Godstone**

1. It seems that either of these proposed Garden Villages are likely to have the most direct effect on the OPC area.
	1. As with paragraph 5.1 above, it seems possible that people from these proposed garden villages are likely to drive to Oxted to park to commute by train. The garden villages should be planned to ensure that this gets no worse and there are other alternatives for travel such as improving the Tonbridge line so the commute towards London is more attractive than driving to and commuting from Oxted.
	2. The comments in 5.1 above apply equally if not more to these proposed garden village sites. With the possibility of increase of traffic northwards from developments in Mid Sussex, the whole of the A22 will need to be upgraded together with junction 6 of the M25 to ensure that it is better for drivers to stay on the main roads and not use minor roads, such as Tandridge Lane/Chalkpit Lane/The Ridge/Limpsfield Road which are unsuitable for any increase in traffic use. Also, for this reason any access from the proposed garden villages onto Tandridge Lane should be avoided.
	3. As before, in 5.3 above, the proposed garden villages should be totally self-sufficient for its education and health provision together with all other infrastructure not limited to but including broadband and WIFI provision and have no impact whatsoever on the current infrastructure of the OPC area. In addition, the proposal to move the current Lingfield and Godstone health provision to a new location will not well serve the existing and the proposed communities as the existing communities may have to travel further than they have to at the moment with a chance that some may prefer to travel to Oxted. This should be avoided.

GV Consultation Response 08.09.2017 v1

1. Tandridge District Council’s Our Local Plan, Local Plan: Garden Villages Consultation (Regulation 18), 14th August 2017 to 9th October 2017. [↑](#footnote-ref-1)