Tandridge District Council attended Nutfield Parish Meeting – 11th August 2021 (Georgina Betts - Principal Planning Officer)

Questions from parishioners from 21st July meeting

Question 1

This appears to be an independent developer formulating this plan. Surely Tandridge District Council and/or Surrey County Council have a clear 1, 5, 10-year plan in place that at least conceptually dictates the general philosophy on development of the District and County? I see no evidence of how this development fits into a greater plan. An explanation of this is required please, so local residents at least can understand how this fits into the "bigger picture".

This planning application (2021/1040) is not part of the TDC plan – it is a speculative application.

Question 2

Bearing in mind the land in question is Green Belt and not previously identified or reserved by Tandridge DC in any Local Plan for possible residential or commercial use, could you please confirm that this outline application will be laid before the Planning Committee, or possibly full Council, to ensure that such a major development, and such a departure from council policy to date, is properly scrutinised by elected councillors? Without such scrutiny, and a fully discussed explanation to justify the departure from the current Local Plan, I could easily imagine legal challenges and requests for a call-in to the Secretary of State.

1. Since a large part of the application covers a commercial development (private care home, private sports facilities, private health clinic, retail, and cafés, all on a Green Belt green field site, could you please explain why the developer has not been asked to submit a separate planning application for this? Arguments for and against this commercial development may be quite distinct from those for the nearby proposed housing estate.
2. For the proposed smaller housing estate off Church Hill, could you please explain why this also is not the subject of a separate planning application? TDC do not encourage applicants to split applications due to possibilities of circumventing the affordable housing requirements etc.

Not sure if it will go to planning committee yet as the recommendation has not yet been made for approval or refusal. Can only go to planning committee if it is approved.

Question 3

Does Tandridge District Council have the resources to oversee and control the traffic infrastructure improvements and then the massive development works? As residents we need a clear plan, please on how all works are to be regulated, controlled and managed. This cannot be done by the developer as they have a vested interest in making money. A full "client" (council) management team is required to oversee and control this large, invasive, workscope. Has the developer built this into their plans and costed it? I imagine TDC does not want to foot the bill for this extra management manpower?