

Question 4 What do you think about the delivery strategy approaches

We note that all bar option 2A rely on building in the green belt. We would strongly oppose and development of or reduction in the green belt areas of Tandridge. The green belt assessment should not be used as a means to remove parcels of land from designated green belt areas and then use them for building.

Adjoining authorities have been very robust in their protection of their own green belt and have clearly stated that they are unable to meet their own basic housing targets due to these and other constraints. Therefore should Tandridge continue to offer such a high annual target for the construction of new homes we can be very sure that we will not be addressing the needs of our own communities but instead taking in the 'over spill' from areas such as Reigate and Banstead and the London Borough of Croydon.

Large tracts of land suggested in the HELA are know flood risk areas and these too need to be left untouched to help protect existing properties.

All brownfield and 'in fill' areas should be fully utilised before any consideration is given toward building in the existing green belt. Where appropriate greater density of housing should be mandated and in built up areas three and four storied buildings (in keeping with their surroundings) should be insisted upon.

Burstow Parish has been proposed in the HELA as being in a position to accommodate in excess of 1850 new dwellings. All bar 36 of those suggested homes are located within the green belt and would double the size of the current village. The flood maps used by TDC as data evidence are out of date and do not show the flooding of 2013/14. There were in excess of 65 internal floods along with huge numbers of gardens that were washed away, sewage overflowed and continues to overflow every time there is a sudden downpour of rain. The roads are small narrow lanes and there is an occasional bus service meaning most are reliant on cars for transport. Little employments is available in our area and the village of Smallfield is regarded as a dormitory. Insufficient parking leads to gridlock around the local schools and our proximity to the larger A roads and the M23 means many regard our areas as a convenient short cut to get around the County. Lack of streetlights and pavements makes travelling on foot or by bicycle hazardous and so most avoid it. Developers buy up land to build large 'executive' style homes attracting high salaried out-of-town workers who are able to afford the ever-rising property prices driving out our young people and our lower paid workers. We cannot support this level of building in our area.