

# Tandridge

## Personal Details:

**Name:** Mr Alun Jones  
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**Organisation Name:** (District or county councillor)

## Comment text:

**Related subject:** Total proposal and specific feedback on Valley

Please see my comments with regard to the proposed boundary review:

Democratic Deficit: The current proposal presents a democratic deficit, particularly in the northern areas of Tandridge. It appears that there is a lack of sufficient representation in this region, which raises concerns about fair and equitable democratic processes. It is essential to ensure that all areas within the district have adequate representation to uphold the principles of democratic governance.

The current wards in the north of the District have had considerable windfall development outside of the existing planning framework. The following sites are either in planning or expected to come forward in Valley, Whyteleafe and Harestone wards in the near future, albeit, there is no certainty that all will be approved.

Whyteleafe gas holder (>100)  
Newlands site on Croydon Road (currently for sale for development)  
Rose and Young site (48 flats)  
Pelham House (numbers TBC)  
Bronzeoak (28 flats)  
Junction of Hornchurch Hill (numbers TBC)  
Burntwood Lodge Care home (Numbers TBC)

We also have the following developments that were not fully occupied in 2021 during the census.

Whyteleafe House (massive)

Evergreen House

Hillside (c. 24 flats)

We also have the following speculative sites:

53 Stafford Road (c. 14 flats – at appeal)

79 - 83 Stafford Road (c. 48 flats)

Land at Longsdon Way (numbers TBC)

60 Croydon Road (c. 6 flats)

Avante (c. 6 flats)

All the wards with a variance above the average are North of the M25 (with the exception of Burstow, Horne & Outwood with 4%). This is the most built-up area within Tandridge and the areas where windfall development is and has been most common. Starting with Valley already having an 11% variance from the average and when knowing this is where there is the highest likelihood of windfall development builds in a democratic deficit from the start of the process. The variance after 20 years will be significant leaving Valley residents significantly under represented.

This under representation is exaggerated by the proposal where all bar one ward in the rural south of the district have elector numbers below average. Due to 94% green belt, and lower densities in these areas, they are, and have been less likely to see speculative windfall developments.

An option to balance out the deficit would be to create single member wards for Woldingham, Tatsfield and Chaldon, retain the same number of proposed 2 and 3 member wards in the North and rebalance numbers in the South to create headroom.

Options to rebalance could also include the existing Chaldon ward forming part of Bletchingly and Nutfield, with the more built up areas bounded by Sunny Rise and Chaldon Common Road included in either Queens Park or Westway Ward. The more rural parts of Harestone ward could be added into the Godstone Ward.

Valley Ward Boundary – Caterham is divided into 3 distinct communities: Caterham Valley, Caterham on the Hill and Chaldon and its rural surrounds.

The boundary between Caterham Valley and Caterham on the Hill is defined by the Wooded hillside that runs from Manor Park, along the

Western flank of the Valley behind Stafford Road and then along Stanstead Road.

Caterham Valley community is focused around the Church Walk shopping centre and associated amenities. Public transport is up and down the valley floor.

Caterham on the Hill has 2 central points. These are the Tesco site near the former Barracks and the High Street.

There is little linkage between the Hill and the Valley with the exception of 3 road links and 2 footpaths. There is no bus service between Hill and Valley in the evenings.

Stafford Road is clearly part of Valley, with some of the proposed houses actually being in the low point of the Valley. They have no connection or linkage with the Queens park area of the Hill. Whilst it is natural to see the railway as a dividing line, this is not the case, with the footpaths across the railway heavily used for Stafford Road residents to access public transport links.

## **Attached Documents:**

*None attached*