

## **BOUNDARY REVIEW CONSULTATION**

Response to the New Electoral arrangements for Tandridge District Council – Draft  
Recommendations - May 2023

On behalf: **Cllr Martin Allen** Independent Group Leader – District Councillor for Tatsfield and Titsey - 1 Member ward

### **Setting the scene**

Previously I have made representation to the Commission for and on behalf of the Independent Group on Tandridge District Council and wholeheartedly support what the Independent Group have stated, but now I am making representation not only for myself as the current District Councillor, but everyone that will support me at least until the next Boundary Review.

This includes every resident / elector currently living in the ward who has shown their support for a **One member ward** for Tatsfield & Titsey for now and in the future by sending over a hundred objections. See the Tatsfield Parish Council response.

I went back to the 1997 review of Tandridge District Council specifically for Tatsfield & Titsey ( which was then Chelsham and Farleigh, Tatsfield & Titsey) to see that Chelsham and Farleigh were detached from Tatsfield & Titsey to improve electoral equality. In the review it was acknowledged Tatsfield and Titsey is (was) a self-contained area. Nothing has changed since that time to change the semi-rural, self-contained and independent aspect of this ward excepting that the Bus service has all but disappeared, inhibiting travel anywhere but to the north, (please see attached). The population has grown slowly as Tatsfield is a Defined village washed over by the Green Belt and a Tier 3 village within the Tandridge Local Plan with no houses allocated to it under their emerging local plan, mainly because of the lack of sustainability. Then as now it has no compelling links with any other areas.

On behalf of the village I respectfully suggest that Tatsfield & Titsey should remain as a one member ward to ensure rather than deny that the Commission's three main considerations are met. The single Councillor ward had been successful for Tatsfield and having an election every four years has not prevented engagement or full democracy or full representation to the local authority. (See my attendance figures below). The village as a whole for the past 20 years have had Independent Councillors in both Parish and District Councillors roles and this position has been supported by the approx. 35 – 70% of the voting population in the past and the most recent elections. The current Parish Council survey amongst residents confirm 10% of the electoral population responded and 99% stated that they would prefer Tatsfield and Titsey to remain an individual ward. The reasons given by residents are reflected in the various submissions.

Having been the District Councillor in my 9<sup>th</sup> term, I followed Ex Cllr Bob David OBE who served for 12 years. Along with the various Parish Councils during that last 21 years we have all maintained a robustly independent stance within the village which has enabled and supported a strong community spirit to play it's part within the village.

We have built up a resilient sense of identity making the village almost self-sufficient for all the things that are required for the harmony of village life. We have (for instance) litter picking and winter leaf clearance to self-volunteering as well as establishing and maintaining an allotment and compost site successfully for 8 and 21 years respectively.

There is no practical link to anything outside of the ward that does not require a car journey or one of the bus routes for those without cars.

Being the most northerly ward in the district the majority of the services that are required are found to the north over the border in Biggin Hill, London Borough of Bromley. Biggin Hill includes everything from Supermarkets, doctors, dentists, petrol stations, hairdressers to name but a few. In Tatsfield village centre there is a local shop and cafe, a post office, a charity shop, a public house, a restaurant and bar, a garage, the Tatsfield Village Club and the W.I. Hall. The Village Hall is also centrally located. The Aileen McHugo Building includes the Parish Council meeting room and offices. There is nothing that links us to Limpsfield that would make our joining with them a sensible move and electorally speaking could see us not being represented by anyone who actually lives in the village or has any knowledge of the village and its problems.

By leaving Tatsfield as a one member ward you would not be affecting the electoral equality as we currently have a Register of Electors of 1477 plus 65 in Titsey, slightly below the current average and with new housing limited to the defined village the population is unlikely to increase to the 2028 suggested average of 1692 by 2028. You should not force Tatsfield & Titsey in to a 3 member ward simply to achieve electoral equality in an adjoining ward, even though I understand that Limpsfield already has an acceptable electoral equality

### **Facilities and activities that create community identity and spirit**

Tatsfield is defined in the settlement hierarchy as a "Rural Settlement" and it is recognised that the village only has a basic level of services, one local shop, education provision and that the majority of services (including employment) are accessed outside of the settlement.

In Tatsfield village centre there is a local shop and cafe, a post office, a charity shop, a public house, a restaurant and bar, a garage, the Tatsfield Village Club and the W.I. Hall. The Village Hall is also centrally located. The Aileen McHugo Building includes the Parish Council meeting room and offices.

Tatsfield Primary School moved to new premises in the village centre in 2010. The old village school now accommodates an early year's nursery.

St Mary's Church with its Millennium Hall is located at some distance from the village centre on Church Hill but is still widely used by the community especially through the summer where Church Teas are served on Sundays and enjoyed by villagers and visitors alike.

To the south of the parish there are the two motorway service areas where the M25 crosses the parish at Clacket Lane.

There are many types of rural and small businesses located across the parish including farms, stables, health and well-being facilities and a wide range of home-based businesses.

Further south there are a small number of light industrial units located on land at Waylands Farm including an aquatics centre and a motorcycle helmet shop.

Tatsfield village is connected via regular bus links to Biggin Hill and onward to New Addington where the south London tram runs but the nearest mainline train services can only be found at Oxted, Woldingham, Upper Warlingham or Hayes. Most of the ca.1,800 inhabitants of the parish live in Tatsfield village in the north of the parish. Tatsfield village has a very active community and supports a wide range of groups and organisations for all ages many of which use the Village Hall, WI Hall, Scout Hut, pub, café and bar/restaurant to assemble. These include scouting groups, martial arts clubs, horticultural, sports, music, dance and fitness clubs. A very active volunteer group also undertake gardening and tidying

of the village centre every weekend culminating in our being voted winners in the South and South East in Bloom competitions.

Many other facts and statistical figures can be found on the **Tatsfield Neighbourhood Plan website**: <https://e-voice.org.uk/tatsfieldneighbourhoodplan/>

Coming to the present day, Tatsfield has a community media channel in Tatsfield Talk where information is shared, questions are asked and items offered for sale.

Of course complaints are made about missed dustbin collections and road closures amongst many of the things that affect us in Tatsfield. There is also a 10 months of the Year Parish Magazine, details of which can be found on the Village website : <https://www.tatsfield.org.uk/>

I have enclosed the centre page from the current Parish Magazine that lists the Timetables of the Clubs and Societies that operate within Tatsfield, but of course this is merely a snap shot from the quieter summer months.

### **Major points for consideration**

I believe this submission and the two from the Independent Group and those from the Parish Council, (which will provide you with the numbers of people responding to their survey on the boundary issue), as well as those from independent residents, will demonstrate to you that we have met and gone beyond the commission's core considerations of electoral (e)quality, (being the same as ever and working well) community identify, (clearly shown above) and effective local government (confirmed by the large number of responses asked for of the village and subsequently delivered).

Being the District Councillor for Titsey also I fully agree and endorse the submission made by Mr Guy Innes on behalf of the residents of Titsey, I also feel that the removal of the Titsey name would be a sad note to this ancient settlement that was mentioned in the Domesday Book and consigning it to the dustbin of history would be so wrong on many levels.

This would completely remove any form of identity to this small rural community. Titsey has always been separate from both Tatsfield and Limpsfield. Its removal from the name of the ward would just highlight their irrelevance from local decision making. It would also remove from Titsey the current arrangement which allows easy access to a councillor who understands their concerns, which under the suggested recommendations would not be the case.

The larger population of Limpsfield would, in my opinion dominate Titsey with a high probability that all three councillors could come from Limpsfield leaving Tatsfield and Titsey with no effective say, compared to what a local Tatsfield Councillor can and does offer them.

The difference between the two wards are fundamental, Limpsfield strongly protect the importance of their conservation area, whereas Tatsfield have welcomed two local housing authorities sites. Both Tatsfield and Titsey share the same rural issues such as fly tipping, rural crime and rural road quality, although Limpsfield has similar issues, they tend to be more urban in nature.

### **You will not increase electoral quality by going this route.**

You will actually decrease it, by expecting representations from the "other wards" to be anywhere near as good, as strong or as loyal to their newly allotted electorate. It just will not happen due to the rural nature of the district and because of the loyalty of this Councillor who has served the people of Tatsfield over 8 years The recommendations suggest Tatsfield & Titsey joining a Community who clearly does not want to join with us, who in their own words, rejected any proposal to link it with Tatsfield or Titsey parishes, so how will this

increase electoral equality, the distance and rural nature of both the areas was probably one of the reasons.

Since my election my attendance firstly as a single Independent Councillor at Committee and Council meetings was second to none as I needed to be there for each meeting to represent the interests of Tatsfield whereas other groups were able to share their members across the committees.

In 2015/16 when elected I attended 8 from 10 meetings 2016/17 -30 meetings, 2020- 27 meetings, 2021-19\*\* meetings

\*\*This figure decreased in line with the increase of Independent Group members on the Committees. But I have still attended 20 meetings during 2023 so far.

Taking into account the strong objection, the rural aspect and distance, the limited knowledge and experience of the Councillors other than in their own ward, this will undoubtedly worsen the electoral (e) quality. We are already fine with equality suggested by your average of 1692 by 2028.

The current situation of a one member ward has operated well for many years and will continue to operate well for the future, it will be much better for the electors in rural areas with one member councillors who they know and trust and mingle with through the daily and constant contact of living in the same ward.

Forcing the electorate into situations merely because there has to be a “presumption of 3 member wards” will not **reflect community identity**, in fact it will be almost exactly the opposite. In your own statement on Page 15 4<sup>th</sup> paragraph you have stated that this consideration (for 3 member wards) will not take precedence over your other statutory criteria ... **if not compatible**. Yet this is exactly what you are doing. You will see the evidence from the electorate in their responses to you from the affected District Councillors, Parish Councils but more importantly from the many many residents in the wards who want to maintain the status quo of Councillors in these two wards. Residents continue to accept the electoral equality they have now because they also fulfil part of your third criteria “ **to support effective and convenient local government**” in people they know and trust.

The third main consideration to **provide arrangements that support effective and convenient local government**, is the easiest for the two wards to counter as we are all local people, serving the people, from living within the people in the wards we represent.

I live locally, volunteering locally in some of the societies mentioned above and often join in with those other clubs and societies that I am not a member of. It is therefore very convenient for the electorate to speak to me during the times that we are, just like them, being affected by road closures, failing transport systems and other social problems caused by our rural setting. The ward is mostly populated to the north of Tatsfield making it manageable to get around to home visits or to meet in a central point such as the Coffee Shop. This would not be the case for a combined ward for either of the Councillors.

As I have stated above you will see the reaction from the residents about what they believe in and I believe the majority of the electorate want the status quo to remain, it serves local government well now so there really is no need to change it.

**You appear to have the belief that Woldingham can operate the three main considerations as a single member ward, I would urge you to trust that Tatsfield can also operate as one member ward fulfilling all of your three main considerations long in to the future.**

## **Conclusion**

This submission points out that this ward has its own sense of identity, much different to that of Limpsfield, it points out the relative isolation of both Tatsfield and Titsey not only in the District, but the County Council ward as well. We each have different County Councillors. There is no evidence from either Ward that there has been any cross parish cooperation in the past. Our identity clearly shows the absence of any cohesion in the past, and to force that on the wards now would not achieve the main considerations that are your primary concerns.

We hope the above and the attached is the further evidence that you sought and it demonstrates that Limpsfield and Tatsfield & Titsey should retain their present arrangements.

Martin Allen  
Independent Group Leader  
District Councillor for Tatsfield and Titsey  
A proud servant for this 1 Member ward  
6<sup>th</sup> August 2023

**Attached Appendix A.**

## **An informative and historical perspective – as an addition the submission**

### **Tatsfield Identity and features.**

Should you need any further clarification please do not hesitate to ask.

And

**Parish Magazine that lists the Timetables of the Clubs and Societies that operate within Tatsfield,**

## **An informative and historical perspective – as an addition the submission.**

Tatsfield can trace its origins back a thousand years or more. In the Domesday Book of 1086, the Normans recorded that they had inherited from Saxon England a scattering of farmsteads in what was then known as Tatelefelle with perhaps only two dozen inhabitants. That figure had risen to only 100 by the year 1725.

It was only in the late 1800s, as Londoners began to look outside the capital for places to live and wealthier landowners began to break up their estates into hundreds of small building plots that numbers began to rise significantly.

Development was encouraged as plans were announced for new railway lines during the Victorian era. Several schemes would have meant running a line through the North Downs under Tatsfield but the only local one to be built was between Woldingham and Oxted.

One intended to serve Tatsfield was the Orpington, Cudham and Tatsfield Light Railway. This was given the go-ahead in 1898 with its terminus where Tatsfield School is now sited, but the promoters were not able to raise the money needed so it was never built. In the 1920s there was a proposal for the Southern Heights Light Railway, running from Orpington to Sanderstead via Tatsfield, but that too came to nothing.

Nevertheless, the prospect of better transport links with London had helped Tatsfield expand into a modest village with 600 residents by 1901. Some people decided to buy land on which to build a family home. Others took advantage of the potentially greater accessibility of the village to have a plot or two on which to plant fruit trees or erect simple summer weekend accommodation.

In 1979, the M25 motorway was built through the south of the parish, followed by the construction of the Clacket Lane Service Areas which opened in 1993.

Local council housing came to Tatsfield before and after the Second World War and post-war prosperity brought significant private development, helping the population to increase by 80 percent by 2011.

More recent developments include the Copse affordable housing in Lusted Hall Lane, Vern Close in Ship Hill, barn conversions at Church Farm and the redevelopment of sites in Johns Road and Westmore Road. The biggest recent change has perhaps been the new primary school, built on Green Belt land next to the Village Hall and opened in 2010.

From these beginnings came the wide variety of building styles that make up Tatsfield's 21<sup>st</sup> century character now and in the last 100 years there has been no connection either with an.

## **Tatsfield Identity and features**

The Parish of Tatsfield covers approximately 1,300 acres and lies within the Metropolitan Green Belt to the south of London at one of the highest points on the North Downs and with extensive views across the south to the Kentish Weald. At its northern tip there is a buffer zone with the London Borough of Bromley, where a transition is made between the countryside and the suburban area of Biggin Hill valley.

Tatsfield village is one of the highest villages within Surrey. It is the principal settlement and the only 'Defined Village' in the parish. The village is predominantly rural and surrounded by fields and mature woodland and it is this that separates us from Limpsfield and makes any thoughts of our becoming a 3 member ward with them unfeasible. The topography of the Parish with 50% unmade roads limits the physical links to any other surrounding area, which would diminish effective and convenient local government unless covered by a local ward member.

The remainder of the parish, where it borders Limpsfield is a narrow, sparsely populated strip running south for two miles, crossing the M25 Motorway at the Clacket Lane MSA, it then continues further south to the A25 just outside Westerham in Kent.

The following are key features of the setting of Tatsfield village:

- the semi-rural status of Tatsfield Village as a 'Defined Village' within the Green Belt
- the sense that the village marks the transition between town and country and looks out to open countryside from the North Downs
- the initial impact of the village scene at its centre
- its strong links with the natural environment, as shown by well-used village greens, mature trees and innumerable shaws and hedgerows; and conversely, the spaces between them; as well as the network of footpaths, bridleways and unmade roads which criss-cross the village
- its role as a natural wildlife habitat for a number of species
- its unique community spirit and the diversity of its built environment
- the 50% unmade , un-adopted or private roads within the village.

The Tandridge District Settlement Hierarchy (2015) and Update (2018) reviews the role and function of the district's settlements, assessing how well they are served by services and facilities and reviews their general sustainability.



## REGULAR TATSFIELD EVENTS AND INFORMATION

<b>Sun</b>	9.30 am	Yoga with Lexy, VH
	10.00 am	Church service – StM
	3.00pm	Church Teas – MH
<b>Mon</b>	9.30 am	Tots on Top – CH
	9.30 am	Over 60s, 70s, 80s fitness class with Gary - WIH
	1.30 pm	Bridge Club – WIH
	5.00 pm	Boom Dance Academy Junior Street Dance - VH
	5.45 pm	Boom Dance Academy Break Dance for All – VH
	6.30 pm	Cubs - SH
	7.15 pm	Adult Ballet - TPS
	7.30 pm	Art Group – VH [Term time]
	8.15 pm	Bingo – TVC
<b>Tue</b>	10.00 am	Chair Yoga with Mel - WIH
	1.00 pm	Not So Young Club (2 <sup>nd</sup> Tuesday of the month) WIH
	2.30 pm	WI Meeting (1 <sup>st</sup> Tuesday of the month) WIH
	4.00pm	Paracise VH
	7.00 pm	Scouts and Explorers – SH
	6.15 pm	Barré with Fi - VH
<b>Wed</b>	10.00 am	WI Pop In – WIH
	2-4 pm	Composting Site open (weather permitting)
	6.30 pm	Shape and Tone with Gary - WIH
	7.30 pm	Yoga – VH
<b>Thu</b>	9.30 am	Yoga with Lexy, StM
	9.30 am	Shape and Tone with Gary, WIH
	10.40 am	Over 60s, 70s, 80s fitness class with Gary - WIH
	2.00 pm	Scrabble at AMB (2 <sup>nd</sup> Thursday of the month)
	1.30 pm	Hear Here Sessions – AMB (1 <sup>st</sup> Thursday of the month)
	4.45 pm	Under 8's Judo - SH
	6.00 pm	Over 8's Judo – SH
	6.15pm	Barré with Fi, VH
	7.30 pm	Adults (14+) Judo - SH
	7.30 pm	Tatsfield Singers - TPS
	8.00 pm	Table Tennis – VH
<b>Fri</b>	9.30 am	Combat Fitness -SH
	1.30 pm	Short Mat Bowls –VH
	6.00 pm	Over 8's Ju Jitsu- SH
	7.30 pm	Adults (16+) Ju Jitsu
	8.00 pm	Badminton Club – VH
<b>Sat</b>	9.00 am	Under 8's Judo – SH
	10.00 am	Composting site
	10.15 am	Over 8's Judo - SH
	11.45 am	Adult Judo – SH

If you would like your event included in this diary in future, please send details to [tatsfieldpm@gmail.com](mailto:tatsfieldpm@gmail.com). Please also let us know if any information has changed.

## UPCOMING EVENTS – VILLAGE AND BEYOND

### JULY

16 <sup>th</sup> Sun	3-5pm	St Mary's Church Teas, MH
23 <sup>rd</sup> Sun	3-5pm	St Mary's Church Teas, MH
30 <sup>th</sup> Sun	3-5pm	St Mary's Church Teas, MH

### AUGUST

1 <sup>st</sup> Tue	2.15pm	Martyn Harrison Musical Theatre Talk, WIH
5 <sup>th</sup> Sat	10am	Churchyard Tidy-up, StM
6 <sup>th</sup> Sun	3-5pm	St Mary's Church Teas, MH
9 <sup>th</sup> Wed	7.30pm	Chitty Chitty Bang Bang, Kenley Workshop, Barn Theatre, Oxted
10 <sup>th</sup> Thu	7.30pm	Chitty Chitty Bang Bang, Kenley Workshop, Barn Theatre, Oxted
11 <sup>th</sup> Fri	7.30pm	Chitty Chitty Bang Bang, Kenley Workshop, Barn Theatre, Oxted
12 <sup>th</sup> Sat	2.30pm	Chitty Chitty Bang Bang, Kenley Workshop, Barn Theatre, Oxted
12 <sup>th</sup> Sat	7.30pm	Chitty Chitty Bang Bang, Kenley Workshop, Barn Theatre, Oxted
13 <sup>th</sup> Sun	3-5pm	St Mary's Church Teas, MH
20 <sup>th</sup> Sun	3-5pm	St Mary's Church Teas, MH
27 <sup>th</sup> Sun	3-5pm	St Mary's Church Teas, MH

### SEPTEMBER

3 <sup>rd</sup> Sun	2pm	NDS Concert, VH
3 <sup>rd</sup> Sun	3-5pm	St Mary's Church Teas, MH
8 <sup>th</sup> Fri	7.45pm	GH Revival – Classic Rock revival, Barn Theatre, Oxted
9 <sup>th</sup> Sat	tbc	Tatsfield Horticultural Society Autumn Show, VH
9 <sup>th</sup> Sat	7.45pm	GH Revival – Classic Rock revival, Barn Theatre, Oxted
10 <sup>th</sup> Sun	3-5pm	St Mary's Church Teas, MH
14 <sup>th</sup> Thu	7.30pm	What's Wrong with Benny Hill, Barn Theatre, Oxted
15 <sup>th</sup> Fri	7.30pm	The Greatest Sportsperson in History, Barn Theatre, Oxted
16 <sup>th</sup> Sat	7.45pm	The New Foxtrot Serenaders, Barn Theatre, Oxted
17 <sup>th</sup> Sun	3-5pm	St Mary's Church Teas, MH
22 <sup>nd</sup> Fri	7.45pm	The Music of Carlos Santana, Barn Theatre, Oxted
23 <sup>rd</sup> Sat	7.45pm	Oxted Comedy Night, Barn Theatre, Oxted
24 <sup>th</sup> Sun	3-5pm	St Mary's Church Teas, MH
30 <sup>th</sup> Sat	tbc	Music Concert, StM

### Venues:

AMB - Aileen McHugo Building • CGA - Community Games Area • MH - Millennium Hall • SH - Scout Hut • StM - St. Mary's Church • TACG – Tatsfield Allotments and Community Garden • TVC - Tatsfield Village Club • TPS - Tatsfield Primary School • VH - Village Hall • WIH - Women's Institute



# Tandridge

## Personal Details:

**Name:** Mr Martin Allen  
**Email:** [REDACTED]  
**Postcode:** [REDACTED]  
**Organisation Name:** (District or county councillor)

## Comment text:

**Related subject:** Tandridge

Please see the attached submissions and Appendixes

## Attached Documents:

- MWADCLGBCRESPONSE280723.docx
- ParishMiddle4LGBCE.pdf
- historical perspective.docx