

Preface to Pre-Submission CR3 Forum Neighbourhood Plan

2013-2035

2nd Consultation from 18th April to 23:59 10th June 2016

The Preface introduces the current Consultation and includes amendments to the Housing section in the Pre-submission Plan. It also explains why a 2nd consultation is required.

First therefore an apology that our initial Consultation did not provide access to or make clear the complete evidence base for our Plan. It should have been emphasised that the Draft Pre-Submission Document, (doc.a) is a summary of the full Group Reports and the other documents which include Site Assessments and Appendices, including Heritage Survey and Design Statements. Therefore the CR3 Neighbourhood Plan consists of the following documents:

- a) Draft Pre-Submission CR3 Forum Neighbourhood Plan 2013-2035
- b) Group Reports:
 - Housing Group
 - Business and Employment
 - Health & education
 - Leisure & Community
 - Transport
 - Urban and Rural Design and Heritage
 - Utilities.
- c) Strategic Environmental Assessment and CR3 Plan: Scoping Report
- d) Consultation Statement
- e) Local Green Space Register
- f) Site Assessments including the Meeting Minutes to approve these Assessments by the CR3 forum Steering Group.
- g) Appendices

Links to all of these documents are now available on the web site and in addition printed versions of the Pre-Submission Document, Group Reports, Green Space Register, Consultation Document, Site Assessments and Index to the Appendices will be available at the local libraries. Due to cost it is not possible to print all of the Appendices but if these documents are required to be read then they can be read on-line

and downloaded from the CR3 Forum website and Library computers can be used for this purpose.

NB. - A printed version of sections of the appendices may be obtained on application to the CR3 Admin Officer at a small cost. (5p per side in black and white or 15p per side in colour)

We are also including the following correction to the **Justification for Policy HO1** in the Housing section of the Pre-Submission document namely:

Justification

Based on the CR3 OAN (Objectively Assessed Need) alone the required capacity of the area to accept new housing development would be 2560 net new dwellings between 2015 and 2035 at an average rate of 128 units pa. Spread over each five year period this would equate to 640 net new dwellings in each period.

It is considered unlikely that higher targets might be sustainable through efficient land use as density levels in the majority of wards in CR3 are already high and loss of further business sites would be very detrimental and contrary to Business policies within the Neighbourhood Plan.

*The current site assessment of land availability and identification of existing planning approvals indicates that in the five year period from **2015- 2020 a total of 663/4 net new units** can be identified to be completed during this period excluding windfall sites. An estimated further 350 net new dwellings are identified on sites over the period **2020-2025**.*

*If windfalls are added at 5% this would suggest that a target of 1050 net new houses for the period **2015-2025** is sustainable from brownfield sites within the CR3 green belt boundary.*

This level of housing in CR3 matches not only previous delivery but also the OAN need for CR3. It should be considered the maximum that CR3 is able to absorb without damage to infrastructure and amenity.

The previous wording arose from the original target dates for the Neighbourhood Plan which were from 2013-2033 but procedural requirements and the work load delayed the completion of our work and reports were therefore revised to data at a 2015 start date for the Plan. The revised changes in **blue** incorporate this update and a more full

explanation of these figures and how targets have been calculated can be found in the Demand and Supply Sections of the Housing Group Report pages 45-61.

The work, documentation and draft Plan result from contributions from a wide range of people working under the supervision of the CR3 Steering Group (mainly consisting of your Parish councillors) and professional advice. Whilst Tandridge District Council staff have also provided advice and data, they have not been otherwise involved although under the strict procedures required by the Government TDC will be given an opportunity to comment as will other Statutory Bodies and Developers.

Since 2012 a number of public consultations, a questionnaire and meetings have been arranged. We hope that these have provided opportunity for expressing comment and concern. However if you have been missed or you have more to add, this new Consultation provides a further opportunity. The Neighbourhood Plan procedure requires us to read, consider and respond to these comments before moving forward to the next stage provided that they are received as set out in page 121 (back page) of the Pre-Submission document.

All comments sent to us during our earlier Consultation should be re-submitted to the CR3 Admin Officer to fulfil legal obligations relating to the re-publication of the Neighbourhood Plan.

Finally once again we would like to apologise for the lack of information and explanation in the earlier Consultation. We hope that the current changes and improvements provide improved documentation for a full and proper Consultation with all the people who live, work and play in the four Parishes that make up the CR3 Forum area.

We look forward to receiving constructive criticism, helpful comments and your support in making the Neighbourhood Plan truly a Sustainable Plan for the future of your area.

Thank you,

CR3 Steering Group for CR3 Forum.