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1. Introduction

It is the intention of the Liberal Democrat group not to recommend individual ward boundaries, but to indicate where we believe the natural communities are and the natural boundaries lie. As residents of Tandridge as well as district councillors we have a good sense of where these lie.

We recognise the challenges of balancing out the required equal sizing of ward, and the need for coherent local government.

We also recognise that some areas of Tandridge are more likely to have windfall or unplanned development over the life cycle of these boundaries. Areas that already are relatively urban are more likely to have brownfield sites or back garden developments than rural areas. These developments will not form part of any planned numbers Tandridge Planning Dept could foresee – therefore those urban areas must not have ward population sizes near the high end of tolerances, as they will quickly exceed them.

The most obvious boundary within Tandridge is the M25. This cuts the district into a northern urban area and a southern rural area.

2. Southern area

The south of the district has a number of isolated villages and hamlets, each its own district grouping of residents.

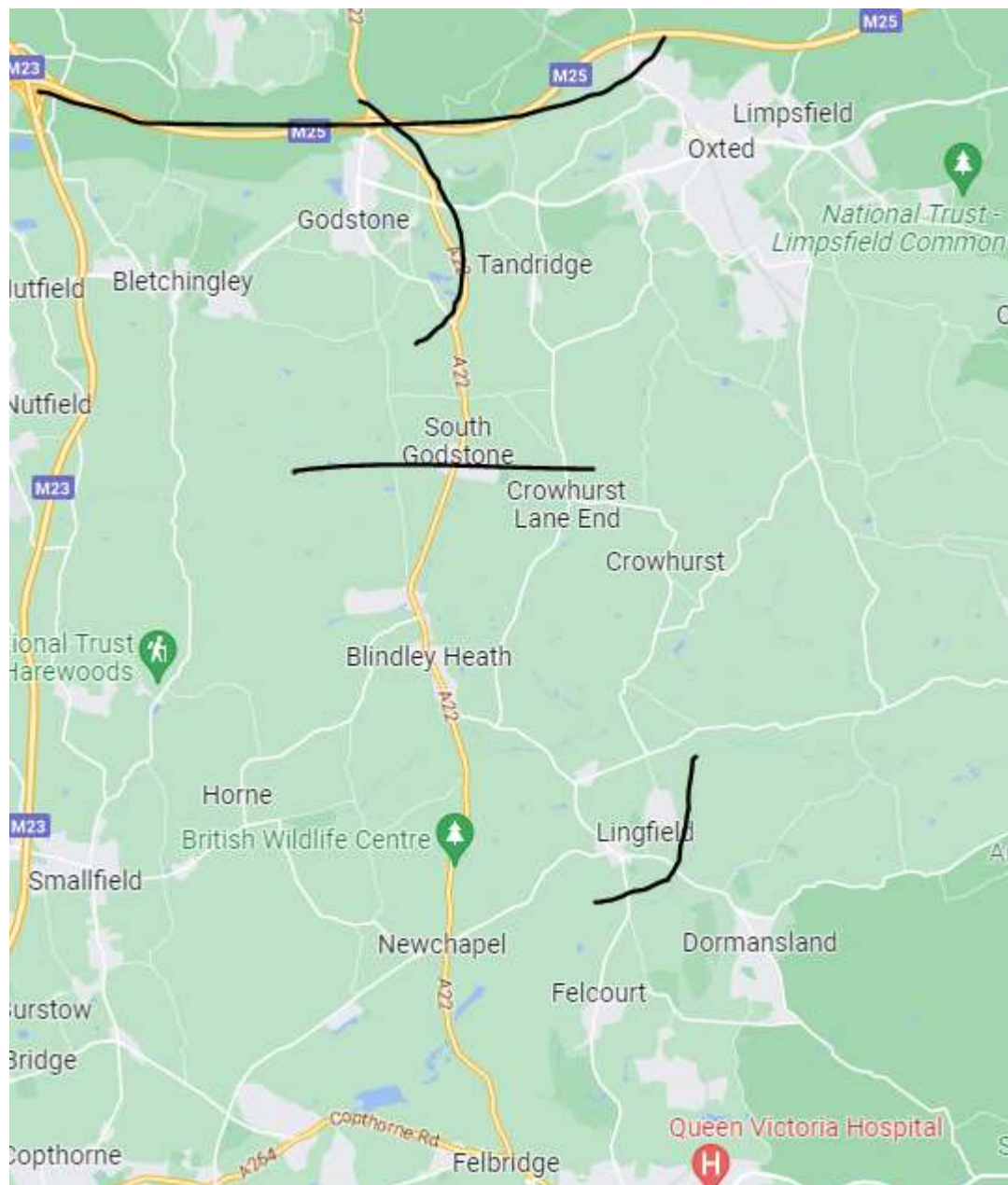
- Dormansland, Dormans Park and Felcourt
- Felbridge
- Lingfield
- Blindley Heath
- Smallfield and Burstow

- Outwood
- Godstone and South Godstone
- Crowhurst
- Tandridge Village
- Hurst Green
- Oxted and Limpsfield Village
- Limpsfield Chart
- Bletchingly
- Nutfield and South Nutfield

It is clear that some of these villages will need to be bunched in with other villages to create viable wards.

Natural Boundaries in this area could include:

- The east-west railway at South Godstone
- The A22 Godstone by-pass
- The North-South railway at Lingfield



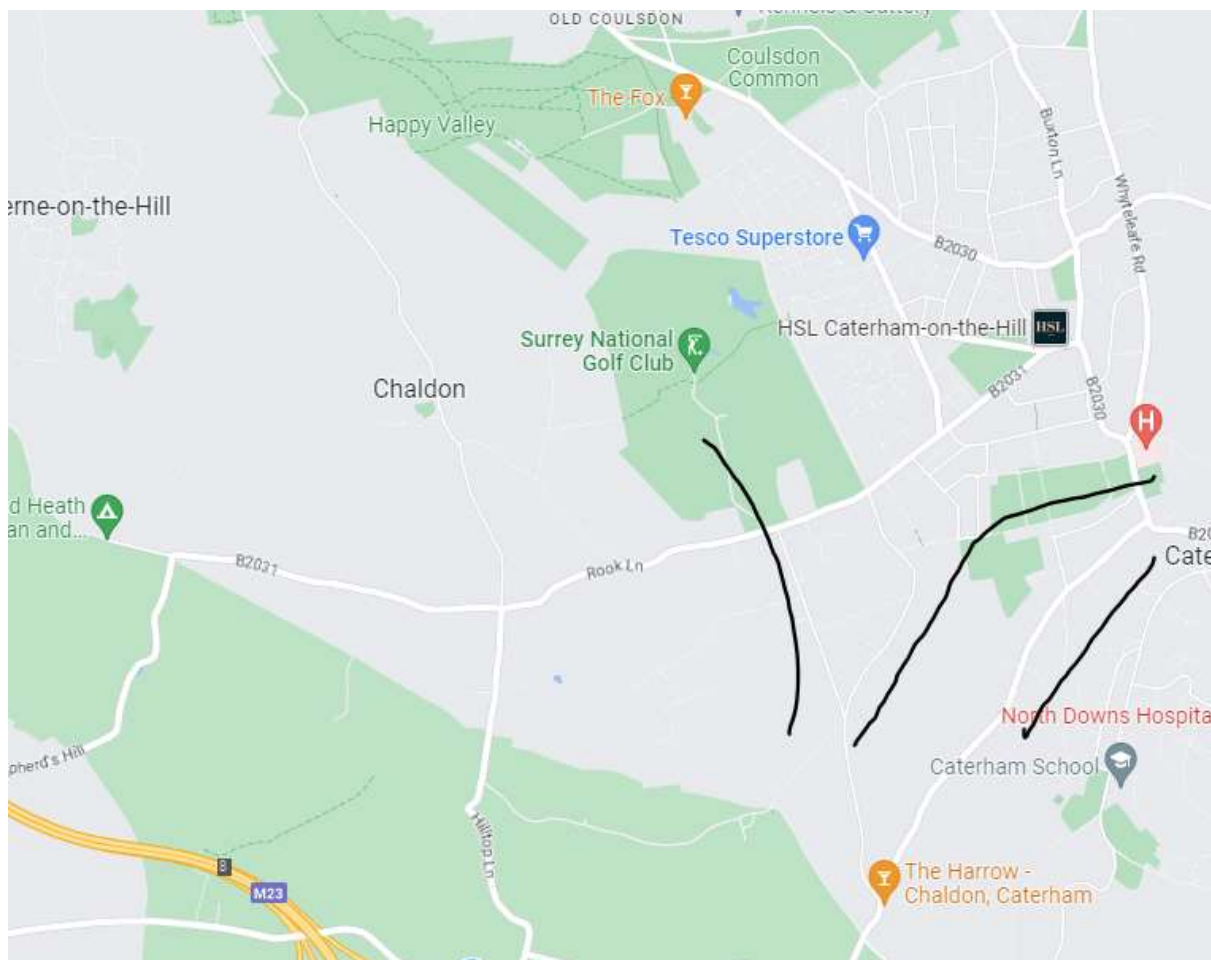
3. Northern Area

The northern areas is much more urban and developed. It includes the towns of Caterham Hill, Caterham Valley, Whyteleafe, Warlingham and the villages of Chaldon, Woldingham, Chelsham, Farleigh and Tatsfield. Although there is some blurring of the lines, there are clear communities and boundaries.

3.1. Caterham Hill

Caterham Hill is separate to Caterham Valley and the communities feel they are different. Caterham Hill can also include the main settlement of Chaldon along Rook Land to about Mount Avenue. West of Mount avenue is more rural.

The eastern boundary with the Valley can be marked by the green belt between Stafford Road and Whyteleafe Road. Properties on Burntwood Land east of de Stafford School are more likely to be valley orientated- but may also have feel affinity to Caterham Hill.



The boundary south of the town centre could be argued in one of two locations.

Queens Park and the green belt along with the Caterham Cricket club could be considered a natural boundary with Stanstead road falling into a valley orientation.

Alternatively, you could consider the ridge between Stanstead Road and Harestone Valley Road as a natural division.

Both could be considered.

Caterham Hill is likely to have windfall developments that are not currently factored into any Tandridge estimates

3.2. Caterham Valley

The northern boundary is Wasps Lodge Roundabout- all residents south of this consider themselves to be in the valley. The valley has natural boundaries behind Stafford Rad to the west and the Caterham by-pass to the east.

There is a natural progression of Caterham Valley along Godstone road to the junction of the A22. Roads coming off Godstone road (Tupwood Lane, Colliers, Greenwood Gardens, White Knobs, Markville and Markfield as well as: Timber Hill, Crescent Rd and Longsdon Way all have a similar socio economic feel and share the community nature of the rest of Caterham Valley.



Southern Boundaries of Harestone Valley finish just south of Caterham School. Properties on the ridge (Weald Way, Woodland Way, War Coppice Rd, Hextails and Gravelly Hill) have a unique view and may not consider themselves as “Valley” as they are not joined with the build up areas of Caterham.

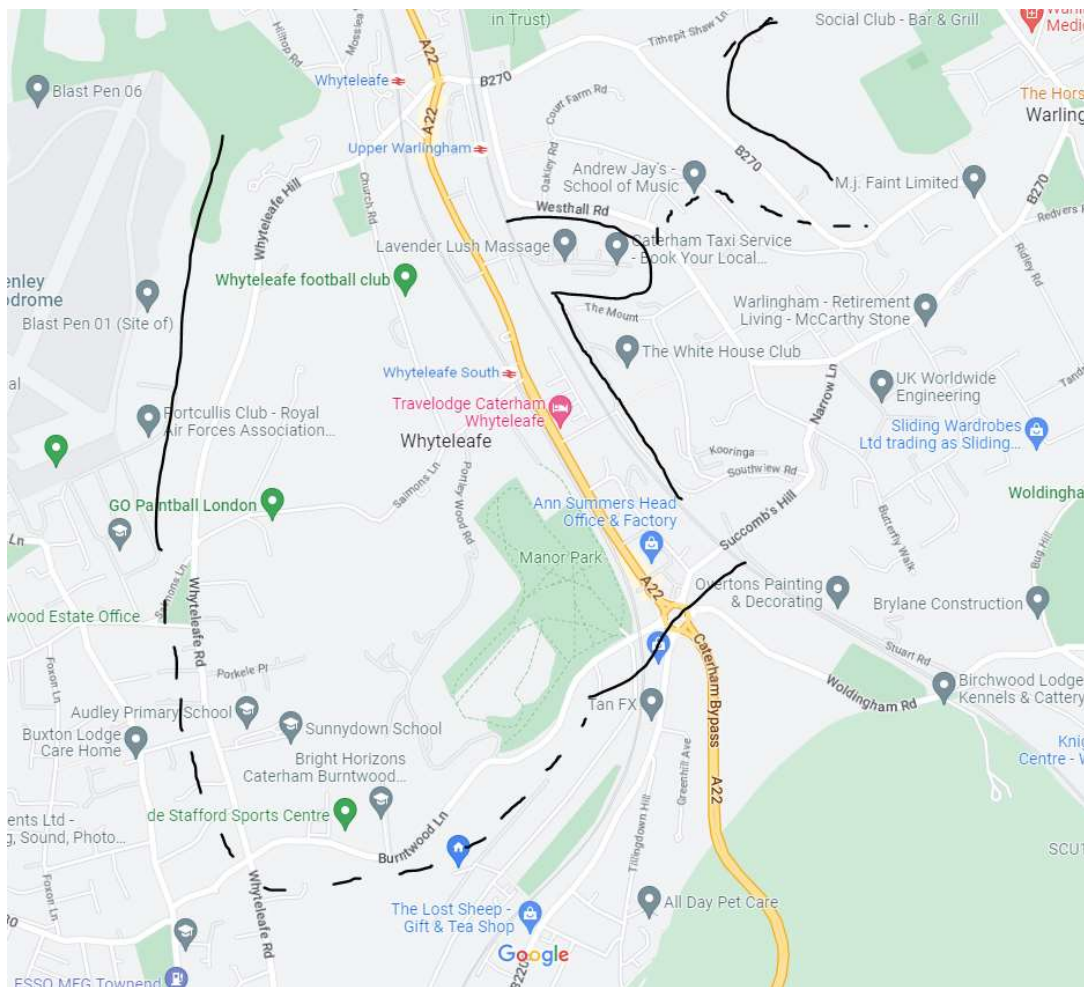
Caterham Valley is likely to have windfall developments that are not currently factored into any Tandridge estimates.

3.3. Whyteleafe

The heart of Whyteleafe is easy to define. Drawing circles with St Luke's Church, Whyteleafe School, Whyteleafe Tavern, Whyteleafe Football club, Whyteleafe Station and Whyteleafe South Station at their centre gives you a clear view of the centre of the valley between the rails ways and along the A22 finishing at the Croydon Boarder at the north and Wasps Lodge at the south.

The eastern boundary is less clear. Roads like Hillside, the bottom of Succomb's Hill, Hillbury Road opposite Whyteleafe Recreation Ground can be considered Whyteleafe. Westhall Road opposite Upper Warlingham also is Whyteleafe- further up both Hillbury and Westhall, the merge with Warlingham becomes clearer. Most residents of Hillbury Rd west of the junction with Bayards, would have quite an affinity with Whyteleafe, children would go to Whyteleafe school, they would use Whyteleafe Recreation ground and the railway stations in Whyteleafe. Similarly with residents of Westhall as far as the junction with Westview Road.

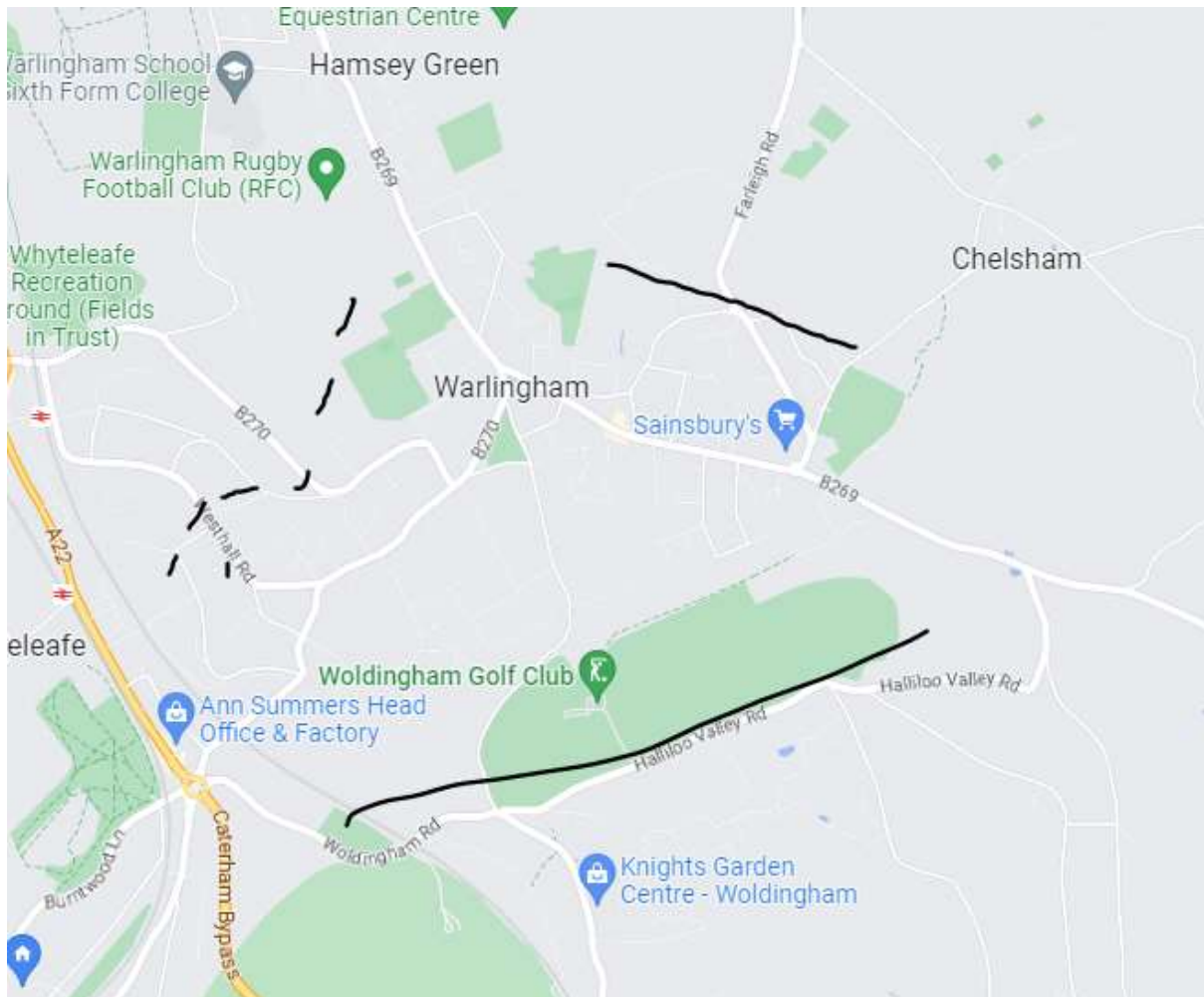
The western boundary also is blurred. Whyteleafe Hill is Whyteleafe as is Torwood and Salmons Lane (east). You could include some roads along Whyteleafe road – especially to the east. These could be linked with Manor Park.



Whyteleafe is likely to have windfall developments that are not currently factored into any Tandridge estimates.

3.4. Warlingham

Warlingham is a distinct town, with a village green at its heart. Boundaries are Whyteleafe to the west, Croydon to the North, the Woldingham golf course to the south. Eastern boundaries could easily be the junction of Farleigh Road and Sunny Bank- separating Chelsham and Farleigh which both have their own Parish Council and a separate identity.



Warlingham is likely to have windfall developments that are not currently factored into any Tandridge estimates.

3.5. Woldingham, Tatsfield, Chelsham and Farleigh

These three areas sit independently from Warlingham and Caterham. There is little community overlap with neighbouring towns.

Woldingham has its own station and most of its residents use private schooling. Woldingham School is not a centre of the community for a similar reason.

Tatsfield has a better affinity with Biggin Hill in Kent than its neighbours in Surrey. It has a link via Titsey and as such could have connections with the rural areas south of the M25 such as Limpsfield Chart.

Chelsham and Farleigh have their own identity from Warlingham as evidenced by their own Parish Council.

These three areas could be considered together- although there currently is little cross community feeling, there is likely to be similar concerns for rural communities rather than those of Warlingham urban residents.

These areas are unlikely to have windfall developments that are not currently factored into any Tandridge estimates.

From: Cllr Lee, David <cllr.david.lee@tandridgedc.gov.uk>
Sent: 20 March 2023 14:20
To: reviews
Cc: Cllr Jeffrey Gray
Subject: Response: Tandridge Ward Boundaries
Attachments: TDC Lb Dem Group Boundary Response Wards.docx

Categories: Submissions, Nicole

Dear Sir/Madam,

Please find attached the response to the consultation on new council ward boundaries for Tandridge District Council from the Liberal Democrat Group of Councillors.

Kind Regards

David Lee
Councillor

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