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17 April 2015

Dear Cllr

You will be aware that a Review is currently being conducted into the Spelthorne Local Plan. This Review will set the ground rules for planning in this Borough for the next decade and more.

Keep Kempton Green are conducting a ballot of the opinions of all 129 candidates for Spelthorne Borough Council and the seven Parliamentary candidates for the Spelthorne constituency, on issues central to this Review.

- a. This will **NOT** be a secret ballot. Answers received from each individual candidate will be made public before 7 May.
- b. Please answer the three questions below either **YES** or **NO**. Comments and clarifications are not essential. If you do wish to add comments, please keep them brief.
- c. Please reply by 24 April at the very latest.
- d. Background information, should you require it, can be found on the following page.

**1. If elected, will you use the powers available to you as a Councillor to maintain the current Borough boundaries of Green Belt land and other open spaces?**

**2. If elected, will you use the powers available to you as a Councillor to keep the future housing target as close to the current target of 166 new dwellings p.a. as possible?**

**3. If elected, will you use the powers available to you as a Councillor to ensure the maximum level of residents' participation in the current Review of our Local Plan, in compliance with the law, as set out by our legal advisers?**

Kind regards

Keep Kempton Green

## Background

The housing target figure being mooted by Spelthorne Council for our new Local Plan is a minimum of 400 dwellings p.a. See

<https://keepkemptongreen.files.wordpress.com/2014/09/kkg-document-68.pdf>  
page 5, para 2.24)

Over the twenty year lifetime of the Plan, this means 8000 dwellings – an increase in the size of this Borough of 20%.

As the Council officers say in the above document 68, (on page 6, para 2.31, 1)

“a judgement will need to be made about densities of development and the acceptability/sustainability of higher densities against alternative ways of providing sufficient housing land”.

“Alternative ways of providing sufficient housing land” can only mean two things: development on (scarce in this Borough) brownfield sites, or developing land currently designated as Green Belt or Protected Urban Open Space. To see what open spaces are at risk, see

<https://keepkemptongreen.files.wordpress.com/2015/04/green-belt-3.png>

Such a large projected increase in the size of this Borough has recently surfaced again in the Retail and Town Centre Uses Study recently released for consultation. The KKG response to these very large population projections can be read at

<https://keepkemptongreen.files.wordpress.com/2015/04/spelthorne-town-centres-study-kkg-submission-final.pdf>

The current housing target is 166 dwellings per year. This target is being comfortably exceeded on an ongoing basis. To cater for the “natural” increase in the Borough (births minus deaths) would require building only 138 dwellings per year. The difference between 138 and 400 dwellings per year would be accounted for by net migration into Spelthorne, largely, as one might expect, from London Boroughs driven by house price differentials. In one respect, Spelthorne is not meeting current requirements. Clearing the backlog on the Council’s housing list would require the construction of a little more than 1000 dwellings.

All this work on the Review of our Local Plan by Council officials has been going on behind closed doors. Not only is it right and proper that residents should have a greater degree of involvement in this Review, but the law actually says they must have a greater involvement than is currently being allowed. The legal position set out by our lawyers can be read at

<https://keepkemptongreen.files.wordpress.com/2015/03/statement-of-community-involvement-kkg-submission-final.pdf>