



**Claygate Parish Councils Response to the notice of Public Consultation under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) on the subject and scope of the Royal Borough of Kingston upon Thames Local Plan (closes 30<sup>th</sup> September).**

This is the response of Claygate Parish Council to the document Shaping Kingston Together – Further Engagement on the Local Plan.

The document seeks views on the sites so far submitted, and what the land should be used for. The use to be made of the land to the east of the A3 which adjoins Claygate (and hence Elmbridge) is a matter of great concern to the people of Claygate. It is all Green Belt land, consisting of the parcels identified as GB5, GB12, GB13, GB14 and GB15 in the Kingston Green Belt Assessment 2018. In the Site Assessments Update (July 2021 revision) three of the sites – CN01, CS04 and CS06 – form part of this area of Green Belt. All three parcels are promoted by the landowners as residential-led development, and all three are described by the Royal Borough of Kingston upon Thames as *available* for C3 housing, but *unsuitable* for C3 housing because they are part of the Green Belt.

The Parish Council endorses in the strongest possible terms the view that these parcels of land, and indeed all five Green Belt parcels, are unsuitable for C3 housing, or indeed any housing. None of this land should be regarded as available for housing. In the Green Belt Assessment 2018 it was treated as contributing to the Green Belt by preventing urban sprawl, preventing the merger of built up areas, and assisting in safeguarding the countryside from encroachment.

This is particularly the case with parcel CN01, which is almost congruent with GB15. You will be well aware that developers have ambitions to build between 1,500 and 2,500 dwellings on this site. This is not the place to explain in any detail why building on that scale would have a disastrous effect on existing communities, Claygate in particular. For the present, the Parish Council repeats its often-expressed view that there should be no development at all on any of these parcels of Green Belt land.

**Submitted 7<sup>th</sup> September 2021**