

[REDACTED]

From: Joss Miller
Sent: 01 September 2025 16:14
To: comaps
Subject: FW: Planning Objection for 2025/850
Attachments: OBJECTION TO PLANNING APPLICATION.pdf

Hi,

Please add this letter of objection to the electronic file.

Many thanks, Joss

Joss Miller
Senior Planning Officer
Planning
[REDACTED]
[REDACTED]

Tandridge District Council
The Council Offices
8 Station Road East
Oxted, Surrey
RH8 0BT

www.tandridge.gov.uk



From: Horne Parish Clerk [REDACTED]
Sent: 01 September 2025 14:57
To: PlanningapplicationSM [REDACTED] Joss Miller
[REDACTED]
Cc: Ashleigh Bolton [REDACTED] Cllr Richard Smith
[REDACTED] Cllr Catherine Sayer [REDACTED]
Subject: Planning Objection for 2025/850

Dear Planning department

Please see the attached objection from Horne Parish Council for Little Field Farm. 2025/850

I have copied in our ward members and would like to ask if officers are minded to support the application that our ward members call this in to committee on the grounds we state in our objection.

Kind regards
Angela Baker

OBJECTION TO PLANNING APPLICATION: 2025/850

Site: Land at Little Field Farm, Bones Lane, Lingfield, RH7 6HR
Proposal: Change of use of land to a mixed use of Equestrian and Gypsy/Traveller site comprising 6 pitches with the siting of 1 Mobile Home and 1 Touring Caravan per pitch (retrospective)

Horne Parish Council wish to register our strong objection to the above planning application. Our concerns are based on sound planning grounds, as set out below:

1. Inappropriate Development in the Green Belt

The application site lies within the Metropolitan Green Belt, where the NPPF confirms that new development is inappropriate unless very special circumstances are demonstrated. The proposed use, involving 6 pitches, mobile homes, touring caravans, vehicles, and associated domestic activity, constitutes a permanent urbanising form of development.

- It would significantly reduce openness and conflict with the Green Belt purpose of safeguarding the countryside from encroachment.
- No evidence of very special circumstances has been provided to outweigh the harm.

This is contrary to the NPPF and the Tandridge Local Plan

2. Harm to Rural Character and Landscape

Bones Lane is characterised by open farmland, hedgerows, and scattered agricultural holdings. The proposal would introduce:

- Suburban-style activity, with at least 12 cars, 6 touring caravans, and other domestic paraphernalia.
- Lighting, fencing, and hardstanding that all detract from the rural setting.
- A negative visual impact on a busy community site, the cricket pitch

This is harmful to the countryside character and contrary to Local Plan.

3. Highways and Access

The development generates significant additional traffic movements along Bones Lane, a narrow rural road with limited passing places, no footways, and poor alignment. This raises serious concerns for:

- The safety of other road users including walkers, cyclists, and horse riders.
- The suitability of the access to accommodate the level of traffic generated.

The scheme therefore fails to comply with NPPF which require safe and suitable access.

4. Drainage and Flood Risk

The application does not include a robust drainage or foul sewage strategy. With hardstanding and intensive residential use proposed:

- There is a risk of surface water run-off leading to flooding elsewhere.
- There is uncertainty about foul sewage arrangements.
- dumping of material ie hardcore and scalplings of unknown source onto agricultural land.

5. Biodiversity and Hedgerow Impacts

The application acknowledges trees and hedgerows on site, yet no ecological survey or biodiversity net gain assessment has been submitted, despite the Environment Act 2021 requiring a 10% net gain.

The proposal therefore fails to demonstrate compliance for Biodiversity and Geological Conservation.

6. Unsustainable Location

The site is remote and poorly served by public transport. There is no safe pedestrian access to shops, schools, healthcare, or community facilities. The development is therefore unsustainable.

7. Retrospective Nature of the Application and ignoring enforcement action.

The works commenced without planning permission (application form confirms a start date of July 2025). This undermines confidence in the planning system. Retrospective status does not reduce the policy harm outlined above.

We note with serious concern that the applicants have already proceeded with works despite Temporary Stop Notices being issued by Tandridge District Council. Additional caravans have been brought onto the site, and development has continued unlawfully. This wilful breach of enforcement action demonstrates a disregard for planning control and should weigh heavily against granting permission.

Conclusion

For the reasons above, Horne Parish Council strongly objects to this application. The proposal constitutes inappropriate development in the Green Belt, causes serious harm to the rural character, highway safety, biodiversity, and sustainability, and conflicts with both the NPPF and Tandridge Local Plan policies.

We therefore respectfully request that this application is refused.