

Planning Comment submission
on application 2023/1281 at 19/12/2023 15:42:34

Thank you for your comments on application 2023/1281, which have been received.

Please note that we do not send a separate acknowledgement.

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Address	Tanglewood, Kings Cross Lane, South Nutfield, Redhill, RH1 5NG
Planning App No	2023/1281
Comment Reason	Object to this application
Comment	<p>Objection because</p> <p>1) Greenbelt Land. We need to preserve our green belt. This is in an area of natural beauty in a borough which is already quite highly developed. It is vital to preserve these green areas for preservation of our wildlife and delicate ecosystem.</p> <p>2) Highway safety compromised</p> <p>High volume of traffic including Biffa lorries to the landfill site, Sandworks quarry lorries plus commuting. Recent data suggests almost all car accidents in Nutfield are on junctions onto the A25. The main junction proposed for NGP onto the A25 will increase numbers of vehicles dramatically. Domestic cars, vehicles to and from the Wellness centre, delivery vans, exercise park etc</p> <p>Coopershill Road is a rat run (as is Sandy Lane). Lorries have caused land slips near Little Acorn House at the top of the road, and there have been fatalities with the amount and speed of the traffic along this road.</p> <p>Sandy Lane - Priory Farm, has many visiting commuters.</p> <p>The added 400 plus vehicles from the NGP on our roads will have a devastating effect.</p> <p>3) Flood risk. Assessments and info on SUDS is insufficient and SCC are not satisfied the proposed drainage plans are sufficient. No data on infiltration rates of the impermeable surfaces was offered (impermeable surfaces do not allow infiltration of water).</p> <p>4) Water quality</p> <p>Linked to increased flood risk is importance of native woodlands and semi rural open habitats. This area falls under the Groundwater Vulnerability Zone and is categorised as HIGH RISK. This means there is far greater Vulnerability of the groundwater to a pollutant discharged at ground level. This is the HIGHEST level assigned to areas in the UK by the Environmental Agency. This development poses a SERIOUS RISK to groundwater, should chemicals be released. We do not know what toxic waste will be found once excavations begin on this former landfill site which was never meant to be built on.</p> <p>5) Air quality, Noise, Dust and fumes</p> <p>Additional road traffic, visitors to the park, rehabilitation centre with its staff, delivery vehicles etc.</p> <p>Toxic fumes from this traffic , plus dust and materials from 60 plus extra HGVs needed for this huge project.</p> <p>Air pollution from added traffic the A25 has already previously exceeded govt safe levels. This will increase it drastically plus removal of the woodlands would exacerbate the problem as they won't be able to purify the air.</p> <p>6) Sustainability</p> <p>No concrete proposals have been given as to the carbon neutrality and ongoing sustainability of thd housing or rehab centre. This is GREENBELT LAND and if it is to be lost to "exceptional circumstances" , there needs to be concrete evidence of sustainability.</p> <p>7) Transport</p> <p>Public transport provision for the additional 250 plus accommodation on the NGP lacking.</p> <p>No school provision for families on the development. Currently schools are already over subscribed.</p> <p>8) Destruction of wildlife habitat</p> <p>As part of a Biodiversity Opportunity area this location should have a higher level of protection. The govt states in the NPPF that "The planning system should contribute and enhance natural and local environments by minimising impacts on Biodiversity and providing net gains where possible".</p> <p>The developers are offering token offers of wetland areas and dealing with invasive species but actually reducing the area for wildlife which does not offer an overall " net gain". This is an area rich in species diversity including the Brown Hairstreak and Great Crested Newt and woodland animals. A large amount of this development includes priority habitat- deciduous woodland, and developing it will effectively prevent the ecological corridor from linking the BOs south of the A25 causing fragmentation and reducing the resilience of the ecosystems to climate change vulnerability. Their actions in the Spring of 2020 clearing a rich diverse area of woodland destroying nesting birds suggests the NGP is profit driven and that their nod to the environment is simply to get planning through.</p>
UPRN	100061588278