

Planning Comment submission on application 2024/1079 at 12/12/2024 13:44:56

Thank you for your comments on application 2024/1079, which have been received.

Please note that we do not send a separate acknowledgement.

CommentatorName	Gary Duggan
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Address	1 Ivy Cottages, East Grinstead Road, Lingfield, RH7 6NE
Planning App No	2024/1079
Comment Reason	Object to this application
Comment	<p>This application is in conflict with; NPPF Part 13, paragraphs 142-146 and Policies CSP18 & CSP19</p> <p>1. The proposed development would constitute inappropriate development in the Green Belt causing significant harm to the openness and visual amenities of the Green Belt. 2. The proposed development which is detached from the built-up area of Lingfield Village does not integrate effectively with its surroundings and, as such, would have a negative impact on the contribution to Green Belt openness and open countryside of the undeveloped land immediately to all sides off the site. 3. The Application site would Join Jacksbridge Farm, joining Lingfield to Jackbridge and Felcourt beyond. NPPF 143. Green Belt serves 5 purposes: (a) to check the unrestricted sprawl of large built-up areas; (b) to prevent neighbouring towns merging into one another; (c) to assist in safeguarding the countryside from encroachment; (d) to preserve the setting and special character of historic towns; and (e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land</p> <p>4. The Applicant is Providing a Medical centre and believes this is the exceptional circumstances needed to release the site from the green belt boundaries. NPPF 146 Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. Is there an actual need for a new building. Does the Doctors need more space or more Doctors? If they need more space this could be achieved by extending the current location without releasing the green belt. This would comply with NPPF 143 (e) (e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land</p> <p>5. The design, layout, height, scale and massing of the apartment blocks and cottages will result in a cramped and over developed site and, together with the introduction of significant areas of hard surfaced access roadways and parking areas will have an urbanising effect on the site and adjoining areas of open countryside. The application design would not reflect the current character and density of the surrounding area with the conservation area and Listed buildings only 200 yards from the site.</p> <p>Policy CSP 18 Character and Design. The Council will require that new development, within town centres, built up areas, the villages and the countryside is of a high standard of design that must reflect and respect the character, setting and local context, including those features that contribute to local distinctiveness. Development must also have regard to the topography of the site, important trees or groups of trees and other important features that need to be retained.e Council will require that new development, within town centres, built up areas, the villages and the countryside is of a high standard of design that must reflect and respect the character, setting and local context, including those features that contribute to local distinctiveness. Development must also have regard to the topography of the site, important trees or groups of trees and other important features that need to be retained.</p> <p>Policy CSP 19 Density Within the framework for the character and design of density as set out in Policy CSP18 the density of new development will be within the following ranges: (a) Rural Areas (Larger Rural Settlements/Woldingham/Green Belt Settlements /countryside) – 30 to 40 dwellings per hectare, unless the design solution for such a density would conflict with the local character and distinctiveness of an area where a lower density is more appropriate;</p> <p>Detailed Policies DP10 Green Belt. The extent of the Green Belt is shown on the Policies Map. Only in exceptional circumstances will the Green Belt boundaries be altered and this would be through a review of the Core Strategy and/or through a Site Allocations Development Plan Document. B. Within the Green Belt, planning permission for any inappropriate development which is, by definition, harmful to the Green Belt, will normally be refused. Proposals involving inappropriate development in the Green Belt will only be permitted where very special circumstances exist, to the extent that other considerations clearly outweigh any potential harm to the Green Belt by reason of inappropriateness and any other harm.</p> <p>NPPF 13. Protecting Green Belt land</p> <p>142. The government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.</p> <p>143. Green Belt serves 5 purposes: (a) to check the unrestricted sprawl of large built-up areas; (b) to prevent neighbouring towns merging into one another; (c) to assist in safeguarding the countryside from encroachment; (d) to preserve the setting and special character of historic towns; and (e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p> <p>144. The general extent of Green Belts across the country is already established. New Green Belts should only be established in exceptional circumstances, for example when planning for larger scale development such as new settlements or major urban extensions. Any proposals for new Green Belts should be set out in strategic policies, which should: (a) demonstrate why normal planning and development management policies would not be adequate; (b) set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary; (c) show what the consequences of the proposal would be for sustainable development; (d) demonstrate the necessity for the Green Belt and its consistency with strategic policies for adjoining areas; and (e) show how the Green Belt would meet the other objectives of the Framework.</p> <p>145. Once established, there is no requirement for Green Belt boundaries to be reviewed or changed when plans are being prepared or updated. Authorities may choose to review and alter Green Belt boundaries where exceptional circumstances are fully evidenced and justified, in which case proposals for changes should be made only through the plan-making process. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non- strategic policies, including neighbourhood plans.</p> <p>146. Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. This will be assessed through the examination of its strategic policies, which will take into account the preceding paragraph, and whether the strategy:</p> <p>Flood Risk</p> <p>The Application has not proposed a satisfactory and sustainable drainage solution. Proposing draining into the Eden brook and crossing land that is not part of the development site and owned by a 3rd Party, Lingfield Park Racecourse. Any drainage breaching the riparian ditch would cause flooding on to Jackbridge that already suffers from black ice on the roads in the winter. The River Eden burst it banks on 28/11/2024 causing major flooding around Lingfield. This proposal would cause further issues as the brook flows into the River Eden.</p>
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