

## Meeting with Sarah Thompson Head of Planning TDC 28th June 2018

**Present: Liz Lockwood, Andrea Watson, Cath Hearndon, Dianne Parry-Jones, Bill Stevenson - Lingfield Neighbourhood Plan Steering Group**

### **ITEM 1. OVERVIEW OF CURRENT STATUS OF THE LINGFIELD NEIGHBOURHOOD PLAN**

**LL:** Lingfield Neighbourhood Plan (LNP) has re-started having stalled. A rough pre submission draft has been prepared and a few policies need tweaking. Consultant Jon Homer of O'Neill Homer has given us a work schedule of what remains to be done. We have not yet worked out a timeline but have a critical meeting July 2 to progress work.

**ST:** It would be useful to have a timeline.

### **ITEM 2: TANDRIDGE LOCAL PLAN AND LINGFIELD SITE**

**CH:** The site (*HSG12 formerly LIN 030*) chosen for Lingfield was not in the Draft Local Plan published in 2016. In view of this, may we put forward other sites in lieu?

**ST:** Only by representation during the consultation period 16 July - 28 August.

**CH:** How did you arrive at that site since it was not part of the original consultation (*on the draft Local Plan 2016*)?

**ST:** Through the HEELA process which applied to all sites. Following that we also made a landscape assessment which ruled out all the other sites in Lingfield.

*(ST agrees here that HSG12/LIN 030 was not part of the original consultation and says that the July period "is the opportunity to consult")*

**CH:** Can we put forward other sites as additional?

**ST:** Where are the alternatives?

*(ST is handed copy of the LNP Community Engagement 2016 with sites showing that LIN 030 was least preferred of the sites published in the HEELA docs. The other sites were LIN 05, LIN 20, LIN 33. A short discussion ensues about Lingfield House and the Garth where the owner is in the process of evicting a squatter.)*

**AW:** Why did the same consultant who ruled out LIN 030 rule it back in - and rule out sites originally approved?

**ST:** Evidence shows that the sites which were ruled out were not suitable as they were (for *example*) 'rich in landscape' and other things. The change was also due to additional land being submitted (*that of Lord Lingfield*).

**AW:** Where is the road access?

**ST:** It is not a requirement of the Local Plan to give details of the planning application. Strategic Assessment suggests that Town Hill access would not be detrimental. *(There was a general protest at this assessment of Town Hill as suitable. ST later went on to suggest that if a site is reliant on the road network and this could be considered a "severe" risk in the NPPF - i.e. a number of people have to die on a modelled survey - the access could be challenged in court as part of the challenge to the planning application.)*

**CH:** Why can we not have a new meeting now to discuss the sites?

**ST:** We can't wait for the Neighbourhood Plans to be finished forever. If every NP wanted to make changes it could be another year's worth of work. Even if we had had that discussion with, we might not have agreed.

**CH:** Basically, you are riding roughshod over local communities.

**BS:** The big problem is that the site was ruled out.

**LL:** The LNP was looking at the Amber Sites (*in the 2016 consultation some sites that were considered 'deliverable & developable' were coloured amber*).

**ST:** You did not come forward at this stage. We have always co-operated.

**CH:** We had no reason to talk to you because the sites we were considering were Amber. Why did you not come to us (*to notify the change of LIN 030 to Amber*)?

**ST:** The change was recent - one or two months ago.

**CH:** We also want a 'recent' change in that case and a reconsideration by TDC.

**ST:** **There should have been a discussion as it was a new site.**

**AW:** In any other case of a Neighbourhood Plan in the District have other sites been ruled out and then put back in this way, or is LIN 030 unique in this respect?

**ST:** **No, other sites were ruled out then overturned.**

### **ITEM 3:**

#### **POSSIBLE CHANGES TO THE NPPF IN RELATION TO THE GREEN BELT RELEASE**

**ST:** The new NPPF is due end July. Draft suggests that NPs could release Green Belt after the Local Plan has given general consent for broad locations for this potential release. There would have to be Very Special Circumstances as for example the Marriott Lingfield which was allowed due to the importance of the racecourse.

The LNP can generate policies that ensure Very Special Circumstances are taken into consideration however these must be in conformity with the Local Plan (LP).

FOLLOWING the above we departed from the Agenda for a general discussion of the forthcoming NPPF, site identification and the Garden Village plus some other matters including Listed buildings in Lingfield where LL pointed out a number of Buildings of Character were omitted from TDC's list and ST replied they would need to be assessed on a case by case with no certainty they will be included.

(Minutes taken by AW)