

**OUR REF: WF/AE/R00056**

BY EMAIL ONLY: [hello@lingfield.info](mailto:hello@lingfield.info)

28<sup>th</sup> June 2023

Dear Sir / Madam,

I write on behalf our client, Woolbro Group and Morris Investment, to submit representation in respect of the consultation on the Regulation 14 Draft Submission of the Lingfield Neighbourhood Plan 2014-2033. Our client has an interest in the site at "Land at the Old Cottage, Station Road" which is referred to as "Star Fields" within the draft Neighbourhood Plan.

The draft Plan makes several references to Star Fields, including site-specific Policy LNP 5. It states within the Foreword that "there is a proposal for development that we believe is completely inappropriate". It is not considered that the Neighbourhood Plan should comment on specific planning applications or development proposals. Furthermore, no justification is provided for why the development proposal that is referred to (presumed to be planning application ref. 2022/685) is deemed "inappropriate".

It is considered that the rejection of the site within the draft Neighbourhood Plan is unsound, given that it conflicts with the proposed site allocation (HSG12) in Tandridge District Council's emerging Local Plan (Regulation 19), which has undergone an Examination in Public and continues to progress towards adoption. HSG12 forms part of the District's strategic approach to meet local housing needs. Furthermore, the emerging Local Plan is based on a robust evidence base that has found several of the alternative sites proposed under this draft Plan as being unsuitable for development / release from the Green Belt.

One of the "basic conditions" which Neighbourhood Plans are required to meet as per Paragraph 37 of the National Planning Policy Framework is that they are "in general conformity with the strategic approach contained within the Development Plan for the area of the [Local Planning Authority]". It is considered that the draft Neighbourhood Plan currently fails to meet this basic condition for the reasons above.

Notwithstanding the above, it is considered that Star Fields is a suitable site for development. It would form a "natural extension" to the existing settlement – in effect infilling the gap to its southeastern edge – and would provide a clearly defined boundary to the village. This would protect the Green Belt from future sprawl and support the purposes of the Green Belt, given the pressures on the district's land for housing. As such, it is submitted that the site should be a preferred option for the LNP.

More detailed representation will be provided as part of the response to the Regulation 16 consultation to be undertaken by Tandridge District Council.

We trust this representation will be considered as part of the consultation. If you should have any questions in the meantime, please do not hesitate to contact Wilf Foster (wilf.foster@rokplanning.co.uk), or myself at this office.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Alun Evans', followed by a long horizontal line extending to the right.

**Alun Evans**  
**Director**

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