On behalf of Mr. J Ball

The TANDRIDGE DISTRICT COUNCIL as District Planning Authority under the provisions of Part III of the Town and Country Planning Act 1990 hereby REFUSES planning permission for:

Demolition of existing buildings. Erection of 101 dwellings, provision of public open space, and vehicular access from Lingfield Road. (Outline application access only)

At

Frith Manor Farm, Lingfield Road, East Grinstead RH19 2JW

in accordance with the application registered by the Council on the 02 May 2017

The reasons for REFUSAL are:-

1. The proposed scheme would constitute inappropriate development in the Green Belt causing significant harm to the openness and visual amenities of the Green Belt. No very special circumstances exist to clearly outweigh the harm by reason of inappropriateness and the other identified harm. As such, the proposal is contrary to the provisions of Policies DP10 and DP13 of the Tandridge Local Plan Part 2: Detailed Policies and the provisions of the National Planning Policy Framework.

2. The proposed development would cause significant harm to the Ashdown Forest Special Protection Area and in the absence of the provision of a Suitable Alternative Natural Greenspace and a Strategic Access Management and Monitoring Strategy contribution its impacts cannot be mitigated. This would be contrary to the provisions of Policy CSP17 of the Core Strategy, Policy DP19 of the Tandridge Local Plan Part 2: Detailed Policies and the National Planning Policy Framework.

3. The proposed scheme would cause harm to the natural undeveloped character of the landscape contrary to the provisions of Policy CSP21 of the Core Strategy and the provisions of the National Planning Policy Framework.

4. The scheme would make no provision for affordable housing and would therefore be contrary to the provisions of Policy CSP4 of the Core Strategy and the National Planning Policy Framework.
5. The proposed scheme makes no provision for the infrastructure contributions required to offset the impacts of the future residents upon local infrastructure and is thus contrary to the provisions of Policy CSP11 of the Core Strategy and the National Planning Policy Framework.

6. The proposed scheme would constitute an unsustainable form of development that would be contrary to the provisions of Policy CSP1 of the Core Strategy, DP1 of the Tandridge Local Plan Part 2 Detailed Policies and the National Planning Policy Framework.

The Council confirms that in assessing this application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework.

This decision refers to drawings numbered 1611/LH/2019/01A received February 2019.

J Amos

Dated 25 March 2019 for P.W Mason
Strategic Director of Place

NB: Please also see attached notes