

VILLAGE BULLETIN

www.lowerkingswood.co.uk

April 2019

REIGATE & BANSTEAD BOROUGH COUNCIL - DEVELOPMENT PLAN - PUBLIC CONSULTATION

We need your help in supporting the Residents' Association's comments on this important local issue.

Our most recent (March 2019) newsletter explained the background to the Borough Council's creation of its Development Management Plan (DMP) which commenced in 2014 and is now in its final stages.

The Council has announced a public consultation purely on the modifications made to the DMP by the Government inspector, since the remainder of the DMP has already been agreed; full details of these modifications are available at the Town Hall, at public libraries and on the Council's website: www.reigate-banstead.gov.uk/dmp

The Residents' Association Committee will be making its own detailed submission to the Council and we attach for your guidance a draft copy of the letter that we will be sending to the Council; these comments can be sent in writing, by using

the online form from the above website or by email to:

LDF@reigate-banstead.gov.uk

We are particularly concerned by both the removal of a number of Gypsy, Traveller & Travelling Showperson sites from the 'Green Belt' and the imprecise number of pitches to be located within these sites. It should be noted that a perceived shortage of official sites within the Borough may cause problems with enforcement action being taken against "unofficial" sites.

Should you wish to use the following letter as a template for your own comments, we have uploaded a copy to the Residents' Association website: www.lowerkingswood.co.uk/petitions.php

PLEASE REMEMBER – THE DEADLINE FOR SUBMISSION OF ANY COMMENTS IS NO LATER THAN THURSDAY 18TH APRIL.

Planning Policy
Reigate & Banstead Borough Council
Town Hall Castlefield Road
Reigate
Surrey RH2 0SH

Your address:

Date:

Dear Sir/Madam

Proposed Main Modifications to Reigate & Banstead Submission – Development Management Plan

As a local resident of Lower Kingswood, I should like to express my comments on the above:

Policy NHE5 – Development within the Green Belt

- It is proposed that all the sites forming part of Policy GTT1 will be removed from the 'Green Belt':
 - ⇒ Site G11 (Highlands, Blackhorse Lane, Lower Kingswood) is located within an Area of Great Landscape Value and very close to the Surrey Hills Area of Outstanding Natural Beauty. Since it already includes 1 pitch used for a mobile home there seems no need for Highlands and its surrounding land to be removed from the 'Green Belt' since such removal could give a green light to inappropriate future development.

Policy GTT1 - Gypsy, Traveller & Travelling Showperson Accommodation

- Site G11 (Highlands) refers to an indicative capacity of **approximately** 4 pitches:
 - ⇒ The word **approximately** is far too vague (and all the other sites seem to include the same wording) and should be replaced with either a definitive or 'up to' number. One might as well argue that the Reliant Regal 3-wheeled van used in 'Only Fools and Horses' had "approximately 4 wheels".
 - ⇒ There is already 1 pitch on this site; it should be confirmed that **any proposed increase in the number of pitches will take account of the existing one.**
 - ⇒ The independent consultant's report (commissioned by the Council) makes clear that Site G11 should only be a "...small traveller site..." consisting of "...up to 4 pitches..."

Yours faithfully