

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