

VILLAGE BULLETIN

www.lowerkingswood.co.uk

August 2019

PLANNING APPLICATION 19/00237/CU

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

The Borough Council's Development Management Plan (DMP) set out its future policies on development, planning and other issues across the Borough. However, the Government's Planning Inspector appears to have over-ruled the objections made by many of Lower Kingswood's residents and other bodies; the (unchanged) DMP is therefore likely to be formally adopted by the Council in September.

Given this background, the above planning application has now been submitted in respect of 'Highlands' (Blackhorse Lane, Lower Kingswood) to provide "...a single dwelling house (existing) and use as a residential caravan site for 4 gypsy families..." and many residents may already have received their own copy of the application in the post. Full details of this application may be viewed on the Council's website: www.reigate-banstead.gov.uk

The Residents' Association committee has discussed this issue and,

should you wish to lodge your own comments, we attach for your guidance a draft copy of the letter that we will be sending to the Council. Please add any additional comments that you feel are appropriate and relevant. **However, these comments should be factual and based on material planning considerations.** Any other comments – particular of a prejudicial nature - could be counter-productive.

We are particularly concerned by the lack of clarity in this application - most notably in that it refers to "families", whilst the DMP (and inspector) both refer to "pitches" (with only the latter being capable of a precise definition); furthermore, we are unsure how the new DMP policies will be interpreted by the Council.

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 (REVISED) DEADLINE FOR SUBMISSION OF ANY COMMENTS IS NOW 23rd AUGUST

Development Management
Reigate & Banstead Borough Council
Town Hall Castlefield Road
Reigate
Surrey RH2 0SH

Your address:

Date:

Dear Sir/Madam

Planning application 19/00237/CU – 'Highlands' Blackhorse Lane, Lower Kingswood

As a local resident of Lower Kingswood, I should like to express my objection to the lack of clarity in the above application (and how this will be interpreted by the Council) and I detail below a series of points:

- The application refers to "4 gypsy families", whilst the Council's DMP (once adopted) will refer to "approximately 4 pitches"; exactly what is being applied for? As it stands the concept of family is completely vague and only pitches are capable of being precisely quantified.
- There is already a mobile home on the site (occupied by the applicant's elderly mother) plus a touring caravan (used by the applicant); are these included within the above or is the application for additional accommodation?
- The application indicates that it is for 4 mobile homes and 4 touring caravans; how does this equate with the definition of a pitch?
- The application refers specifically to an additional 4 "other" housing units; how does this equate with the existing mobile home (see above) plus siting of both mobile homes and touring caravans?
- The original application (in 2012) was for 3 mobile homes to accommodate "other members of [the applicant's] extended family"; what is the justification for the increase?
- The application refers to the installation of [additional?] lighting. What mitigation measures (directionality, glare, shading & screening) are envisaged to ensure that there is no disturbance to neighbouring properties and highways?
- The application also refers to an increase of 8 in the total number of parking spaces (4 cars & 4 light vans); what mitigation measures need to be put in place to ensure that there is no disturbance to neighbouring properties – particularly given their proximity?
- There is no answer provided on the application as to how foul sewage is to be disposed of; this must be addressed. Additionally, with much of the "garden" being covered by hard-standing, what measures are to be put in place to ensure that surface water does not drain towards neighbouring properties & fields.

Yours faithfully