

A note following up the meeting on the 10 May 2026.

LAND NORTH OF SOUTH GODSTONE 2026/394

To access the planning application:

Go to the Tandridge District Council website

Search on Planning & Building Click on Planning Applications

Click on Search for an application

In Search Criteria either use Application Reference Use: 2026/394

Or Address Use: Land north of South Godstone

Then click on underlined application number 2026/394

Go to: View documents

This opens up a long list of documents which relate to this application.

Those from the Developer's Consultants and which may be of interest are:

Flood Risk Assessment (this is quite long, but is of merit as the northern part of the land to the eastern side is at risk of flood risk.)

There are several Environmental Statements and the following are worth a look:

Non Technical Summary

Likely Significant Effects (well worth using these)

The Proposed Development

Appendix LVIA parts 1 to 4 (these include photos of various views to and from the site)

Landscape & Visual Impact Statement

LNSG-ES Vol 1 Ch 10 LVIA Final pdf (These are important if you value the landscape we all enjoy)

Traffic & Movement (also look at Travel Plan and the **Transport Assessment DRAWINGS** These drawings will frighten you if you consider an HGV

coming down the hill from the Harts Lane junction suddenly into a 30 mph and two ghost lanes, with a Toucan Crossing. I cannot believe they have envisaged this as a junction.)

The Enabling & Construction shows the construction sequence which is proposed to take five years.

Also the 3 pdf A3 Portrait Rev E Parts 1 2 & 3 which detail the Masterplan (again these will likely wind you up, the spiel makes it sound so lovely)

Finally, the Bird Hazard Management Plan (this shows that the elusive Raven was spotted!!)

Also Planning Statement (this will wind you up, it did me! How dare they!)

Maybe look at those topic/issues which are of concern to you. At all times try and think about how the proposal relates back to **sustainability**. My example at the meeting was: how sustainable is it to try and get to the Lingfield Doctors' Surgery? Would you like to walk or cycle there? Can you get a bus there easily?

Also please try and read the Planning Officer Report on the Refusal for the Land west of Eastbourne Road (2025/815) which is on the SGVA website with the TLAG mark up. Many of these reasons for refusal can be transposed to the Land north of South Godstone, and maybe pull out those issues which you feel more strongly about.

Mike Crane implored you to make mention of the NPPF (National Planning Policy Framework) 2024. For us, the key concept of the Green Belt is in Chapter 13. Protecting the Green Belt. Paragraph 143. This sets out the purposes of the Green Belt and sub paragraph **c) to assist in safeguarding the countryside from encroachment**.

This is also in the proposed 2026 NPPF 13. Protecting Green Belt land GB2: paragraph 1 c.

We would say that the Green Belt around South Godstone fulfils this role and therefore the land cannot be Grey land. The NPPF goes on further with several routes to follow to determine how one categorises land, but there is no harm in repeating the mantra the Green Belt is there to safeguard the countryside, and within which South Godstone Village sits, from encroachment.

SFB

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