



**MINUTES OF A PARISH MEETING HELD ON MONDAY 19TH JUNE 2023
AT LINGFIELD AND DORMANSLAND COMMUNITY CENTRE
STARTING AT 6PM**

This was a Parish Meeting called by six residents to ask questions about the draft Neighbourhood Plan. The residents calling the meeting are:- Mary Webb, Louise Martin, Peter Martin, Michelle Geering, Roland Farncombe and Nicola Killick.

There were 111 people in attendance, including members of the Parish Council and members of the Neighbourhood Plan Steering Group. Fay Elwood, clerk to the Parish Council was in also attendance.

In accordance with Local Government rules, the meeting was chaired by Cath Hearnden, Chairman of Lingfield Parish Council. The Question and Answer session was facilitated by Cllr Jason Fudge.

The Chairman opened the meeting by explaining the background to the Neighbourhood Plan (NP), followed by an opportunity for those present to ask questions. Members of the NP Steering Group believe there will be development in Lingfield and a NP is a way of controlling where it goes and what infrastructure is provided. The meeting was recorded and this will be available for residents to download. These minutes are a summary of the meeting with the purpose of highlighting residents' concerns. They are not a verbatim account of the meeting. The Chairman urged everyone to submit their comments to the NP consultation as this is the best way to influence the outcome.

1. Why are we offering green field sites? Isn't this an open invitation to developers?

Members of the Steering Group believe that if the NP identifies sites for possible development, it will protect other areas of the village and prevent a 'free for all' for developers. It also gives an opportunity to make sure infrastructure accompanies development. If a local authority does not have a reserve of housing land, applications are more likely to be allowed at appeal. TDC does not have a 5 year plan which makes it vulnerable.

2. NP is scaremongering about the need to build on Green Belt land and there are contradictions between the NP and the TDC local plan.

Legislation provides for NPs to allocate Green Field sites. The need for housing outweighs the need to protect the environment

3. Of the four sites in the NP, have any been identified to provide infrastructure?

There is the possibility of infrastructure from proposed developments but things such as improvements to Doctors and Schools are outside the remit of Neighbourhood Plans.

4. Are members of the Neighbourhood Plan impartial?

The chairman said she believes that everyone on the steering group is impartial and just wants the best for Lingfield.

5. How can developers be made to contribute to infrastructure?

This is likely to be done through Section 106 agreements and CIL payments.

- 6. What sanctions are there if the infrastructure doesn't get built?**
Planning permission will state what should be built and at what stage.
- 7. Would improvements to infrastructure include doctors' surgery and school places?**
The GP surgery is a private business so how can developers make a financial contribution to improve the service?
TDC has set a precedent by allocating CIL money to a doctors' surgery and the recent planning application for retirement homes at Young Epilepsy has a section 106 agreement to pay £160,000 to our surgery.
- 8. There is a national shortage of Doctors, so just providing more space will not necessarily provide more appointments.**
- 9. Does the plan take account of endangered species?**
Yes it does and green spaces are built in to protect the environment.
- 10. Concerns about the assessment process for sites, particularly for the Pitts Barn development with ancient woodland and the Eden Brook which floods. It also has its entrance/exit on a dangerous part of the road.**
The self build scheme is aimed at key workers but there are concerns about deliverability.
- 11. If NP is based on the needs of the community, where is the much needed social housing and affordable homes?**
Affordable market homes are provided on one of the sites and a proportion of social rented homes will be provided on another site.
- 12. Who sets the price for 'affordable' homes and social rented properties?**
The price is set between the developer and Tandridge.
- 13. If affordable homes are built, then people with a connection to the village should be given preference to purchase.**
- 14. Does Lingfield have any brown field sites?**
One of the sites in the plan is half brown field and half green belt. The only other brown field site which could offer a number of properties is the old apple store but this is likely to bring a larger development as the land owner has a large amount of land around it.
- 15. What is happening to Orchard Court now it has been boarded up?**
Surrey County Council plan to redevelop the site to provide sheltered housing for residents.
- 16. Local renters are being priced out of the market. How can we keep our younger generation in the village?**
It is possible to have a community led affordable housing scheme.
- 17. Could the Orchard Court site be used for a GP surgery?**
No because the Doctor's Surgery is privately owned.
- 18. If Lingfield Park Racecourse receive permission to build, what is to stop them applying for other parts of their land?**
If permission is granted in the Green Belt, stronger protection is afforded to the surrounding land.

19. What about the Star Fields development for 99 houses?

This application has gone to appeal and the Parish Council and Star Fields Action Group are working hard in an attempt to get it dismissed.

20. Why is Lingfield House in the plan when TDC was minded to refuse their application? At least 100 residents do not want Lingfield House in the plan.

Previous consultations on the NP have shown support for Lingfield House. Perhaps Lingfield House could be changed to a Dutch style retirement site where half the site is for young families and half for retirement properties?

21. Can we get a developer to support new roads/crossings/pavements?

While we are still a village we will have to accept minimal lighting and minimal pavements. If Lingfield were to be reclassified as a town it would have to take more development.

22. Concerns about how busy our roads are already. Can't we get improvements to infrastructure first?

NP is looking at ways to do this.

23. Can we have a Neighbourhood Plan with no sites?

It is possible to have a NP with no sites. The NP could specify the criteria for sites instead. However, Tandridge is vulnerable at the moment and a housing officer present at the meeting believes there are several sites in Lingfield which would get permission if applied for. The advantage of choosing sites is that it allows the plan to be more specific.

24. Is it usual practice to name potential developers in a Neighbourhood Plan. No other NPs in Tandridge have done so.

The NP Group will decide whether specific references should be removed.

25. Could a General Election change the rules around NPs?

We can only work with the legislation we have at the moment and any changes will not happen overnight.

26. Has the NP consulted neighbouring authorities?

They have been invited to respond to the current consultation but their responses have not yet been received.

27. If Neighbourhood Plan is approved will it be set in stone for 10 years or can it be amended?

Once it is adopted by TDC it is set in stone unless the Community decides to start again.

Although no vote was taken, there appeared to be a large number of people who do not agree with offering Green Belt sites for development. However, no alternative sites were suggested.

The chairman repeatedly urged those present to respond to the Neighbourhood Plan consultation as that is the process for changing the plan. All responses will be passed to the Inspector and the plan will not proceed to Referendum if comments from the community have not been taken into consideration.

These minutes provide a written record of the relevant questions raised at the meeting but the recording of the meeting will be available on the website for anyone who wishes to listen.

Meeting closed at 7.43pm