

From: LPC Clerk clerk@limpsfieldparishcouncil.gov.uk
Subject: 2025/1272: Land East Of Grants Lane, Itchingwood Common - OBJECTION
Date: 8 December 2025 at 13:30
To: statutory@tandridge.gov.uk
Cc: Joss Miller jmiller@tandridge.gov.uk

LC

Planning Application 2025/1272: Land East Of Grants Lane, Itchingwood Common.

Change of use from agricultural land to secure dog field (sul generis use class), with the erection of fencing and gates.

Dear Joss,

Thank you for the opportunity to comment on the above application. We note that a similar application was submitted and refused in 2015. Whilst a number of changes have been made and no new buildings are now being proposed, we consider there remain fundamental reasons for the refusal of planning permission, reasons which are strengthened by changes which have occurred to the policy framework since that decision.

The site lies in an area of open countryside and forms part of the Green Belt. It is also designated in the Local Plan as an Area of Great Landscape Value. Since the previous application was considered, the Limpsfield Neighbourhood Plan has been adopted. Policy LNP 5 states that within this area 'development should conserve and enhance landscape and scenic beauty'. In this context, the site lies within area 'LCA05: Low Weald Farmland' where the management of change should focus on retaining the 'rural and tranquil characteristics...' of the area. The site is also within an area which is being proposed by Natural England as an extension to the Surrey Hills National Landscape, a proposal which has been the subject of consultation and is now reaching its final stage.

Grants Lane is characterised by its rural character, with wooded areas and agricultural land on both sides. These rural and tranquil characteristics would, in our view, be directly compromised by the use of the land as a secure dog field, combined with the parking area, gates and fencing which would be needed as part of the development. We acknowledge that certain works could, in theory, be undertaken under permitted development rights. However, we consider it unlikely that these works, including 1.8m high fencing, would be needed as part of the normal agricultural use of the land. We do not consider that this should be seen as a reason for granting permission for a development which would conflict with the underlying principles of policies at both a national and local level. We also consider that any short-term decisions to allow the field to remain unused should not be seen as a reason for allowing a permanent change of use to the detriment of the character of the area.

The Parish Council therefore objects to the grant of planning permission for the proposed development on the grounds that:

- it would conflict with national and local policies for the protection of the Green Belt
- it would conflict with policies which seek to protect the Area of Great Landscape Value and with the proposed designation of the area as part of the Surrey Hills National Landscape, and
- it would conflict with Policy LNP5 of the Neighbourhood Plan and the character management principles set out in Appendix A of the Plan

In the event that, notwithstanding this objection, the District Council is minded to grant planning permission, we consider it essential that additional landscaping is provided by way of woodland edges, shaws and hedgerows to mitigate the impact of the development on the character of the area.

Best regards,

On behalf of Limpsfield Parish Council Planning Committee

Sophie Martin
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