

2020/2183, Torwood Farm, Torwood Lane, Whyteleafe, CR3 0HD

Dear Wayne Spencer,

The members of Whyteleafe Village Council have noted the details of the latest application for this site.

The Council strongly objects to this application for the following reasons:

- This land is designated as Green Belt
- Following assessment of this designation during the creation of the emerging TDC Local Plan and the Caterham, Chaldon and Whyteleafe Neighbourhood Plan the site was shown to satisfy several of the Green Belt land criteria i.e.
 - it prevents the sprawl of the settlements of Caterham Hill and Whyteleafe
 - it stops the two settlements merging into one bigger conurbation
 - it safeguards the open countryside from encroachment
- There are no exceptional circumstances that exist which would outweigh the obvious harm in developing this land
- The proposal is over-development and out of character
- There is no development imperative given the identification of develop-able land elsewhere in the District and local four Parishes
- The site and surrounding land has significant landscape value given its contribution to openness and its proximity to Ancient Woodland and a Conservation Area - it functions as a green corridor, buffer zone and contributor to habitat and biodiversity
- Additional traffic along Torwood Lane and vehicles accessing the site at both Torwood Lane and Salmons Lane would increase the risks associated with traffic safety.

As before, the Village Council would like to raise the additional weight in planning terms given to the policies within the Caterham, Chaldon and Whyteleafe Neighbourhood Plan e.g. Policy CCW1. Therefore, there is an imperative to maintain the positive characteristics of the valley sides in this location (which are rural, open with views, tranquil and which, together, form a series of linked green spaces (corridors)).

This planning application conflicts with numerous aspects of current planning policy and therefore the Village Council would fully expect you to refuse this application.

Thank you for the opportunity to comment.

Best regards

Simon Bold

Clerk, for and on behalf of, Whyteleafe Village Council