

Horne Parish Council

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Clerk: Angela Baker

Minutes of Meeting of Horne Parish Council held on Monday 20th October 2025 7:30pm

1. APOLOGIES FOR ABSENCE

Richard Williams
Mark Sherwood

2. DECLARATIONS OF INTERESTS OR PREDETERMINATION

None

3. PUBLIC QUESTIONS AND STATEMENTS

None – Public present but no comments made.

4. RECEIVED, ADOPTED AND SIGNED THE MINUTES OF THE MEETING HELD ON 15/09/ 2025 (previously distributed)

5. District and County Councillor Reports

There were no County Cllr reports.

District Cllr Sue Farr gave an update on the LGR and confirmed the enforcement and legal team were working hard regarding the unlawful developments in Horne. This was welcomed.

6. Parish Environment

6.1 A verbal update regarding the unlawful developments in the Parish and the formation of the new Horne Residents Association was given. PC members welcomed the work being done by HRA and TDC.

A request from Horne Residents Association that Horne Parish Council agrees to be part of a Rule 6 Group for appeals regarding the Bones lanes unlawful developments was considered, the PC will not make a financial contribution to any costs accrued by the Rule 6 group.

members supported this motion and HRA agreed to set up a working group.

6.2 It was agreed to begin a neighbourhood plan process and to include £10k in budget for 2026/2027 towards funding this – **Members agreed to set up a working group, inviting reps from HRA and include a £10k allowance in 26/27 Budget to start building a NP reserve pot.**

6.3 Asset transfer- it was decided to instruct a solicitor to allow TDC to transfer a pocket of land in parish to HPC ahead of Local government reorganisation. (papers re the land circulated) **Members agree to instruct a solicitor with a budget of up to £2000**

7. PLANNING /APPEALS/ DECISIONS / ENFORCEMENT NOTICES & LICENSE APPLICATIONS

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| Application: | 2025/980 |
| Proposal: | Part retrospective - Change of use of the land for the stationing of two Gypsy / Traveller pitches including three static homes, two touring caravans and associated hard and soft landscaping. Two proposed day rooms. Utilisation of existing access. |
| Location: | Newchapel, Surrey, |
| | Appendix A parish response was ratified – sent ahead of the meeting on Monday – Please note closing date for comments is 18 th October . |

7.1 LICENSE APPLICATIONS NONE

7.2 ENFORCEMENT NOTICES - For information purposes only.

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|-------------------------------------|--|-----------------------------------|
| <u>ENF/2025/133</u> | <u>LITTLE FIELD FARM BONES LANE, NEWCHAPEL, LINGFIELD RH7 6HR</u> | TSN- Temporary Stop Notice Served |
| <u>ENF/2025/151</u> | <u>ACRE FARM, HARE LANE , BLINDLEY HEATH, LINGFIELD , SURREY ,RH7 6JB</u> | TSN- Temporary Stop Notice Served |
| <u>ENF/2025/165</u> | <u>Land lying to the southwest of Highfield Cottage, Bones Lane, Newchapel, Lingfield, RH7 6HR</u> | TSN- Temporary Stop Notice Served |

8.FINANCIAL & ADMIN

8.1 Members approved regular monthly payments for October. (Circulated)

8.2 Members approved the reports and bank rec for September - (Circulated)

8.3 Members consider external Auditor's Report – This had been circulated in advance and the comments in Section 3 were Noted.

9. Meeting Dates for 2025

17th November 15th December. 19th January 26

Appendix A

Application Reference: 2025/980

Site Address: Land West of Bones Lane, Newchapel, Surrey

Proposal: Change of use of land for the stationing of two static mobile homes, three touring caravans, erection of two amenity buildings, and associated hard and soft landscaping.

1. Inappropriate Development in the Green Belt

The proposed use and associated structures constitute inappropriate development within the Green Belt.

The introduction of static and touring caravans, hardstanding, amenity buildings, and fencing would erode the openness and rural character of the area and conflict with the five purposes of the Green Belt set out in the NPPF.

The applicant's claim that the site represents "Grey Belt" land is misleading and unsubstantiated. The site is clearly undeveloped countryside that continues to make a strong contribution to the Green Belt. No very special circumstances have been demonstrated to outweigh the substantial harm identified.

2. Harm to Rural Character and Visual Amenity

The proposal would introduce a visually intrusive, urbanising form of development into a distinctly rural landscape. The visual harm would be exacerbated by the cumulative domestic paraphernalia inevitably associated with such use. The Council has already refused a smaller scheme (TA/2023/1106) on this same site for causing harm to the Green Belt and countryside. This revised and enlarged proposal would intensify that impact rather than mitigate it.

3. Precedent and Cumulative Impact

Allowing this development would set a dangerous precedent for the proliferation of caravan sites within open countryside. Incremental approvals of this nature would collectively undermine the integrity and purpose of the Green Belt and the rural setting of Newchapel

4. Access, Highways and Sustainability

While the applicant proposes to close an unlawful access, the retained access to Bones Lane remains narrow, with limited visibility and no pedestrian facilities. Bones Lane is unsuitable for towing vehicles and large mobile homes, and there is a genuine risk to highway safety.

The site is remote from local facilities, shops, and schools and is wholly reliant on private vehicles. It therefore fails sustainability objectives which seek to locate new development in accessible locations supported by public transport and services.

5. Noise and Residential Amenity

The site lies directly under the Gatwick Airport flight path, where continuous aircraft noise significantly exceeds acceptable residential levels. The applicant's own acoustic report acknowledges that external noise levels surpass the thresholds in BS8233:2014.

Allowing permanent residential use in such an environment is inconsistent with NPPF guidance requiring the creation of healthy and safe living environments. The argument that occupiers "choose" to accept poor conditions cannot justify breaching established environmental standards.

6. Ecological and Landscape Impact

The application lacks an adequate ecological assessment and fails to demonstrate compliance. The proposal would result in the loss and fragmentation of mature hedgerows that provide vital wildlife corridors. Suggested replacement planting cannot compensate for this immediate ecological harm.

The proposed hardstanding and lighting would further diminish the area's biodiversity and tranquillity

Drainage and Flood Risk

The Parish Council is particularly concerned that the application provides no clear or adequate surface water drainage strategy. The site lies on clay soils with limited permeability, adjacent to low-lying land and ditches that already experience surface water pooling during heavy rainfall.

The proposed hardstanding, caravan bases, and access tracks would significantly increase impermeable surface area, exacerbating local run-off and increasing the risk of flooding to neighbouring properties and the highway.

7. Lack of Very Special Circumstances

Although the applicant refers to unmet Gypsy and Traveller need, the Council's Gypsy and Traveller Accommodation Assessment (GTAA, 2025) already identifies alternative potential provision through lawful or windfall sites.

This site was recently refused planning permission for being inappropriate and harmful, and nothing in the current submission justifies a different conclusion. The personal circumstances cited do not amount to "very special circumstances" capable of outweighing the harm to the Green Belt and countryside.

8. Conclusion

In summary, the Parish Council finds that this proposal:

- Constitutes inappropriate development within the Green Belt;
- Causes demonstrable harm to the openness and visual character of the countryside;
- Is unsustainable and detrimental to highway safety;
- Provides no overriding justification or very special circumstances; and
- Fails to overcome the previous reasons for refusal (TA/2023/1106).

Accordingly, Horne Parish Council strongly objects to this application and respectfully urges Tandridge District Council to REFUSE planning permission for Application 2025/980.