



Cobham Green Belt
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Cobham
Surrey
KT11 9AY

Ms Aneta Mantio
Planning Department
Elmbridge Borough Council
Civic Centre
High Street
Esher
KT10 9SD

By email to tplan@elmbridge.gov.uk

14th April 2016

Dear Ms Mantio

Proposal: Construction of new rural business centre, conversion of existing stable building to B1 office use, alterations to existing green keeper building and construction of new green keeper building on footprint of existing buildings (2,766sq m) (Amended description)

Location: Norwood Farm Buildings, Old Common Road, Cobham, Surrey KT11 1BS
Application Number: 2015/4567

The Cobham Green Belt Group object to the above mentioned planning application for the following reasons:

There is no justification for a large development in the Greenbelt on what was a farm. There is at present a motley collection of farm buildings, some of which have permitted planning uses (i.e. the green management use for the Burhill Golf Course). The proposed redevelopment would clearly have a significantly greater impact on the openness of the Green Belt than the existing buildings and uses. The development is therefore inappropriate by definition and the applicants have not put forward any “very special circumstances” to justify why such development is acceptable in the Green Belt. The development is therefore harmful to the character and openness of the Green Belt contrary to the National Planning Policy Framework.

The proposed development is in an isolated and unsustainable location, far from reliable or convenient public transport. If permitted it would lead to and promote reliance on the car as a form of travel and, such measures of sustainable transport as are proposed, fall far short of the requirements of MOV2 of the saved policies under the Elmbridge Replacement Local Plan 2000, policy CS25 of the Elmbridge Core Strategy and the NPPF.

There is no need for further office floor space of this scale in the Cobham area and certainly not on precious Green Belt land in the open countryside. This application should be refused.

Yours sincerely

Sir Gerry Acher

Chairman Cobham Green Belt Group