Surrey home extension charges aired in Parliament

"Complex and inflexible" rules that unintentionally and "unfairly penalise" homeowners with six-figure fines "for the apparent crime of building a home extension" will be reexamined, the housing minister has said.

The problem of Community Infrastructure Levy charges being unfairly or disproportionately applied to homeowners has inflicted pain on dozens of Waverley residents with the borough council saying it is tied by Government guidelines on how to enforce the charges.

The charges are supposed to help offset the impact of large scale developments in an area – and help fund the infrastructure to support it.

In Waverley, dozens of homeowners have found themselves inadvertently caught in the tangle of bureaucracy. One resident, Steve Dally was stung with a £70,000 'contribution' with others threatened with imprisonment or having their homes repossessed.

The issue came to a head this week in Parliament with Godalming and Ash MP Sir Jeremy Hunt raising the matter to housing minister Matthew Pennycook.

Sir Jeremy said: "My constituent Steve Dally was charged £70,000 by Liberal Democrat-controlled Waverley borough council for the apparent crime of building a home extension. I met the housing minister earlier this year to talk about abuse of the community infrastructure levy. Could he update the House on his plans to stop it?"

Mr Pennycook told the commons that he agreed there had been a number of "unintended consequences of the 2010 CIL regulations—they have unfairly penalised some homeowners.

"I can only reiterate the commitments I gave him during that meeting. In principle, we are committed to finding a solution to this issue, and I am more than happy to meet him again and update him on the steps we have taken in the interim."

The news has been welcomed by Waverley Borough Council, which has set up its own discretionary review panel to examine cases of wrongdoing – although uptake has been extremely slow with only two cases coming forward so far.

Councillor Liz Townsend, Waverley Borough Council portfolio holder for planning and economic development said: "We welcome the recent comments made in Parliament by the Housing Minister acknowledging the unintended consequences of the current Community Infrastructure Levy (CIL) regulations.

"The legislation is overly complex and inflexible, and like many residents we are frustrated by a system that can leave homeowners facing large bills for genuine mistakes. We have been pressing the Government for reform for some time, so it is encouraging to hear a clear commitment to finding a solution.

"While national legislation limits what councils can do, we are doing everything possible to support our residents. She added: "The case of Mr Dally, which was raised in Parliament, was one of the situations that highlighted the need for change.

"Following discussions with him, the council reviewed his case and concluded that his CIL charge should be withdrawn and refunded. His experience helped shape the introduction of our Discretionary Review Scheme, so that other residents would have a clear route to request a review."

The council said it would continue to lobby Government for urgent reform to ensure the CIL system "is clearer, fairer and more proportionate for homeowners" and called for the collaborative work between themselves, Sir Jeremy and ministers "to help shape a fairer and more compassionate system that still supports local infrastructure."

Chris Caulfield LDRS

Godalming and Ash MP Sir Jeremy Hunt in parliament raising the issue of CIL injustice (Parliament TV)

Related reports:

Waverley not waiving planning fees spark protests

Planning a house extension in Epsom and Ewell? A hard lesson from Waverley

Historic Surrey Hills mansion saved from falling into "rack and ruin"

An additional 27 homes will be built at an abandoned Surrey Hills mansion and stables to stop the heritage buildings falling into "rack and ruin". In February 2023, Mole Valley District Council approved the creation of Audley Headley Court, a 112-home retirement community at the historic site. Now, following the October 1 meeting of the council's development committee, the extra units will be added to the green belt land to make the project financially viable to the developers.

The plans were passed without objection from councillors who were echoing residents' desire to see the old site returned to use and for its much-loved garden spaces to be opened to the public. David Preedy of Headley Parish Council said: "Headley Court is critical to our community both in terms of its history and the impact on the village." He admitted the extra homes were not without controversy but that the parish backed the plans to put an end to the "years of disruption and significant decay to the heritage of our village and the gardens and the heritage buildings".

The mansion house has been vacant since the departure of the Ministry of Defence, with the Jubilee Complex gardens used by the NHS and Surrey County Council during the pandemic. The estate has also been used to support Help for Heroes, those who fought in the Afghanistan war and more recently the NHS throughout the pandemic.

Developers said the refurbishment and reuse of listed mansion houses and stables, alongside sensitive reinstatement of the extensive grounds, will make much of the land publicly accessible for the first time. It would also help meet the need for specialist housing for older people as well as bring social and community benefits, the meeting heard.

The applicant's agent said: "It has received no objections from the local community with whom we have engaged extensively since our first involvement with the site back in early 2022. We will continue to ingratiate ourselves into the local community as we have done elsewhere and bring the site back to its former glory."

Councillor Roger Adams (Liberal Democrat, Bookham West) said: "This is a historic site and it would be a great shame to see it fall into rack and ruin." He added: "It was a pity that green belt land must be taken but on the other hand if it must be taken to preserve the whole site and improve the whole site, then so be it."

Chris Caulfield LDRS

Headley Court. Credit Angle Property.

Related report:

14 against 59 = 70? Dilemma for Headley

Stage 2 Examination of Epsom & Ewell's Local Plan opens Tuesday

The Inspector appointed to examine Epsom & Ewell Borough Council's draft Local Plan, C Masters MA (Hons) FRTPI, will open Stage 2 hearings at Epsom Town Hall, The Parade, KT18 5BY, on Tuesday 30 September 2025 at 9.30am.

These hearings test whether the Plan is "sound" — whether it has been positively prepared, justified, effective and consistent with national planning policy. The hearings are open to the public for observation from the Council Chamber gallery. Only invited participants may speak, but all are welcome to attend and watch the process unfold.

Hearing dates:

- Tue 30 Sept (09:30 start)
- Wed 1 Oct
- Thu 2 Oct
- Fri 3 Oct (10:00 start)

- Tue 7 Oct
- Wed 8 Oct
- Thu 9 Oct
- Fri 10 Oct (reserve day)

The full hearing programme, Inspector's questions and examination library can be found on the Council's Local Plan examination page.

Spotlight on Horton Farm (Site Allocation 35)

Among many proposed sites across the borough, **Horton Farm (SA35)** is by far the largest single allocation, earmarked for around **1,250 homes, a 7-hectare public park and 10 Gypsy & Traveller pitches**. It sits next to Horton Cemetery and near Horton Country Park.

- Clarendon Park Residents' Association (Alex Duval) argue that the Council has not demonstrated the "exceptional circumstances" required to release high-performing Green Belt land. They raise concerns about flooding, sewage, school places and transport, and question why alternative sites for the Traveller pitches were not properly considered.
- **CPRE Surrey (Tim Murphy)** objects to the loss of Green Belt at Horton Farm, urging a stronger focus on brownfield redevelopment and urban densities. Council for the Protection of Rural England.
- Friends of Horton Cemetery (Lionel Blackman) do not oppose Horton Farm outright but call for binding commitments that developer contributions restore the historic cemetery as a garden of rest.
- The Church Commissioners, who own Horton Farm, strongly support the allocation. Their planning consultants argue it is a sustainable and deliverable location, capable of providing affordable and family housing, community facilities and transport links. They accept surface water flooding is a constraint but say it can be managed through design. They oppose the Council's request for 20% biodiversity net gain, though they commit to meeting national standards.
- See our report on an apparent conflict of interest concerning this allocation for the Council's consultant who's employer also represents the Commissioners. Conflict on Epsom's Green Belt plans of another kind?

Other sites

The Inspector will also be examining numerous other proposed development sites across the borough. Horton Farm is singled out here because of its size and prominence, but EET will continue reporting on the full range of allocations and community responses.

Practical note for readers

- Public seating is first-come, so arrive early for 9:30 starts.
- Proceedings are formal but led by the Inspector, not adversarial.
- Key documents, timetables and updates are on the Council's Local Plan examination page.

Sam Jones - Reporter



Related reports:

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...and many more – search "local plan" in our search box.

From field to fight: Bramley camp faces enforcement questions

An unauthorised traveller camp has been built on land earmarked for inclusion in the Surrey Hills National Landscape – and now plans to make the site permanent have been submitted. Witnesses reported several caravans moving on to Unstead Lane in Bramley last week, sparking frustrations among residents over the lack of enforcement action. Since then a petition has been created calling on immediate action to be taken – with more than 600 people already signing.

It says: "Residents and taxpayers expect and deserve equal protection under planning law. The Surrey Hills National Landscape and Green Belt exist to safeguard our countryside for the benefit of all, not to be eroded by unlawful development. Allowing this encampment to remain would set a dangerous precedent that planning law can be ignored without consequence."

Guildford Borough Council has said it was aware of the work carried out and understood people's concerns. Officers visited the encampment and completed background work to gain a full understanding of the situation.

Councillor Jane Austin, leader of the Conservative opposition group in neighbouring Waverley Borough Council, represents the Bramley and Wonersh ward near the site. She said: "People went to bed on Friday looking out to a field and now they have this. Saturday the road was blocked and they were clearly doing something without planning permission, but nobody could get hold of anyone. That field was due to be national landscape land, deemed to be of that high quality. The land is on floodplain and an Area of Outstanding Natural Beauty, they won't ever be legally built. People around here are reasonable and agree the GTL (Gypsy Traveller League) community need somewhere to live. Everybody should follow the law of the land without exception, planning is there to build sustainable communities and must be followed."

Councils must provide adequate land for housing – whether fixed homes or traveller pitches. If they cannot demonstrate enough provision, sustainable planning applications are difficult to reject as they are often won on appeal – with the council liable for costs. In 2024 Guildford Borough Council was only able to identify 2.59 years supply for traveller pitches, below the minimum five years. Elsewhere in Surrey, Runnymede Borough Council's decades-long failure to provide the legal minimum number of Gypsy and Traveller pitches has forced families to take matters into their own hands and build their own. Runnymede's planning committee recently felt obligated to approve 12 new pitches in Hardwick Lane, Chertsey, despite concerns the site would be overcrowded and the roads unsafe.

Guildford Borough Council said it could not be expected to predict or prevent this type of incident occurring, but would react and manage it as quickly as possible. A spokesperson said: "If a breach of planning control is confirmed on any site in the borough, we have several enforcement options including negotiation and formal action. However, the enforcement powers available to local authorities do not achieve an instant solution."

A planning application for the site was submitted on Saturday September 13. If it contains the correct paperwork, the council

must validate it - with nearby residents contacted and given the opportunity to submit their views before any decision is made.

Surrey County Councillor Matt Furniss said he has been speaking with Guildford's planning team and that Surrey Highways Enforcement has also visited the site to assess the new unauthorised access onto the highway for safety and to determine next steps. He added: "It is always disappointing when some individuals choose to work outside the planning process and I will be pressing both councils for a quick resolution."

MP Jeremy Hunt said: "Residents all express the same sentiment – why is there so little action to address unauthorised encampments like this, which are appearing with increasing frequency. It is absolutely infuriating to see the law being ignored this way – and the people who do it getting away scot-free. This latest case is another rural field, recognised as being of such quality that it is earmarked for inclusion in the Surrey Hills National Landscape. Yet local people now face the prospect of potentially years of planning enforcement action – with no guarantee of success. The point is that such drawn-out processes risk consuming vast amounts of council time and money, while the local community continues to suffer the consequences. Early intervention and decisive action such as prompt issuance of a Stop Notice would help prevent situations like this from worsening."

Chris Caulfield LDRS

Image of site in Unstead Lane, Bramley

Elmbridge resists London's creep into Surrey

Outline plans for 60 homes on the edge of a Surrey village have been scrapped again in a bid to stop "London creeping towards us".

Elmbridge councillors said the land north of Raleigh Drive in Claygate is green belt not 'grey belt' and ruled it unsuitable for housing at a planning meeting on September 16.

They also said the plans failed the flood risk 'sequential test' meaning safer sites should be looked at first before building there.

The scheme would have seen new homes (up to 50 per cent affordable), open space and landscaping built on the land north of Raleigh Drive and to the east of Claygate House.

The application triggered more than 300 objections from residents, alongside opposition from Claygate Parish Council. Concerns centred on traffic, flooding and the loss of open countryside.

Cllr Janet Turner said: "I have seen over the years how London is creeping towards us." The member for Hinchley Wood explained: "When you come out of London to Hinchley Wood or Esher or Long Ditton, you will immediately relax because you have an open aspect.

"This is what Elmbridge and Surrey are all about. This is the entrance into our cultural area and we must protect it. Once it's gone you cannot bring it back."

Other members agreed, arguing if you weakened one patch of the green belt, you weakened the whole metropolitan ring. Cllr Alistair Mann described it as "death by a thousand cuts" to the green belt if piecemeal applications keep being approved.

The site, next to Claygate house, once home to a bowls green, pitch and putt course and tennis courts, has reportedly fallen into disrepair.

A similar plan was refused in 2023 and dismissed at appeal last year with inspectors at the time ruling it was inappropriate development in the green belt.

Planning officers initially recommended the new scheme for approval, arguing that housing demand and national policy around the green belt has changed.

Elmbridge can currently only demonstrate a 0.9-year housing supply- well below the five years required by the government. Elmbridge currently has a house building target of 1,443 homes annually.

"Our housing need is so critical now, I don't think this scratchy bit of land is putting green belt in danger," said Cllr Elaine Sesemann.

She explained: "I would protect greenbelt forever along with every other councillor in this chamber but the world of planning has

changed so dramatically."

Council leader Mike Rollings admitted the local housing need has dramatically increased since 2023 when the plans were first put forward. However Cllr Rolling still determined the square patch of land was not appropriate for house building.

Emily Dalton LDRS

Illustrative view looking south of application site (left) and former Claygate House with Shanly Homes Oaklands Park development to the rear (Credit: Elmbridge Borough Council)

Energy storage plan takes a battering from a Surrey Council

A bid to build a huge battery storage farm on green belt land in Shepperton has been thrown out after councillors decided it didn't pass the 'special circumstances' test needed to build on protected countryside.

Sunbury BESS Ltd wanted to install 50 industrial-scale battery units – each the size of a shipping container – on 3.5 hectares of land north of Charlton Lane, next to the Eco Park. The site, sandwiched between the M3 and the railway line, is designated green belt.

Objecting to the scheme, Nigel Spooner said: "We ask the committee to refuse this application and thus avoid inflicting on Charlton village, Shepperton and Sunbury an entirely inappropriate, unnecessary and hazardous blight for the next 40 years."

Officers had originally concluded the project's climate benefits - supporting renewable energy and cutting carbon - outweighed the harm to the green belt and local landscape.

But Spelthorne Borough Council's planning committee threw out the application on September 17, arguing there simply were not any "very special circumstances" to justify bulldozing into green belt land.

The scheme, designed to store energy for the National Grid and release it when demand peaks, was pitched as helping the UK hit its climate targets.

The battery site would store electricity when there is plenty spare and feed it back into the grid when demand is high to help balance the supply. The applicant's agent said at the meeting: "The project will actively contribute to decarbonisation by reducing renewable energy curtailment."

But Green Party Cllr Malcolm Beecher argued: "If we are still using fossil fuel power in our power stations to generate the electricity going into the batteries for storage, we are not reducing our carbon emissions.

"Unless we have a condition that only green energy can be stored in these batteries, there are no special circumstances to have it in the green belt."

The company halved the size of its original plans following strong objections, but locals still were not convinced. Residents wrote more than 40 letters objecting to the proposal, raising fears about fire risk, noise, health hazards and what they described as "the industrialisation" of Shepperton's countryside.

But in the end, it was the location that killed the scheme. Planning officers said the battery farm counted as "inappropriate development" in the Green Belt, causing a "significant loss of openness" and clashing with rules designed to stop urban sprawl.

Despite concerns about fire risks and safety, officials said there was no evidence to refuse the battery farm on these grounds. Surrey Fire and Rescue service as well as the Health and Safety Executive raised no objections.

A planning report stated: "The proposal would introduce a range of industrial plant within an open field, resulting in considerable harm to the openness of the Green Belt and encroaching into the countryside. These harms are not clearly outweighed by the benefits put forward."

The decision is a major blow for Sunbury BESS Ltd, which argued the project would provide vital infrastructure to balance renewable energy supply and demand.

Emily Dalton LDRS

Image: An example of a battery storage "farm": Invenergy Beech Ridge Energy Storage System at Beech Ridge Wind Farm in

Greenbrier County, West Virginia. Author Z22. Licensed under the Creative Commons Attribution-Share Alike 4.0 International license.

Big housing development coming to Guildford

Guildford could soon see one of its biggest housing developments in decades, with fresh plans submitted to build up to 1,800 new homes at Gosden Hill.

Developers Martin Grant Homes want to transform farmland off the A3 into a new neighbourhood complete with schools, shops, sports pitches, and even a Park and Ride.

The outline applications sets out a long-term vision for the site, which would include:

- Up to 1,800 homes, including 40 per cent affordable housing
- Six Gypsy and Traveller pitches
- A new local centre with shops, health and community facilities
- Land for both a primary school and secondary school
- Around 10,000sqm of employment floorspace
- A 250-space Park and Ride near the A3
- Large areas of green space, including allotments, play areas, and a new woodland walking rout

Developers say the project would create a "gateway for Guildford" for drivers coming off the A3. The site, covering more than 130 hectares of farmland and woodland, sits between Burpham and the A3. If approved, the first phase 150 homes would be built with access from Merrow Lane.

The bulk of the site will be housing in a mix of family homes, apartments and some specialist accommodation. Planning documents detail the homes will be built in phases including a mixture of sizes from smaller flats to larger family homes, around 720 affordable homes, space for self-build plots and some elderly care housing.

Most of the higher density housing, like apartment blocks, would sit around the centre and the main street of the new community, while the rest of the site would focus on family housing with gardens.

Not everyone will welcome the idea of more traffic but the scheme includes a new A3 junction, cycle paths, and upgraded bus services to ease the pressure on local roads.

About 34 hectares of open space is planned including a big new woodland walking area at Cotts and Frithy's Wood. Developers say overhead power lines will be buried underground and much of the existing woodland kept to help the site blend in with the landscape.

Guildford Borough Council cannot currently meet government housing supply targets so the developers argue the project should be green-lit to help tackle the housing shortage.

If given the green light, Gosden Hill would become home to thousands of people, with the developer promising it will be a "healthy, happy and sociable" place to live.

Only eight people have objected to the scheme so far with the majority of comments slamming the construction traffic plan as "wholly inadequate" for the road and likely to cause "intolerable disruption".

Emily Dalton LDRS

Outline of the proposed development on Gosden Hill Farm. (Credit: Guildford Borough Council/ Martin Grant Homes)

Surrey Police HQ development dogged by flood risks

Plans to redevelop Surrey Police's Mount Browne headquarters in Guildford — including a new dog training school — have been green-lit for a second time despite fresh flood risk modelling showing "pockets of high surface water flooding" across the site.

Guildford Borough Council's Planning Committee approved the scheme in November 2024, but since then national planning rules have changed and the Environment Agency has issued new flood maps.

As a result, Surrey Police and the council agreed to bring the scheme back to committee.

The updated modelling shows parts of the site, including the former bowling green earmarked for the new dog school, face a high risk of surface water flooding.

Councillors raised concerns about what that actually means in practice at another planning committee meeting on September 9.

"On one hand we say there's a high risk of flooding — and then we say the infrastructure will support that regardless," Cllr Stephen Hives said. "So I'm a bit confused: is there a danger to welfare or not?"

Planning officers insisted the scheme still passes the required "sequential test" — which means no safer, alternative sites are reasonably available — and that the approved drainage strategy will prevent increased flood risk.

"In practical terms it will make no difference to this development," an officer told the committee. "The drainage strategy already approved is sufficient even with the updated flood risk."

The development does not fall within the newly created "Grey Belt" category introduced in the revised National Planning Policy Framework (NPPF), but it was judged to still harm the Surrey Hills National Landscape.

With no new highways flooding issues identified and no change to the approved drainage plan, officers confirmed the project remains compliant with planning rules. Plans to redevelop the police HQ and build a new access road was unanimously approved.

Mount Browne has been the headquarters of Surrey Police for more than 70 years. The current campus contains a large number of buildings which have been constructed mainly on a piecemeal basis and are judged no longer fit for purpose.

Emily Dalton

Proposed Redevelopment of Mount Browne, Surrey Police\'s HQ. (Credit: Surrey Police)

Epsom care home to become hotel and staff HMO

A former Surrey care home is being given a new lease of life – not for elderly residents but as a mix of hotel rooms and shared housing.

The Elders, on Epsom Road, Ewell, will now officially become a 12-room guesthouse with an 8-bed HMO (house of multiple occupation), plus a manager's flat, after councillors approved the proposal on September 4.

The decision by Epsom and Ewell Borough Council's planning committee follows a rocky planning history of previous refusals, enforcement notices and accusations the owners were running it without permission.

Cllr Clive Woodbridge said: "Moving it from a sort of limbo where it's operating as it is but without any ability to be regulated – because it's not supposed to be happening – it probably tips my balance."

The building has been empty for several years and developers argue it is no longer suitable for modern care needs.

The scheme has divided opinion with some councillors saying they were uneasy about losing a care facility at a time when demand is only growing. Members noted the loss of the care home – capable of housing up to 24 residents – would also mean a loss of housing.

HMOs tend to have a bad reputation and are sometimes attributed for noisy neighbours and anti-social behaviour. But Cllr Phil Neale admitted this one looked "more for professional people" than "itinerant" workers.

Planning documents reveal the HMO rooms are aimed at housing staff employed by the owners in local care homes, providing affordable accommodation for new workers before moving into the housing market.

Cllr Alison Kelly argued the units could help newcomers find their feet. She said: "It's quite a reasonable use of a HMO."

Not everyone was convinced. Cllr Jan Mason tore into the design, claiming: "It looks like it's been produced on a packet of cigarettes." While Cllr Neale raised concerns about sustainability. He said: "I'm disappointed again that we've missed the opportunity to push solar panels."

Outside the former care home on Epsom Road. (Credit: Google Street View)

Keep our Valley Green say Langley Vale campaigners

Campaigners in an Epsom village have hit out at proposals to build on "pristine farmland", warning the plans will destroy a cherished stretch of countryside on the edge of the Surrey Hills. The outline application covers more than five hectares of agricultural farm land at Langley Bottom Farm, adjacent to Langley Vale village. Developer Fairfax Aspire Ltd has envisioned the 5.2 hectare field on Epsom Downs for 110 new homes. Although the exact height, design and layout will be determined later, planning documents suggest the new houses will be predominantly two-storey to eaves.

Dubbed 'the valley', locals are baffled that the agricultural field could ever be considered as a grey belt. The land has been classed as 'low-quality land' that could be prioritised for development, but residents say the designation is nonsense. "[Grey belt should be] for scrappy old car parks, not pristine farmland," John Mumford of the Woodcote Epsom Residents Society and Save Langley Vale said. He pointed out the combine harvester in the field and explained it is still being used for agriculture. "We shouldn't be sacrificing the green belt for land for land-owning interests," he added. Fairfax Aspire Ltd stated in the application: "The site represents an opportunity for modest, sustainable development on the edge of the settlement boundary."

The proposed development site sits down the road from Epsom Derby race course and is part of a landscape known for its race horse culture and rich ecology. Matt Dunn, who grew up in Langley Vale, described how buses only visited hourly, and horse riding and jockey training were common pastimes in the close-knit community. He said: "This scheme is tacked on, not integrated into the village." Planning documents state most of the existing hedgerows and important trees will be retained and enhanced with native planting, with other features including new ecological improvements like wildlife corridors linking to the nearby woodland at The Warren. But campaigners say it is home to deer, badgers, and protected bird species like buzzards and skylarks, and that horse riders, dog walkers and ramblers make frequent use of the fields behind the village.

"It will completely destroy a much loved valley," Matt said. "Ecology mitigation doesn't mean anything if it doesn't change the wrongs and the impact on wildlife." The dispute comes amid national concerns over habitat loss — in England, the abundance of wildlife species has fallen by around 19 per cent since 1970. Matt accused the developer of trying to "whip up houses which don't meet local need," describing the affordable housing element as a "tick-boxing exercise". The 29-year-old explained that selling houses at 80 per cent of the average Epsom house price (£559k according to RightMove) does not make the homes remotely affordable.

Langley Vale currently has around 400 houses, and campaigners fear the development could swell its size by more than 20 per cent, straining the roads, utilities and services. A new access road would be created on Langley Vale Road to get into the site, but residents warn this could exacerbate traffic issues in their rural community. Campaigners have also launched a petition against the development which has gained more than 1,000 signatures already. Mr Mumford has also set up a fundraiser to help pay for the campaign, gathering £3,700.

Planning documents state: "The opportunity exists for the creation of a high quality landscape and ecology led residential scheme to be provided in this sustainable location. The illustrative material demonstrates how a residential scheme, including new affordable homes, can be delivered without having undue impact on the site's immediate neighbours, the wider area or key landscape and ecological features. The site is available, sustainable and importantly, deliverable, and will link to Langley Vale and the wider area." The developer has been approached for further comment.

Related report:

110-Home Scheme at Langley Vale Sparks Green Belt Fears

Campaigners, Matt Dunn (left) and John Mumford (right), in front of the proposed development site. (Credit: Emily Dalton/LDRS)