

Tandridge District Council Consultation Statement in respect of.

Land on the North Side of Saint Piers Lane, Lingfield

Introduction

- 1) Tandridge District Council is the local planning authority for Tandridge. The Council is responsible for determining planning applications, ensuring any development complies with planning policy and minimises impacts upon the local community and environment.
- 2) The **Town and Country Planning (General Permitted Development) (England) Order 2015** (GDPO), grants planning permission for certain types of development without the need to apply for planning permission (such development is then referred to as permitted development).
- 3) Local planning authorities have the powers to make a Direction removing specified permitted development rights in a particular area by making an 'Article 4 Direction'.
- 4) The government has issued guidance on when and how to make an Article 4 Direction. Paragraph 53 of the National Planning Policy Framework 2023 provides that local authorities should consider making Article 4 Directions only in those exceptional circumstances where the direction is necessary to protect local amenity or the well-being of the area and be based on robust evidence, and apply to the smallest geographical area possible.
- 5) Before Tandridge District Council confirms the Article 4 Direction we are inviting representations to be submitted between 0900hrs On the 19th January 2026 and 1700hrs on the 20th February 2026.
- 6) This document outlines a plan for when and how Tandridge District Council effectively, inclusively and robustly consult stakeholders and the community in relation to the Article 4 Direction proposed on the land located at **Land on the North Side of Saint Piers Lane, Lingfield**.
- 7) Following the consultation, Tandridge District Council will analyse feedback and take this into account when a decision is made about whether to confirm the Article 4 Direction. If confirmed the Article 4 Direction will come into force ON THE 20th February 2026.

What is Required?

- 8) **SCHEDULE 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 ('the Order') requires:**

Procedure for Article 4(1) Directions without immediate effect

1.—(1) Subject to paragraph 2, notice of any Direction made under Article 4(1) of this Order must, as soon as practicable after the Direction has been made, be given by the local planning authority—

(a)by local advertisement;

(b)by site display at no fewer than 2 locations within the area to which the Direction relates, or, if the Direction is made under article 4(1)(b), on the site of the particular development to which the Direction relates, for a period of not less than 6 weeks; and

©subject to sub-paragraph (2), by serving the notice on the owner and occupier of every part of the land within the area or site to which the Direction relates.

(2) In a case where this paragraph applies, the local planning authority need not serve notice on an owner or occupier in accordance with sub-paragraph (1)©, if they consider that— (a)individual service on that owner or occupier is impracticable because it is difficult to identify or locate that person or

(b)the number of owners or occupiers within the area to which the direction relates makes individual service impracticable.

9) Paragraph 4 sets out the requirements of the notice with 4(d) Schedule 3 of the Order stating of a period of at least 21 days must be given within which any representations concerning the Direction may be made to the planning authority.

Methods of consultation by Tandridge District Council

Advertisement

10) A local advertisement will be published in the Surrey Mirror.

Site Displays

11) Site notices will be displayed at one location on the land located at **Land on the North Side of Saint Piers Lane, Lingfield**.

Digital Publicity

12) The notices will be published on the Council's webpage: [Public notices – Tandridge District Council](#) with all relevant information and contact details.

Written Notice

13) Tandridge District Council will endeavour to write to all owners and occupiers of the land and/ or properties within the proposed Article 4 Direction boundary with details on the proposal, details on the consultation and how to provide feedback.

14) Letters and emails where known will also be sent to other stakeholders considered to have an interest in the land.

Interested People Owners and Occupiers

15) Tandridge District Council will endeavour to serve notice on all owners and occupiers of every part of the land within the area within which the Direction relates in accordance with 1(c) above. The owners and occupiers will be established by: 1) Existing Officer knowledge;

2) Office copy entries from the Land Registry;

3) Planning application records

16) Unfortunately, not all owners and occupiers may be identified particularly if the land does not have an address point and therefore it is considered impracticable to identify or locate that person as per paragraph 2(a) Schedule 3 of the Order.

17) Notification letters will also be sent to properties not within, but close to the proposed Article 4 boundary in case of any interest in the land.

Consultation Timetable

18) A consultation period of at least 21 days is required by paragraph 4(d) of Schedule 3 of the Order. A consultation of 35 days will be given in case of any postal delays.

19) The representation period will commence on 19TH January 2026 & 1700hrs on the 20TH February 2026

Data Protection

20) As part of the consultation Tandridge District Council will be collecting data from participants. We will only collect data in line with current GDPR guidance and will not share data with third parties or use it for any other purpose outside of the Article 4 process.

Process for making and confirming a non-immediate Article 4 Direction

21) It is as follows:

Stage 1 - The Council decides whether to go ahead and introduce a Direction setting a date in the Notice for when the Direction will come into force which must be at least 28 days and no more than 2 years after representations can first be made, which is usually after the last publication/service date

Stage 2 – Publication/Consultation stage. The Council:-

- 1) publishes the notice of direction in a local newspaper;*
- 2) formally consults with general members of the public and the owners and occupiers of every part of the land within the area or site to which the Direction relates over a period of at least 21 days;*
- 3) and places notices up on site for 6 weeks;*

Stage 3 – On the same day that notice is given under Stage 2 above, the Council refers its decision to the Secretary of State who has wide powers to modify or cancel a Direction;

Stage 4 – Confirmation Stage - The Council cannot confirm the Direction until after a period of at least 28 days from publication/service of the Notice. Once a Direction has been confirmed, the Council must give notice of the confirmation in the same way as it gave notice of the initial Direction, and must specify the date that the Direction comes into force. A copy of the Direction as confirmed must also be sent to the Secretary of State.