



LINGFIELD CONSERVATION AREA APPRAISAL ~ 2023



Lingfield's first Conservation Areas (Gun Pond and The Church) were designated in 1972, followed by the High Street area which was designated in 1990. The three areas were subsequently merged.



Lingfield's historic significance dates from the 1400s, when a College for secular chaplains was founded in Lingfield by Reginald de Cobham. Around this time the church was rebuilt, and a number of significant houses constructed. Further periods of construction followed in the 1600s and 1700s, and then again with the coming of the railway in the 1880s.

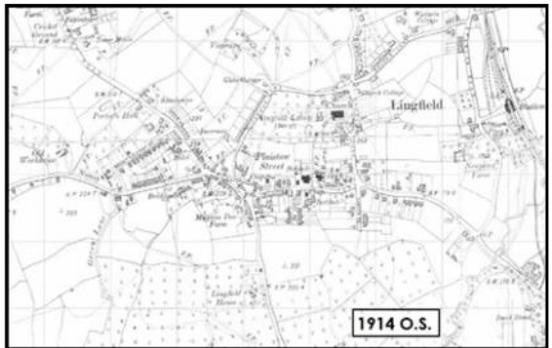
The Conservation Area derives its importance from all these phases of development, as recognised by the later designation of the High Street area for its Victorian and Edwardian buildings.

What is a Conservation Area Appraisal?

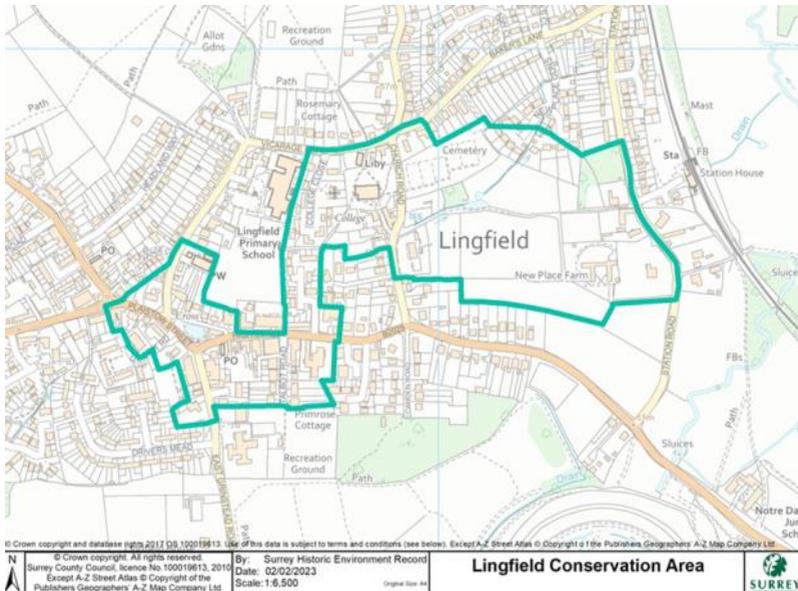
An appraisal defines the special interest and significance of the Conservation Area that merits its designation and describes and evaluates the contribution made by the different features of its character and appearance. This appraisal will look at the history of Lingfield, identify what has influenced its development and set out how this is evident today in the character and appearance of the area.

An audit of buildings will be carried out, assessing the contribution made to the Conservation Area, to include both designated heritage assets (listed buildings and scheduled monuments) and non-designated heritage assets (eg. locally listed buildings). A review of boundaries will also be carried out, to ensure the designated area continues to reflect the special interest of the area.

Once adopted, the appraisal will inform the planning decision-making process and enable change to be managed in a way that conserves and enhances the Conservation Area.



Brief appraisals were carried out when the different areas were designated, but the Conservation Area has not been reassessed since the original designations almost 50 years ago.



What is a Conservation Area?

A Conservation Area is defined as an 'area of special architectural or historic interest, the character or appearance of which is it desirable to preserve or enhance'.

This designation requires a local authority to have regard to that special interest when carrying out its planning functions. This applies not just to historic buildings and structures, but also to spatial layout and topography, street furniture, surface treatments and landscaping. It also brings additional control to tree works and demolition, and restrictions to some permitted development rights.

It is a statutory duty of the local planning authority (Tandridge District Council) to periodically review the designation of Conservation Areas and publish proposals for their preservation and enhancement. Lingfield Parish Council has commissioned this appraisal to be carried out and once completed, it will be presented for adoption to Tandridge District Council as part of its planning policy framework.

What Happens Next?

A survey of the Conservation Area and audit of buildings will be carried out over the next few weeks, after which a draft version of the Conservation Area Appraisal will be produced.

As part of this work, we are keen to hear your views on the following:

- **What features positively contribute to the Conservation Area?**
- **Are there features or areas which detract from the Conservation Area?**
- **What opportunities might exist to enhance the Conservation Area?**
- **Are the boundaries in the right place?**
- **Are there any other comments?**

Send your views to: CAA@lingfieldparishcouncil.gov.uk

The draft appraisal will be shared with members of the public and consulted on. Comments will be reviewed and taken on board as part of the final document.

If you have any comments or queries, please get in touch before 6th April 2023.

Email: CAA@lingfieldparishcouncil.gov.uk

Telephone: **01342 835557**

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