

Z:\9091\_OLD\_COTTAGE\_STATION\_ROAD\_LINGFIELD\_APPEAL\GIS\PROJECTS\9091\_POE\_001\_SITE\_LOCATION.MXD



LEGEND

-  Site Boundary
-  1km Radius

# LDĀDESIGN

PROJECT TITLE  
 OLD COTTAGE, STATION ROAD, LINGFIELD APPEAL

DRAWING TITLE  
 Figure 1: Site Location

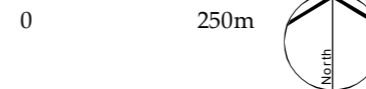
ISSUED BY	Oxford	T: 01865 887050
DATE	May 2023	DRAWN SG
SCALE @A3	1:10,000	CHECKED BC
STATUS	Final	APPROVED BC

**DWG. NO. 9091\_POE\_001**

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 Area measurements for indicative purposes only.

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Sources: Ordnance Survey





LEGEND

-  Site Boundary
-  1km Radius
-  Green Belt
-  Ancient Woodland
-  Conservation Area
- Public Rights of Way (PRoW)
  -  Footpath
  -  Bridleway

# LD A DESIGN

PROJECT TITLE  
 OLD COTTAGE, STATION ROAD, LINGFIELD APPEAL

DRAWING TITLE  
 Figure 2: Landscape Policy

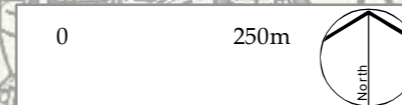
ISSUED BY	Oxford	T: 01865 887050
DATE	June 2023	DRAWN SG/AR
SCALE @A3	1:10,000	CHECKED BC
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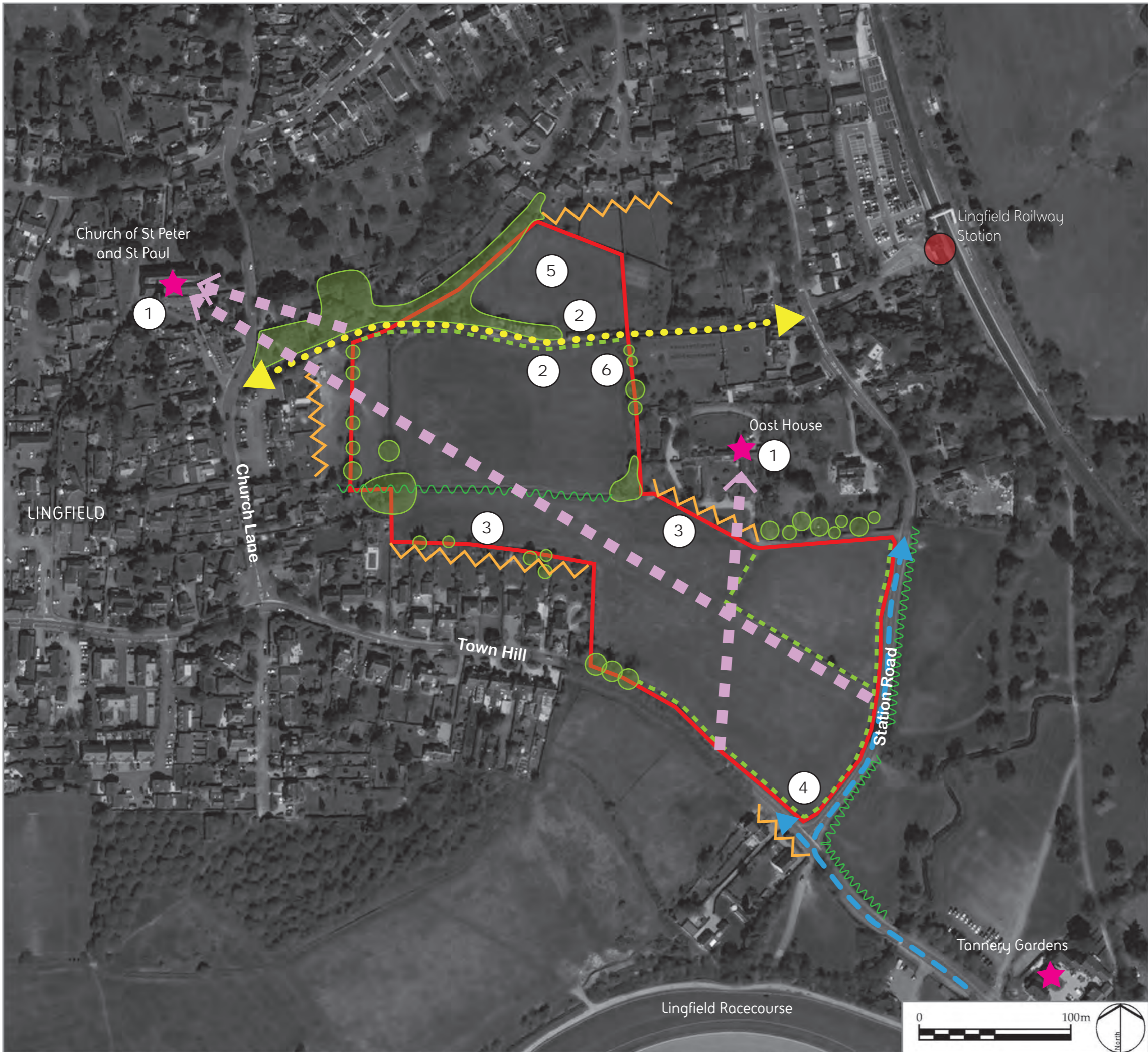
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Sources: Ordnance Survey. Natural England.





**LEGEND**

-  Site Boundary
-  Existing Visual Landmark
-  Existing Gappy/Thin Hedgerow
-  Existing Dense Hedgerow
-  Existing Built form adjacent to the Site
-  Existing Established Vegetation
-  Existing View Towards Visual Landmark
-  Existing Footpath Link
-  Existing Approach Road

- Landscape Opportunity Notes**
1. Visual landmarks used as anchors to aid legibility and create sense of place.
  2. Generous offset of built form from footpath link with enhancement planting.
  3. Appropriate design response for dwellings that back or front on to the Site.
  4. Appropriate offset and design response for frontages to approach roads.
  5. Discrete development parcel with opportunity to create distinct character.
  6. Appropriate design response to Grade II listed walled garden at New Place.

REV.	DESCRIPTION	APP.	DATE
A	Amend to red line boundary. Note 6 added.	BC	31.01.18

# LDĀ DESIGN

PROJECT TITLE  
**OLD COTTAGE, STATION ROAD,  
 LINGFIELD APPEAL**

DRAWING TITLE  
**Figure 3: Landscape Opportunities  
 and Constraints**

ISSUED BY	Oxford	T: 01865 887050
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**DWG. NO. 6294\_100**

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Sources: Ordnance Survey, ESRI.

\LDA-UK-NA02\DATA\0851324\_STATIONROAD\_LINGFIELD\PLANNING\APPLICATION\CDRAWINGS\1324\_LANDSCAPE STRATEGY PLAN PDF OVERLAY.DWG

Continuation of tree avenue planting provides legibility and allows views over footpath and public open space

Tree avenue continues to Northern parcel providing legibility

This hedgerow already exists.

Swale areas with marginal planting contributing to biodiversity

Avenue of trees framing views to church

'Village green'  
More formal green area framed with planting













Avenue planting framing views to Oasthouse

Parkland planting drawing Lingfield Park into site

Retention of existing boundary hedgerows and enhancement with new planting where required

SUDS attenuation basin with appropriate wet / marginal planting contributing to biodiversity

**LEGEND**

-  Site boundary
-  Existing vegetation retained
-  Existing hedgerow retained
-  Proposed tree (indicative)
-  Existing footpath
-  Indicative SUDS with wet wildflower planting
-  Indicative LEAP location
-  Public open space
-  Wildflower planting with mown paths as appropriate
-  Proposed footpath
-  Development parcels (including private gardens)
-  Proposed hedgerow planting

A REV.	Layout updates DESCRIPTION	BC APP. DATE
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# LD A DESIGN

PROJECT TITLE  
 OLD COTTAGE, STATION ROAD, LINGFIELD APPEAL

DRAWING TITLE  
 Figure 4: Landscape Strategy Plan

ISSUED BY	Oxford	T: 01865 887 050
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SCALE@A3	1:2,000	CHECKED BC
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**DWG. NO 7324\_100**

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 Sources Ordnance Survey








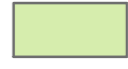








LEGEND

-  Site Boundary
-  1km Radius

Elevation (mAOD)

	95 - 100		65 - 70
	90 - 95		60 - 65
	85 - 90		55 - 60
	80 - 85		50 - 55
	75 - 80		45 - 50
	70 - 75		<45

# LD A DESIGN

PROJECT TITLE

OLD COTTAGE, STATION ROAD, LINGFIELD APPEAL

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Figure 5: Topography  
Based on LiDAR terrain data (5m resolution)

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Sources: Ordnance Survey

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LEGEND

- Site Boundary
- 1km Radius
- Landscape Character Areas
- WF3: Horley to Swaynesland Low Weald Farmland
- WH1: Domewood to Dormansland Wooded High Weald
- WH2: Dormansland East Wooded High Weald

Landscape Character Areas digitised by LDA Design from Surrey Landscape Character Assessment 2015

Urban areas not surveyed in Surrey LCA.

# LD A DESIGN

PROJECT TITLE  
OLD COTTAGE, STATION ROAD, LINGFIELD APEAL

DRAWING TITLE  
Figure 6: Landscape Character Areas

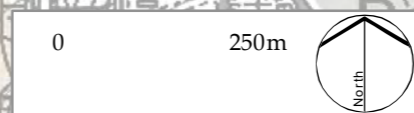
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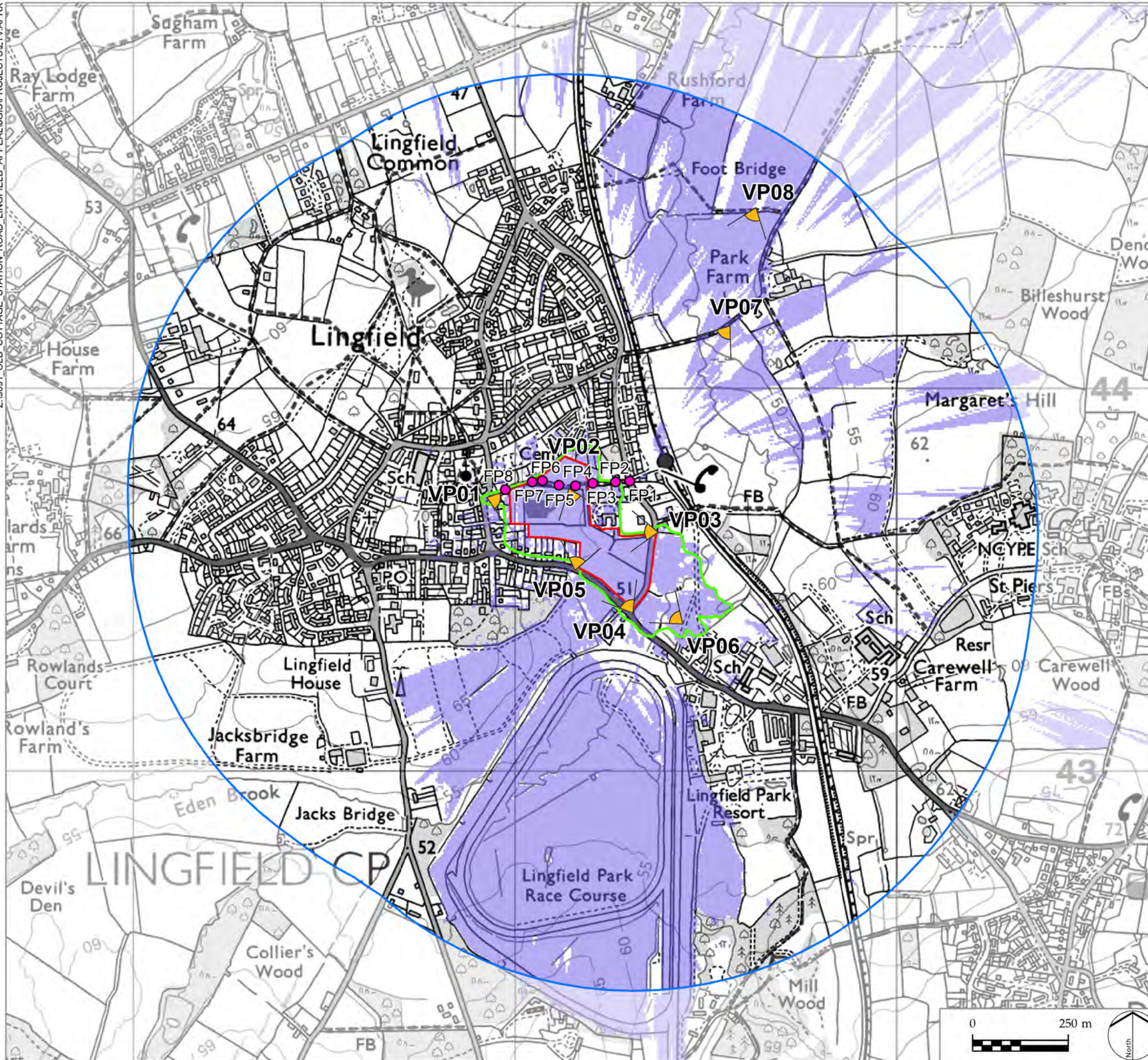
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Sources: Ordnance Survey, Surrey County Council



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LEGEND

- Site Boundary
- 1km Radius
- Approximate Zone of Visual Influence (ZVI)
- Zone of Theoretical Visibility (ZTV) (computer generated) - based on 2 storey building height of 8.5m
- Photoviewpoint Location (refer to LVIA)
- Illustrative Viewpoint

# LD A DESIGN

PROJECT TITLE  
OLD COTTAGE, STATION ROAD, LINGFIELD APEAL

DRAWING TITLE  
Figure 7: Zone of Theoretical Visibility (ZTV) Study and Viewpoint Locations

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**DWG. NO. 9091\_POE\_007**

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Sources: Ordnance Survey



Illustrative Viewpoint 1



Illustrative Viewpoint 2



Illustrative Viewpoint 3



Illustrative Viewpoint 4

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 STATUS Draft APPROVED BC

**DWG. NO. 7324\_PoE\_008**

PROJECT TITLE  
 OLD COTTAGE, STATION ROAD, LINGFIELD APPEAL

DRAWING TITLE  
 Figure 8: Illustrative Views from Footpath 381a





Illustrative Viewpoint 5



Illustrative Viewpoint 6



Illustrative Viewpoint 7



Illustrative Viewpoint 8

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PROJECT TITLE  
OLD COTTAGE, STATION ROAD, LINGFIELD APPEAL

DRAWING TITLE  
Figure 8: Illustrative Views from Footpath 381a

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Illustrative Viewpoint (Left)

v2018.0



Illustrative Viewpoint (Right)

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PROJECT TITLE  
 OLD COTTAGE, STATION ROAD, LINGFIELD APPEAL

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 Figure 9: Illustrative View from Star Inn Garden