



# STATEMENT OF COMMUNITY INVOLVEMENT

Woolbro Group & Morris Investments  
Land West of Station Road  
Station Road, Lingfield



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## I. INTRODUCTION

Woolbro Group and Morris Investments undertook a significant consultation exercise with residents and councillors throughout Lingfield.

The site comprises of approx. 6.2ha and is predominantly comprised of an agricultural field that is currently lying fallow.

The site is located adjacent to the southeast boundary of Lingfield and is bounded by development to the west and Town Hill (B2028) to the south and Station Road to the east.

It lies partially in a conservation area and listed buildings sit approx. 100m away from the site boundary.

Woolbro Group and Morris Investments initially proposed a 118-unit mix of diverse housing tenures to suit all needs and requirements of prospective tenants. This number has since been reduced to 99 units after engaging with local residents and stakeholders. The applicants have made sure that the affordability quota has been fulfilled with 40% of the properties being allocated as affordable. The proposals have been given the name 'Eden Grange' for marketing purposes.

The applicants utilised various consultation methods to ensure that all residents in Lingfield had a chance to contribute their ideas. Methods included: a newsletter, a dedicated website, feedback forms and a virtual exhibition to give consultees a chance to have a virtual on-site visit.

Two CCP consultants also undertook a day of iPad canvassing around Lingfield Village to gain a deeper understanding of the attitudes towards this proposal.

## 2. CONSULTATION PROGRAMME

**Woolbro Group & Morris Investments** believe it is important to engage with all key local stakeholders, in line with the Government's Localism Act 2011, the National Planning Policy Framework and Tandridge District Council's policy on community engagement.

The chronology of the consultation exercises to date and those planned are shown below:

Consultation Activity	Date
Pre-app advice received by Tandridge District Council	25.05.2018
Newsletter distributed to Lingfield Residents	10.02.2022
Eden Grange Website Launched	10.02.2022
Consultation materials sent to Parishes in Tandridge District	14.02.2022
Canvassing exercise undertaken by the CCP around Lingfield Village.	27.02.2022



## 3. STAKEHOLDER CONSULTATION

In line with the Localism Act (November 2011) Woolbro Group & Morris Investments wished to engage with local residents and representatives of the local community at an early stage.

### 3.1 PRE-APPLICATION PROCESS

Pre-application engagement with officers at Tandridge District Council has been undertaken. Further details of these pre-application discussions are provided in section 3 of the Design and Access Statement submitted as part of this application.

### 3.2 Newsletter (see [appendix I](#))

Woolbro Group & Morris Investments distributed a newsletter to c.a. 2000 homes on 10.02.2022 (See coverage map in appendix Ia).

The main aim of this newsletter was to provide residents with the basic information about the proposed development and answering many of the important questions. It contained background information about the development, the allocation in the emerging local plan, environmental issues etc.

In addition to this information the newsletter contained a proposed masterplan, design specifics, associated benefits of the proposals and directed residents to the website ([www.eden-grange.com](http://www.eden-grange.com)) so they could complete the feedback form.

It also provided contact details for the CCP allowing us to provide advice and information to residents on email and telephone.



## 3. STAKEHOLDER CONSULTATION

### 3.3 Website (see [appendix 2](#))

Woolbro Group and Morris Investments commissioned a website (<https://www.eden-grange.com>) to provide residents with more detailed information than what was possible to contain in the newsletter. The website included detailed information about the different architectural styles, environmental issues, sustainability, community benefits and access.

The website also contained a feedback page that served as the main basis for the consultation exercise. (See analysis of the feedback under section 4.1)

In addition to the main feedback page Woolbro Group and Morris Investments hosted a virtual exhibition on the website.

During the consultation period the website was visited 3661 times over a 3-week period.

The website was also passed on via email to residents alongside physical distribution of consultation material to stakeholders, which no doubt contributed to the high number of visits.



## 3. STAKEHOLDER CONSULTATION

### 3.4 Virtual Exhibition (see [appendix 3](#))

Due to the ongoing COVID-19 pandemic, Woolbro Group and Morris Investments were unable to host a public exhibition to show residents the emerging plans for the proposed development.

CCP devised a virtual exhibition that utilised traditional exhibition boards in a digital filmed format to help guide residents and stakeholders through the proposals. To overcome the lack of physical interaction with residents, the CCP provided a dedicated staff member with contact details to answer any specific questions consultees may have.

Hosting a virtual exhibition allows far more people to engage with the proposals who wouldn't have otherwise gone to the physical event.

The virtual exhibition had been viewed 1012 times by the close of the consultation period. This is significantly higher than one would expect from a traditional drop-in exhibition that is often constrained by time limits and the physical location. It is worth noting that many residents commented that the virtual exhibition was very useful to help contextualise and explain the proposals.

The CCP fielded a number of calls and e-mails to answer any queries comprehensively. A list of these can be seen under the "other comments" section on [pg. 17](#).



## 3. STAKEHOLDER CONSULTATION

### 3.5 Digital Coverage (see [appendix 4](#))

#### ***“Star Fields Action Group”***

The most vocal opposition group, the “Star Fields Action Group”, have a dedicated website for residents of Lingfield where they post opposing arguments to the proposals and tell residents how to respond.

They told residents not to engage directly with the feedback form describing it as “crudely designed”. Instead, they told residents to write in directly to the CCP email.

Describing the feedback form as “crudely written” and telling residents not to respond to it undoubtedly influenced the outcome of the feedback results with many “No” answers acting as protest votes for the whole development and not the specific questions.





## 3. STAKEHOLDER CONSULTATION

### 3.6 Engagement with Residents

Some residents used the contact details provided on the newsletter and website to contact Woolbro Group and Morris Investments about specific issues including:

- The designation of the land
- Impact on the village
- Provision of associated infrastructure with the development e.g., doctor's surgery, education, highways improvements etc.
- Alleged lack of consultation with the site's allocation in 2016.

Woolbro Group and Morris Investments and their consultants have been in dialogue with these residents to answer their questions and address their concerns.

### 3.7 Engagement with Elected Members

During the formal consultation period, Woolbro Group & Morris Investments sent consultation material to various levels of elected representatives including:

- Lingfield & Crowhurst Ward Councillors:
  - Cllr Mark Ridge
- The CCP attempted contact with Cllr Liz Lockwood however she was not interested in discussing the proposals.

Woolbro Group & Morris Investments had various email exchanges with ward councillors regarding the proposals. Cllr Ridge lived near to the site and was keen on seeing the proposals coming forward. Cllr Lockwood unfortunately was reluctant to engage with the CCP, however, it was clear that she was against the development of this site.

The CCP also sent consultation materials (newsletter & website) to all of the parishes within Tandridge District to make them aware of the proposals for Eden Grange.



## 3. STAKEHOLDER CONSULTATION

### 3.8 Ongoing Engagement

As part of the ongoing engagement with the public, the website was widely publicised and is regularly updated to keep residents informed about the planning application and any other potential important developments.

On the website there is also a dedicated telephone number where residents can phone with enquiries. The feedback form on the website also serves as a contact portal that is monitored and replied to in real time.

Residents of Lingfield were keen to take part in this consultation with many consultees submitting feedback via the consultation website. CCP consultants responded to those who asked questions and wanted to know more information.

Majority of respondents were concerned about the potential strain on existing services and infrastructure. CCP consultants explained how investment will come into the area via s106 and CIL agreements to which respondents were somewhat reassured.

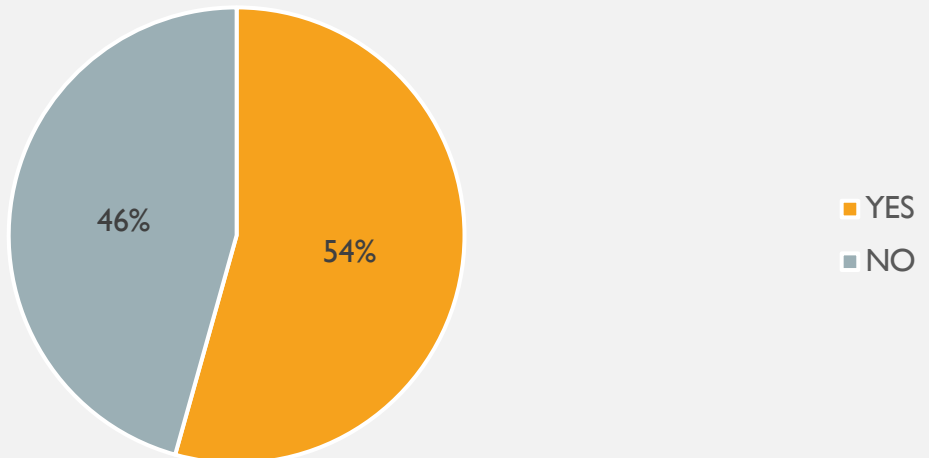
The CCP also engaged with residents via their social media pages. “Star Fields Action Group” & “Lingfield News, Info and General Village Updates”. The CCP responded to comments and assured residents that the applicant was keen to hear their views and will take all of the issues they had raised into consideration.



## 4. RESULTS OF FEEDBACK FROM THE CONSULTATION WEBSITE (75 PARTICIPANTS)

### Question 1

Do you agree that creating a well-maintained, well-lit footpath to the station would create a safer and a more pleasant environment for those travelling via Lingfield Station?



Majority of respondents agreed that the safety and the quality of the footpath needs addressing. It was mentioned multiple times in the feedback received from residents:

- ‘Most local people would agree that the footpath from Church Road to Station Road could be improved.’
- ‘The footpath that leads between the village and the station may need some improvement’
- ‘We agree that the footpath should be improved.’

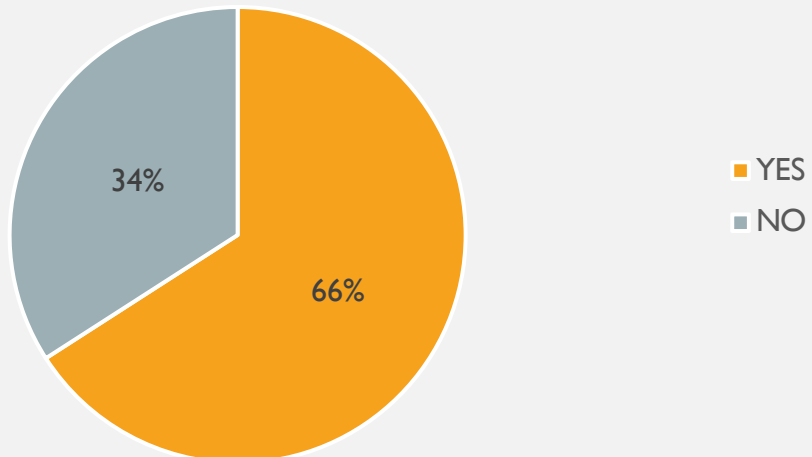
Respondents that disagreed with the statement tended to be male and when asked about travelling via the station they responded ‘no’.



## 4. RESULTS OF FEEDBACK FROM THE CONSULTATION WEBSITE

### Question 2

Do you or someone you know regularly travel by train via Lingfield Station?



Almost 2/3rds of respondents either travelled via Lingfield train station or knew someone that regularly travelled via the station. The service provided at the train station was a concern raised by respondents:

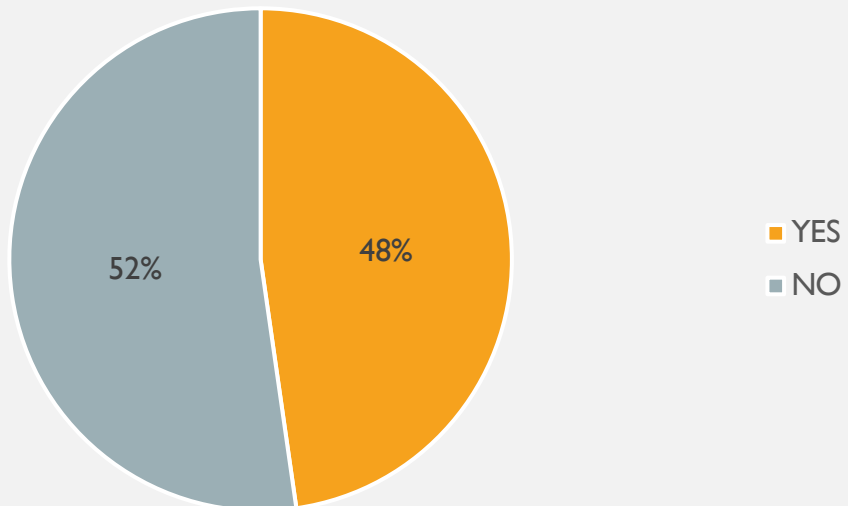
- “Will the train services be a lot more frequent?”
- “Greater capacity and number of services will be required”



## 4. RESULTS OF FEEDBACK FROM THE CONSULTATION WEBSITE

### Question 3

Do you agree that provision of affordable housing is an essential component to any new development?



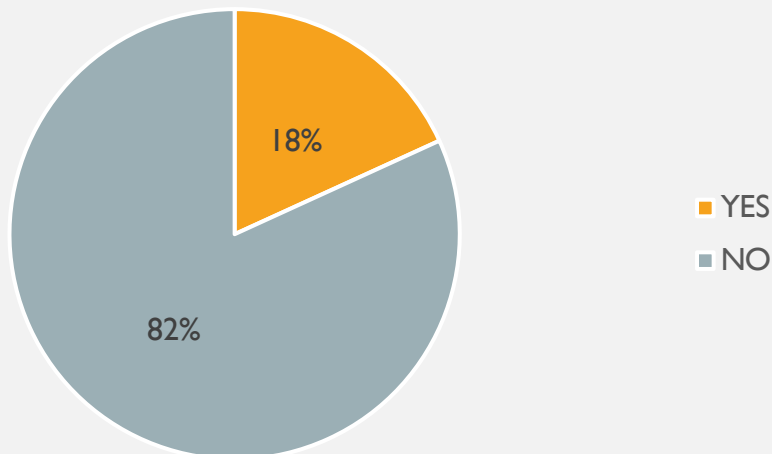
Responses were mixed for this question. For some respondents it was a key component and actually said the proposals could go further in providing more affordable housing. Some were also negative about any affordable housing due to the belief it may “cheapen” the area.



## 4. RESULTS OF FEEDBACK FROM THE CONSULTATION WEBSITE

### Question 4

Are you, or potentially someone you know, interested in buying a property in Eden Grange?



As expected, majority of respondents were not interested in buying a property, however almost a fifth of respondents either were themselves interested or knew someone that was:

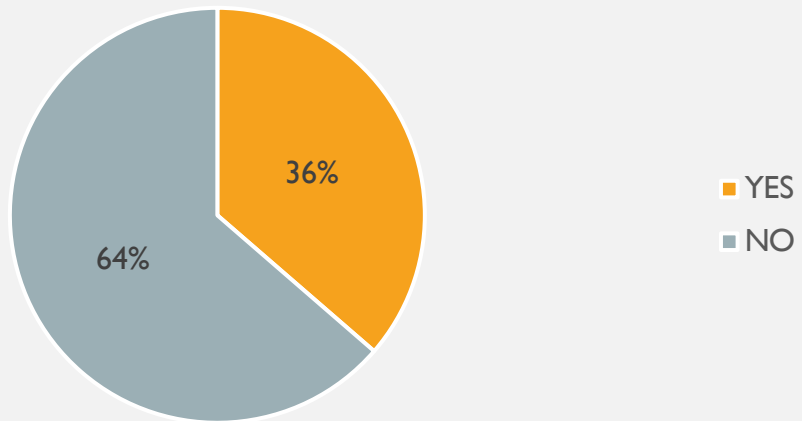
- “I will possibly be interested in investment”
- “I would like to know when building will begin and the first homes completed”
- “I am looking to move to Lingfield and would like to know the number of 2 bed flats”



## 4. RESULTS OF FEEDBACK FROM THE CONSULTATION WEBSITE

### Question 5

There will be a range of smaller two, three and four bedroom family homes. Do you agree that this is the right approach to provide much needed homes for first time buyers, young families and perhaps those who are looking to downsize?



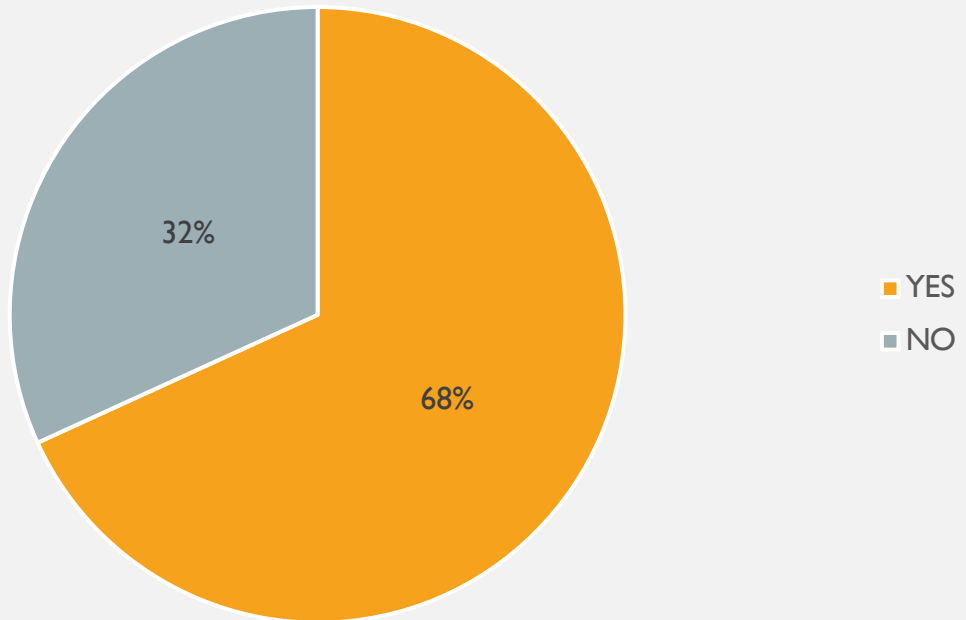
The response to this question has been met with surprise as Woolbro Group and Morris Investments have proposed a wide tenure mix. Although this question received a lot of negative replies, the answers were not substantiated with reasoning and no suggestions were made in the comments section regarding the proposed tenure mix.



## 4. RESULTS OF FEEDBACK FROM THE CONSULTATION WEBSITE

### Question 6

Do you agree that retaining existing trees and hedgerows and creating large open spaces will help maintain an appropriate rural feel to the development?



Over two thirds of respondents agreed that maintaining a rural feel to the area was one of the key components that would make this development more acceptable. Residents are concerned over loss of green space and character of the village, if this were to be successfully mitigated the development would be better received.





## 4. RESULTS OF FEEDBACK FROM THE CONSULTATION WEBSITE

### Other Comments

As demonstrated in this SCI, Woolbro Group & Morris Investments have conducted a very extensive programme of consultation, with hundreds of residents in and around Lingfield visiting the virtual exhibition and website. Significant numbers of residents took part in the consultation.

Throughout the consultation, Woolbro Group and Morris Investments received a varied mix of responses. **Negative responses frequently raised issues such as:**

- Lack of consultation in the site's initial inclusion in the 2016 Tandridge DC Local Plan.
- The sites status as part of it lies within a conservation area.
- Provision of infrastructure to accompany the development.
- Suitability of the site in comparison to other proposed allocations in Lingfield.
- The impact on the character of the village.

**Positive responses frequently included themes such as:**

- Residents asking to purchase properties nearby their existing properties as investment opportunities.
- Praising of the design layout
- When building will commence
- What the tenure of housing will be finalised as some are looking to move to Lingfield.

Woolbro Group and Morris Investments will take all of the respondents' comments and suggestions into consideration as they move forward with the planning process and will be in further contact with residents and stakeholders as the proposals progress.



## 5. RESULTS OF FEEDBACK FROM THE CANVASSING EXERCISE

Two CCP consultants engaged with residents of Lingfield for a day on Sunday 27<sup>th</sup> February, this was done by knocking door to door and giving residents information about the proposals via an iPad and the online website. The feedback form was reduced to a single simple question of whether the resident supported the project or not.

Residents tended to be very pragmatic about the housing situation but still had reservations about this specific site's suitability. Given the contentiousness surrounding the site the CCP found 18 individuals who were willing to put their name down in support of the development and the associated benefits it would bring to Lingfield.



## 6. CONCLUSION

Woolbro Group and Morris Investments undertook an extensive programme of consultation over a month period that ended with a varied mix of responses. The applicant reached a much wider audience using online techniques as opposed to a traditional drop-in exhibition. Despite the contention surrounding the site, positive responses made up approximately a third of the overall responses with some being conditional supporters and others outright against the proposals.

Negative respondents tended to live next to the site and within the central village district. Positive respondents tended to live to the north and west of the site. One positive respondent actually lived off the B2028 and owned a house whose garden backs on to the site. This respondent was keen on purchasing a house in the new development. A map of respondents can be viewed on the [next page](#).

Unfortunately, the most tenacious opposition group “Star Fields Action Group” had sought to influence people’s responses in the consultation exercise telling respondents to ignore the questions and write in directly. This may also be a factor as to why the feedback is skewed in such a way.



## 6. CONCLUSION

All comments and suggestions were communicated back to Woolbro Group and Morris Investments and action has been taken upon resident's feedback. To address concerns about the impact on the village and encroachment on a conservation area, the applicant has reduced the quantity of units from 118 to 99. This reduction will work to limit any unnecessary impact on the village and the conservation area and hopefully alleviate resident's concerns about these issues.

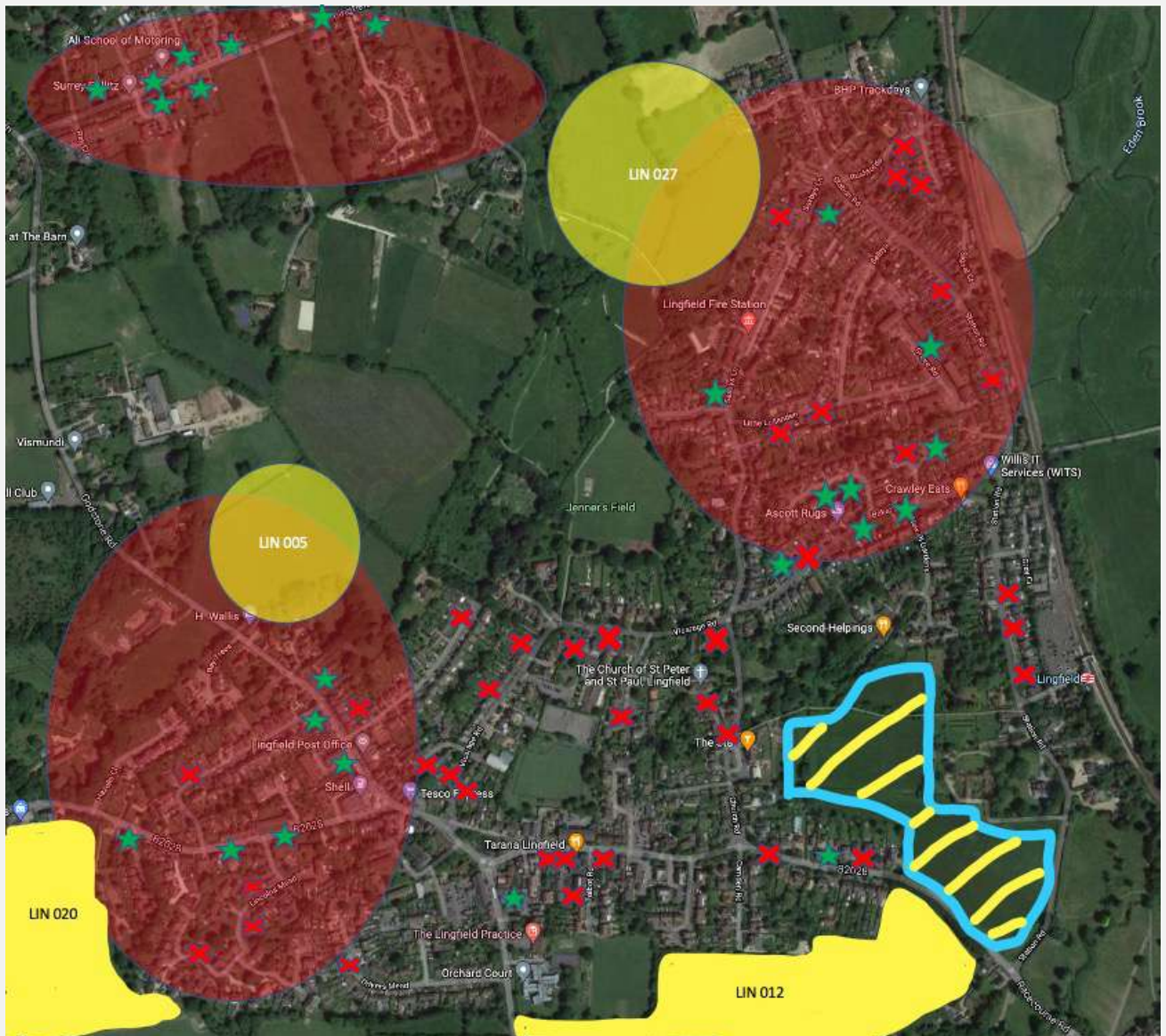
Overall, through the canvassing exercise and the online consultation, residents of Lingfield are most concerned about the provision of infrastructure most specifically the Doctors GP, school capacity and local highways. If residents could get assurances that such investments will take place, support for the site would far outweigh any opposition to the proposals.



## 6. CONCLUSION\*

★ = positive respondent

✘ = negative respondent



\*It was not possible to plot every respondent on the map as some did not give their addresses.

# APPENDICES

## Appendix I - Newsletter

# Eden Grange, Lingfield

**Dear Residents,**


Woolbro Morris are pleased to introduce new proposals for the land to the rear of Station Road, Lingfield.

This land represents an excellent opportunity to redress the need for local housing provision while connecting the village of Lingfield to its main transport hub, Lingfield Station.

Please turn over to read more about the benefits of this development and visit our website below to view our virtual exhibition!

Land to the rear of Station Road, Lingfield has been identified by Tandridge District Council for residential development in their emerging Local Plan. In support of the council's allocation, Woolbro Morris are proposing new homes and public open space. We would like to invite you to view our proposals and provide feedback on the website below.

For more information please visit [www.eden-grange.com](http://www.eden-grange.com)



# APPENDICES

## Appendix I - Newsletter

### Benefits of Eden Grange



- 40% of the housing will be designated as affordable, fulfilling Tandridge District Council's affordability policy.
- Significant investment through S106 and CIL agreements into the local area.
- Provision of ample amenity areas and open green spaces.
- Close proximity to Lingfield station and bus stops to promote sustainable modes of travel.

Woolbro Morris are committed to working alongside Tandridge District Council and local residents to create a new, sustainable extension to Lingfield that will serve generations to come.



We would really like to hear your thoughts so please visit our website, watch our virtual exhibition and fill out the feedback form so you can make sure your voice is heard.

Thank you for reading about Eden Grange, we look forward to hearing your comments.

For more information regarding the proposals please visit  
[www.eden-grange.com](http://www.eden-grange.com)

or scan the QR code on your smart phone.

Please let us have your thoughts before 28 February

If you have any questions please call Dan Watts on 020 4538 7200





**Eden Grange**  
Station Road, Lingfield

- Home
- The Site
- The Local Plan
- Our Plans & Illustrative Layout
- Housing Tenure
- Transport & Access
- Ecology
- Infrastructure & Investment
- Feedback



## Welcome

Hello and thank you for taking time out of your day to read about Woolbro Group and Morris Investments proposals for Eden Grange in Lingfield.

The public consultation website provides a summary of our proposed plans and the opportunity for you to provide feedback. We look forward to hearing your comments.



Privacy Policy  
Woolbro Group  
Morris Investment & Property





## The Site

The application site covers a total area of approximately 6.2 Hectares (15.3 Acres) and is predominantly comprised of an agricultural field, that is currently lying fallow.

A public right of way footpath running from west to east linking Church Road with Station Road runs partially through the site boundary and is located to the north of the site.

The site itself is located adjacent to the south east boundary of Lingfield and is bounded by developed land on most sides with the south-eastern part of the site bounded by Town Hill (B2028) to the south and Station Road to the east.

The far western edge of the site is bordered by the grounds of The Star public house with the historic core of Lingfield featuring several listed buildings located just beyond.

The site is partly within a Conservation Area and the Grade II listed buildings of The Old Cottage and New Place sit 78m and 90m respectively from the site boundary to their closest point to the east of the site.

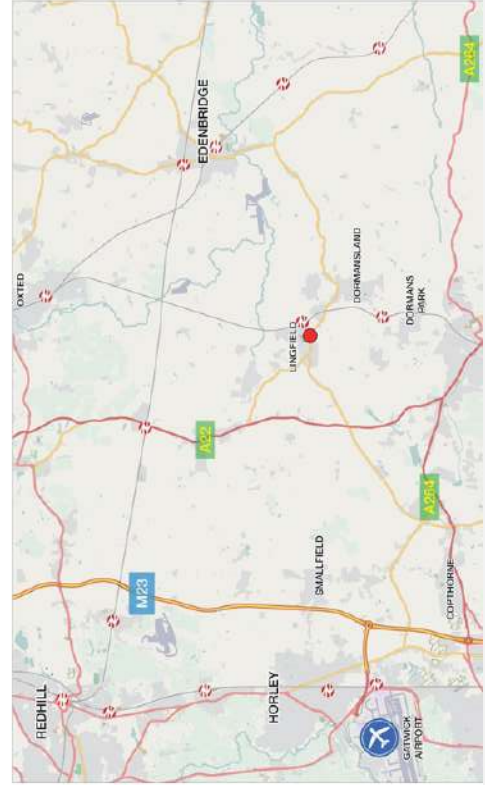


## Movement and Connectivity

The site is located centrally in Lingfield Village to the rear of Station Road. The location offers a direct link to the M25 via the A22, with access to Gatwick Airport within 20 minutes via car.

Lingfield Train Station is within a 5 minute walking distance from the site and offers a half-hourly service to London.

Bus stops are located immediately adjacent to the site on Tower Hill at the south of the site, and on either side of the public footpath that runs through the site. Regular bus service destinations include Crawley, East Grinstead, as well as further afield destinations including South Croydon, Reigate and Tunbridge Wells.



## Tandridge Local Plan

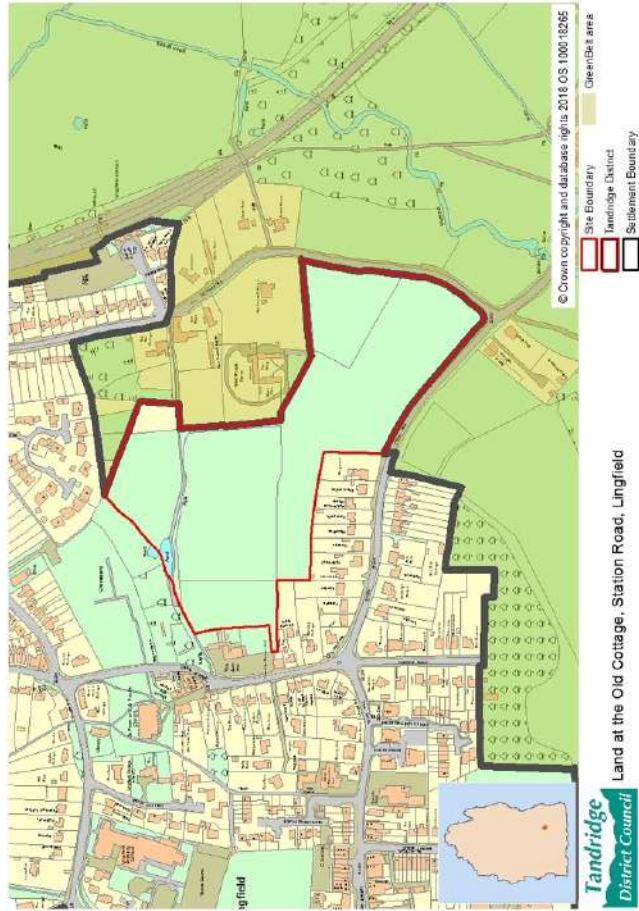
Unfortunately, across the country there is a major housing shortage. This hardship has been felt in places such as Tandridge where the council have struggled to successfully publish and adopt a feasible Local Plan. A Local Plan typically sets out the council's housing targets and locations for the next 15 or so years.

Eden Grange (HSG12 - Land at the Old Cottage, Station Road) has been allocated for residential development in Tandridge's emerging Local Plan that the site is suitable for residential development. In support of the Council's allocation, Woolbro Group and Morris Investments are proposing new homes, public open space and associated infrastructure.



**Our Local Plans 2023**  
(Regulation 22 submission)  
January 2019

Tandridge  
District Council



## Tandridge Local Plan

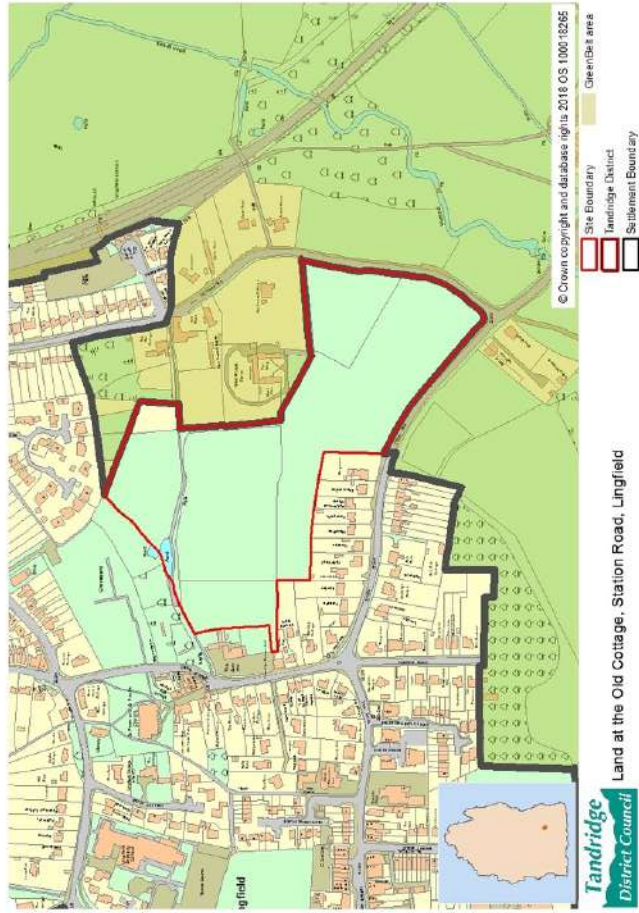
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**Our Local Plans 2023**  
(Regulation 22 submission)  
January 2019

**Tandridge**  
District Council



## Our Plans and Illustrative Layout

The proposed scheme is for 118 new homes and associated infrastructure, including open space and improvements to the footpath connecting Lingfield Station with the wider village.

### Key Features of the Illustrative Layout

1. Expansive green open space at south-east corner sets development back at important approach to Lingfield.
2. Main vehicular access to site is gained from Town Hill at a location which provides good visibility and allows views through to the existing east house to the North.
3. Tree-lined widely spaced entrance boulevard is framed by landscaping directing views through the site towards the east house.
4. Twin apartment blocks designed to have similar form, footprint and massing to the east barn to the north.
5. Larger detached low density dwellings facing toward Station Road reflect the form and character of existing residential properties to the north.
6. Main street through development takes the form of a green corridor aligning with Church of St. Peter and St. Paul allowing long views of church.
7. Low density development fronting toward the southern side of the public footpath is set back behind green space maintaining an appropriate rural feel to the interface with the development and the footpath.
8. Existing trees and hedgerows are retained and strengthened along the northern side of the public footpath providing natural screening of development to the north.
9. Areas of more formalised green space within the development that are appropriate to their surroundings allow for openness whilst forming part of the green corridor.
10. Large public open space in the north-western corner of the site reflects the character of the church grounds and cemetery to the north whilst allowing the development to maintain appropriate distance and visual screening to the historic centre located beyond Church Road.



### Housing Tenure

Woolbro Group and Morris Investments are proposing a diverse mix of housing tenures to suit all needs and requirements of prospective tenants. Affordable housing is always at the forefront when it comes to new residential developments and Woolbro Group and Morris Investments will ensure that the level of affordability is policy compliant with over 48 of the properties being allocated as affordable. This gives an affordability percentage of 40% which is above compliant with the council's affordability policy.

The housing tenure will range from two-bed homes and apartments to 4-bedroom family detached houses, ensuring that everyone can find a home here. By providing such a mix, it allows elderly residents, who want to remain in Lingfield, to downsize and enjoy a smaller more modern retirement while at the same time allowing growing and young families find a home that will serve them for years to come.

Woolbro Group and Morris Investments are also very passionate about helping first time buyers, renters and key workers find a fantastic place to live at a cost that is comfortable for them.



Indicative Street Scene



Indicative Street Scene

### Transport & Access

Main vehicular access to the site is gained from Town Hill, this location provides good visibility across the site. The site is also very easily accessible on foot due to the convenient footpaths that runs along the B2028 northbound. This footpath links Lingfield Centre and local amenities to this new development. Local amenities and facilities are within a 600m walk.

While there are no dedicated cycle paths, low speed limits on the majority of roads makes the environment safe for cycling. Lingfield Village Centre is only a 3-minute bike ride.

The development proposals will also include appropriate mitigation to address the increase in trips generated by the site. Footway and pedestrian crossings will be improved along Station Road, improving access to the railway station alongside improved access to bus stops along Station Road.

Woolbro Group and Morris Investments are also in discussions to limit the speed on both Station Road and the adjoining B2028 to 30mph thereby increasing the safety of the local road network while encouraging non-car travel.

Provision of buses and bus stops is a key priority in promoting sustainable travel. There are multiple bus stops in the vicinity of the site and 6 services run around the site.

Lingfield Rail Station is located within a 150-metre walk of the site, best access is gained via the footpath on Station Road, as well as the footpath that runs through the middle of the site. Trains run from Lingfield to London every 30 minutes providing quick and frequent access to the capital city.

A travel plan will be developed for the site to encourage sustainable travel. Travel plan incentives are likely to be made available to the first residents of each dwelling:

- Resident travel packs, and
- Public transport and cycle purchase vouchers.

Local amenities are all within a 15-minute walk of the site. These include a branch of Co-op Food, a Boots Pharmacy, Lingfield GP Surgery, a post office, Lingfield Primary School and Station Road Stores.



## Ecology

Throughout the planning process Woolbro Group and Morris Investments have been working collaboratively with ecological and arboricultural experts. Part of the proposed site lies within the Lingfield Conservation Area, within this area trees will be retained to contribute to the areas character and appearance. Trees throughout the site that are found to contribute to the area due to their size, cultural and historical value will be retained. Trees will only be removed so long as their removal would not have a significant, adverse impact on the character of the area.

The main street through the development takes the form of a green corridor aligning with the churches allowing long scenic views of the church. Green spaces have been designated within the development which allows for openness and extra amenity space.



[Privacy Policy](#)  
[Woolbro Group](#)  
[Morris Investment & Property](#)  
[The CCP](#)



Infrastructure & Investment



WOOLBRO GROUP

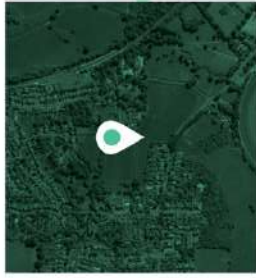
The economic benefits of the

# Eden Grange development

Information 1

The proposed development at land at the Old Cottage, Lingfield will provide 118 new homes, stimulate economic growth, assist in meeting Tandridge's housing requirements and add to the authority's revenues.

## The proposal



**118** New homes  
**40%** Affordable homes

### Other details:

The proposal also includes provision of the appropriate levels of amenity space and open space.

## Construction benefits

**£25m**  
Construction value  
(total construction cost)



**£35.7m GVA**  
Economic output  
(additional GVA p.a.)



**202 Jobs**



Direct FTE construction jobs p.a.  
(temporary jobs over the two year build period)

**244 Jobs**



FTE supply chain jobs p.a.  
(indirect/induced 'spin-off' jobs supported)

## Operational and expenditure benefits

**£649,000**  
First occupation expenditure  
(depending to make 3 houses 'feel like a home')



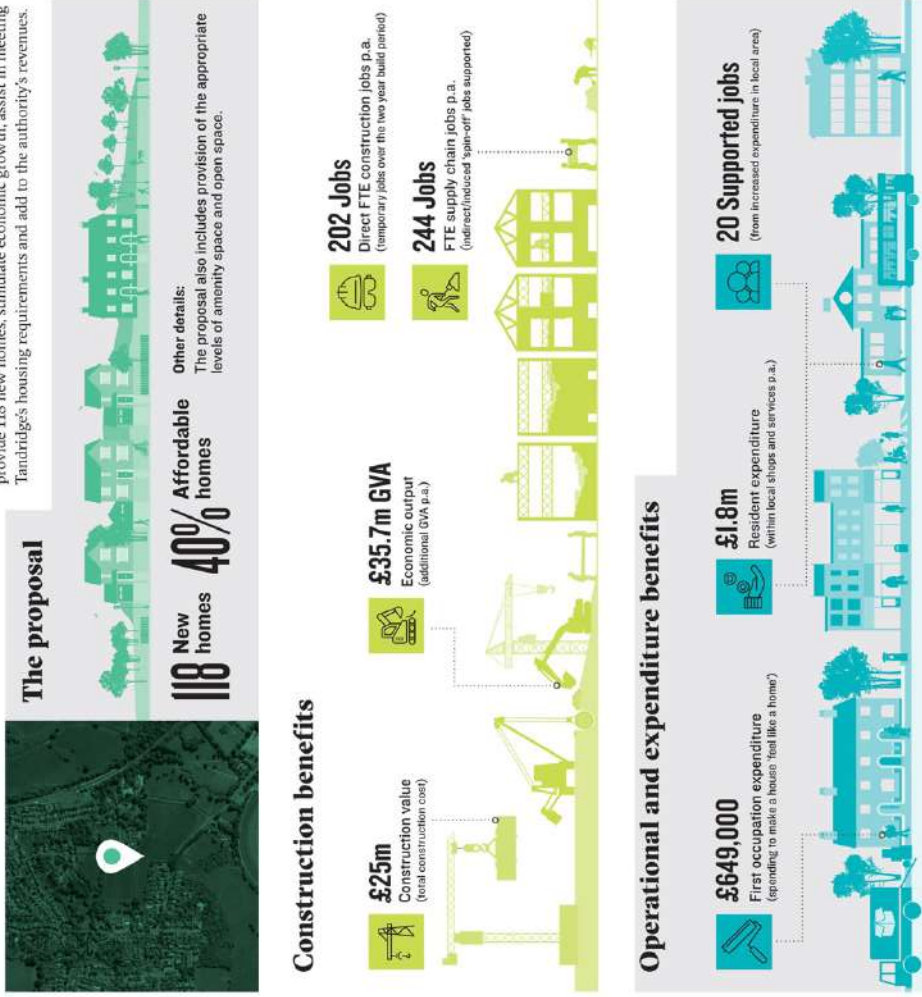
**£1.8m**  
Resident expenditure  
(within local shops and services p.a.)



**20 Supported jobs**



(from increased expenditure in local area)







## Feedback Form

Please complete our feedback from below and share your thoughts with us on our proposals.

**Name** *(Required)*

First

Last

**Email** *(Required)*

**Phone** *(Required)*

**Address** *(Required)*

**Do you agree that creating a well-maintained, well-lit footpath leading to the station would create a safer and a more pleasant environment for those travelling via Lingfield Station?** *(Required)*

- Yes  
 No

**Do you or someone you know regularly travel by train via Lingfield Station?** *(Required)*

- Yes  
 No

**Do you agree that provision of affordable housing is an essential component to any new development?** *(Required)*

- Yes  
 No

**Are you, or potentially someone you may know, interested in buying a property in Eden Grange?** *(Required)*

- Yes  
 No

## Appendix II - Website



There will be a range of smaller two, three and four bedroom family homes. Do you agree that this is the right approach to provide much needed homes for first-time buyers, young families and perhaps those who are looking to downsize? *(Required)*

- Yes  
 No

Do you agree that retaining existing trees and hedgerows and creating large open spaces will help to maintain an appropriate rural feel to the development? *(Required)*

- Yes  
 No

**Additional Comments** *(Required)*

**Consent** *(Required)*

I agree to be contacted about the proposals for Eden Grange. We will keep your information on file until the development is complete. We will NOT pass your details to ANY third party and you can be removed from the e-mail list by contacting [GDPR@theccp.net](mailto:GDPR@theccp.net).

Submit

# APPENDICES

## Appendix III – Virtual Exhibition

# Eden Grange

## Lingfield

a new housing development by



# APPENDICES

## Appendix III – Virtual Exhibition

### Welcome

Hello and thank you for taking time out of your day to watch our virtual exhibition and site visit about Woolbro and Morris Investment's proposals for Eden Grange in Lingfield. We hope you find this informative and if you have any questions, please get in touch with us through our contact page on the website.

The site sits between the village of Lingfield and Lingfield Train Station and is occupied by a public right of way that leads from the village to the train station. Woolbro Morris, in collaboration with the landowner, are promoting the site for a new residential development that will connect the station to the rest of the village of Lingfield.



### Tandridge Local Plan



Unfortunately, across the country there is a major housing shortage. This hardship has been felt in places such as Tandridge where the council have struggled to successfully publish and adopt a feasible Local Plan.

A Local Plan typically sets out the council's housing targets and locations for the next 15 or so years.



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Land to the rear of Station Road, Lingfield has been identified by Tandridge District Council for residential development in their emerging Local Plan. In support of the Council's allocation, Woolbro and Morris are proposing new homes, public open space and associated infrastructure.



## Housing Tenure

Woolbro and Morris Investment are proposing an eclectic mix of housing tenures to suit all needs and requirements of prospective tenants. Affordable housing is always at the forefront when it comes to new residential developments and Woolbro and Morris Investment will ensure that the level of affordability is policy compliant with over 48 of the properties being allocated as affordable. This gives an affordability percentage of 41% which is compliant with the council's affordability policy.



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The housing tenure will range from two-bed homes and apartments to 4-bedroom family detached houses, ensuring that everyone can find a home here. By providing such a mix, it allows elderly residents, who want to remain in Lingfield, to downsize and enjoy a smaller more modern retirement while at the same time allowing growing and young families find a home that will serve them for years to come.

Woolbro and Morris Investment are also very passionate about helping first time buyers, renters and key workers find a fantastic place to live at a cost that is comfortable for them.



## Illustrative Layout

### Key features of the illustrative layout include:

1. Expansive green open space at south-east corner sets development back at important approach to Lingfield.
2. Main vehicular access to site is gained from Town Hill at a location which provides good visibility and allows views through to the existing oast house to the North.
3. Tree-lined widely spaced entrance boulevard is framed by landscaping directing views through the site towards the oast house.



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4. Twin apartment blocks designed to have similar form, footprint and massing to the east barn to the north.

5. Larger detached low-density dwellings facing toward Station Road reflect the form and character of existing residential properties to the north.

6. Main street through development takes the form of a green corridor aligning with Church of St. Peter and St. Paul allowing long views of church.

7. Low density development fronting toward the southern side of the public footpath is set back behind green space maintaining an appropriate rural feel to the interface with the development and the footpath.



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8. Existing trees and hedgerows are retained and strengthened along the northern side of the public footpath providing natural screening of development to the north.

9. Areas of more formalised green space within the development that are appropriate to their surroundings allow for openness whilst forming part of the green corridor.

10. Large public open space in the north-western corner of the site reflects the character of the church grounds and cemetery to the north whilst allowing the development to maintain appropriate distance and visual screening to the historic centre located beyond Church Road.



## A sustainable location...

Eden Grange represents an excellent opportunity to redress some of the need for local housing provision while connecting the village of Lingfield to its main transport hub, Lingfield Station.

Furthermore, the main path to the station that runs from Lingfield Village, across the proposed site, to the station is no longer fit for purpose. The track is dirty, unmarked and dark once the sun sets, rendering it a somewhat dangerous path to walk along at night or during periods of poor visibility.





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### A new improved footpath

If these proposals are to go ahead, Woolbro and Morris Investment will commit to ensuring the retention of the footpath while improving the quality so it can be used as a pleasant, marked, well-maintained, well-lit footpath that will serve new and existing residents and enable safe and easy access to and from Lingfield Station.



### Transport & Infrastructure

Main vehicular access to the site is gained from Town Hill, this location provides good visibility across the site. The site is also very easily accessible on foot due to the convenient footpaths that runs along the B2028 northbound. This footpath links Lingfield Centre and local amenities to this new development. Local amenities and facilities are within a 600m walk.

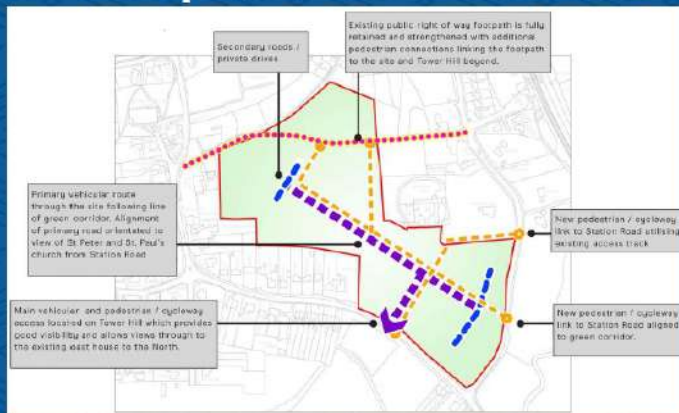
While there are no dedicated cycle paths, low speed limits on the majority of roads makes the environment safe for cycling. Lingfield Village Centre is only a 3-minute bike ride.



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### Transport & Infrastructure



### Transport & Infrastructure

The development proposals will also include appropriate mitigation to address the increase in trips generated by the site. Footway and pedestrian crossings will be improved along Station Road, improving access to the railway station alongside improved access to bus stops along Station Road.

Woolbro and Morris Investment are also in discussions to limit the speed on both Station Road and the adjoining B2028 to 30mph thereby increasing the safety of the local road network while encouraging non-car travel.



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Provision of buses and bus stops is a key priority in promoting sustainable travel. There are multiple bus stops in the vicinity of the site and 6 services run around the site.

Lingfield Rail Station is located within a 150-metre walk of the site, best access is gained via the footpath on Station Road, as well as the footpath that runs through the middle of the site. Trains run from Lingfield to London every 30 minutes providing quick and frequent access to the capital city.



## Sustainability


Throughout the planning process Woolbro and Morris Investment have been working collaboratively with ecological and arboricultural experts. Part of the proposed site lies within the Lingfield Conservation Area, within this area trees will be retained to contribute to the areas character and appearance.

Trees throughout the site that are found to contribute to the area due to their size, cultural and historical value will be retained. Trees will only be removed so long as they're removal would not have a significant, adverse impact on the character of the area.




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The main street through the development takes the form of a green corridor aligning with the churches allowing long scenic views of the church.

Green spaces have been designated within the development which allows for openness and extra amenity space.



## Economic benefits

Alongside the provision of 118 new homes and the subsequent stimulation of the economy, this pocket of development will also assist in meeting Tandridge's housing requirement.

There will be immediate economic construction benefits and will work to deliver £35.7m GVA of economic output.

202 jobs will be created through construction jobs alongside 244 supply chain jobs.



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**W** WOOLBRO GROUP  
**M** MORRIS

### The economic benefits of the Eden Grange development

The proposed development at land at the Old Cottage, Lingfield will provide 118 new homes, stimulate economic growth, assist in meeting Tandridge's housing requirements and add to the authority's revenues.

**The proposal**

**118** New homes    **40%** Affordable homes

**Other details:**  
The proposal also includes provision of the appropriate levels of amenity space and open space.

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### Construction benefits

**£25m**  
Construction value (total construction cost)

**£35.7m GVA**  
Economic output (additional GVA p.a.)

**202 Jobs**  
Direct FTE construction jobs p.a. (temporary jobs over the two-year build period)

**244 Jobs**  
FTE supply chain jobs p.a. (indirect/induced 'spin-off' jobs supported)

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### Economic benefits

Once homes have been constructed, the area will see an increase in local spending by £1.8 million pounds per year that will be funnelled into local shops and services.

Furthermore, the local authority will receive large investments to use on local projects surrounding the new development. Woolbro and Morris Investment are in close contact with Tandridge District Council and are planning to make a £2 million contribution towards a CIL and a S106 agreement.



#### Operational and expenditure benefits



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### Economic benefits

Money supplied under these heads are to be used within the District's boundaries and will help to renovate infrastructure and Contributions will also go towards the following –

- Mobility impaired persons bridge at Lingfield Station,
- Improvements to Lingfield station car park, and
- A £7,500 contribution to the rebuilding of Lingfield Surgery.



#### Local Authority revenue benefits



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# Thank you for watching!

We have more information on our website and a feedback page where you can share your thoughts with us.

If you have any specific questions, please call  
Dan Watts on 020 4539 7200

or  
e-mail [dan@theccp.net](mailto:dan@theccp.net)





# APPENDICES

## Appendix IV – Digital Coverage

### Woolbro Survey and Our Advice

Many of you will have seen the announcement by Woolbro Homes of plans to build on Star Fields. This includes an invitation to comment on the proposals via a survey created by Woolbro Homes. The survey is crudely designed in a Yes/No format that forces you to give the responses Woolbro require. It uses proposed improvements to the footpath as the mainstay of its argument to build a housing estate. It is clearly Woolbro's intention to use these responses to claim there is support for their proposals.

The overwhelming view of people in Lingfield is that Star Fields should not be used for housing.

Our advice is simple: do not respond to a survey that forces you to give the answers that Woolbro require. Instead at this important stage send your views to the email address provided: [dan@theccp.net](mailto:dan@theccp.net)

You can also copy your response to the current Head of Planning at Tandridge District Council [CThurlow@Tandridge.gov.uk](mailto:CThurlow@Tandridge.gov.uk) and to your district councillors Liz Lockwood ([cldr.liz.lockwood@tandridge.gov.uk](mailto:cldr.liz.lockwood@tandridge.gov.uk)) and Mark Ridge ([cldr.mark.ridge@tandridge.gov.uk](mailto:cldr.mark.ridge@tandridge.gov.uk)).

