

PUBLIC NOTICE

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

NOTIFICATION OF ARTICLE 4 DIRECTIONS RELATING TO: Land on the North Side of Saint Piers Lane, Lingfield

On 19 January 2026, Tandridge District Council (also known as the District Council of Tandridge) ('the Council') made one non-immediate and one immediate Article 4 Directions under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 ('the GPDO').

Non-immediate Article 4 Direction Classes

The non-immediate Article 4 Direction applies to the development described in the following classes of the GPDO:

- Schedule 2, Part 5, Class A
- Schedule 2, Part 5, Class C
- Schedule 2, Part 6, Class A
- Schedule 2, Part 6, Class B
- Schedule 2, Part 9, Class E

This Article 4 Direction will come into effect subject to consideration of any representations received and confirmation by the Council.

Immediate Article 4 Direction Classes

The immediate Article 4 Direction applies to the development described in the following classes of the GPDO:

- Schedule 2, Part 2, Class A
- Schedule 2, Part 2, Class B
- Schedule 2, Part 4, Class A
- Schedule 2, Part 4, Class B

This Article 4 Direction came into effect on 19 January 2026 and will remain in effect for six months subject to consideration of any representations received and then final confirmation by the Council.

General Information on Directions

Development of the descriptions set out above should not be carried out on the land shown edged red on the map annexed to the Directions unless planning permission is granted on an application made under Part III of the Town and Country Planning Act, 1990, as amended.

A copy of the Directions and a map defining the area to which it relates may be seen by visiting Tandridge District Council's website at: www.tandridge.gov.uk/Your-council/News-and-consultation/Public-notices.

Representations may be made concerning the Article 4 Directions between 09.00 and 17.00 from 19 January 2026 to 20 February 2026. You may make representations by:

- Email to: planningapplications@tandridge.gov.uk
- Post to: Planning Department, Tandridge District Council, the Council Offices, Station Road East, Oxted, Surrey RH8 0BT 20

NON-IMMEDIATE ARTICLE 4 DIRECTION DETAILS

DIRECTION MADE UNDER ARTICLE 4(1) TO WHICH ARTICLE 6 APPLIES

NOTICE OF MAKING OF AN ARTICLE 4 DIRECTION WITHOUT IMMEDIATE EFFECT

Order: Town & Country Planning (General Permitted Development) Order 1995 (as amended).

Direction: Tandridge District Council directs that permission granted by Article 3 of the Order shall not apply to development on the land located at Land on the North Side of Saint Piers Lane, Lingfield (shown edged red on the plan).

Duration: This Direction is made under Article 4(1) and, in accordance with Article 6 (7), shall remain in force until 19 July 2026 and shall then expire unless confirmed by the appropriate local planning authority.

Schedule of Development Descriptions (GPDO 2015 Classes):

1. Use of land as a caravan site (in circumstances specified in paragraphs 2 to 10 of Schedule 1 to the Caravan Sites and Control of Development Act 1960)²⁵. (Schedule 2, Part 5, Class A).
2. Use of land by members of a recreational organisation for recreation or instruction, and the erection or placing of tents on the land. (Schedule 2, Part 5, Class C).

3. Carrying out on agricultural land (5 hectares or more) of works for the erection, extension or alteration of a building; or any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture. (Schedule 2, Part 6, Class A).
4. Carrying out on agricultural land (not less than 0.4 but less than 5 hectares) of development consisting of: extension/alteration of an agricultural building; installation of additional/replacement plant/machinery; provision/replacement of a sewer, pipe, cable, etc.; provision/replacement of a private way; provision of a hard surface; deposit of waste; or fish farming operations (repairing ponds/raceways, installation of grading machinery, aeration). (Schedule 2, Part 6, Class B - implied).

IMMEDIATE ARTICLE 4 DIRECTION DETAILS

DIRECTION MADE UNDER ARTICLE 4(1) TO WHICH ARTICLE 6 APPLIES

NOTICE OF MAKING OF AN ARTICLE 4 DIRECTION WITH IMMEDIATE EFFECT

Order: Town & Country Planning (General Permitted Development) Order 1995 (as amended).

Direction: Tandridge District Council directs that permission granted by Article 3 of the Order shall not apply to development on the land on the North Side of Saint Piers Lane, Lingfield (shown edged red on the plan).

Duration: This Direction is made under Article 4(1) and, in accordance with Article 6 (7), shall remain in force until 19 July 2026 (being for 6 months from the date of this direction) and shall then expire unless it has been confirmed by the appropriate local planning authority.

Schedule of Development Descriptions (GPDO 2015 Classes):

1. Erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure. (Schedule 2, Part 2, Class A).
2. Formation, laying out and construction of a means of access to a highway (not a trunk or classified road), where that access is required in connection with development permitted by any Class in this Schedule (other than by Class A of this Part). (Schedule 2, Part 2, Class B).
3. Provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations being or to be carried out on or adjoining that land. (Schedule 2, Part 4, Class A).

4. Use of any land for any purpose for not more than 28 days in total in any calendar year, of which not more than 14 days in total may be for the purposes of holding a market or motor car/motorcycle racing/trials of speed/practicing for these activities, and the provision on the land of any moveable structure for the purposes of the permitted use. (Schedule 2, Part 4, Class B).