

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).

DIRECTION MADE UNDER ARTICLE 4(1) WITHOUT IMMEDIATE EFFECT IN RESPECT OF LAND LOCATED AT

LAND ON THE NORTH SIDE OF SAINT PIERS LANE, LINGFIELD, ARTICLE 4 DIRECTION (1)'

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED)

RECITALS

WHEREAS Tandridge District Council (also known as the District Council of Tandridge) ('the Council') being the appropriate local planning authority within the meaning of Article 4(6) of the Town and Country Planning General (Permitted Development) Order 1995 ('the Order'), as amended, is satisfied that it is expedient that development of the description set out in the Schedule below should not be carried out on the land located at **Land on the North Side of Saint Piers Lane, Lingfield** ('the Land') as shown edged red on the plan below, unless planning permission is granted on an application under Part III of the Town and Country Planning Act, 1990, as amended.

AND WHEREAS the Council consider that the development of the Land would be prejudicial to the proper planning of its area and would constitute a threat to the amenities of its area.

NOW THEREFORE the said Council in pursuance of the power conferred on them by article 4(1) of the Order, hereby direct that the permission granted by Article 3 of the said Order shall not apply to development on the said Land and of the description(s) set out in the Schedule below.

THIS 2023 ARTICLE 4 DIRECTION (1) will come into force on the 20 February 2026 subject to consideration of any representations received and confirmation by the Council.

Representations concerning the Article 4 Direction may be made from 19 January 2026 to 20 February 2026, by email to planningapplications@tandridge.gov.uk or by post to Planning Department, Tandridge District Council, the Council Offices, Station Road East, Oxted, Surrey RH8 0BT.

SCHEDULE

1. The use of land, other than a building, as a caravan site in the circumstances specified in paragraphs 2 to 10 of Schedule 1 to the Caravan Sites and Control of Development Act 1960 (cases where a caravan site licence is not required), but in relation to those mentioned in paragraph 10 do not include use for winter quarters) (Schedule 2, Part 5, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015).
2. The use of land by members of a recreational organisation for the purposes of recreation or instruction, and the erection or placing of tents on the land for the purposes of the use. (Schedule 2, Part 5, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015).
3. The carrying out on agricultural land comprised in an agricultural unit, of not less than 0.4 but less than 5 hectares in area, of development consisting of:

- a) the extension or alteration of an agricultural building;
- b) the installation of additional or replacement plant or machinery;
- c) the provision, rearrangement or replacement of a sewer, main, pipe, cable or other apparatus;
- d) the provision, rearrangement or replacement of a private way;
- e) the provision of a hard surface;
- f) the deposit of waste; or
- g) the carrying out of any of the following operations in connection with fish farming, namely, repairing ponds and raceways; the installation of grading machinery, aeration equipment or flow meters and any associated channel; the dredging of ponds; and the replacement of tanks and nets, where the development is reasonably necessary for the purposes of agriculture within the unit. (Schedule 2, Part 6, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015). The carrying out on land within the boundaries of an unadopted street or private way of works required for the maintenance or improvement of the street or way. (Schedule 2, Part 9, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015).

Made under the **COMMON SEAL**

of the **DISTRICT COUNCIL OF TANDRIDGE**

was affixed to this Direction in the presence of:

*Charlotte Taylor - Principal
Solicitor*

Witness:

A. Bird (AMBER BIRD - PARALEGAL)

This 19 day of January 2026



12043

Confirmed under the common seal

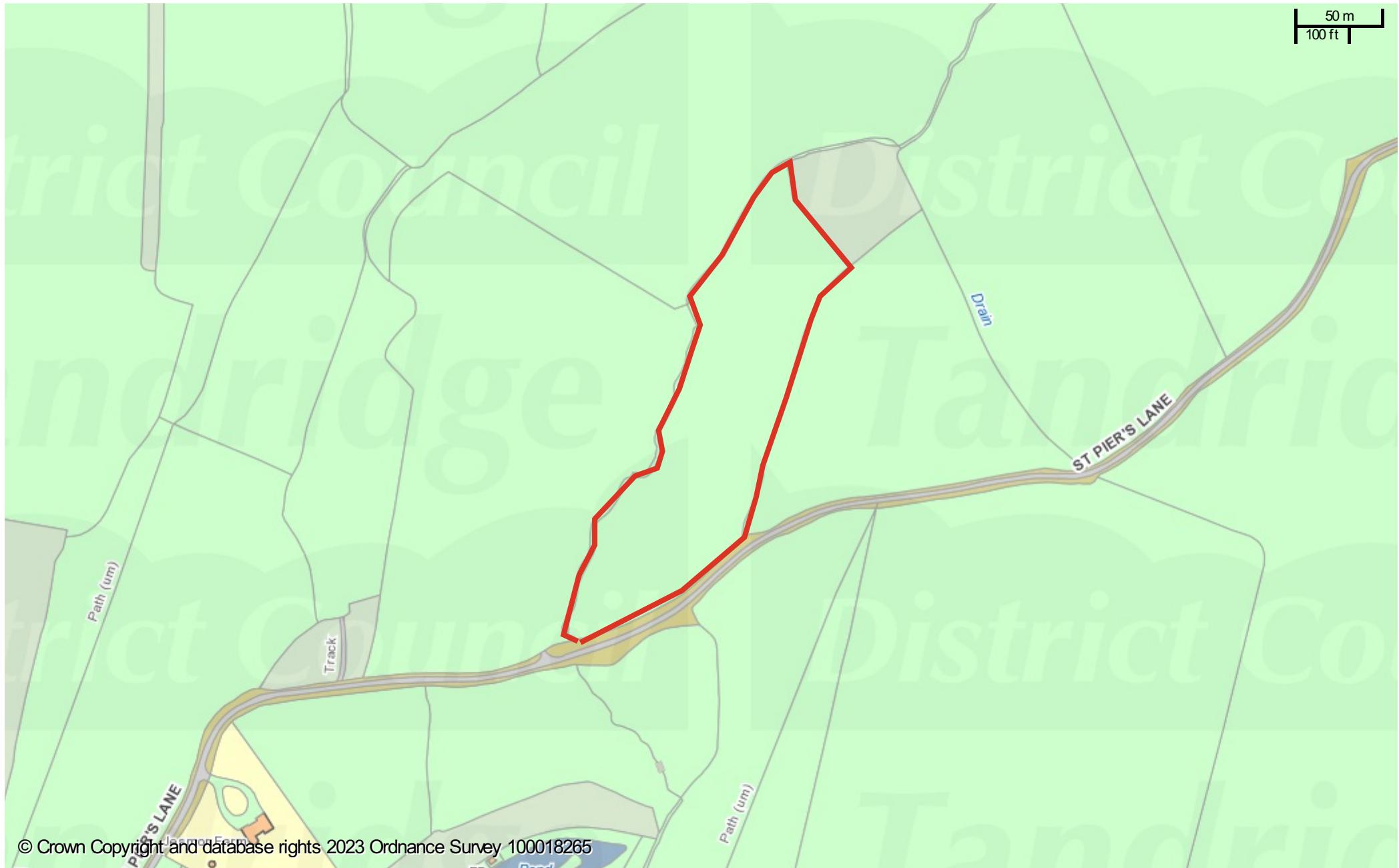
Of The **DISTRICT COUNCIL OF TANDRIDGE**.

This _____

The Common Seal of the Council was affixed to this direction in the presence of:

SIGNATORY:

WITNESS:



Land on the North Side of Saint Piers Lane, Lingfield

Scale: 1:3001

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