

Tandridge District Council ref: TA/2022/685

Planning Inspectorate Reference: APP/M3645/W/22/3309334

Appeal by: Woolbro Group and Morris Investment

TOWN AND COUNTRY PLANNING ACT (1990) (As amended)

Site Address: Land at the Old Cottage, Station Road, Lingfield

Proof of Evidence Architecture and Design

June 2023

Neil Deely BA (Hons) Dip. Arch ARB RIBA NAL FRSA

Contents:

1.	Qualifications & Experience	3
2.	Declaration	4
3.	Description of the Development	4
4.	Site and Context	5
5.	Scope of Evidence	5
6.	Relevant Policies	9
7.	Quantum of Development (Density)	9
8.	Layout and Form	12
9.	Conclusion	23

# 1 Qualifications & Experience

- 1.0 My name is Neil Deely. I am a qualified Architect with 25 years experience of architecture, urban design and residential master planning. I appear at this Inquiry on behalf of the Appellant Woolbro Group and Morris Investment, to deal with urban design matters of the proposals for residential development proposal on Land at The Old Cottage, Station Road Lingfield. (App ref: TA/2022/685)
- 1.1 I hold a Degree of Bachelor of Arts (Hons) in Architecture (RIBA pt I) and a Post Graduate Diplomas in Architecture (Dist. RIBA pt II) and Professional Practice (Merit. RIBA pt III) from Brighton and Westminster Universities.]
- 1.2 I am Co-founder of architecture and urbanism practice Metropolitan Workshop LLP (est 2005), as an RIBA Chartered Practice, specialising in the urban design and architecture of residential projects for both private and public sector clients. I am a LLP Partner and lead the design of projects in 3 Studios based at offices in UK and Ireland. Our work in residential design has won numerous awards including RIBA National Awards, Civic Trust and several Housing Design Awards which acknowledge excellence in housing design quality and we our research into Sustainable Suburbia is widely recognised within the architecture community.
- 1.3 Prior to founding Metropolitan Workshop LLP I was a Director of MacCormac Jamieson Prichard Ltd, which I joined in July 1996. In those roles I have been responsible for the design of a wide range of large scale residential masterplans and suburban residential projects, in United Kingdom and in the Rep of Ireland. In recent years I have led the design of a number of significant suburban schemes in particular for Nationwide Building Society.
- 1.4 I have given expert evidence on planning, heritage, and design matters at various planning inquiries. My interest in architecture extends to the authorship of various articles and lectures on architecture and Urban design matters at universities, and through conferences. At Urban Design London I have been involved in providing urban design training to local authority officers and elected members of councils across the South East of England since 2008.

- 1.5 I am involved in the independent assessment of design quality in planning through my various roles as Chair of design and quality review panels in LB Newham, LB Harrow, LB Croydon, LB Barking & Dagenham and as Vice Chair of London Legacy Development Corporation (LLDC). Previous to leading these panels I was for many years a regular member of Design Council Cabi's National Review Panel, reviewing schemes of national significance. I am also a Design Advisor to the Mayor of London, regularly participating in policy review, research and the GLA London Review panel which looks at schemes of major significance.
- 1.6 I am a member of the Royal Institute of British Architects and have been a contributor to the Building for Life (BfL) assessment tool for housing design quality. As a BfL trained assessor I was invited to participate in DCMS commissioned audit and I visited and assessed numerous completed residential developments in south-east of England.

## 2 Declaration

- 2.0 My evidence which I have prepared and provide for this Inquiry reference APP/M3645/W/23/3319149 in this proof of evidence is true and has been prepared and is given in accordance with the guidance of my professional institution. I confirm that the opinions expressed are my true and professional opinions.

## 3 Description of the Development

- 3.0 The proposal comprise of residential development of 99 dwellings (40% affordable) with associated access, formal open space, landscaping, car & cycle parking and refuse located partly within Lingfield Conservation Area. The subject of the appeal for non-determination is Outline application TA/2022/685 with all matters reserved except for access and layout.

## 4 Site and Context

- 4.0 The Appeal Site is 6.3 Hect. and located in Lingfield within easy walking distance of the Railway Station. Lying between Station Road and Church Road, The site's northern boundary is bounded by houses facing on to New Place Gardens and its south side is bounded by Town Hill (B2028). The site is currently unoccupied agricultural field and is crossed by a pedestrian Public Right of Way linking the Station Road to Church Road near The Star Inn Public House.

## 5 Scope of Evidence

- 5.0 My Evidence has been prepared on behalf of Woolbro Group and Morris Investment (Appellant) in June 2023 against the non-determination of the outline planning application (ref 2022/685) for residential development on lands at The Old Cottage, Station Road Lingfield. The Appeal site sits within the jurisdiction of Tandridge District Council.
- 5.1 I was provided with a briefing and key information relating to the planning application, and various other supporting and background materials, and the putative reasons for refusal relating to the scheme.
- 5.2 Having made a preliminary appraisal of this material, and after visiting the site in June 2023, I confirmed that I was able to undertake the commission and provide expert urban design evidence on the Appellant's behalf.
- 5.3 My evidence addresses matters of urban design raised in the Planning Officer's Report 21/04/23 which gives 6 putative Reasons for Refusal (RFR). Point 3 reads:

*The quantum of development (density), its layout and form will result in a cramped and over developed site and, together with the introduction of significant areas of circulation spaces, will have an urbanising effect on the site and adjoining areas of open countryside which has negative impacts on biodiversity contrary to the provisions of policies CSP18, CSP19 and CSP21 of the Tandridge District Core Strategy (2008) and Policy DP7 of the Tandridge Local Plan Part 2: Detailed Policies (2014).*

- 5.4 My evidence also considers The Council’s Statement of Case (SoC) also gives the following as matters for consideration at this appeal:

*Character and appearance of the proposed development*

*8.16 The NPPF states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Planning decisions should aim to ensure that developments add to the overall quality of the area; respond to local character; reflect the identity of local surroundings and materials; are visually attractive as a result of good architecture and appropriate landscaping. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.*

*8.17 Policy CSP18 of the Core Strategy requires that new development should be of a high standard of design that must reflect and respect the character, setting and local context, including those features that contribute to local distinctiveness. Development must also have regard to the topography of the site, important trees or groups of trees and other important features that need to be retained.*

*8.18 Policy DP7 of the Local Plan Part 2: Detailed Policies requires development to, inter alia, respect and contribute to the distinctive character, appearance, and amenity of the area in which it is located, have a complementary building design and not result in overdevelopment or unacceptable intensification by reason of scale, form, bulk, height, spacing, density and design.*

*8.20 Paragraph 40 of the National Design Guide stipulates that “well designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary.” Paragraph 49 also states that the “identity or character of a place comes from the way buildings, streets, spaces, landscape and infrastructure combine together and how people experience them. Furthermore, paragraph 51 advises that local identity is made up of typical characteristics such as the pattern of housing, and special feature that are distinct from their surroundings. Paragraph 52 articulates that this includes considering the composition of street scenes, individual buildings and their elements and the height, scale, massing and relationships between buildings.*

8.23 *The Council's evidence on character and appearance will address the matters set out below.*

8.24 *The spread of built form across this site is generally even. Utilising much of the site, with development abutting New Place Farm. Open spaces do offer some relief from the built form. However, they are pushed to the edges, appearing in many instances as corridors or verges, which offer limited opportunities for meaningful amenity or recreation. Notably the more significant areas of open space are in the south east corner of the site and in the north, directly to the south of the Public Right of Way. The south east corner of the site is highly visible when viewed from the adjacent roads, with a relatively low and slender hedge, which currently contains a number of gaps. While it may seem beneficial to provide more soft landscaping on this corner, there are concerns that this could have a dominating effect on the road and the openness and the countryside character currently enjoyed.*

8.25 *This site was assessed as part of the Examination of the emerging Local Plan through the Tandridge Landscape Capacity and Sensitivity Study (reference LIN 030). It is evident that the appellants rely on the draft Site Allocation, to justify the development. However, it ignores criteria which set out that development should be focused towards the areas adjacent to existing built form and the north of the site, in order to limit the impact on the wider landscape. There does not appear to be any adherence to these criteria. Instead, the design of the proposed indicative layout (albeit not a reserved matter), shows development spread much more evenly across the site. This is not desirable and conflicts with the principles that the Council applied when previously considering the proposed allocation.*

8.28 *The Design and Access Statement indicates that heights across the site would be restricted to two storeys. This would appear to be in keeping, with much of the surrounding residential heights in the locality. However, given the heritage sensitivities and the spread of development, it is likely that the proposed built form would appear dominant. There are concerns that a hard urban edge could be formed, particularly impactful adjacent to the PROW and the public highways in the south east.*

8.29 *Of particular concern is the positioning of a block of flats pushed up to the boundary with New Place Farm. This relationship is considered to be inappropriate, taking away from the significance of this neighbouring, characterful*

---

*site which makes a positive contribution to the Conservation Area. Under the indicative layout, it is evident that a significant area of the site would be taken up by roads, parking and circulation spaces which would be marked contrast to its present rural character.*

*8.30 Overall, the Council has concerns about the quantum of development, its layout and form, the impact on openness and on rural character and setting and, as such, the proposed development would fail to comply with Policies CSP18 and CSP21 of the Core Strategy, and Policy DP7 of the development plan and the provisions of the NPPF, paragraphs 130 and 134.*

- 5.5 The RfR given in the officer's report 21/04/23 (point 3) referred to in para 5.3 of my evidence above, does not appear in the Council's Statement of Case. Have will in any event deal with the matters raised within it.
- 5.6 In light of the above, my evidence will assess the proposed development and its character in terms of its density, layout and form. Planning, heritage and landscape matters will be considered by Mr Evans, Mr Edis and Mr Croot respectively.
- 5.7 I will demonstrate that the proposed development, by reason of its density, layout, form and height, would not result in dominating effect on the character of the area and moreover that the proposals are of high quality and sensitively designed to accommodate natural features and the setting of local heritage assets.

## 6 Relevant Policies

- 6.0 Policies relevant to the councils concerns with the proposals and my evidence are as follow: NPPF (July 2021 paras 124, 130, 134), NDG (para 40), Policy DP7 of the Tandridge District Council Local Plan Saved Policies (CSP18, CSP19, TLP 18 &19, HSG 12).



## 7 Quantum of Development (Density)

- 7.0 When considering the appropriateness of the quantum of development (density) of the proposals to the site, I have referred to Local Plan policies TLP18 (Place making & Design) and 19 HSG 12 (Densities & use of Land), and CSP19 (a) of the Core Strategy sets out the following:

*‘Within the framework for the character and design of density as set out in Policy CSP18 the density of new development will be within the following ranges:*

*(a) Rural Areas (Larger Rural Settlements/Woldingham/Green Belt Settlements /countryside) – 30 to 40 dwellings per hectare, unless the design solution for such a density would conflict with the local character and distinctiveness of an area where a lower density is more appropriate; such character and distinctiveness may also be identified in Village Design Statements, Conservation Area Appraisals or Supplementary Planning Documents. Saved policy BE7 “Woldingham” of the Tandridge District Local Plan 2001 will also continue to apply to development within the settlement boundary until this is replaced by a policy in a Development Control DPD.’*

- 7.1 TDCs Case Officers Report (para 88) supports this position in saying that the density of the proposal *‘sits comfortably below’* the prescriptive Policy position. The Local Plan sets out an estimated capacity of 60 dwellings and TED 17 revises the Possible Site Capacity (based on site assessment) to 151 dwellings. This is circa 50% more than the 99 dwellings proposed for the site by the appellant.
- 7.2 The proposed development of 99 dwellings sits within a site of 6.3 Hectares giving a density of circa 15.7 dph. If open spaces and footpaths within the site are omitted from the site area, the density is calculated at circa 24 dph. This figure is still below the lower end of the density range used in CSP19 (a).

- 7.3 The site sits within an easy 5 min walk to Lingfield main line station and well served by local bus services that run along on Station Road and Town Hill. Via the PROW that runs from Station Road to Church Road the site can also access bus services on Church Road to the West. Given the site's proximity to public transport and road access it should be considered a well accessed site where sustainable suburban densities should be utilised. .
- 7.4 The density of the proposed development falls below the range (30-40 dph) set out in Core strategy policy CSP19. At these densities, housing numbers of between 189-252 homes could be achievable on this site.
- 7.5 However, CSP19 also says that these density ranges (30-40 dph) can be applied 'unless the design solution for such a density would conflict with the local character and distinctiveness of an area where a lower density is more appropriate'.
- 7.6 I will next come to consider whether the design solution for this proposal is in conflict with the character and distinctiveness of the local area by examining the illustrative layout of the site against matters contained within CSP18.
- 7.7 CSP18 indicates when considering the local character and distinctiveness of a Rural Area that the Village Design Statements and Supplementary Planning Documents should be used.
- 7.8 Principle 3.1 of The Surrey Design Guide sets out the following way of understanding existing character.

*3.1.1 An understanding of the existing characteristics of the site and area and the features that help define its distinctiveness should be the starting point of good design. This is often referred to as site appraisal. A site appraisal should form the basis for preparing design options, possibly in a design statement or development brief, or may feed directly into detailed scheme design.\*

*3.1.2 Site appraisal is not simply an inventory of existing features. The appraisal should describe the historical development of an area and identify the design qualities that will continue to influence the design of all new development.*

- 7.9 The DAS (March 2022 pages 16-29) Sets out a comprehensive site context analysis and site assessment which analyses the character of the surrounding area and key characteristics of the site. This includes a study of the prevailing character, a heights and density study, an arboricultural survey, topography, flood risk, ecology, highways and access, site constraints.
- 7.10 Key features and design qualities of the site and its surroundings are identified in this section of the DAS and the Design Evolution section in the following pages (32 -38) sets out how the design carefully responds to these key features in some detail.
- 7.11 An example of this is the way in which the layout shown in (2661-d-1005-pl-B) uses the landmarks for St Peter and St Paul Church and the Oast House of New Hall to align throughfares within the site to aid legibility and respond to these local features.
- 7.12 This section of the DAS also sets out how key elements of landscape are retained and incorporated in the layout such as the hedgerows on Town Hill and Station Road and mature trees within the site to the west of New Hall Farm and the east of the Star Inn pub.
- 7.13 The development responds well to the key features and characteristics of the area in several other ways in drawing itself away from the environs of the Listed church and the cluster of listed buildings to the West and from the open fields and the racecourse to the South and East.
- 7.14 Having regard for the policies CSP19, I conclude that the density of the development as proposed does not lead it to conflict with the character and distinctiveness of the local area, because the layout illustration demonstrates that it can respond to these key features maintaining a distance from the most sensitive boundaries. I also note that the density of the proposals, is below the suggested density range for a site of this kind.
- 7.15 Therefore, neither the density nor the layout result in the development being in conflict with the local character and distinctiveness of the area.

## 8 Layout and Form

- 8.0 I would like to consider matter of layout and form. The NPPF says the following, at the Section 12, Para 130:-

*Planning policies and decisions should ensure that developments:*

*(c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*(d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

- 8.1 In considering the appropriateness of the layout and built form of these proposals, I consider the following policies to be relevant.

- 8.2 TLP Part 2 Policy DP7: General Policy for New Development says

*a. All new development will be expected to be of a high quality design. Development should integrate effectively with its surroundings, reinforcing local distinctiveness and landscape character. Innovative designs will be encouraged where appropriate.*

*b. Where the principle of the proposed new development – whether on a site that is previously developed or green field – is in accordance with other policies in the Development Plan, permission will be granted where the following matters are effectively addressed:*

*Design of Development*

*1. Character & layout: The proposal respects and contributes to the distinctive character, appearance and amenity of the area in which it is located with layouts that maximise opportunities for linkages (for example footpaths and cycle paths) to the surrounding area and local services; and*

*2. Built form: The proposal is in keeping with the prevailing landscape/streetscape, reflecting the variety of local building types by using complementary building materials and designs, and does not result in overdevelopment or unacceptable intensification by reason of scale, form, bulk, height, spacing, density and design. In*

*the case of a residential extension, the proposal should not result in the creation of a terracing effect; and,*

*4. Design Guidance: The proposal conforms with the guidelines as set out in adopted Conservation Area Appraisals, Village Design Statements, and Design Guidance in the form of Supplementary Planning Guidance (SPGs) and Supplementary Planning Documents (SPDs);*

8.3 CSP 18 of the Core Strategy sets out the following:

*‘Character and Design*

*The Council will require that new development, within town centres, built up areas, the villages and the countryside is of a high standard of design that must reflect and respect the character, setting and local context, including those features that contribute to local distinctiveness. Development must also have regard to the topography of the site, important trees or groups of trees and other important features that need to be retained. Development must not significantly harm the amenities of the occupiers of neighbouring properties by reason of overlooking, overshadowing, visual intrusion, noise, traffic and any other adverse effect.....’*

8.4 The prevailing character of the existing settlement in this part of Lingfield Village is of low rise, 2 storey detached and semi-detached homes with pitched roofs and front and rear gardens (See fig1.0). These buildings being mostly constructed in the 19th and 20th Centuries are generally set amongst mature trees with a suburban or a semi-rural character.

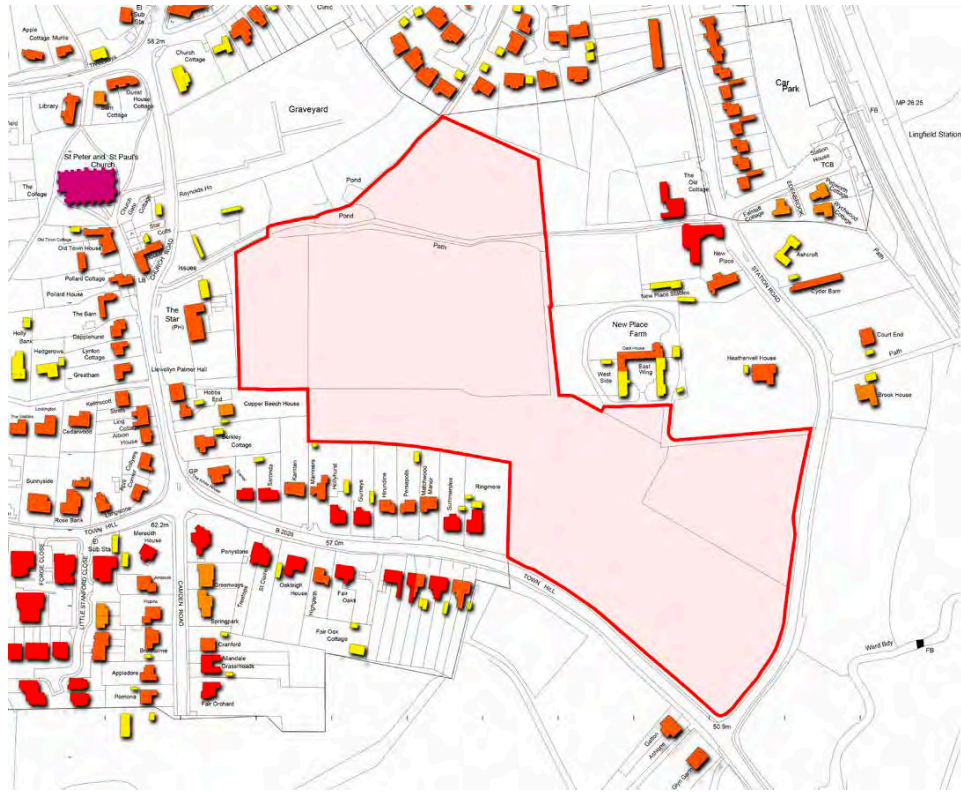


Fig 1.0 Extract from DAS page 20 - Surrounding Heights and Density

- 8.5 There are also a number of terraced houses within the village and some larger footprint residential buildings to the south of the station. Single storey structures are present in the village but their function is usually non habitable outbuildings or garages.



Fig 2.0 Extract from DAS page 49- Surrounding Dwelling Density

- 8.6 Residential roads throughout Lingfield village are generally single carriageways with grass verges and pedestrian footpaths bounding front gardens and properties are typically set back from the back of pavement by 6-12 metres. There are a number of cul-de-sacs or no-through roads built in the 20<sup>th</sup> C..

- 8.7 Material used in the buildings are a variety of traditional brick and clay or slate tiled roofs and are Described in the Lingfield Village Design Statement which includes sections relating to detailed matters of materials, landscape boundary treatments and General Guidelines for New Developments that call for detail features from neighbouring buildings to be shared, the retention of mature trees and for new paths to link to existing paths and roads.
- 8.8 The application is submitted in outline with Appearance Landscape and Scale reserved, and the DAS provides an illustration of the layout of the proposed development. (Fig 3.0)
- 8.9 In so far as this is an outline application with all matters of detail reserved, it is not possible to say that the scheme does not or cannot comply with the guideline in the Village Design Statement with regards to detailed design and therefore I conclude that it will and can.



8.10 The layout drawings show that the proposed development is accessed from a new junction on Town Hill (B2028) with a short access road connecting to a new spine road within the site. This road extends towards a new footpath linking with Station Road on the eastern edge of the site and westwards towards a new village green.



Fig 3.0. Drawing showing site layout 2662-C-1005-PL-B

8.11 The illustrative plan shows an arrangement of mainly detached dwellings in short runs fronting on to new streets, with small front gardens and larger rear gardens. Most homes appear to have provision for off-street car parking on drives or within integrated or separate garage structures.

Distances between buildings, the footprints of the dwellings themselves, their relationship to the streets and their setting within a plot, are consistent and in keeping with the grain and character of the existing settlement to the north and to the west of the site, and indeed with the wider village of Lingfield.

- 8.12 Homes on the southern and Eastern boundaries are set back from Station Road and Town Hill by a deep landscape margin containing SUDS and grasslands. This arrangement maintains the existing hedgerows and trees edging the land on these boundaries and creates a landscape buffer to the boundary in this location.
- 8.13 This treatment to the southern edge of the development is designed to pull away from the road and countryside to the south and in combination with the landscape treatment avoid presenting a ‘*dominant*’ or ‘*hard edge*’ as the Council’s SoC suggests in para 8.28. In fact, it presents quite the opposite of this.
- 8.14 This condition creates a soft edge to the site with a landscape buffer of between 20-40M to the roads along the southern edge of the site.
- 8.15 The Councils SoC says in 8.24 that the proposed houses are ‘*highly visible*’ from adjacent roads at the SE corner of the site. The buildings will be visible when travelling along Town Hill – particularly when travelling in a westerly direction. The buildings should be visible, as this is in fact very useful when for example, a visitor is trying to locate the new development and looking for the new access point.
- 8.16 The proposed homes lying parallel with Town Hill are set further back from the road than the existing houses further along, which front directly on to the road with their front gardens. Therefore, the houses will be less visible the road than the existing houses on Town Hill are.
- 8.17 An existing hedgerow sits between the road and the site and this can be consolidated and strengthened with the landscape detail in due course. The proposed new trees along this edge will grow to also help strengthen this landscape edge and act as a transition between to the fields to the south and the new homes.
- 8.18 This strengthened landscape edge condition will improve the road edge. The landscaping treatment will not in any way ‘dominate’ the road or the openness or countryside character of the adjacent lands.
- 8.19 Along the southwestern boundary of the site homes are arranged with their back gardens adjoining those of existing homes and thereby improving their security.
-

- 8.20 Therefore, the development responds well to NPPF para 124 (d) and maintains this pattern of development by proposing 2 storey dwellings set with front and rear gardens and by retaining existing mature trees and hedgerows (fig 4.0)
- 8.21 The layout incorporates a number of informal, green amenity spaces at its southern edges and adjacent to the boundaries to New Hall Farm, the PROW and adjoining the Star Inn pub Garden. A more formal village green space is proposed at the centre of the Northern area of land and is well defined and overlooked on all sides by 2 storey home.
- 8.22 The site is bounded by Town Hill to the South and Station Road and New Hall Farm to the East. The layout responds well to the boundary conditions with a deep landscape margin creating a well-defined landscaped edge to the settlement.
- 8.23 The Councils SoC (para 8.29) says '*of particular concern is the positioning of a block of flats pushed up to the boundary with New Place Farm*'. At this point within the layout, two apartment buildings are proposed framing a short section of street than runs North from the spine road. The western most of these buildings is bounded on both sides by car parking areas and landscaping. The building footprint extends a wing towards the South Side gable of New Place Farm presenting a short gable towards the existing building. (see fig 4. below)
- 8.24 The proposed building is end on presenting its gable towards that of New Hall Farm. Either side of the proposed building there are open car parking areas to the east and west. Therefore, I do not consider the position of this building as being problematic or of particular concern. (fig 4)
- 8.25 The areas of landscape are south facing with buildings along their northern and Western edges and will therefore enjoy good levels of sunlight access. They are also visible from the public highways meaning that they can be easily accessed by other residents of the village though the new footpath link illustrated between the new spine road Station Road.
- 8.26 Further along the southern boundary towards the West, the layout responds well to the existing back gardens of houses on Town Hill by proposing a run of houses with back gardens facing on to these.
-

- 8.27 To the Northwest of the site, the layout allows for a large new green space to the East of the Star Inn pub. The landscape provided in this area creates a wide buffer of accessible amenity space and incorporates existing mature trees to the south and north alongside the PROW. As with the landscaped areas to the south of the site, this space will have good solar access. It can be viewed from the pub garden increasing the likelihood of it being used by other village residents and users of the PROW.
- 8.28 The separation of the proposed built form from the historic core of the village, maintains the setting of the Church and the cluster of other listed buildings in that part of the Village. The distance from the historic core to the closest new home is around 100 M.
- 8.29 A variety of house types and building footprints are utilised within the layout and these are arranged across the site in an organic and informal way. Repetition is avoided and roads are short and gently curving. These aspects of the layout, with the incorporation of existing and new landscape features lends the scheme a semi-rural character that responds well to its setting and the character of Lingfield. Distances between buildings and the resulting lower density character, are similar to other areas of the village fringe.
- 8.30 This layout is sympathetic to the character of Lingfield and more so than some of the more regimented streets to the West of the site, where the layout is more suburban in its character.
- 8.31 The Council's SoC says at para 8.25 that the layout 'ignores criteria which set out that development should be focused towards the areas adjacent to existing built form and the north of the site, in order to limit the impact on the wider landscape'.
- 8.32 LIN 030 para 2.2 says: The site is potentially suitable for limited development within the northern part of the site, in association with the existing surrounding development, provided it has regard for the existing character of the area and demonstrates no adverse impacts on the surrounding local landscape or separation to Dormansland.
- 8.33 The layout proposes development on the northern part of the site whilst pulling away in places from boundaries, and in so doing having regard for the existing character of the area.
-

- 8.34 The layout also proposes some development on the southern areas of the site but does so in a way that does not adversely impact upon the surrounding local landscape or the separation with Dormandsland.
- 8.35 The layout uses the existing roads (Station Road and Town Hill) as a limit on the extents of the new settlement and draws back from the road edges and land boundaries to ease its relationship with this rural edge. The Junction of Station Road and Town Hill provides a natural corner to complete this corner of Lingfield as a settlement and utilises the road and hedgerows as a transitional edge between the settlement and the countryside between Lingfield and Dormandsland.
- 8.36 Another virtue of the layout as proposed, is the way in which roads and paths are cleverly aligned along an axis which frames of a view towards the spire of St Peter & St Paul Church. This new, accessible spine route provides new approach towards the church, between a new pedestrian connection onto Station Road and the landscaped area to the rear of the Star Inn pub garden.
- 8.37 One of the internal roads connecting houses on the northern most part of the site with the main body of the site crosses the PROW that links Station Road to the Star Inn Pub. It has been said that this cross over would impede the use of the PROW for pedestrians. Given that the proposed vehicular link only serves a small number of houses, it is unlikely that the road will be very heavily used and therefore good public realm design will ensure that the PROW crosses the road in a safe and accessible way.



*Fig 4.0 Extract from DAS March 2022 Page 48.*

## 9 Conclusion

- 9.0 I have considered the proposals contained within the outline planning application and the relevant policies and in summary, I conclude that the quantum (density) of the proposed development is appropriate and in keeping with the Local Plan policies relating to density (TLP19), and Appropriate Use of Land the policies contained within the site allocation (HSG 12) and also follows NPPF paras 124 & 125.
- 9.1 The layout and form of the proposed development is of high quality and sensitively designed to respond to the character and context of the surrounding area. The layout ensures that dwellings are pulled back from sensitive edges to the West around the Star Inn, East around New Place Farm and its southern boundaries adjacent to Station Road and Town Hill. This is done to create soft landscaped edges that can be utilised for amenity, biodiversity and natural attenuation, and which preserve the landscape setting of the heritage assets. These areas of landscape also serve to provide a transition between the built form and the character of rural countryside setting.
- 9.2 The layout responds well to key townscape feature and landmarks and aligns internal roads with the Spire of St Peter and St Paul and also with the geometry and structures of New Place Farm.
- 9.3 I am also therefore of the view that the layout and form of the development is consistent with Local Plan policies TLP Part 2 Policy DP7 and in particular CSP 18 of the Core Strategy and NPPF para 130.