

# Lingfield Neighbourhood Plan

Site Options and Assessment

Lingfield Parish Council

April 2020

## Quality information

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## Abbreviations used in the report

### Abbreviation

TDC	Tandridge District Council
LPC	Lingfield Parish Council
DPD	Development Plan Document
Dph	Dwellings per hectare
Ha	Hectare
LP	Local Plan
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
MHCLG	Ministry of Housing, Communities and Local Government
PDL	Previously Developed Land
PPG	Planning Practice Guidance
HELAA	Housing and Economic Land Availability Assessment
TPO	Tree Preservation Order

## Executive Summary

The purpose of this site assessment is to consider a number of identified sites in Lingfield Parish to determine whether they would be potentially appropriate to allocate for housing and as local green space in the Neighbourhood Plan in terms of conformity with national and local planning policy. The intention is that the report will help guide decision making in terms of selecting the sites that best meet the housing requirement and Neighbourhood Plan objectives.

The Lingfield Neighbourhood Plan, which will cover the whole of Lingfield Parish is being prepared in the context of the emerging Tandridge District Council Local Plan 2033.

The emerging District Local Plan covers the period up to 2033 and identifies Lingfield as a semi-rural service settlement. The emerging Local Plan has identified the need to deliver 6,056 homes and to contribute to that one site has been allocated within the emerging Local Plan to deliver a minimum of 60 homes in Lingfield - Land at The Old Cottage, Station Road, Lingfield (policy HSG12).

The assessment has been undertaken in the context of the Green Belt which surrounds Lingfield and all of the sites assessed as part of this Assessment are within the Green Belt. Green Belt is a strategic constraint which can only be amended through a neighbourhood plan where strategic policies in a local plan have established a need for changes to the Green Belt. TDC has confirmed in emerging policy TLP03 that further changes to the Green Belt boundary will only take place for the South Godstone Garden Community. As such, the sites assessed within this assessment can only be allocated if they are released from the Green Belt by TDC in the future. An exception to this would be rural exception sites which can be brought forward for affordable housing if the site meets the emerging Local Plan rural exceptions policy.

As TDC will determine the suitability of releasing further land from the Green Belt in the future, this assessment has focussed on the other considerations that need to be understood. This will enable LPC to understand the suitability of the sites regardless of the Green Belt policy. The sites' location within the Green Belt and performance against the tests of the Green Belt has therefore not been separately considered as part of this assessment.

A total of 15 sites were assessed to consider whether they would be suitable for allocation for development. The sites identified for assessment include 14 sites that were assessed as part of Tandridge District Council's Housing and Economic Land Availability Assessment (HELAA) and one site that was identified by the Parish Council through a call for sites.

The site assessment has found that of the 15 sites considered, seven sites are considered available, suitable and achievable for development and, if found to be viable for the proposed development, could be identified as sites in the Neighbourhood Plan where development would be supported. Allocation would not be currently possible given the current Green Belt policy. Two additional sites were also considered available, suitable and achievable, however they would not be as sustainable as the seven aforementioned sites.

A further three sites are potentially suitable and achievable but are not considered to be available. If the sites did become available then they could be considered for identification in the Neighbourhood Plan. One further site could be considered available, suitable and achievable subject to an appropriate design that does not adversely affect the existing street scene.

The remaining two sites are not suitable for residential development and therefore not appropriate for inclusion in the Neighbourhood Plan as area identified for potential development.

A further 28 sites were assessed to determine suitability for allocation as Local Green Spaces. In summary, 14 sites are considered potentially suitable for designation as Local Green Space.

The next steps will be for the Parish Council to identify the sites they support for development and Local Green Space in the Neighbourhood Plan, based on the findings of this report; and an assessment of viability; the Neighbourhood Plan vision and objectives; community consultation and discussion with Tandridge District Council. Discussions with Tandridge District Council will be key given its role in releasing land from the Green Belt, enabling sites to be allocated for development. The findings of this site assessment report will need to be considered in the Strategic Environmental Assessment report to accompany the Regulation 14 consultation on the Neighbourhood Plan.

# 1. Introduction

## Background

- 1.1 AECOM has been commissioned to undertake an independent site appraisal for the Lingfield Neighbourhood Plan (NP) on behalf of Lingfield Parish Council (LPC). The work undertaken was agreed with the Parish Council and the Ministry of Housing, Communities and Local Government (MHCLG) in July 2019 as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.2 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible manner and that the same criteria and thorough process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 1.3 The NP, which will cover the parish of Lingfield (see **Figure 1-1**), is being prepared in the context of the Tandridge District Council (TDC) development framework. Neighbourhood plans are required to be in conformity with the strategic policies of emerging Local Plans, as well as adopted Local Plans. Neighbourhood Plans can add value to the development plan by developing policies and proposals to address local place-based issues. The intention, therefore, is for the Tandridge development framework to provide a clear overall strategic direction for development in Lingfield, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

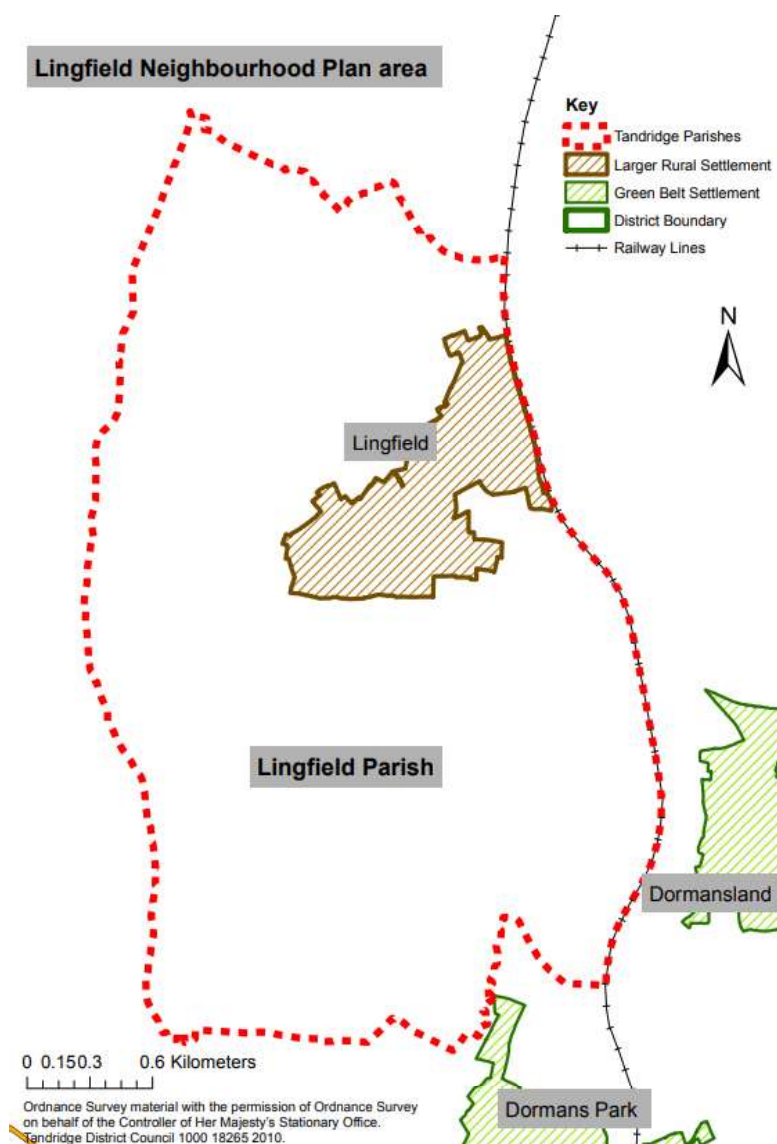


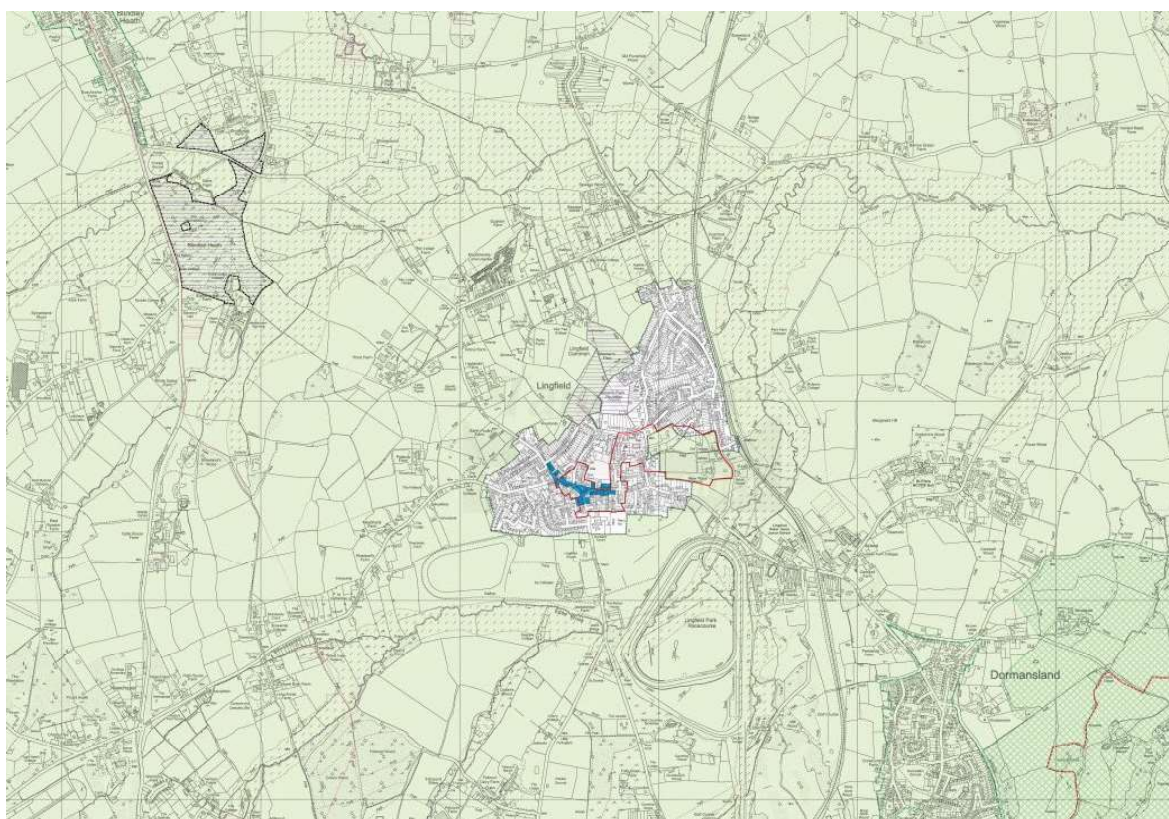
Figure 2-1. Lingfield Neighbourhood Plan Area (source: Tandridge District Council)

- 1.4 TDC submitted its emerging Local Plan for examination on 18<sup>th</sup> January 2019 and will guide strategic growth across the district up to 2033.
- 1.5 The vision and objective of the Lingfield NP is to allocate sites for housing, in sustainable locations that enhance the area of Lingfield. A previous Neighbourhood Plan Household Survey Report (November 2015) identified the need for 24 affordable units to be provided within the parish.
- 1.6 This report is an independent and objective assessment of sites identified by LPC. All of the sites identified by LPC have been assessed as part of TDC's Housing and Economic Land Availability Assessment (HELAA) with the exception of one site which has been promoted through LPC's NP call for sites.
- 1.7 The purpose of AECOM's site appraisal is to produce a clear assessment as to whether the identified sites are appropriate for allocation in the NP, in particular whether they comply with both National Planning Policy Framework and the strategic policies of the adopted and emerging Development Plan; and from this group of sites, identify which are the best sites to meet the objectives of the NP and the housing requirement, once known. The report is intended to help the group to ensure that the Basic Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.
- 1.8 The assessment has been undertaken in the context of the Green Belt which surrounds Lingfield and all of the sites assessed as part of this Assessment are within the Green Belt. Green Belt is a strategic constraint which can only be amended through a neighbourhood plan where strategic policies in a local plan have established a need for changes to the Green Belt. TDC has confirmed in emerging policy TLP03 that further changes to the Green Belt boundary will only take place for the South Godstone Garden Community. As such, the sites assessed within this assessment can only be allocated if they are released from the Green Belt by TDC in the future. An exception to this would be rural exception sites where LPC could propose sites for affordable housing if the sites meet the emerging Local Plan rural exceptions policy, specifically emerging policy TLP13.
- 1.9 As TDC will determine the suitability of releasing further land from the Green Belt in the future, this assessment has focussed on the other considerations that need to be understood. This will enable LPC to understand the suitability of the sites regardless of the Green Belt policy. The sites' location within the Green Belt and performance against the tests of the Green Belt has therefore not been separately considered as part of this assessment.



## 2. Policy Context

- 2.1 The Neighbourhood Plan policies and allocations must be in general conformity with the strategic policies of the Local Plan and have due regard to the strategic policies of any emerging development plan documents.
- 2.2 The key documents for Tandridge District Council's planning framework are the:
- Tandridge District Core Strategy (2008)<sup>1</sup>
  - Tandridge Local Plan Part 2: Detailed Policies 2014-2029 (2014)<sup>2</sup>
  - Emerging Tandridge District Local Plan 2033 (Regulation 22 submission, 2019)<sup>3</sup>, which is currently being examined by a Planning Inspector.
- 2.3 The following extract, **Figure 2-1**, is taken from the TDC Planning Policy Map and shows the extant policy context for Lingfield.



<sup>1</sup> Available at:

<https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Current%20and%20adopted%20planning%20policies/Core%20strategy/Core-Strategy.pdf>

<sup>2</sup> Available at:

<https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Current%20and%20adopted%20planning%20policies/Core%20strategy/Local-Plan-part-2-Detailed-policies.pdf>

<sup>3</sup> Available at:

<https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Local%20plan/Local%20plan%202033/Examination%20library/MAIN%20DOCUMENTS/MD1-Our-Local-Plan-2033-Submission-2019.pdf>

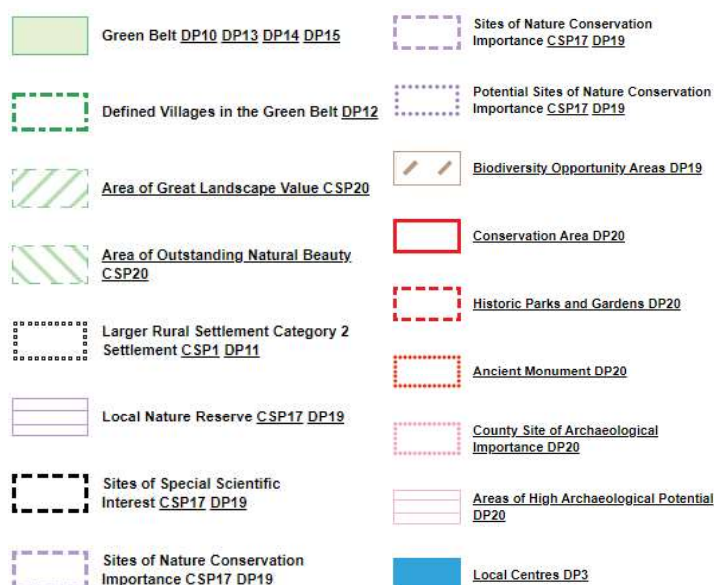


Figure 3-1. Policy Context of Lingfield Neighbourhood Plan Area (source: Tandridge District Council, Licence No. 10008265)

## Tandridge Core Strategy

2.4 The Core Strategy was adopted on 15<sup>th</sup> October 2008 and sets out the vision for Tandridge up to 2026. The policies of relevance to development in the Lingfield NP area include the following:

**Policy CSP 1 Location of Development** states there will be no village expansion by amending the boundaries of either Larger Rural Settlements (which Lingfield is categorised as) or Green Belt Settlements. All settlement boundaries would be revised in the Site Allocations DPD and its accompanying proposals map. Development appropriate to the needs of rural communities will be permitted in the Larger Rural Settlements and Green Belt Settlements through infilling and on sites allocated for affordable housing.

There will be no change in the Green Belt boundaries, unless it is not possible to find sufficient land within the existing built up areas and other settlements to deliver current and future housing allocations. Such changes will only take place at sustainable locations as set out in Policy CSP2 whilst having regard to the need to prevent built up areas from coalescing. Any changes will be made through a Site Allocations Development Plan Document and the accompanying Proposals Map.

Where there is a requirement to allocate green field sites the preference will be to find a number of sites to disperse the impact of development; the location of such sites will need to take into account existing and proposed infrastructure and service provision.

**Policy CSP 2 Housing Provision** states provision will be made for a net increase of at least 2,500 dwellings in the period 2006-2026.

**Policy CSP 3 Managing the Delivery of Housing** states in accordance with Policy CSP2 and in order to manage the delivery of housing, should the District's rolling five year housing supply figure be exceeded by more than 20%, the council will not permit the development of unidentified residential garden land sites of 5 units and above or larger than 0.2ha. Similarly where there is inadequate infrastructure or services to support a development the Council will not permit the development of unidentified sites of 5 units and above or larger than 0.2ha. However, an exception may be made if it is demonstrated that the development would result in a significant social, community or environmental benefit.

**Policy CSP 4 Affordable Housing** states the overall target for affordable housing will be 50 dwellings per year during the period 2007 to 2012. The Council will review the need and the target at regular intervals. In order to maximise the supply of affordable housing the Council will require:

- on sites within the built up areas of 15 units or more or sites of or greater than 0.5 hectares;
- and

- on sites within the rural areas (see Annex 3) of 10 units or more
- that up to 34% of the dwellings will be affordable.

**Policy CSP 6 Rural Allocations** states the Council may, subject to there being an identified need, and subject to suitable sites being identified, allocate land within the defined rural settlements to provide affordable housing in perpetuity to meet local needs.

**Policy CSP7 Housing Balance** states that the Council will require all housing developments of 5 units and above to contain an appropriate mix of dwelling sizes in accordance with current identified needs for particular areas of the District, as set out in future Housing Need Surveys and Strategic Housing Market Assessments. Additionally, the Council will encourage the provision of housing for the elderly and for people with special needs, where appropriate whilst avoiding an undue concentration in any location.

**Policy CSP12 Managing Travel Demand** states that the Council will require new development to:

- Make improvements, where appropriate, to the existing infrastructure network, including road and rail, facilities for bus users, pedestrians and cyclists and those with reduced mobility.
- Have regard to adopted highway design standards and vehicle and other parking standards

**Policy CSP17 Biodiversity** states that development proposals should protect biodiversity and provide for the maintenance, enhancement, restoration and, if possible, expansion of biodiversity, by aiming to restore or create suitable semi-natural habitats and ecological networks to sustain wildlife in accordance with the aims of the Surrey Biodiversity Action Plan.

**Policy CSP 19 Density** states 30-40 dwellings per hectare should be achieved in Larger Rural Settlements, such as Lingfield 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.

**Policy CSP21 Landscape and Countryside** states that the character and distinctiveness of the District's landscapes and countryside will be protected for their own sake, new development will be required to conserve and enhance landscape character.

## Tandridge Local Plan 2014

2.5 The Tandridge Local Plan Part 2: Detailed Policies has been prepared by the Council under the terms of the Planning and Compulsory Purchase Act 2004. It supports the adopted Core Strategy (Part 1 of the Tandridge Local Plan) by containing a set of detailed planning policies to be applied locally in the assessment and determination of planning applications over the plan period (2014-2029).

2.6 The policies relevant to development in Lingfield include:

**Policy DP10 Green Belt** states only in exceptional circumstances will the Green Belt boundaries be altered and this would be through a review of the Core Strategy and/or through a Site Allocations Development Plan Document.

Within the Green Belt, planning permission for any inappropriate development which is, by definition, harmful to the Green Belt, will normally be refused. Proposals involving inappropriate development in the Green Belt will only be permitted where very special circumstances exist, to the extent that other considerations clearly outweigh any potential harm to the Green Belt by reason of inappropriateness and any other harm.

**Policy DP11 Development in Larger Rural Settlements** states development within the Larger Rural Settlements of Smallfield and Lingfield will be permitted where the proposal comprises:

1. Infilling within an existing substantially developed frontage. Infilling does not include the inappropriate subdivision of existing curtilages to a size below that prevailing in the area;
2. The partial or complete redevelopment of previously developed land, even if this goes beyond the strict definition of infilling;
3. The development of sites within the settlement boundaries following allocation for affordable housing;

4. Extensions or alterations to buildings and the erection of new ancillary domestic buildings within the curtilage of a dwelling;
5. Development that provides new, or assists in the retention of, community facilities.

In all circumstances, infilling, redevelopment and other forms of development must be in character with the settlement, or that part of it, and will be subject to any other relevant Development Plan policies.

**Policy DP13: Buildings in the Green Belt** states that unless very special circumstances can be clearly demonstrated, the Council will regard the construction of new buildings as inappropriate in the Green Belt. However, subject to other Development Plan policies, exceptions of this are as follows:

*G Infill, partial or complete redevelopment*

The limited infilling or the partial or complete redevelopment of previously developed (brownfield) sites in the Green Belt (outside the Defined Villages), whether redundant or in continuing use (excluding temporary buildings), where the proposal would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

**Policy DP19: Biodiversity, Geological Conservation and Green Infrastructure** states there will be a presumption in favour of development proposals which seek to protect, enhance or increase the provision of, and access to the network of multi-functional green infrastructure or promote nature conservation and management. Planning permission will be refused unless all reasonable alternative locations with less harmful impacts are demonstrated to be unsuitable and the proposal incorporates measures to avoid the harmful impacts arising, sufficiently mitigate their effects, or, as a last resort, compensate for them.

**Policy DP20 Heritage Assets** states there will be a presumption in favour of development proposals which seek to protect, preserve and wherever possible enhance the historic interest, cultural value, architectural character, visual appearance and setting of the District's heritage assets and historic environment.

## Emerging Tandridge Local Plan 2033

- 2.7 TDC submitted the emerging Tandridge Local Plan for examination on 18<sup>th</sup> January 2019. The emerging policies of relevance to development in Lingfield include:

**Policy TLP01 Spatial Strategy** states the Local Plan will provide 6,056 homes within the Plan period to 2033. These new homes will be of varying types, sizes and tenure and include much needed affordable homes that are attainable to all sections of the community and those of varying incomes.

TDC will support areas in preparing positive Neighbourhood Plans so that communities can take a leading role in shaping their settlements and helping TDC meet identified development needs to keep the District a place where people want to live, work and visit.

533 of the 6,056 new homes will be located within Semi-Rural Service Settlement Sites (Tier 2), Lingfield is one of three Semi-Rural Service Settlements.

**Policy TLP03 Green Belt** states that further changes to the Green Belt boundary will only take place for the South Godstone Garden Community. Within the Green Belt, planning permission for any inappropriate development which is, by definition, harmful to the Green Belt, will normally be refused. Proposals involving inappropriate development in the Green Belt will only be permitted where very special circumstances exist, to the extent that other considerations clearly outweigh any potential harm to the Green Belt by reason of inappropriateness and any other harm.

**Policy TLP07 Semi-Rural Service Settlements** states the areas which make up TDC's Semi-Rural Service settlements (Tier 2) are: Godstone, Lingfield and Smallfield. TDC will make provision for 533 new homes in its Semi-Rural Service centres within the settlement boundary, which provide a mix of types and tenures, including affordable housing.

In all circumstances, infilling, redeveloped and other forms of development must respect and reflect the character of the settlement and will be subject to any other relevant Development Plan policies.

**Policy TLP10 Responsive Housing Strategy** states that in order to address the need for different types, sizes and tenures, including specialist types of housing, proposals which should take account of the Council's most up-to-date Housing Strategy. Proposals should be informed by the Housing Strategy which will set the direction for a variety of housing typologies including:

- Self-build – including the selection criteria
- Elderly persons
- Specialist housing
- Tenure, type, size and their mix
- Empty homes

Neighbourhood Plans should assist in meeting the objectives of the Housing Strategy as far as is practicably possible unless localised housing needs surveys are undertaken which demonstrate otherwise.

**Policy TLP12 Affordable Housing Requirement** states to ensure sufficient affordable homes are delivered over the Plan period TDC will expect a proportion of affordable homes to be provided on all sites. Semi-rural settlements (Tier 2) are required to provide 40% affordable homes on sites with 10 dwellings or more, or with a site size greater than 0.25ha.

**Policy TLP13 Rural Exception Sites** states that support will be given to Rural Exception Sites of no more than 20 units, on the edge of any settlement where there is a demonstrable local need as established in a robust and up to date Local Housing Needs Survey (LHNS). Only surveys carried out using a methodology agreed by both the relevant Parish Council and the Council, will be considered suitable.

Urban and Semi-Rural Service Settlements (Tier 1 and 2): For those settlements 'inset' from the Green Belt, exception sites should be adjacent to the settlement boundary.

**Policy HSG12 Land at The Old Cottage, Station Road, Lingfield** states that in addition to according with all relevant development plan policies and material considerations, applications will be supported where the following site-specific matters/requirements are addressed:

Green Belt Amendment:

The exceptional circumstances to justify the release of this site from the Green Belt have been identified and the allocation of this site has resulted in an alteration to the Green Belt boundary. Due to the undeveloped nature of the land, proposals will be required to provide 40% affordable housing.

Conservation:

- i. Development must conserve and enhance the Conservation Area and be sympathetic to the setting of both the wider historic area and nearby listed buildings. The impact on the conservation area and nearby listed buildings will be compensated for through quality and sensitive design and layout.
- ii. All development proposals must be accompanied by a detailed heritage assessment.

Ecology:

- iii. Opportunities for green infrastructure enhancements and habitat protection will be maximised by proposals. Areas affected by s41 habitats sensitively avoided in site layout and design.

Landscape:

- iv. To limit the impact to the wider landscape, development should be focused toward the areas adjacent to existing built form and the north of the site.

Public Rights of Way:

- v. Any Public Right of Way within or abutting the site should be retained in liaison with Surrey County Council and TLP31.

New Defensible Boundaries:

- vi. Design and layout should actively seek to create and preserve, clear and defensible boundaries between the edge of the site and the Green Belt to which it is adjacent.

Flooding/water-related matters:

- vii. Proposals should respond to the risk of fluvial flooding (Flood Zone 2) in the south-east corner of the site, as well as ponding in the south-east corner from the surface water flooding, the site's location close to an area at risk of reservoir flooding (Bough Beech) and the potential extension of flood zones over a larger area as a result of climate change.

Infrastructure:

- viii. In accordance with the Infrastructure Delivery Plan (IDP), financial contribution to/onsite provision of the following infrastructure are relevant to the development of this site and will be a requirement of any proposal:
- Mobility impaired bridge at Lingfield Station
  - Opportunities to improve Lingfield station car park
  - Rebuilding of Lingfield Surgery
  - On-site provision of open space

**Policy TLP19 Housing Densities and the Best Use of Land** states all developments must make the most efficient use of land to ensure a sufficient supply of homes, for the benefit of the wider community. Proposals must have regard to the Council's Urban Capacity Study (2017) and any subsequent update, as well as any locally supported Conservation Area and/or character appraisals, including those which inform Neighbourhood Plans.

The Council will support proposals which demonstrate that the most efficient use of land has been made subject to all other policies and requirements of the Development Plan.

**Policy TLP32 Landscape Character** states that all proposals for development in the District will protect and enhance the key landscape features and visual sensitivities of the landscape character areas identified in the Surrey Landscape Character Assessment 2015 and the Tandridge Landscape Capacity and Sensitivity Assessment 2016-18, or subsequent updates where they apply.

**Policy TLP35 Biodiversity, Ecology and Habitats** states that proposals for development should protect biodiversity, geodiversity and natural habitats and contribute to the wider green and blue infrastructure network in accordance with TLP30.

Proposals for development at any given site should ensure there is a net gain in biodiversity. Schemes should provide for the maintenance, enhancement and, if possible, expansion of important assets, by aiming to restore or create appropriate priority wildlife habitats and ecological networks to sustain and recover biodiversity.

**Policy TLP43 Historic Environment** states that to respect the varied historical character and appearance of the District, development proposals will conserve and enhance the character and appearance of designated and non-designated heritage assets, through high-quality sensitive design. These include important archaeology, historic buildings, conservation areas, monuments, street patterns, streetscapes, landscapes, commons, and their settings.

The Council will support the inclusion of historic environment policies in Neighbourhood Plans, where they are justified.

## National Planning Policy Framework

2.8 The National Planning Policy Framework was published in February 2019 and constitutes guidance for local planning authorities. It sets out the Government's economic, environmental and social planning policies for England.

2.9 Paragraph 136 of the NPPF states:

*“Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.”*

2.10 Paragraph 145 of the NPPF states:

*“A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*

- a) buildings for agriculture and forestry;*
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) limited infilling in villages;*
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*
  - not have a greater impact on the openness of the Green Belt than the existing development; or*
  - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.”*

2.11 The emerging Tandridge Local Plan is currently at examination which releases land from the Green Belt, The emerging Local Plan does not enable Neighbourhood Plan groups to amend the Green Belt boundaries, as such, LPC will only be able to allocate sites that are within the Green Belt if the sites have been released from the Green Belt through the emerging Local Plan, released by Tandridge District Council in the future, or if the sites are proposed as rural exception sites for affordable housing.

## 3. Methodology

- 3.1 The approach to the site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (March 2015), Neighbourhood Planning (updated February 2018) and Locality's Neighbourhood Planning Site Assessment Toolkit. These all encompass an approach to assessing whether a site is appropriate for allocation in a Neighbourhood Plan based on whether it is suitable, available and achievable. In this context, the methodology for identifying sites and carrying out the site appraisal is presented below.

### Task 1: Identify Sites to be included in the Assessment

- 3.2 The first task was to identify which sites should be considered as part of the assessment. These include:
- Sites which are subject to an ongoing relevant planning application (i.e. residential);
  - Sites identified by Lingfield Neighbourhood Plan Group through a call for sites;
  - Sites identified by Lingfield Neighbourhood Plan Group; and
  - Sites identified within the neighbourhood area within the HELAA (2017 and 2018<sup>4</sup>).
- 3.3 Sites identified by the Neighbourhood Plan Group which had not already been assessed through the Housing and Economic Land Availability Assessment (HELAA) were appraised using AECOM's site assessment pro-forma. Sites that have already been assessed as part of the HELAA were also assessed to ensure a complete picture of the available sites is presented within this Report.

### Task 2: Gathering Information for Site Assessments

- 3.4 A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It is based on the Government's National Planning Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015) and the knowledge and experience gained through previous neighbourhood planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 3.5 The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:
- General Information:
    - Site location and use; and
    - Site context and planning history.
  - Context:
    - Type of site (greenfield/brownfield); and
    - Planning History
  - Suitability:
    - Site characteristics;
    - Environmental considerations;
    - Heritage considerations;
    - Community facilities and services; and
    - Other key considerations (e.g. flood risk, agricultural land and tree preservation orders)
  - Availability.

<sup>4</sup> Available at: <https://www.tandridge.gov.uk/Planning-and-building/Planning-strategies-and-policies/Local-Plan-2033-emerging-planning-policies/Local-Plan-2033/Evidence-base-and-technical-studies>



## Task 3: Complete Site Pro-Formas

- 3.6 The next task was to complete the site pro-forma. This has been done through a combination of desktop assessment and a site visit. The desktop assessment involved a review of the conclusions of the existing evidence and using other sources including Google Maps/Street View and MAGIC maps in order to judge whether a site is suitable for the use proposed. The site visit allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood area.

## Task 4: Consolidation of Results

- 3.7 Following the site visit, the desktop assessment was revisited to finalise the assessment and compare the sites to judge which were the most suitable for development.
- 3.8 A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates '**green**' for sites that show no constraints and are appropriate as site allocations/areas for potential development, '**amber**' for sites which are potentially suitable if issues can be resolved and '**red**' for sites which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site **is suitable, available and achievable**.
- 3.9 The conclusions of the HELAA were revisited to consider whether the conclusions would change as a result of more detailed assessment based on the most recent available information.

## 4. Site Assessment

- 4.1 In preparing their emerging Local Plan TDC undertook a call for sites. The submitted sites were subjected to assessment in a 2017-2018<sup>5</sup> HELAA. These sites are included within this assessment.
- 4.2 LPC also undertook a call for sites and an additional site has been promoted by the landowner.
- 4.3 The full lists of sites identified for assessment are listed in **Table 4-1** and shown in **Figure 4-1**.

**Table 5-1. Sites Identified for Assessment in Lingfield Neighbourhood Plan Area**

Site Ref.	Site Address	Source	HELAA Ref.	Site Area (ha)	Proposed Use
1	Land at Godstone Road, Lingfield	HELAA	LIN 005	2.22	Residential
2	Land at Lingfield Park, Lingfield, Surrey	HELAA	LIN 012	6.87	Residential
3	Land to the south west of Lingfield	HELAA	LIN 020	5.28	Residential
4	Land behind Saxbys Lane	HELAA	LIN 027	4.56	Residential
5	Land at the Old Cottage, Station Road, Lingfield	HELAA	LIN 030	6.1	Residential
6	Woodlands, Vicarage Road, Lingfield, RH7 6HA	HELAA	LIN 033	0.48	Residential
7	Land to the rear of Knights Mead	HELAA	LIN 034	1.88	Residential
8	Land between 56 Lingfield Common Road, RH7 6BX and Paris Farm, RH7 6BZ	HELAA	LIN 017	0.97	Residential
9	Land behind 83 Saxbys Lane	HELAA	LIN 018	0.19	Residential
10	Land to the west of Roselea, Newchapel Road	HELAA	LIN 022	0.1	Residential
11	No site address available	HELAA	LIN 031	4.23	Residential
12	Land at Willow Cottage, Newchapel Road Lingfield	HELAA	LIN 011	0.35	Residential
13	Land at Newchapel Road Lingfield	HELAA	LIN 013	0.18	Residential
14	Land North of Mount Pleasant Road & West of Godstone Road	HELAA	LIN 021	2.1	Residential
15	Land off Newchapel Road, west of racecourse gallops	Call for sites	-	6.81	Residential

<sup>5</sup> Available at: <https://www.tandridge.gov.uk/Planning-and-building/Planning-strategies-and-policies/Local-Plan-2033-emerging-planning-policies/Local-Plan-2033/Evidence-base-and-technical-studies>

## 5. Site Assessment Summary

### Site Identification

- 5.1 All 15 sites were assessed by AECOM to consider whether they would be appropriate for allocation in the Lingfield Neighbourhood Plan.
- 5.2 **Table 5-1** sets out a summary of the site assessments that were included in the HELAA alongside AECOM commentary on the conclusions of the HELAA assessment . Where further assessment was required this has been set out with a summary of the assessment set out in **Table 5-2**. The assessments set out in **Table 5-2** should be read alongside the full assessments available in the proformas in **Appendix A**.
- 5.3 The final column within **Table 5-2** is a 'traffic light' rating for each site which AECOM has assessed, indicating whether the site is appropriate for allocation. **Red** indicates the site is not appropriate for allocation through the Neighbourhood Plan and **Green** indicates the site is appropriate for allocation. **Amber** indicates the site is less sustainable, or may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated.
- 5.4 The assessment has been undertaken in the context of the Green Belt which surrounds Lingfield and all of the sites assessed as part of this Assessment are within the Green Belt. Green Belt is a strategic constraint which can only be amended through a neighbourhood plan where strategic policies in a local plan have established a need for changes to the Green Belt. TDC has confirmed in emerging policy TLP03 that further changes to the Green Belt boundary will only take place for the South Godstone Garden Community. As such, the sites assessed within this Assessment can only be allocated if they are released from the Green Belt by TDC in the future.
- 5.5 As TDC will determine the suitability of releasing further land from the Green Belt in the future, this Assessment has focussed on the other material considerations that need to be understood. This will enable LPC to understand the suitability of the sites regardless of the Green Belt policy (in normal cases where Green Belt is considered this would result in a **Red** rating). The sites' location within the Green Belt and performance against the tests of the Green Belt has therefore not been considered as part of this assessment.
- 5.6 A plan showing all of the sites assessed and their traffic light rating is shown in **Figure 5-1**.

Table 6-1. HELAA Assessment Summary

Site ID	Site Address	HELAA Reference	HELAA Conclusion	How can these conclusions be applied to the Neighbourhood Planning Site Assessment	Are the HELAA conclusions suitable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change in the Neighbourhood Plan Site Assessment context?	In the Neighbourhood Plan context, is the site suitable (Y/N); is the site available (Y/N); is the site achievable (Y/N)	What is the justification for this judgement?	Additional Notes
01	Land at Godstone Road, Lingfield	LIN 005	Suitability: it is envisaged that suitable access can be provided onto Godstone Road and that the topography would not prohibit development. The site is considered able to accommodate development, however as it is within the Green Belt this designation would have to change in order for the site to be developed. It is important to note that the site is within 2km of a Surrey County Council SSSI. Availability: the site has been submitted by an agent on behalf of the landowner and is seen as being available. Achievability: currently, no constraints that could render the site financially unviable are identified. Status: for the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.	No	Does more recent or additional information exist which could change the HELAA findings? AECOM has undertaken a Heritage and Character Assessment (September 2019) on behalf of LPC. However, it provides a baseline and would not alter the HELAA findings.	Suitable: <b>Yes</b> Available: <b>Yes</b> Achievable: <b>Yes</b>	The site is adjacent to the existing built up area and is well located in terms of access to existing services and amenities. Access to the site can be achieved via Godstone Road. The site is suitable, available and achievable for development. However, it is not appropriate for allocation in a Neighbourhood Plan due to the current Green Belt policy.	Although the site can accommodate development it is considered to have a low/medium capacity for development as set out in the Tandridge Landscape Capacity and Sensitivity Study (October 2016). Mitigation would therefore be required to minimise any adverse landscape impacts. The site also forms part of the gateway into the village with a clear village edge.
02	Land at Lingfield Park, Lingfield, Surrey	LIN 012	Suitability: the site has frontage to both Town Hill and East Grinstead Road and the agent has suggested that access could be secured from these points. The site requires a desk study and preliminary risk assessment as it has an elevated risk of contamination. Additionally, the site is in close proximity to a Contamination Area, which will need to be considered through the development management process. The site is considered able to accommodate development, however as it is within the Green Belt this designation would have to change in order for the site to be developed. Availability: the site has been submitted by an agent on behalf of the landowner and is seen as being available. Achievability: no constraints that could render the site financially unviable are identified at this time. Status: for the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.	No	Does more recent or additional information exist which could change the HELAA findings? AECOM has undertaken a Heritage and Character Assessment (September 2019) on behalf of LPC. However, it provides a baseline and would not alter the HELAA findings.	Suitable: <b>Yes</b> Available: <b>Yes</b> Achievable: <b>Yes</b>	The site is adjacent to the existing built up area and is well located in terms of access to existing services and amenities. Access to the site can be achieved via E Grinstead Road or Racecourse Road. The site is suitable, available and achievable for development. However, it is not appropriate for allocation in a Neighbourhood Plan due to the current Green Belt policy.	Although the site can accommodate development it is located on a plateau and views of the site from the surrounding countryside would be possible. The site is considered to have low capacity for development as set out in the Tandridge Landscape Capacity and Sensitivity Study (October 2016). However, it is considered landscape mitigation would be possible to minimise any adverse landscape impacts.
03	Land to the south west of Lingfield	LIN 020	Suitability: it is not considered that the topography would impact upon development and it is believed that the site can be accessed from Newchapel Road. There is a Grade II* listed building opposite the site which would need to be considered through the development management process. The site is considered able to accommodate development, but as it lies within the Green Belt, this designation would need to change in order for the site to be developed. Availability: the site has been submitted by an agent on behalf of the landowner and is seen as being available. Achievability: no constraints that could render the site financially unviable are identified at this time. Status: for the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.	No	Does more recent or additional information exist which could change the HELAA findings? AECOM has undertaken a Heritage and Character Assessment (September 2019) on behalf of LPC. However, it provides a baseline and would not alter the HELAA findings.	Suitable: <b>Yes</b> Available: <b>Yes</b> Achievable: <b>Yes</b>	Although the site is not immediately adjacent to the existing built up area it is located immediately adjacent to existing residential properties and development of the site would not look out of character, although it would be a large urban extension to the west of Lingfield in the context of Lingfield's current size. Access could be achieved via Newchapel Road and the site is well located in terms of access to existing services and amenities. The site is suitable, available and achievable for development. However, it is not appropriate for allocation in a Neighbourhood Plan due to the current Green Belt policy.	The site is considered to have a low/medium landscape capacity for development as set out in the Tandridge Landscape Capacity & Sensitivity Study (October 2016). Mitigation would therefore be required to minimise any adverse landscape impacts.
04	Land behind Saxbys Lane	LIN 027	Suitability: the topography of the site would not prohibit development. The access to this site has been raised as an issue, but LIN 034, a newly submitted site, could now be considered as providing a possible access route. The site is considered to be able to accommodate development, although as it is within the Green Belt, this designation would have to change in order for it to be developed.	No	Does more recent or additional information exist which could change the HELAA findings? AECOM has undertaken a Heritage and Character Assessment (September 2019) on behalf of LPC. However, it provides a baseline and would not alter the HELAA findings.	Suitable: <b>Yes</b> Available: <b>Yes</b> Achievable: <b>Yes</b>	The site is adjacent to the built up area. However, it is considered that the site is not located in close proximity to existing services and amenities and there would be reliance on the car resulting in an unsustainable form of development. Access would also only be possible via site 7. As such, the development of this	The site is considered to have a medium capacity for development as set out in the Tandridge Landscape Capacity and Sensitivity Study (October 2016). Mitigation would therefore be required to minimise any adverse

Site ID	Site Address	HELAA Reference	HELAA Conclusion	How can these conclusions be applied to the Neighbourhood Planning Site Assessment	Are the HELAA conclusions suitable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change in the Neighbourhood Plan Site Assessment context?	In the Neighbourhood Plan context, is the site suitable (Y/N); is the site available (Y/N); is the site achievable (Y/N)	What is the justification for this judgement?	Additional Notes
				Has the site been excluded or assessed as unsuitable? If yes, why?	Does more recent or additional information exist which could change the HELAA findings?		site would only be possible if site 7 was allocated.	landscape impact if the site is to be allocated.
05	Land at the Old Cottage, Station Road, Lingfield	LIN 030	<p>Availability: the site has been submitted by an agent on behalf of the landowner as seen as being available.</p> <p>Achievability: no constraints that could render the site financially unviable are identified at this time.</p> <p>Status: for the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.</p>	No	Yes	<p>Suitable: <b>Yes</b></p> <p>Available: <b>Yes</b></p> <p>Achievable: <b>Yes</b></p>	<p>The site is allocated within the emerging Local Plan under policy HSG12. If the allocation is retained in the adopted plan, it would not be appropriate to also allocate it in the Neighbourhood Plan.</p> <p>Over half the site is in Lingfield Conservation Area and this will need to be considered through the development management process. The estimated site yield of a minimum of 60 homes indicates that consideration of this constraint has already been made. However, should a greater number of houses be considered, the harm to the Conservation Area and its setting will need to be fully considered.</p>	<p>The site is close to the Lingfield Nature Reserve, any development of the site will need to be supported by the necessary ecological surveys.</p>
06	Woodlands, Vicarage Road, Lingfield, RH7 6HA	LIN 033	<p>Availability: the site has been submitted on behalf of the landowner and is considered available.</p> <p>Achievability: no constraints that could render the site financially unviable are identified at this time. Over half of the site is within a Conservation Area and this will need to be considered through the development management process.</p> <p>The estimated site yield (50) reflects this constraint.</p> <p>Status: for the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.</p>	No	Yes	<p>Suitable: <b>Yes</b></p> <p>Available: <b>Yes</b></p> <p>Achievable: <b>Yes</b></p>	<p>The site is adjacent to the existing built up area and access could be achieved via Vicarage Road.</p> <p>The site is well located in terms of existing services and amenities.</p> <p>The site is suitable, available and achievable for development. However, it is not appropriate for allocation in a Neighbourhood Plan due to the current Green Belt policy.</p> <p>The site is considered to have a high capacity for development as set out in the Tandridge Landscape Capacity &amp; Sensitivity Study (April 2017).</p>	<p>The site is considered to have a high capacity for development as set out in the Tandridge Landscape Capacity &amp; Sensitivity Study (April 2017).</p>
07	Land to the rear of Knights Mead	LIN 034	<p>Availability: the site has been submitted by the landowner and is considered available.</p> <p>Achievability: no constraints that could render the site financially unviable are identified at this time.</p> <p>Status: for purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.</p>	No	Yes	<p>Suitable: <b>Yes</b></p> <p>Available: <b>Yes</b></p> <p>Achievable: <b>Yes</b></p>	<p>The site is adjacent to the built-up area. However, it is considered that the site is not located in close proximity to existing services and amenities and there would be reliance on the car resulting in an unsustainable form of development.</p> <p>The site is suitable, available and achievable for development. However, it is not appropriate for allocation in a Neighbourhood Plan due to the current Green Belt policy, and it is not considered to be as sustainable as</p>	<p>The site is considered to have a medium capacity for development as set out in the Tandridge Landscape Capacity and Sensitivity Study (October 2016). Mitigation would therefore be required to minimise any adverse landscape impact if the site is to be allocated.</p> <p>The site is close to the Lingfield Nature Reserve, any development of the site will need to be supported by the necessary ecological surveys.</p>

Site ID	Site Address	HELAA Reference	HELAA Conclusion	How can these conclusions be applied to the Neighbourhood Planning Site Assessment	Are the HELAA conclusions suitable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change in the Neighbourhood Plan Site Assessment context?	In the Neighbourhood Plan context, is the site suitable (Y/N); is the site achievable (Y/N); is the site achievable (Y/N)	What is the justification for this judgement?	Additional Notes
				Does more recent or additional information exist which could change the HELAA findings?	Has the site been excluded or assessed as unsuitable? If yes, why?			
			designation would have to change in order for it to be developed.		Availability: the site has been submitted by the landowner and is considered available. Achievability: no constraints that could render the site financially unviable are identified at this time. Status: for the purposes of the HELAA, the site is considered to be developable and capable of coming forward after 5 years, should the site be allocated in the Local Plan.			supported by the necessary ecological surveys.
08	Land between 56 Lingfield Common Road, RH7 6BX and Paris Farm, RH7 6BZ	LIN 017	The site is unconnected to the boundaries of a sustainable settlement and is therefore <b>not considered suitable</b> .	Yes, it is not connected to the boundaries of Lingfield and therefore its location is unsustainable.	No	Yes	Suitable: <b>No</b> Available: <b>Yes</b> Achievable: <b>Yes</b>	The site is not connected or adjacent to the existing built up area of Lingfield and is not in close proximity to existing services and amenities. It is therefore considered it would result in an unsustainable form of development not suitable for allocation in the Neighbourhood Plan.
09	Land behind 63 Saxbys Lane	LIN 018	The site is <b>not considered</b> to be able to accommodate a minimum of 5 net dwellings and thus would deliver few too homes to be considered by the HELAA.	Yes, the site is too small to be considered as part of the HELAA.	No	No, although the site is below the threshold for inclusion within the HELAA the site can be assessed for allocation in the Neighbourhood Plan. A site assessment has been carried out and the results can be found in <b>Table 5-2</b> .	-	-
10	Land to the west of Roselea, Newchapel Road	LIN 022	The site is <b>not considered</b> to be able to accommodate a minimum of 5 net dwellings and thus would deliver few too homes to be considered by the HELAA.	Yes, the site is too small to be considered as part of the HELAA.	No	No, although the site is below the threshold for inclusion within the HELAA the site can be assessed for allocation in the Neighbourhood Plan. A site assessment has been carried out and the results can be found in <b>Table 5-2</b> .	-	-
11	Lingfield House	LIN 031	The site is unconnected to the boundaries of sustainable settlement and is therefore <b>not considered suitable</b> .	Yes, it is not connected to the boundaries of Lingfield and therefore its location is unsustainable.	No	No. It is considered that although the site is not adjacent to the existing built up area it is located approximately 30m to the south of it. This gap is not considered to be significant.	Suitable: <b>Yes</b> Available: <b>Yes</b> Achievable: <b>Yes</b>	Although the site is not adjacent to the existing built up area it is located approximately 30m from it. This gap is not considered to be significant. The site is considered to be well located in terms of proximity to existing services and amenities and access can be provided via E Grimstead Road. The site is considered to have a low/medium landscape capacity for development as set out in the Tandridge Landscape Capacity and Sensitivity Study (October 2016). However, it is considered landscape mitigation would be possible to minimise any adverse impacts on the landscape. The site is suitable, available and achievable for development. However, it is not appropriate for allocation in a Neighbourhood Plan due to the current Green Belt policy.
12	Land at Willow Cottage,	LIN 011	The site is no longer available for consideration through the HELAA.	Yes, the site was no longer available for consideration.	Unknown.	No, for completeness LPC would like this site assessed in case it becomes available in the future. A	-	-

Site ID	Site Address	HELAA Reference	HELAA Conclusion	How can these conclusions be applied to the Neighbourhood Planning Site Assessment	Are the HELAA conclusions suitable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change in the Neighbourhood Plan Site Assessment context?	In the Neighbourhood Plan context, is the site suitable (Y/N); is the site achievable (Y/N); is the site achievable (Y/N)	What is the justification for this judgement?	Additional Notes
	Newchapel Road Lingfield			Has the site been excluded or assessed as unsuitable? If yes, why? Does more recent or additional information exist which could change the HELAA findings?				
13	Land at Newchapel Road Lingfield	LIN 013	The site is no longer available for consideration through the HELAA.	Yes, the site was no longer available for consideration.	site assessment has been carried out and the results can be found in <b>Table 5-2</b> .	-	-	-
14	Land North of Mount Pleasant Road & West Godstone Road	LIN 021	The site is no longer available for consideration through the HELAA.	Yes, the site was no longer available for consideration.	No, for completeness LPC would like this site assessed in case it becomes available in the future. A site assessment has been carried out and the results can be found in <b>Table 5-2</b> .	-	-	-

Table 6-2 Site Assessment Summary

Site ID	Site Address	Site Area (ha)	Site Source	HELAA Reference	HELAA Conclusion	Neighbourhood Planning (AECOM) Site Assessment Conclusion	Rating
09	Land behind 83 Saxbys Lane	0.19	HELAA	LIN 018	The site is not considered to be able to accommodate a minimum of 5 net dwellings and thus would deliver few too homes to be considered by the HELAA.	The site is adjacent to the existing built up area and is considered to have a low landscape sensitivity to development. The site is well located in terms of access to existing local services and amenities. It is unclear how the site would be accessed, either via a private access to the northeast of the site or through the demolition of the existing residential property. The development of the site would not result in coalescence or would be of scale and nature that would significantly change the size and character of Lingfield. However, if the existing residential property is required to be demolished to achieve access this may unacceptably alter the street scene of Saxbys Lane as it would result in one half of a pair of semi-detached dwellings remaining. The site is suitable, available and achievable for development, subject to the provision of suitable access that does not unacceptably alter the street scene of Saxbys Lane. However, it is not appropriate for allocation in a Neighbourhood Plan due to the current Green Belt policy.	
10	Land to the west of Roselea, Newchapel Road	0.1	HELAA	LIN 022	The site is not considered to be able to accommodate a minimum of 5 net dwellings and thus would deliver few too homes to be considered by the HELAA.	The site is located outside of the built up area but is immediately adjacent to existing residential properties along Newchapel Road. The development of the site would not result in coalescence or would be of scale and nature that would significantly change the size and character of Lingfield. The site is considered to have a low landscape sensitivity to development. Access to the site can be made via Newchapel Road. The site is well located in terms of access to existing local services and amenities. The site is suitable, available and achievable for development. However, it is not appropriate for allocation in a Neighbourhood Plan due to the current Green Belt policy.	
12	Land at Willow Cottage, Newchapel Road Lingfield	0.35	HELAA	LIN 011	The site is no longer available for consideration through the HELAA.	The site is adjacent to the existing built up area and is considered to have a medium landscape sensitivity to development. Landscape planting along the western boundary of the site would assist in screening the site in long distance views. The development of the site would not result in coalescence or would be of scale and nature that would significantly change the size and character of Lingfield. Access to the site could be achieved via a private road that connects to Newchapel Road. The site is well located in terms of access to existing local services and amenities. The site is not currently available, but is considered suitable and achievable for development, subject to confirmation that access can be achieved via the private road. However, it is not appropriate for allocation in a Neighbourhood Plan due to the current Green Belt policy.	
13	Land at Newchapel Road Lingfield	0.18	HELAA	LIN 013	The site is no longer available for consideration through the HELAA.	The site is adjacent to the existing built up area and is considered to have a low landscape sensitivity to development as a result of existing coniferous planting screening the site and the site's close proximity to existing residential development. The development of the site would not result in coalescence or would be of scale and nature that would significantly change the size and character of Lingfield. Access to the site could be achieved via Newchapel Road. The site is well located in terms of access to existing local services and amenities. The site is suitable, available and achievable for development. However, it is not appropriate for allocation in a Neighbourhood Plan due to the current Green Belt policy.	
14	Land North of Mount Pleasant Road & West Godstone Road	2.1	HELAA	LIN 021	The site is no longer available for consideration through the HELAA.	The site is adjacent to the existing built up area and is considered to have a low landscape sensitivity to development as a result of existing mature planting surrounding the site. The development of the site would not result in coalescence or would be of scale and nature that would significantly change the size and character of Lingfield. Access to the site could be achieved via Godstone Road. The site contains a TPO and a number of additional TPOs are in close proximity to the site. The trees subject to these TPOs will need to be protected as part of any development. The site is well located in terms of access to existing local services and amenities. The site has been used in the past for the unauthorised burning of waste. As such the land could be contaminated. Appropriate ground assessments should be undertaken to determine if the site is contaminated and whether this alters the viability of the site. The site is not currently available, but is considered suitable and achievable for development, subject to the provision of evidence that demonstrates the viability of the site is not compromised by any contamination (if found to be present on site). However, it is not appropriate for allocation in a Neighbourhood Plan due to the current Green Belt policy.	
15	Land off Newchapel Road, west of racecourse gallops	6.81	Call for Sites	-	-	The site is not adjacent to the existing built up area and the development would be of a scale and nature that would alter character of the area. The site does not have an existing access to the public highway, this would need to be provided through the landowner's property to the north of the site. The site is not in close proximity to local amenities or services and would result in an unsustainable form of development. Two listed buildings are located to the north of the site; however mitigation would be possible, through sensitive design and screening. The site is not considered suitable for allocation as a result of the site's distance from the built-up area, its scale and nature and its distance from local amenities and services.	



## 6. Local Green Spaces

### Policy Context

- 6.1 Paragraph 99 of the NPPF states that through neighbourhood plans local communities should be able to identify and protect green areas of particular importance to them. Once adopted, policies for managing development within a Local Green Space should be consistent with those for Green Belts, i.e. ruling out development unless very special circumstances can be demonstrated for the development.
- 6.2 Paragraph 100 of the NPPF states *“the Local Green Space designation should only be used where the green space is:*
- a. *in reasonably close proximity to the community it serves;*
  - b. *demonstrably special to a local community and holds a particular local significance, for example because of*
  - c. *its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
  - d. *local in character and is not an extensive tract of land.”*
- 6.3 Further guidance is provided in Planning Practice Guidance in the Open Space, Sports and Recreation Facilities, Public Rights of Way and Local Green Space section.
- 6.4 Paragraph 013 (reference ID: 37-013-20140306 revision date: 06 03 2014) states *“the green area will need to meet the criteria set out in paragraph 100 of the National Planning Policy Framework. Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis”*.
- 6.5 Paragraphs 014 (reference ID: 37-014-20140306 revision date: 06 03 2014), 015 (reference ID: 37-015-20140306 revision date: 06 03 2014) and 016 (reference ID: 37-016-20140306 revision date: 06 03 2014) provided further guidance:

Paragraph 014 *“How close does a Local Green Space need to be to the community it serves?*

*The proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served”*.

Paragraph 015 *“How big can a Local Green Space be?*

*There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgment will inevitably be needed. However, paragraph 100 of the National Planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a ‘back door’ way to try to achieve what would amount to a new area of Green Belt by another name.”*

Paragraph 016 *“Is there a minimum area?*

*Provided land can meet the criteria at paragraph 100 of the National Planning Policy Framework there is no lower size limit for a Local Green Space.”*

### Assessment

- 6.6 LPC compiled a list of potential Local Green Spaces they would like assessed based on local knowledge as shown in **Figure 6-1. Table 6-1** below sets out the assessment of the sites against the NPPF criteria.

Table 7-1. Local Green Space Assessment

LGS Reference	Site Address	NPPF Criteria	AECOM Assessment	Notes
		Close to the community it serves		
		Demonstrably special to local community (beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife)		
		Local in character and not extensive tract of land.		
G1	Lingfield Youth Football, Talbot Road	Recreational value – football pitch and basketball/netball court.	Yes, merits designation as Local Green Space.	Not already designated as open space in the Local Plan.
G2	Star Fields	In the Lingfield Conservation Area and includes a key route through from the centre of Lingfield to the train station.	No, the site conflicts with strategic policy HSG12 in the emerging Local Plan.	Not already designated as open space in the Local Plan, however it is allocated for residential development within the emerging Local Plan. The site is located within the Green Belt.
G3	Lingfield Cricket and Football Club, Godstone Road	Recreational value – cricket and football pitches	Yes, merits designation as Local Green Space.	Not already designated as open space in the Local Plan. The site is located within the Green Belt.
G4	Felcourt Playing Fields, Felcourt Road	Recreational value – football and cricket pitches.	Yes, merits designation as Local Green Space.	Not already designated as open space in the Local Plan. The site is located within the Green Belt.
G5	Grass verge, east of E Grinstead Road	No special local community significance, it's a roadside grass verge.	No, the site is very small and it is unclear whether it holds particular local significance.	Not already designated as open space in the Local Plan.
G6	Grass verge south of junction of E Grinstead Road and Drivers Mead	No special local community significance, it's a roadside grass verge.	No, the site is very small and it is unclear whether it holds particular local significance.	Not already designated as open space in the Local Plan.

LGS Reference	Site Address	NPPF Criteria	AECOM Assessment	Notes
G7	Grass verge north of junction of E Grinstead Road and Drivers Mead	<p><b>Close to the community it serves</b></p> <p>Yes, it is located close to the main housing in the village and is within the settlement boundary. The site is also adjacent to the Lingfield Conservation Area.</p> <p><b>Demonstrably special to local community (beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife)</b></p> <p>No special local community significance, it's a roadside grass verge.</p>	<p><b>Local in character and not extensive tract of land.</b></p> <p>Yes, local in character as it has definable boundaries.</p>	<p>Not already designated as open space in the Local Plan.</p> <p>No, the site is very small and it is unclear whether it holds particular local significance.</p>
G8	Gun Pond	<p>Yes, the site includes the local pond with well-maintained open space and seating for enjoyment. It also includes a war memorial and a Scheduled village cage which is of historic and local interest.</p> <p>Yes, it is located close to the main housing in the village and is within the settlement boundary. The site is also within the Lingfield Conservation Area and Local Centre.</p>	<p>Yes, local in character as has definable boundaries marked out by the road and buildings.</p> <p>Yes, merits designation as Local Green Space.</p>	<p>Not already designated as open space in the Local Plan.</p>
G9	Grass verge at junction of Plaistow Street and Gun Pit Road	<p>Potentially. The site is a road side open space with seating and information boards and may hold community value due to its setting opposite the war memorial.</p> <p>Yes, it is located close to the main housing in the village and is within the settlement boundary. The site is also within the Lingfield Conservation Area and is adjacent to the Local Centre.</p>	<p>Yes, local in character as the pavement acts as the site boundaries.</p> <p>Yes, merits designation as Local Green Space.</p>	<p>Not already designated as open space in the Local Plan.</p>
G10	Grass verge at junction of Plaistow Street and Vicarage Road	<p>No, the site is a road side open space with seating and Lingfield's coat of arms.</p> <p>Yes, it is located close to the main housing in the village and is within the settlement boundary. The site is also within the Lingfield Conservation Area and is adjacent to the Local Centre.</p>	<p>Yes, local in character as the pavement acts as the site boundaries.</p> <p>No, the site is very small and it is unclear whether it holds particular local significance.</p>	<p>Not already designated as open space in the Local Plan.</p>
G11	Amenity space at Gun Pit Road	<p>Yes, the site is a small open which provides tranquility to the immediate surrounding residents.</p> <p>Yes, it is close to the main residential area and is within the settlement boundary. The site is also adjacent to the Lingfield Conservation Area.</p>	<p>Yes, local in character as the houses and road act as the site boundaries.</p> <p>Yes, merits designation as Local Green Space.</p>	<p>Not already designated as open space in the Local Plan.</p>
G12	Amenity space at Drivers Mead	<p>No, the site is not considered to hold any special community value.</p> <p>Yes, the site is within the residential area and is within the settlement boundary.</p>	<p>Yes, local in character as the pavement and parking act as the site boundaries.</p> <p>No, it is unclear whether the site holds particular local significance.</p>	<p>Not already designated as open space in the Local Plan.</p>
G13	Grass Verge at Lincolns Mead (north)	<p>No, the site is a roadside verge with planting.</p> <p>Yes, the site is within the residential area and is within the settlement boundary.</p>	<p>Yes, local in character as the road and properties act as the site boundaries.</p> <p>No, the site is very small and it is unclear whether it holds particular local significance.</p>	<p>Not already designated as open space in the Local Plan.</p>

LGS Reference	Site Address	NPPF Criteria	AECOM Assessment	Notes
	Close to the community it serves	Demonstrably special to local community (beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife)	Local in character and not extensive tract of land.	
G14	Grass verge at Lincolns Mead (central)	No, the site is not considered to hold any special community value.	Yes, local in character as the properties and the road act as the site boundaries.	No, the site is very small and it is unclear whether it holds particular local significance.
G15	Amenity grass at Lincolns Mead	No, the site is not considered to hold any special community value.	Yes, local in character as the properties, road, and fencing act as the site boundaries.	No, the site is very small and it is unclear whether it holds particular local significance.
G16	Lincolns Mead play area	Yes, the site is a local play area.	Yes, local in character as the surrounding houses act as the site boundaries.	Yes, merits designation as Local Green Space.
G17	Amenity grass at The Square	No, the site is not considered to hold any special community value.	Yes, local in character as the surrounding houses act as the site boundaries.	No, the site is very small and it is unclear whether it holds particular local significance.
G18	Landscape buffer at Hazells Close	No, the site contains trees and hedgerow and is not heavily used by the local community.	Yes, it is local in character, adjacent to Hazells Close.	No, it is unclear whether the site holds particular local significance.
G19	Grass verge at the junction of Vicarage Road and Glebe Close	No, the site is a roadside grass verge.	Yes, local in character. The pavement and the road act as the site boundaries.	No, the site is very small and it is unclear whether it holds particular local significance.
G20	Grass verge along Church Road	No, the site is a roadside grass verge.	Yes, local in character. The pavement acts as the site boundaries.	No, the site is very small and it is unclear whether it holds particular local significance.
G21	Cemetery of the Church of St Peter and St Paul	Yes, the site is the cemetery of the Church of St Peter and St Paul and has local	Yes, local in character. Properties and the road act as the site boundaries.	Yes, merits designation as Local Green Space.

LGS Reference	Site Address	NPPF Criteria	AECOM Assessment	Notes
G22	Close to the community it serves and is adjacent to the settlement boundary.	Demonstrably special to local community (beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife)	Local in character and not extensive tract of land.	The site is located within the Green Belt.
		significance for this reason. It is also a priority habitat (deciduous woodland). Yes, the site is the cemetery of the Church of St Peter and St Paul and has local significance for this reason. The site also contains the Grade I Church of St Peter and St Paul and the Grade II listed Jewell Tomb and holds local historic significance.		
G23	Grass verge at New Place Gardens	Yes, it is located close to the main housing in the village. It is partially within the Lingfield Conservation Area and is within the settlement boundary.	No, the site is not considered to hold any special community value.	No, it is unclear whether the site holds particular local significance.
G24	Amenity space area at Ray Close	No, the site is not located close to the main housing area in Lingfield.	Yes, the site contains recreational value as it contains children's play equipment.	Not already designated as open space in the Local Plan. The site is located within the Green Belt.
G25	Amenity space at Meadowside Park	No, the site is not located close to the main housing area in Lingfield.	Yes, the site contains recreational value as it contains children's play equipment and open space for recreation.	Not already designated as open space in the Local Plan. The site is located within the Green Belt.
G26	Jenner's Field	Yes, it is located close to the main housing in the village and is within the settlement boundary. The site is within a Local Nature Reserve.	Yes, the site contains recreational value as it contains children's play equipment, a skate ramp and open space for recreation.	Not already designated as open space in the Local Plan.
G27	Beacon Field	Yes, it is located close to the main housing in the village boundary. The site is within a Local Nature Reserve.	Yes, the site contains recreational value as it contains a beacon which was put in for the Queen's silver Jubilee. It is lit at key dates such as Queen's Diamond Jubilee, celebration of 100 years from WWI. There is an outdoor classroom in Beacon Field - labelled shelter on the map - the local pre-school group uses this once a week as they have their sessions outdoors all thorough the year one day a week,	Not already designated as open space in the Local Plan.

LGS Reference	Site Address	Close to the community it serves	NPPF Criteria	AECOM Assessment	Notes
G28	Community Orchard	Yes, it is located close to the main housing in the village boundary. The site is within a Local Nature Reserve.	Demonstrably special to local community (beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife) Yes, the site is a community orchard with the fruit grown for local residents but also to encourage biodiversity (e.g. birds and insects).	Yes, merits designation as Local Green Space.	Not already designated as open space in the Local Plan.

## Summary

6.7 The following green spaces can be considered for designation as Local Green Spaces within the Neighbourhood Plan:

- G1: Lingfield Youth Football, Talbot Road
- G3: Lingfield Cricket Club, Godstone Road
- G4: Felcourt Playing Fields, Felcourt Road
- G8: Gun Pond
- G9: Grass verge at junction of Plaistow Street and Gun Pit Road
- G11: Amenity space at Gun Pit Road
- G16: Lincoln Meads play area
- G21: Cemetery of the Church of St Peter and St Paul
- G22: Grounds of the Church of St Peter and St Paul
- G24: Amenity space area at Ray Close
- G25: Amenity space at Meadowside Park
- G26: Jenner's Field
- G27: Beacon Field
- G28: Community Orchard

6.8 **Figure 6-2** shows all of the sites with their associated rating.

## 7. Conclusions

- 7.1 The site assessment has found that of the 15 sites considered, seven sites (01, 02, 03, 05, 06, 10 and 11) are considered available, suitable and achievable for development and, if found to be viable for the proposed development, could be identified as sites in the Neighbourhood Plan where development would be supported. Allocation would not currently be possible given the existing and emerging Green Belt policy. Two additional sites (04 and 07) were also considered available, suitable and achievable, however they would not be as sustainable as the seven aforementioned sites.
- 7.2 A further three (12, 13 and 14) sites are potentially suitable and achievable but are not considered to be available. If the sites did become available then they could be considered for identification in the Neighbourhood Plan. One further site (09) could be considered available, suitable and achievable subject to an appropriate access that does not adversely affect the existing street scene.
- 7.3 The remaining two sites (08 and 15) are not suitable for residential development and therefore not appropriate for inclusion in the Neighbourhood Plan as either an allocation or an area identified for potential development.
- 7.4 If sites 1, 2, 3, 5, 6, 10 and 11 were identified in the Neighbourhood Plan, they could provide 777-1,036 dwellings<sup>6</sup>.
- 7.5 A total of 28 sites were assessed to determine suitability for allocation as Local Green Spaces. In summary, 14 sites are considered potentially suitable for designation as a Local Green Space. These are:
- G1: Lingfield Youth Football, Talbot Road
  - G3: Lingfield Cricket Club, Godstone Road
  - G4: Felcourt Playing Fields, Felcourt Road
  - G8: Gun Pond
  - G9: Grass verge at junction of Plaistow Street and Gun Pit Road
  - G11: Amenity space at Gun Pit Road
  - G16: Lincoln Meads play area
  - G21: Cemetery of the Church of St Peter and St Paul
  - G22: Grounds of the Church of St Peter and St Paul
  - G24: Amenity space area at Ray Close
  - G25: Amenity space at Meadowside Park
  - G26: Jenner's Field
  - G27: Beacon Field
  - G28: Community Orchard

### Next Steps

- 7.6 From the shortlist of suitable sites, the Parish Council should engage with TDC and the community to select sites for identification in the NP which best meets the housing, commercial and community needs and objectives of the NP.
- 7.7 The site selection process should be based on the following:
- The findings of this site assessment;
  - Discussions with the planning authority;
  - The extent to which the sites support the vision and objectives for the NP;

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<sup>6</sup> Capacity has been calculated using 30-40 dwellings per hectare, consistent with policy CSP19



- How the number of homes required is proportionate and well-related to the existing settlement and infrastructure; and
- The potential for the sites to meet identified infrastructure needs of the community.

## Viability

- 7.8 The Parish Council should be able to demonstrate that the sites are viable for development, i.e. that they are financially profitable for the developer. It is recommended that the Parish Council discusses site viability with TDC. It is suggested that any landowner or developer promoting a site for development should be contacted to request evidence of viability, e.g. a site financial viability appraisal.

# Appendix A Proformas

## Site Assessment Proforma

### General information

<b>Site ID</b>	09
<b>Site Name / Address</b>	Land behind 83 Saxbys Lane
<b>Current use</b>	Residential
<b>Proposed use (in Neighbourhood Plan)</b>	Residential
<b>Gross area (Ha)</b> Total area of the site in hectares	0.19
<b>Submitted sites reference (if applicable)</b>	N/A
<b>HELAA site reference (if applicable)</b>	LIN018
<b>Method of site identification (e.g. proposed by NP group/ HELAA/Call for Sites etc)</b>	HELAA
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)</b>	Landowner



### Context

**Is the site:**

Greenfield: land (farmland, or open space) that has not previously been developed

Brownfield: Previously developed land which is or was occupied by a permanent structure,

**Brownfield and Greenfield**

including the curtilage of the developed land and any associated infrastructure.	
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	2010/943 - Change of use from agricultural land to garden land and retention of greenhouse: <b>Approved November 2010</b>

## 1. Suitability

<b>Suitability</b>	
<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Adjacent to and connected with the existing built up area</b>
<b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	<b>Yes</b> – site is inaccessible behind numerous residential properties. Access would only be possible via the demolition of the residential property adjacent to Saxbys Lane or via a private access which serves lock up garages to the northeast of the site.
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	<b>No</b>

<b>Environmental Considerations</b>		
Questions	Assessment guidelines	Observations and comments
<b>Is the site within or adjacent to the following policy or environmental designations:</b> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<b>Yes</b>  <b>Adjacent/nearby</b>  <b>No</b>	<b>Yes</b> Green Belt
<b>Landscape</b>  <b>Is the site low, medium or high sensitivity in terms of landscape?</b>  Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or	<b>Low sensitivity to development</b> <b>Medium sensitivity to development</b> <b>High sensitivity to development</b>	<b>Low sensitivity to development</b> The site is considered to have a low sensitivity to development as it is a small site with existing hedgerows and trees along the northern and western boundaries

<p>townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness-without the possibility of mitigation.</p>		<p>where views of the site are possible from the footpath to the west of the site. Development would also be immediately adjacent to existing residential properties and the Lingfield Fire Station along Saxbys Lane.</p>
<p><b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p><b>No loss</b> <b>Some loss</b></p>	<p><b>Some loss</b> Grade 3</p>

### Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p><b>Directly impact and/or mitigation not possible</b> <b>Some impact, and/or mitigation possible</b> <b>Limited or no impact or no requirement for mitigation</b></p>	<p><b>Limited or no impact or no requirement for mitigation</b> Approx. 700m south is a scheduled monument. Approx. 100m south is a Grade II listed building and approx. 150m northeast and northwest are two Grade II listed buildings.</p>

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
<b>Town / local centre / shop</b>	<p>&lt;400m 400-1200m &gt;1200m</p>	400-1200m
<b>Bus Stop</b>	<p>&lt;400m 400-800m &gt;800m</p>	<400m
<b>Train Station</b>	<p>&lt;400m 400-800m &gt;800m</p>	>800m

Primary School	<400m 400-1200m >1200m	400-1200m
Secondary School	<1600m 1600-3900m >3900m	1600-3900m
Open Space / recreation facilities	<400m 400-800m >800m	>800m
GP / Hospital / Pharmacy	<400m 400-1200m >1200m	400-1200m
Cycle route	<400m 400-800m >800m	<400m
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-1200m >1200m	>1200m

*Other key considerations*

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	None	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	Medium	The site contains a number of trees which could provide habitat for a number of protected species.
Public Right of Way	Yes/No	Yes	
Existing social or community value (provide details)	Yes/No	No	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	No
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	No

### 3.0. Availability

#### Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Promoted through HELAA
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not known
Any other comments?			

## 4.0. Summary

<b>Conclusions</b>	
Please tick a box	
<b>The site is suitable and available for development ('accept')</b>	<b>Yes</b>
<b>This site has minor constraints</b>	<b>Yes</b>
<b>The site has significant constraints</b>	<b>No</b>
<b>The site is unsuitable for development / no evidence of availability ('reject')</b>	<b>No</b>
<b>Potential development capacity (30-40dph)</b>	6-8 dwellings
<b>Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.</b>	<p><b>Amber</b> – the site is adjacent to the existing built up area and is considered to have a low landscape sensitivity to development.</p> <p>The site is well located in terms of access to existing local services and amenities.</p> <p>It is unclear how the site would be accessed, either via a private access to the northeast of the site or through the demolition of the existing residential property.</p> <p>The development of the site would not result in coalescence or would be of scale and nature that would significantly change the size and character of Lingfield. However, if the existing residential property is required to be demolished to achieve access this may unacceptably alter the street scene of Saxbys Lane as it would result in one half of a pair of semi-detached dwellings remaining.</p> <p>The site is suitable, available and achievable for development, subject to the provision of suitable access that does not unacceptably alter the street scene of Saxbys Lane. However, it is not appropriate for allocation in a Neighbourhood Plan due to the current Green Belt policy.</p>



## Site Assessment Proforma

### General information

<b>Site ID</b>	10
<b>Site Name / Address</b>	Land to the west of Roselea
<b>Current use</b>	Residential
<b>Proposed use (in Neighbourhood Plan)</b>	Residential
<b>Gross area (Ha)</b> Total area of the site in hectares	0.1
<b>Submitted sites reference (if applicable)</b>	N/A
<b>HELAA site reference (if applicable)</b>	LIN022
<b>Method of site identification (e.g. proposed by NP group/ HELAA/Call for Sites etc)</b>	HELAA
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)</b>	Landowner



### Context

**Is the site:**

Greenfield: land (farmland, or open space) that has not previously been developed

Brownfield: Previously developed land which is or was occupied by a permanent structure,

**Brownfield and Greenfield**

including the curtilage of the developed land and any associated infrastructure.	
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	2017/930 - Erection of two dwellings: <b>Refused March 2018</b> 2018/2147 - Construction of detached dwelling and garage with car port. Demolition of 2 garages and summerhouse (Resubmission of TA/2017/930): <b>Appeal Dismissed August 2019</b>

## 2. Suitability

<i>Suitability</i>	
<b>Is the site:</b> <ul style="list-style-type: none"> <li>- <b>Within the existing built up area</b></li> <li>- <b>Adjacent to and connected with the existing built up area</b></li> <li>- <b>Outside the existing built up area</b></li> </ul>	<b>Outside the existing built up area</b>
<b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	<b>Yes</b> – access could be achieved via the B2028 Newchapel Road.
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	<b>No</b>

<i>Environmental Considerations</i>		
Questions	Assessment guidelines	Observations and comments
<b>Is the site within or adjacent to the following policy or environmental designations:</b> <ul style="list-style-type: none"> <li>• <b>Green Belt</b></li> <li>• <b>Area of Outstanding Natural Beauty (AONB)</b></li> <li>• <b>National Park</b></li> <li>• <b>European nature site (Special Area of Conservation or Special Protection Area)</b></li> <li>• <b>SSSI Impact Risk Zone</b></li> <li>• <b>Site of Importance for Nature Conservation</b></li> <li>• <b>Site of Geological Importance</b></li> <li>• <b>Flood Zones 2 or 3</b></li> </ul>	<b>Yes</b>  <b>Adjacent/nearby</b>  <b>No</b>	<b>Yes</b> Green Belt
<b>Landscape</b>  <b>Is the site low, medium or high sensitivity in terms of landscape?</b>  Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained	<b>Low sensitivity to development</b> <b>Medium sensitivity to development</b> <b>High sensitivity to development</b>	<b>Low sensitivity to development</b> The site is considered to have a low sensitivity to development as it is a small site immediately adjacent to existing residential properties along Newchapel Road, where the site would be publicly visible.

<p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>		
<p><b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p><b>No loss</b> <b>Some loss</b></p>	<p><b>Some loss</b> Grade 3</p>

### Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p><b>Directly impact and/or mitigation not possible</b> <b>Some impact, and/or mitigation possible</b> <b>Limited or no impact or no requirement for mitigation</b></p>	<p><b>Limited or no impact or no requirement for mitigation</b> Approx. 600m west of the site is a scheduled monument. Approx. 200m north of the site is a Grade II* listed building and a Grade II listed building southwest of the site.</p>

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
<b>Town / local centre / shop</b>	<p>&lt;400m 400-1200m &gt;1200m</p>	400-1200m
<b>Bus Stop</b>	<p>&lt;400m 400-800m &gt;800m</p>	<400m
<b>Train Station</b>	<p>&lt;400m 400-800m &gt;800m</p>	>800m
<b>Primary School</b>	<p>&lt;400m 400-1200m</p>	400-1200m

	>1200m	
Secondary School	<1600m 1600-3900m >3900m	1600-3900m
Open Space / recreation facilities	<400m 400-800m >800m	>800m
GP / Hospital / Pharmacy	<400m 400-1200m >1200m	400-1200m
Cycle route	<400m 400-800m >800m	<400m
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-1200m >1200m	>1200m

*Other key considerations*

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	None	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	Low	
Public Right of Way	Yes/No	No	
Existing social or community value (provide details)	Yes/No	No	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

lines/ pipe lines, or in close proximity to hazardous installations			
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### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	No
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	No

### 3.0. Availability

#### Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Promoted through HELAA
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not known
Any other comments?			

## 4.0. Summary

<b>Conclusions</b>	
Please tick a box	
<b>The site is suitable and available for development ('accept')</b>	<b>Yes</b>
<b>This site has minor constraints</b>	<b>No</b>
<b>The site has significant constraints</b>	<b>No</b>
<b>The site is unsuitable for development / no evidence of availability ('reject')</b>	<b>No</b>
<b>Potential development capacity (30-40dph)</b>	3-4 dwellings
<b>Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.</b>	<p><b>Green</b> – the site is located outside of the built up area but is immediately adjacent to existing residential properties along Newchapel Road.</p> <p>The development of the site would not result in coalescence or would be of scale and nature that would significantly change the size and character of Lingfield.</p> <p>The site is considered to have a low landscape sensitivity to development.</p> <p>Access to the site can be made via Newchapel Road.</p> <p>The site is well located in terms of access to existing local services and amenities.</p> <p>The site is suitable, available and achievable for development. However, it is not appropriate for allocation in a Neighbourhood Plan due to the current Green Belt policy.</p>

## Site Assessment Proforma

### General information

<b>Site ID</b>	12
<b>Site Name / Address</b>	Land at Willow Cottage, Newchapel Road
<b>Current use</b>	Residential
<b>Proposed use (in Neighbourhood Plan)</b>	Residential
<b>Gross area (Ha)</b> Total area of the site in hectares	0.35
<b>Submitted sites reference (if applicable)</b>	N/A
<b>HELAA site reference (if applicable)</b>	LIN011
<b>Method of site identification (e.g. proposed by NP group/ HELAA/Call for Sites etc)</b>	HELAA
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)</b>	Landowner



### Context

**Is the site:**

Greenfield: land (farmland, or open space) that has not previously been developed

Brownfield: Previously developed land which is or was occupied by a permanent structure,

**Greenfield**

including the curtilage of the developed land and any associated infrastructure.	
<p><b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>2002/1953 - Conversion of building to 2-bed dwelling: <b>Approved March 2003</b>  2003/1363 - Conversion of building to 2 bed dwelling: <b>Approved November 2003</b>  2004/1260 - Erection of detached double carport: <b>Approved September 2004</b>  2005/149 - Retention and completion of detached car port with first floor over: <b>Refused March 2005</b>  2006/1732 - Formation of access with associated gates and brick pillars: <b>Withdrawn January 2007</b>  2007/684 - Formation of access with associated gates and brick pillars: <b>Approve June 2007</b>  2009/126 - Erection of single storey extension to south east elevation incorporating dormer window: <b>Refused April 2009</b>  2009/796 - Demolition of attached store. erection of single storey extension to south east elevation incorporating dormer windows: <b>Approve September 2009</b>  2011/867 - Conversion of existing double bay garage/store with bedroom over into habitable accommodation for use as a self-contained annexe: <b>Approved September 2012</b>  2014/1024: <b>no data</b>  2015/526 - Erection of detached carport to east of existing dwelling: <b>Refused May 2015</b>  2016/200 - Erection of detached double car port incorporating side wood store to east of main dwelling: <b>Approved April 2016</b></p>

## 1. Suitability

<i>Suitability</i>	
<p><b>Is the site:</b></p> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<p><b>Adjacent to and connected with the existing built up area</b></p>
<p><b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)</p>	<p><b>Yes</b> – access can be achieved via the private road connecting to Newchapel Road.</p>
<p><b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)</p>	<p><b>No</b></p>

<i>Environmental Considerations</i>		
Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> </ul>	<p><b>Yes</b> <b>Adjacent/nearby</b> <b>No</b></p>	<p><b>Yes</b> Green Belt</p>



<ul style="list-style-type: none"> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>		
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness-without the possibility of mitigation.</p>	<p>Low sensitivity to development Medium sensitivity to development High sensitivity to development</p>	<p><b>Medium sensitivity to development</b></p> <p>The site is considered to have a medium sensitivity to development as the site has limited mature vegetation along its western boundary, where the site could be visible in long distance views. Although it is unlikely that these will be public views. The planting of boundary vegetation as part of any development would assist in screening any proposed built development.</p>
<p><b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No loss Some loss</p>	<p>No loss Grade 3b</p>

*Heritage considerations*

Question	Assessment guidelines	Comments
<p><b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b></p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p> <p>Approx. 600m east is a scheduled monument.</p> <p>Approx. 150m north is a Grade II* listed building.</p>

*Community facilities and services*

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m 400-1200m >1200m	400-1200m
Bus Stop	<400m 400-800m >800m	<400m
Train Station	<400m 400-800m >800m	>800m
Primary School	<400m 400-1200m >1200m	400-1200m
Secondary School	<1600m 1600-3900m >3900m	1600-3900m
Open Space / recreation facilities	<400m 400-800m >800m	400-800m
GP / Hospital / Pharmacy	<400m 400-1200m >1200m	400-1200m
Cycle route	<400m 400-800m >800m	<400m
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-1200m >1200m	>1200m

*Other key considerations*

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	None There are six TPO close to the site boundary.
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Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/Unknown	Low	
Public Right of Way	Yes/No	No	
Existing social or community value (provide details)	Yes/No	No	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

### 3.0. Availability

#### Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Promoted through HELAA, however it was no longer available for consideration through the HELAA process.
Are there any known legal or ownership problems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?			
Is there a known time frame for availability? 0-5 / 6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not known
Any other comments?			

## 4.0. Summary

### Conclusions

Please tick a box

The site is suitable and available for development ('accept')	Yes
This site has minor constraints	Yes
The site has significant constraints	Yes
The site is unsuitable for development / no evidence of availability ('reject')	Yes

Potential development capacity (30-40dph)	11-14 dwellings
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p><b>Amber</b> – the site is adjacent to the existing built up area and is considered to have a medium landscape sensitivity to development. Landscape planting along the western boundary of the site would assist in screening the site in long distance views.</p> <p>The development of the site would not result in coalescence or would be of scale and nature that would significantly change the size and character of Lingfield. Access to the site could be achieved via a private road that connects to Newchapel Road.</p> <p>The site is well located in terms of access to existing local services and amenities.</p> <p>The site is not currently available, but is considered suitable and achievable for development, subject to confirmation that access can be achieved via the private road. However, it is not appropriate for allocation in a Neighbourhood Plan due to the current Green Belt policy.</p>

## Site Assessment Proforma

### General information

<b>Site ID</b>	13
<b>Site Name / Address</b>	Land at Newchapel Road, Lingfield
<b>Current use</b>	Residential
<b>Proposed use (in Neighbourhood Plan)</b>	Residential
<b>Gross area (Ha)</b> Total area of the site in hectares	0.18
<b>Submitted sites reference (if applicable)</b>	N/A
<b>HELAA site reference (if applicable)</b>	LIN013
<b>Method of site identification (e.g. proposed by NP group/ HELAA/Call for Sites etc)</b>	HELAA
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)</b>	Landowner



### Context

**Is the site:**

Greenfield: land (farmland, or open space) that has not previously been developed

Brownfield: Previously developed land which is or was occupied by a permanent structure,

**Greenfield**

including the curtilage of the developed land and any associated infrastructure.	
<p><b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>2002/1953 - Conversion of building to 2-bed dwelling: <b>Approved March 2003</b>  2003/1363 - Conversion of building to 2 bed dwelling: <b>Approved November 2003</b>  2004/1260 - Erection of detached double carport: <b>Approved September 2004</b>  2005/149 - Retention and completion of detached car port with first floor over: <b>Refused March 2005</b>  2006/1732 - Formation of access with associated gates and brick pillars: <b>Withdrawn January 2007</b>  2007/684 - Formation of access with associated gates and brick pillars: <b>Approve June 2007</b>  2009/126 - Erection of single storey extension to south east elevation incorporating dormer window: <b>Refused April 2009</b>  2009/796 - Demolition of attached store. erection of single storey extension to south east elevation incorporating dormer windows: <b>Approve September 2009</b>  2011/867 - Conversion of existing double bay garage/store with bedroom over into habitable accommodation for use as a self-contained annexe: <b>Approved September 2012</b>  2014/1024: <b>no data</b>  2015/526 - Erection of detached carport to east of existing dwelling: <b>Refused May 2015</b>  2016/200 - Erection of detached double car port incorporating side wood store to east of main dwelling: <b>Approved April 2016</b></p>

## 2. Suitability

<i>Suitability</i>	
<p><b>Is the site:</b></p> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<p><b>Adjacent to and connected with the existing built up area</b></p>
<p><b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)</p>	<p><b>Yes</b> – access could be achieved via the B2028 Newchapel Road.</p>
<p><b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)</p>	<p><b>No</b></p>

<i>Environmental Considerations</i>		
Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> </ul>	<p><b>Yes</b> <b>Adjacent/nearby</b> <b>No</b></p>	<p><b>Yes</b> Green Belt</p>

<ul style="list-style-type: none"> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>		
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness-without the possibility of mitigation.</p>	<p>Low sensitivity to development</p> <p>Medium sensitivity to development</p> <p>High sensitivity to development</p>	<p><b>Low sensitivity to development</b></p> <p>The site is considered to have a low sensitivity to development as there is an existing coniferous buffer along the site's western edge which assists in screening the site in long distance views. The site is also immediately adjacent to existing residential development to the north, east and south.</p>
<p><b>Agricultural Land</b></p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No loss</p> <p>Some loss</p>	<p>Some loss</p> <p>Grade 3</p>

### Heritage considerations

Question	Assessment guidelines	Comments
<p><b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b></p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p>Directly impact and/or mitigation not possible</p> <p>Some impact, and/or mitigation possible</p> <p>Limited or no impact or no requirement for mitigation</p>	<p><b>Limited or no impact or no requirement for mitigation</b></p> <p>Approx. 600m west is a scheduled monument.</p> <p>Approx. 100m north is a Grade II* listed building.</p>

*Community facilities and services*

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m 400-1200m >1200m	400-1200m
Bus Stop	<400m 400-800m >800m	<400m
Train Station	<400m 400-800m >800m	>800m
Primary School	<400m 400-1200m >1200m	400-1200m
Secondary School	<1600m 1600-3900m >3900m	1600-3900m
Open Space / recreation facilities	<400m 400-800m >800m	400-800m
GP / Hospital / Pharmacy	<400m 400-1200m >1200m	400-1200m
Cycle route	<400m 400-800m >800m	<400m
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-1200m >1200m	>1200m

*Other key considerations*

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	None
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Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/Unknown	Low	
Public Right of Way	Yes/No	No	
Existing social or community value (provide details)	Yes/No	No	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

### 3.0. Availability

#### Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Promoted through HELAA, however it was no longer available for consideration through the HELAA process.
Are there any known legal or ownership problems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?			
Is there a known time frame for availability? 0-5 / 6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not known
Any other comments?			

## 4.0. Summary

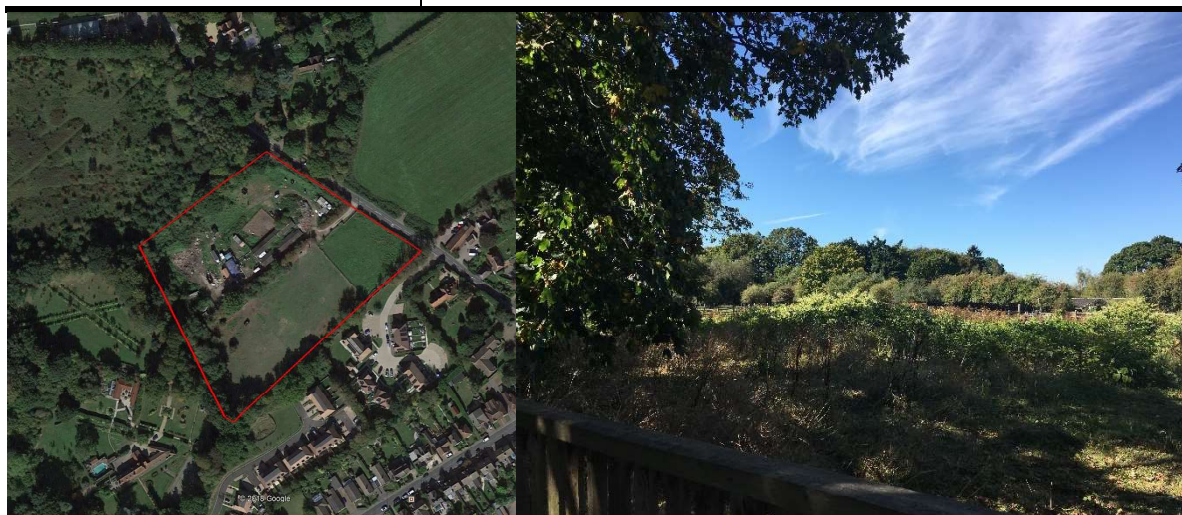
### Conclusions

Please tick a box

The site is suitable and available for development ('accept')	Yes
This site has minor constraints	No
The site has significant constraints	Yes
The site is unsuitable for development / no evidence of availability ('reject')	Yes
Potential development capacity (30-40dph)	6-8 dwellings
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p><b>Amber</b> – the site is adjacent to the existing built up area and is considered to have a low landscape sensitivity to development as a result of existing coniferous planting screening the site and the site's close proximity to existing residential development.</p> <p>The development of the site would not result in coalescence or would be of scale and nature that would significantly change the size and character of Lingfield.</p> <p>Access to the site could be achieved via Newchapel Road.</p> <p>The site is well located in terms of access to existing local services and amenities.</p> <p>The site is suitable, available and achievable for development. However, it is not appropriate for allocation in a Neighbourhood Plan due to the current Green Belt policy.</p>

## Site Assessment Proforma

<i>General information</i>	
<b>Site ID</b>	14
<b>Site Name / Address</b>	Land north of Mount Pleasant Road and West of Godstone Road, Lingfield
<b>Current use</b>	Fields and unauthorised waste site
<b>Proposed use (in Neighbourhood Plan)</b>	Residential
<b>Gross area (Ha)</b> Total area of the site in hectares	2.1
<b>Submitted sites reference (if applicable)</b>	N/A
<b>HELAA site reference (if applicable)</b>	LIN021
<b>Method of site identification (e.g. proposed by NP group/ HELAA/Call for Sites etc)</b>	HELAA
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)</b>	Landowner



<i>Context</i>	
<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed	<b>Greenfield</b>

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	2015/791/EIA - Enforcement Notice relating to land within the Metropolitan green belt involving a material change of use from agriculture involving unauthorised importation, deposit & storage of mixed arboricultural & horticultural waste comprising branches, leaves & cut timber (logs); the unauthorised importation, deposit, storage & disposal of mixed inert & non inert materials & the construction of bunds; the unauthorised importation, deposit, stockpiling & disposal of wood chip materials in bunds & by spreading; the unauthorised importation, deposit & disposal by burning of mixed non inert waste materials (including cardboard, paper, plastic, wood & metal) with the incorporation of the resulting ash into bunds. (Environmental Impact Assessment): <b>Not yet determined</b>

## 1. Suitability

<i>Suitability</i>	
<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Adjacent to and connected with the existing built up area</b>
<b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	<b>Yes</b> – access could be achieved via the B2029 Godstone Road.
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	<b>No</b>

<i>Environmental Considerations</i>		
Questions	Assessment guidelines	Observations and comments
<b>Is the site within or adjacent to the following policy or environmental designations:</b> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<b>Yes</b>  <b>Adjacent/nearby</b>  <b>No</b>	<b>Yes</b> Green Belt

<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness-without the possibility of mitigation.</p>	<p><b>Low sensitivity to development</b></p> <p><b>Medium sensitivity to development</b></p> <p><b>High sensitivity to development</b></p>	<p><b>Low sensitivity to development</b></p> <p>The site is considered to have a low sensitivity to development as the site is well enclosed to the north, south and west by existing mature tree and woodland groups. Views of the site are also partially screened along its eastern boundary with Godstone Road.</p>
<p><b>Agricultural Land</b></p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p><b>No loss</b></p> <p><b>Some loss</b></p>	<p><b>Some loss</b></p> <p>Grade 3</p>

### Heritage considerations

Question	Assessment guidelines	Comments
<p><b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b></p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p><b>Directly impact and/or mitigation not possible</b></p> <p><b>Some impact, and/or mitigation possible</b></p> <p><b>Limited or no impact or no requirement for mitigation</b></p>	<p><b>Some impact, and/or mitigation possible</b></p> <p>Approx. 300m southeast is a scheduled monument.</p> <p>Approx. 10m-15m southeast of the site are two Grade II listed buildings and one Grade II* listed building.</p>

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
<b>Town / local centre / shop</b>	<p>&lt;400m</p> <p>400-1200m</p> <p>&gt;1200m</p>	400-1200m
<b>Bus Stop</b>	<p>&lt;400m</p> <p>400-800m</p>	<400m

	>800m	
Train Station	<400m 400-800m >800m	>800m
Primary School	<400m 400-1200m >1200m	400-1200m
Secondary School	<1600m 1600-3900m >3900m	1600-3900m
Open Space / recreation facilities	<400m 400-800m >800m	400-800m
GP / Hospital / Pharmacy	<400m 400-1200m >1200m	400-1200m
Cycle route	<400m 400-800m >800m	<400m
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-1200m >1200m	>1200m

#### Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	Few There is one TPO within the site boundary. There are two TPO on the site boundary, and two more close to the site boundary.
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/Unknown	Low
Public Right of Way	Yes/No	Yes
Existing social or community value (provide details)	Yes/No	No

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
<b>Ground Contamination (Y/N/Unknown)</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site has been used for the unauthorised burning of waste.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### *Characteristics*

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	No
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	No

## 3.0. Availability

### *Availability*

	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Promoted through HELAA, however it was no longer available for consideration through the HELAA process.
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not known
<b>Any other comments?</b>			

## 4.0. Summary

<b>Conclusions</b>	
Please tick a box	
<b>The site is suitable and available for development ('accept')</b>	<b>Yes</b>
<b>This site has minor constraints</b>	<b>Yes</b>
<b>The site has significant constraints</b>	<b>Yes</b>
<b>The site is unsuitable for development / no evidence of availability ('reject')</b>	<b>Yes</b>
<b>Potential development capacity (30-40dph)</b>	63-84 dwellings
<b>Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.</b>	<p><b>Amber</b> – the site is adjacent to the existing built up area and is considered to have a low landscape sensitivity to development as a result of existing mature planting surrounding the site.</p> <p>The development of the site would not result in coalescence or would be of scale and nature that would significantly change the size and character of Lingfield.</p> <p>Access to the site could be achieved via Godstone Road.</p> <p>The site contains a TPO and a number of additional TPOs are in close proximity to the site. The trees subject to these TPOs will need to be protected as part of any development.</p> <p>The site is well located in terms of access to existing local services and amenities.</p> <p>The site has been used in the past for the unauthorised burning of waste. As such the land could be contaminated. Appropriate ground assessments should be undertaken to determine if the site is contaminated and whether this alters the viability of the site.</p> <p>The site is not currently available, but is considered suitable and achievable for development, subject to the provision of evidence that demonstrates the viability of the site is not compromised by any contamination (if found to be present on site). However, it is not appropriate for allocation in a Neighbourhood Plan due to the current Green Belt policy.</p>



## Site Assessment Proforma

### General information

<b>Site ID</b>	15
<b>Site Name / Address</b>	Land off Newchapel Road, west of racecourse gallops
<b>Current use</b>	Horse paddocks
<b>Proposed use (in Neighbourhood Plan)</b>	Residential
<b>Gross area (Ha)</b> Total area of the site in hectares	6.81
<b>Submitted sites reference (if applicable)</b>	N/A
<b>HELAA site reference (if applicable)</b>	N/A
<b>Method of site identification (e.g. proposed by NP group/ HELAA/Call for Sites etc)</b>	Landowner – call for sites.
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)</b>	Landowner



### Context

**Is the site:**

Greenfield: land (farmland, or open space) that has not previously been developed

Brownfield: Previously developed land which is or was occupied by a permanent structure,

**Greenfield**

including the curtilage of the developed land and any associated infrastructure.	
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	2001/935 - Erection of a detached double garage with machinery store: <b>Refused August 2001</b>

## 1. Suitability

<i>Suitability</i>	
<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Outside the existing built up area</b>
<b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	<b>Yes</b> – no existing access to public highway. Access would only be possible via land in the ownership of the landowner.
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	<b>No</b>

<i>Environmental Considerations</i>		
Questions	Assessment guidelines	Observations and comments
<b>Is the site within or adjacent to the following policy or environmental designations:</b> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<b>Yes</b> <b>Adjacent/nearby</b> <b>No</b>	<b>Yes</b> Green Belt Partially in Flood Zone 2. Adjacent to Flood Zone 3.
<b>Landscape</b>  <b>Is the site low, medium or high sensitivity in terms of landscape?</b>  Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained	<b>Low sensitivity to development</b> <b>Medium sensitivity to development</b> <b>High sensitivity to development</b>	<b>Medium sensitivity to development</b> The site is well screened to the north, east and south by matures trees which would assist in filtering views of the development of the site. The western boundary does not have any vegetation and would be visible from

<p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness-without the possibility of mitigation.</p>		<p>properties along the eastern side of Newchapel Road. However, it would be well screened from public in all views by mature vegetation and existing built development. Screening could be planted to minimise the impact on surrounding properties.</p>
<p><b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p><b>No loss</b> <b>Some loss</b></p>	<p><b>Some loss</b> Grade 3</p>

### Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p><b>Directly impact and/or mitigation not possible</b> <b>Some impact, and/or mitigation possible</b> <b>Limited or no impact or no requirement for mitigation</b></p>	<p><b>Some impact, and/or mitigation possible</b> Two Grade II listed buildings are located immediately to the north of the site.</p>

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
<b>Town / local centre / shop</b>	<p>&lt;400m 400-1200m &gt;1200m</p>	<b>&gt;1200m</b>
<b>Bus Stop</b>	<p>&lt;400m 400-800m &gt;800m</p>	<b>400-800m</b>
<b>Train Station</b>	<p>&lt;400m 400-800m &gt;800m</p>	<b>&gt;800m</b>
<b>Primary School</b>	<p>&lt;400m 400-1200m</p>	<b>&gt;1200m</b>

	>1200m	
Secondary School	<1600m 1600-3900m >3900m	1600-3900m
Open Space / recreation facilities	<400m 400-800m >800m	>800m
GP / Hospital / Pharmacy	<400m 400-1200m >1200m	>1200m
Cycle route	<400m 400-800m >800m	<400m
Footpath	<400m 400-800m >800m	<400m
Key employment site	<400m 400-1200m >1200m	>1200m

#### Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	None	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	Medium	The site contains a number of trees which could provide habitat for a number of protected species.
Public Right of Way	Yes/No	No	
Existing social or community value (provide details)	Yes/No	No	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

lines/ pipe lines, or in close proximity to hazardous installations			
---------------------------------------------------------------------	--	--	--

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	No
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	Yes

### 3.0. Availability

#### Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Promoted by landowner.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not known
Any other comments?			

## 4.0. Summary

<b>Conclusions</b>	
Please tick a box	
<b>The site is suitable and available for development ('accept')</b>	<b>No</b>
<b>This site has minor constraints</b>	<b>Yes</b>
<b>The site has significant constraints</b>	<b>Yes</b>
<b>The site is unsuitable for development / no evidence of availability ('reject')</b>	<b>Yes</b>
<b>Potential development capacity (30-40dph)</b>	205-273 dwellings
<b>Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.</b>	<p><b>Red</b> – the site is not adjacent to the existing built up area and the development would be of a scale and nature that would alter character of the area.</p> <p>The site does not have an existing access to the public highway, this would need to be provided through the landowner's property to the north of the site.</p> <p>The site is not in close proximity to local amenities or services and would result in an unsustainable form of development.</p> <p>Two listed buildings are located to the north of the site; however mitigation would be possible, through sensitive design and screening.</p> <p>The site is not considered suitable for allocation as a result of the site's distance from the built-up area, its scale and nature and its distance from local amenities and services.</p>

# Appendix B Figures

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**LEGEND**

- Lingfield Parish Boundary
- Site for Assessment

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Purpose of Issue  
DRAFT

Client  
LINGFIELD PARISH COUNCIL

Project Title  
SITES FOR ASSESSMENT

Drawing Title  
SITES FOR ASSESSMENT

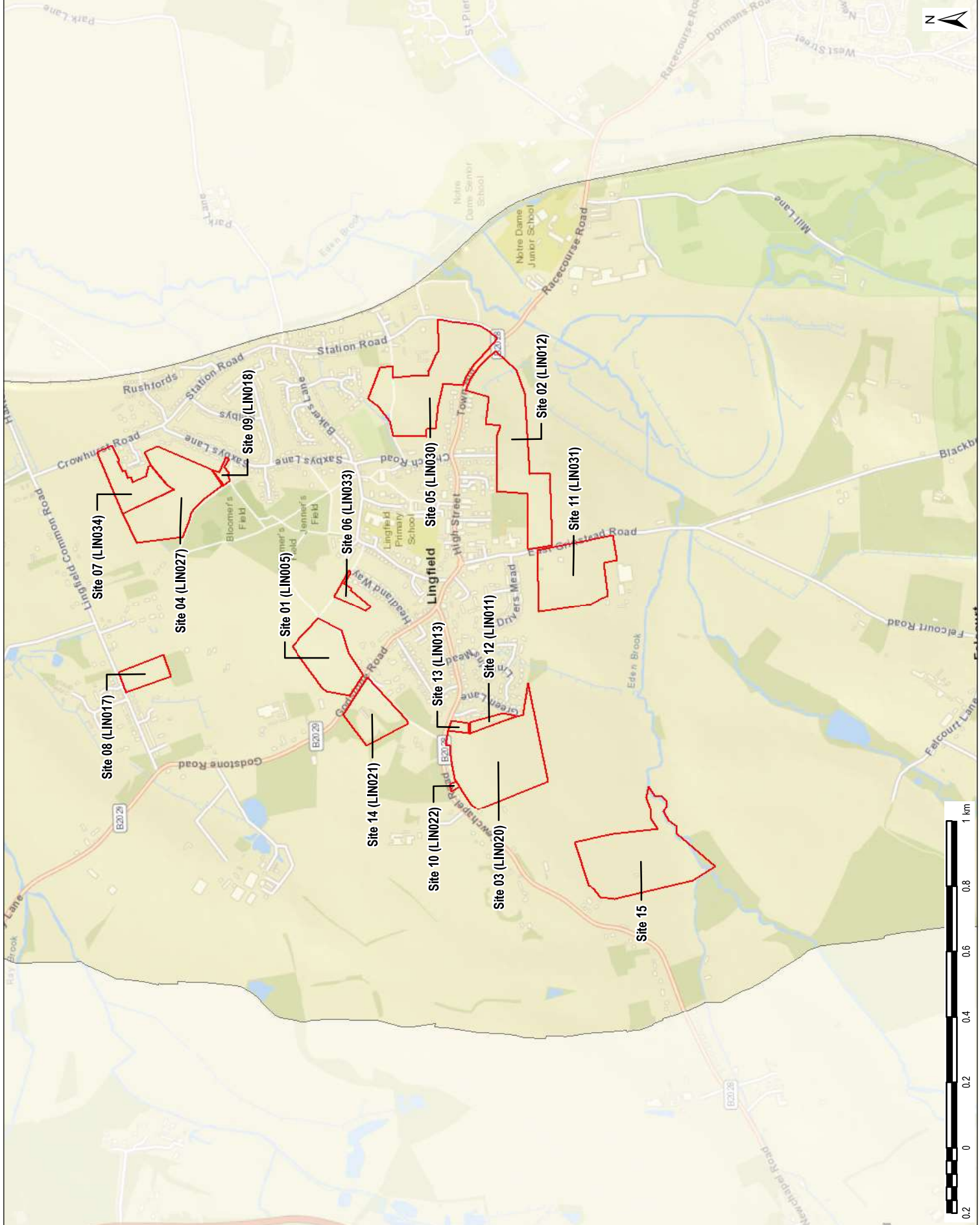
Drawn	Checked	Approved	Date
LL	AD	JH	04/12/2019

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**LEGEND**

-  Lingfield Parish Boundary
- Assessed Site Rating**
-  Green
-  Amber
-  Red

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Purpose of Issue  
**DRAFT**

Client  
**LINGFIELD PARISH COUNCIL**

Project title  
**SITES FOR ASSESSMENT**

Drawing title  
**RATINGS OF ASSESSED SITES**

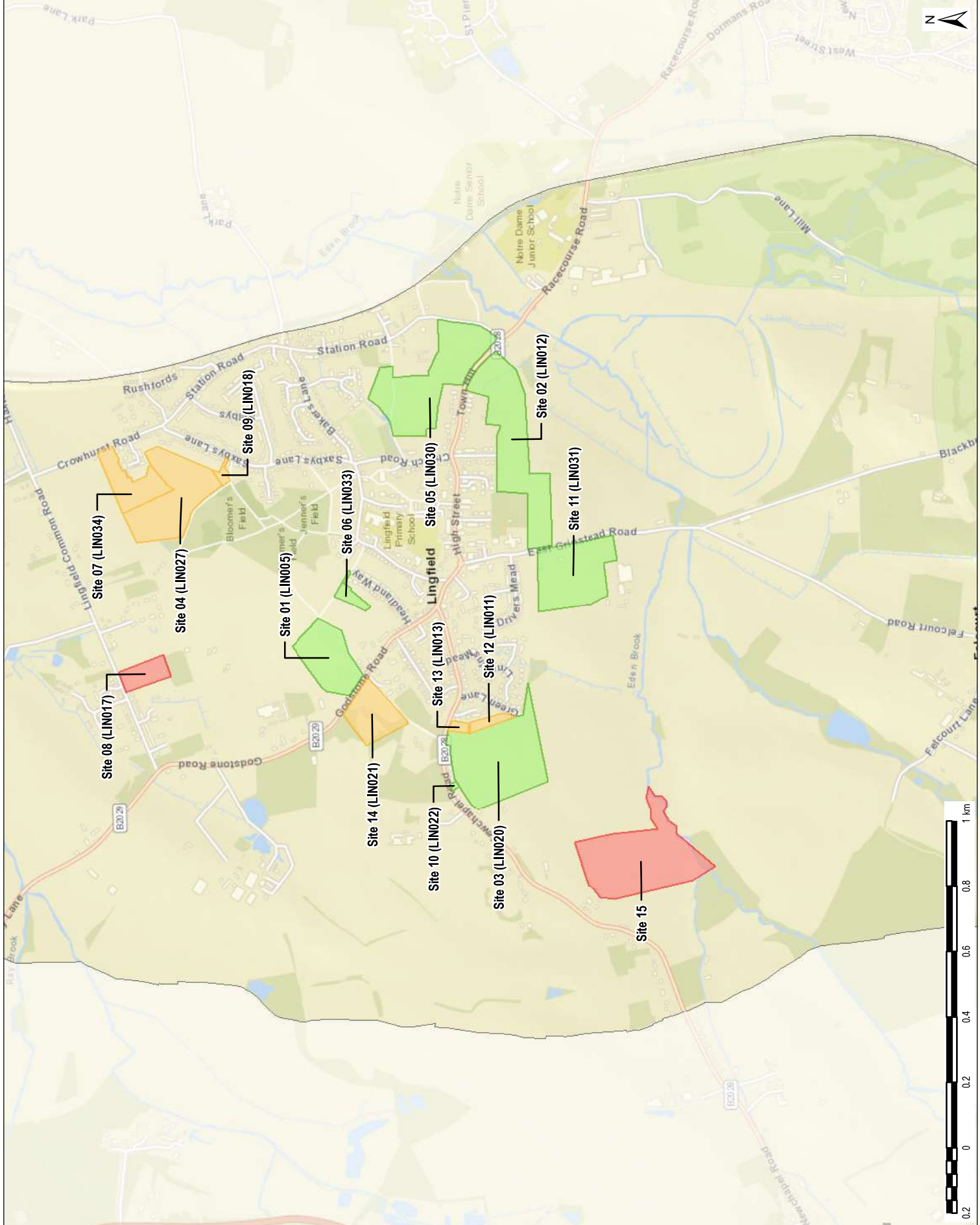
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**LEGEND**

- Proposed Local Green Space
- Lingfield Parish Boundary

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Client  
**LINGFIELD PARISH COUNCIL**

Project Title  
**SITES FOR ASSESSMENT**

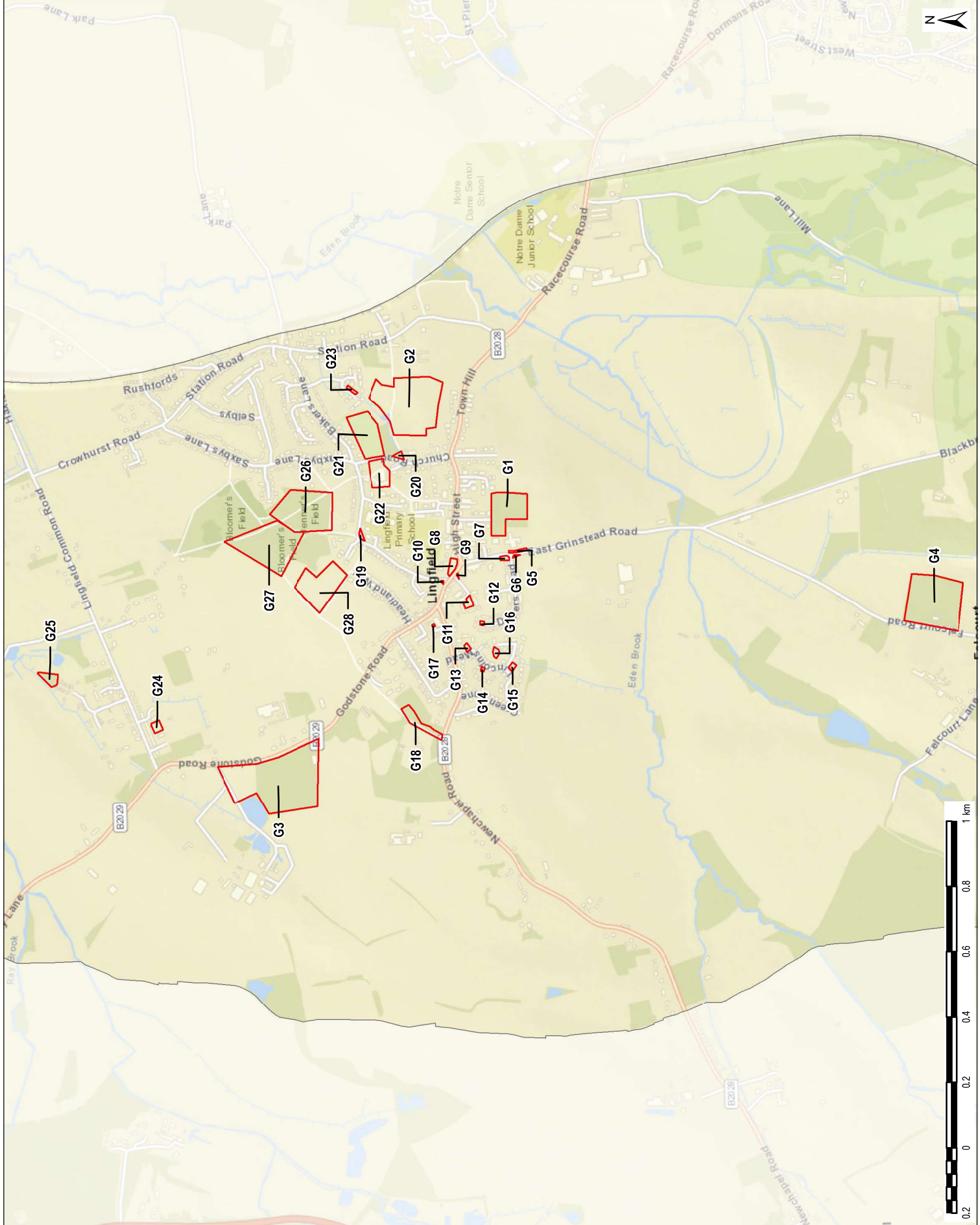
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**PROPOSED LOCAL GREEN SPACE LOCATION**

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<b>FIGURE 6-1</b>	<b>1</b>



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### LEGEND

Lingfield Parish Boundary

### Proposed Local Green Space Rating

Green

Red

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Purpose of Issue

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LINGFIELD PARISH COUNCIL

Project title

SITES FOR ASSESSMENT

Drawing title

PROPOSED LOCAL GREEN SPACE RATING

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FIGURE 6-2

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