

Star Fields Action Group: evidence to Appeal reference
3319149, Land at the Old Cottage, Station Road, Lingfield
RH7 6PG. Synopsis.

1. Lingfield is a semi-rural settlement whose character is determined in large part by the green areas that extend into the centre of the village. Star Fields is a key site for maintaining this character, being both Green Belt land and largely in the Conservation Area. Were development to take place on Star Fields, it would begin the process of turning Lingfield into a dense, urban settlement.

2. The Star Fields site was included in the draft Tandridge Local Plan 2033 without proper consultation with people in Lingfield. There is overwhelming opposition to development of Star Fields. Had there been proper consultation, the site would not have been included in the draft Plan.

3. When people have been consulted about future development in Lingfield, they have made clear their opposition to the Star Fields site. They have indicated, through the Neighbourhood Plan consultation, that they recognise the need for provision for future housing; that they oppose development on Star Fields; and that suitable sites other than Star Fields exist.

4. Star Fields is the setting for an important group of Grade I and Grade II* listed buildings. These buildings surround the site and the views of them are of great value to local people. The buildings have a connected history that is demonstrated by their setting close to Star Fields.

5. Were development to be permitted on the site, the setting and the views of the buildings would be destroyed, doing permanent, irretrievable harm to the heritage of Lingfield. The damage to the heritage sites is not capable of meaningful mitigation and is not justified by the provision of housing that can be supplied elsewhere in Lingfield.

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May 2023