

# Lingfield Neighbourhood Plan

2014 – 2033

## Regulation 14 Draft Submission



Prepared by the Lingfield Neighbourhood Plan Working Group  
On behalf of Lingfield Parish Council



# Contents

	<i>page</i>
<b>Foreword</b>	
<b>1. The Parish of Lingfield</b>	<b>5</b>
<b>2. The Neighbourhood Plan Process</b>	<b>11</b>
a. Designation	
b. Planning Policy Context	
i. The National Context	
ii. The District Context	
c. The Emerging Tandridge Local Plan	
d. Plan Period, Monitoring and Review	
e. NP Structure	
f. Community Engagement	
g. Engagement with Statutory Bodies	
h. Evidence Base	
<b>3. Vision and Objectives</b>	<b>18</b>
a. Vision	
b. Objective	
<b>4. Character and Heritage Policies</b>	<b>22</b>
a. Managing High Quality Housing	
b. Managing Development in the Conservation Area	
c. Managing development of Lingfield's Heritage Assets	
d. Conservation Area Appraisal	
<b>5. Environment and Climate Change Policies</b>	<b>29</b>
a. Managing Flood Risk	
b. Local Green Spaces	
c. Veteran trees and Hedges	
d. Green Corridors	
e. Greening Our Streets	
f. Avoiding Overheating Our Buildings	
g. Improving Energy Efficiency in Historic and Traditional Buildings	

<b>6. Infrastructure and Development Policies</b>	39
a. Improve Capacity of Doctors' Surgery	
b. Improve Capacity of Local Schools	
c. Assets of Community Value	
d. Improve Pedestrian and Cycle Access and Promote Their Use	
e. Improve Pedestrian Safety	
<b>7. Local Economy Policies</b>	44
a. Shop Fronts	
b. Change of Use of Buildings with a Commercial Frontage	
c. Gun Pit Road Car Park	
d. Street Furniture	
e. Fibre Broadband Availability	
<b>8. Housing Delivery and Sites Policies</b>	49
f. Lingfield House East Grinstead Road	
g. Garth Farm Godstone Road	
h. Land Southwest of Lingfield Newchapel Road	
i. Pitts Barn Newchapel Road	
j. Star Fields	
<b>Appendices List</b>	69

## Foreword

In May 2014, Lingfield Parish Council agreed to commission a Neighbourhood Plan for the parish. We are delighted to be able to present this preliminary version of the Plan. We intend to submit it to the formal assessment process that will allow it to steer future development in Lingfield.

Neighbourhood Plans were introduced to give communities the opportunity to influence the type, volume, and location of development in their areas. Like many other communities, Lingfield is aware of the pressure to increase housing provision and of developers seeking to respond to it. Our approach has been not to refuse development – we recognise the need for it – but to seek to ensure that it takes place in locations that are acceptable to the community and that reflect the housing needs in our community.

Lingfield is a village that has managed to retain a rural feel as it has grown. One of the key considerations in looking at future development will be protecting and preserving that rural character. Lingfield has been fortunate to retain green areas close to the centre of the village and we believe it is essential to retain them.

We have consulted local people and businesses while developing this Plan and have tried to take their views into account. In addition to the focus on retaining the character of the village, people have expressed great concern about the ability of local infrastructure – notably the surgery and the primary school - to absorb a larger population. Whilst the Plan cannot address these issues directly, we recognise and accept them. Our surgery is already under great pressure and an increase in the older population will add to that. We wish to see plans for increasing the provision of medical services in Lingfield and believe that any new development should contribute to that.

The Plan identifies four significant sites that provide the opportunity for suitable amounts and types of housing development, whilst not posing an unacceptable threat to the character of our village. We recognise that not everybody will agree with our assessment, but we believe we have struck the right balance in identifying the sites. We have also identified one site, Star Fields, for which there is a proposal for development that we believe is completely inappropriate.

We are grateful to everyone who has contributed to the preparation of this Plan. It gives local people control over how Lingfield should develop over the next 10-15 years and offers a realistic and sustainable way forward.

## 1. The Parish of Lingfield

Lingfield is a relatively small parish (area 8.76 km<sup>2</sup>) in the south-east corner of Surrey, with a population of 4500, in 1800 households. It is essentially a semi-rural community with many of the residents working outside the parish and a high proportion of those using the rail connections to commute to London. There are two larger settlements nearby: Crawley 7 miles to the southwest and East Grinstead 3 miles to the south. Gatwick airport is 7 miles to the west of Lingfield.



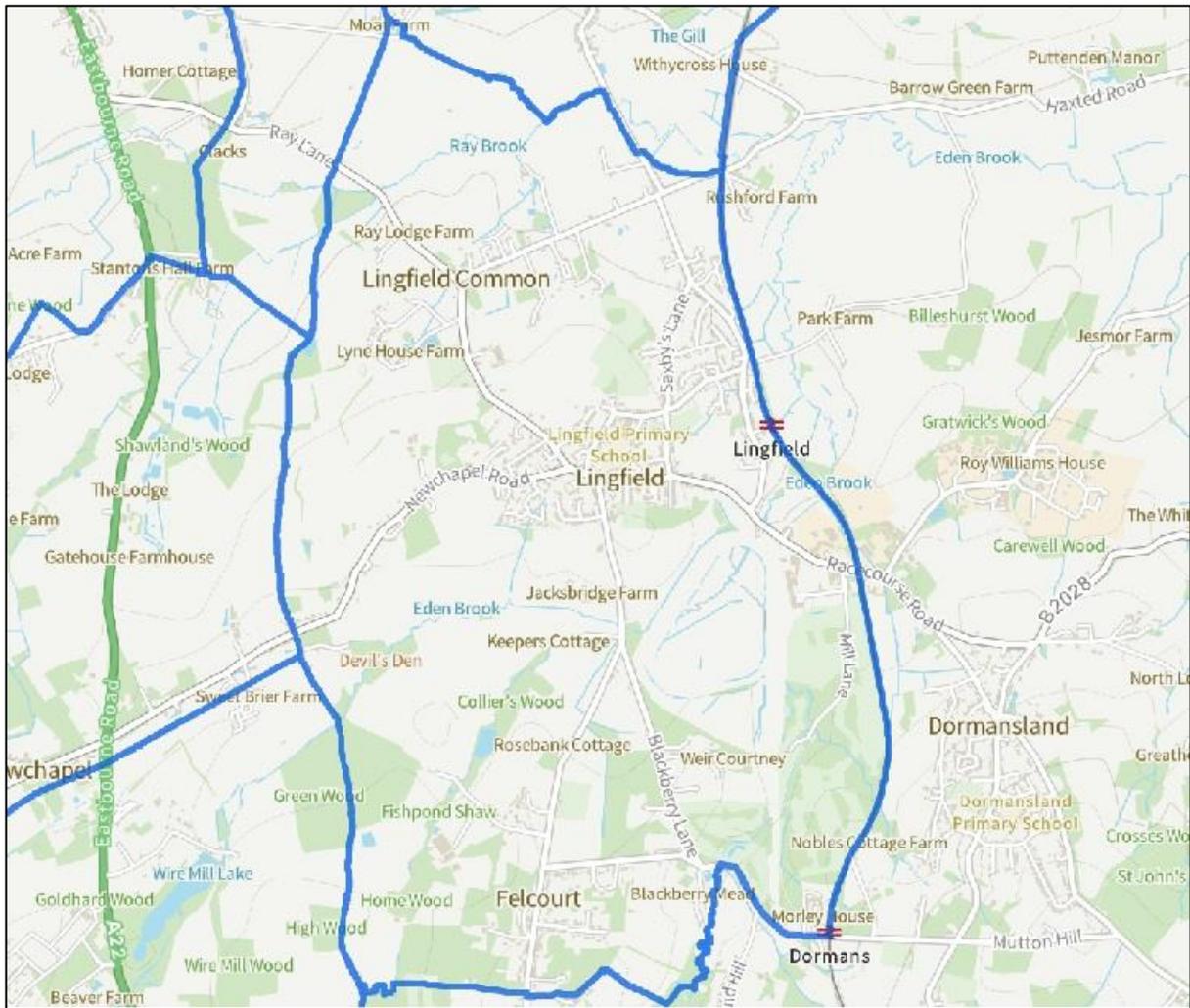
***Lingfield Station with trains to London and East Grinstead***

Despite its size, Lingfield retains a strong village feeling, which is important for the people living here. It has a strong historical heritage, with a large number of listed buildings and an important conservation area. The racecourse regularly brings people into the village and provides some (mainly temporary) employment. Lingfield College is an independent school that is significant in attracting people to move to Lingfield. There are several small and medium businesses in the area but no major employers in the parish.

The eastern boundary of the parish (Map 1) is defined by the railway line that separates it from its neighbouring parish of Dormansland. To the south, the parish boundary nears the edge of East Grinstead, running along the southern edge of Felcourt to Dormans station.

The northern and western boundaries are characterised by a landscape of fields, with well-established hedge lines and tree belts interspersed with small groups of dwellings and agricultural buildings. Lingfield racecourse on the southern side of the village is significant for the land it occupies, as well as its commercial activity and the visitors it attracts.

The built-up area of Lingfield itself is designated as a 'Larger Rural Settlement', a designation supported very strongly by the residents. Most of the Green Belt land is open fields with some scattered houses with two areas of greater housing concentration: Felcourt to the south and along Lingfield Common Road to the north. Both areas are separated from the main village by fields, as is the village of Dormansland to the east. There is a local nature reserve, which provides open space for walking and recreation and there are two sports fields in, or near, the built-up area. The village is on the top of a low hill with views towards the North Downs, allowing it to be seen from a distance.



**Map 1- OS Map of Lingfield Parish**

Lingfield is almost completely surrounded by land subject to flooding, from the Ray Brook to the north and the Eden Brook to the east and south, so that during extreme events it can be completely cut off.

## ***Village Structure***

Three distinct settlements make up the parish. The main body of the village itself includes the local amenities, with Lingfield Common 500m to 600m to the north and Felcourt approximately 1 mile to the south.

Despite the physical separation between these three settlements, there is a strong shared sense of one village and one community.

There are other establishments which are relevant to the parish:

- The College of St Barnabas, a residential community of retired Anglican clergy which is next to Dormans Station.
- Lingfield College (formerly Notre Dame), an independent school that straddles the eastern parish boundary.
- Young Epilepsy, a charitable trust that includes St Piers school and college and is in the parish of Dormansland but adjacent to the eastern parish boundary and is the largest employer in Tandridge.

## ***Infrastructure***

The rail service from Lingfield (London – East Grinstead line) is a significant part of the village's attraction for commuters and for visitors to the racecourse.

The A22 is the main north south road which runs to the west of Lingfield. Traffic congestion is a major concern to residents, as drivers use routes through the village to and from East Grinstead, Edenbridge and Gatwick Airport, in part to avoid congestion in other areas.



***Lingfield High Street***

Lingfield provides services to a wide area beyond the parish boundary, with the catchment area of the schools and doctors' surgery extending beyond the county boundaries. Local housebuilding during the latter part of the 20<sup>th</sup> century was not matched by an increase in the capacity of the local infrastructure to support it. The doctors' surgery is operating above capacity and the primary school has faced similar pressure.

There are two independent schools in the area: one is a large private school (4–18) and the other a specialist school for young people with epilepsy and special educational needs. There are also several pre-school and day nurseries for younger children.

### ***Landscape and Setting***

Landscape plays a significant role in the setting and character of the village. The undulating local topography gives rise to the rural feel of the village and helps create views north, to the Surrey Hills and south, to the High Weald.

There are a number of watercourses and water bodies in the parish which contribute to its landscape character and biodiversity.

The majority of the established woodland areas are located in south of the parish.

The parish has a well-established and well used network of footpaths that are valued by the community and provide links between Lingfield Common, the village centre and the station.

Within this landscape framework there are three spaces that are significant to the relationships between the principal settlement areas of the parish:

- The space between Lingfield and Lingfield Common - this area has recreational uses and is of ecological value. It has a concentration of well used footpaths and attractive views towards the Surrey hills.



***View from Jenners out to North Downs***

- The east of the church, including the cemetery and the area known locally as Star Fields is an important part of the historic core of the village. It provides the setting for a number of listed buildings including the church and New Place, as well as the attractive Victorian development along Town Hill and has a key role in defining the identity of the village. Its undeveloped character, largely undisturbed by roads and traffic and its proximity to the centre of the village, helps establish the rural feel and protects the setting of the significant heritage assets that define the village core.



***Lingfield Old Town from Church***

- The approach to Lingfield from Felcourt in the south, which wraps around the south-western edge of the parish, provides open views and contributes to the setting of the historic core.

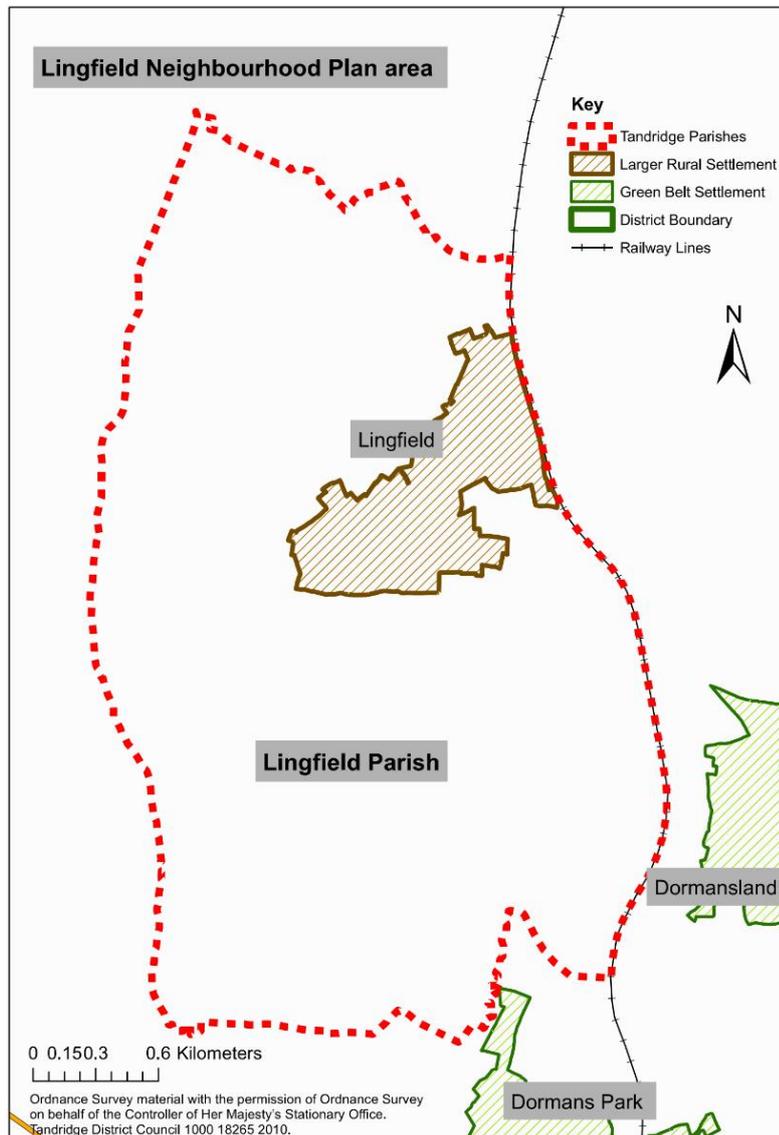


***General view of Felcourt looking north towards Lingfield***

## 2. The Neighbourhood Plan Process

### a Designation

Lingfield Parish Council has prepared a Neighbourhood Plan for the parish area, which was designated by the local planning authority, Tandridge District Council, on 18 June 2014. The designated area is shown in Map 2 below as submitted to Tandridge District Council. This Plan has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012, and the Localism Act 2011.



**Map 2-Lingfield Neighbourhood Plan Area**

Neighbourhood Plans provide local communities, like Lingfield, the chance to 'plan positively' to shape the future of development of their area. A statutorily 'Made' Neighbourhood Plan, approved by referendum, will become part of the

Development Plan for the Tandridge District and will carry significant weight in determining how planning applications are decided.

Neighbourhood Plans can only contain policies that are relevant to land use planning. This often means that there are other important issues of interest to the local community, such as infrastructure, which cannot be addressed directly in a Neighbourhood Plan.

Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood Plans must meet the 'basic conditions' set out in the relevant Town and Country Planning legislation. [ref paragraph 8(2) of Schedule 48 to the Town and Country Planning Act 1990 as applied to Neighbourhood Plans by Section 38A of the Planning and Compulsory Purchase Act 2004 (Acts as amended)] and therefore must:

- have regard to national policies and advice contained in guidance issued by the Secretary of State
- contribute to the achievement of sustainable development
- be in general conformity with the strategic policies contained in the development plan for the area of the authority

In addition, a Neighbourhood Plan must show that local people and other relevant organisations have been consulted whilst it was being made and that the Neighbourhood Planning (General) Regulations 2012 have been followed.

## **b. Planning Context**

### **i. The National Context**

The National Planning Policy Framework (NPPF) first published in April 2012 and most recently updated in July 2021, contains guidance on the role a Neighbourhood Plan has in planning all development within its designated area and its relationship with the current Local Plan for the District. (Tandridge Local Plan TLP)

This Neighbourhood Plan will be prepared in conformity with the provisions of the 2021 NPPF and will draw on several key policy principles that are especially relevant to the Lingfield Neighbourhood Plan (LNP), including the following paragraphs:

- Provide opportunities to bring forward allocations of small and medium sized sites for housing (70)
- Offer potential sites for entry level housing (72)
- Promote sustainable development which will enhance or maintain the vitality of Lingfield (79)
- Support a prosperous local economy (84a, b, c & d)
- Promote healthy and safe communities (92a, b & c; 93a, b, c, d & e)
- Provide opportunities to enhance public rights of way and access (100)
- Designation of Local Green Spaces (101)

- Provide area-based assessments (character & design guides) to help ensure the land in Lingfield is used efficiently whilst creating beautiful and sustainable places (125)
- Achieve well designed places (126, 127, 129 & 130)
- Increase appropriate tree planting (131)
- Protect Green Belt land (137)
- Meet the challenges of climate change (154, 155, 156, 161b & c, 167c,
- Enhance the natural and local environment (174a, d & f)
- Protect and enhance biodiversity (179a & b)
- Sustain and enhance heritage assets (197 a, b &c) appendix]

The LNP has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended) and the Localism Act 2011. The Plan once made, will be a neighbourhood development plan, as in the Planning and Compulsory Purchase Act 2004.

## **ii. The District Context**

Tandridge District Council is in the process of renewing its Local Plan, currently in the examination stage with the Planning Inspectorate (June 2022). It has not been adopted by the council; therefore, the current Local Plan is contained within the Tandridge District (Local Plan Part 1) Core Strategy (2008) and the Tandridge District (Local Plan Part 2) Detailed Policies (2014).

### **The Core Strategy 2008**

Whilst the Core Strategy pre-dates the NPPF, there are key policies within it that are still relevant and those pertinent to the LNP are as follows:

- CSP 1 Location of Development
- CSP 2 Housing Provision
- CSP4 Affordable Housing
- CSP 7 Housing Balance
- CSP 8 Extra Care Housing
- CSP 11 Infrastructure and Services
- CSP11 Infrastructure and Services
- CSP12 Managing Travel Demand
- CSP13 Community Sport and Recreation Facilities and Services
- CSP 15 Environmental Quality
- CSP 17 Biodiversity
- CSP 18 Character and Design
- CSP 21 Landscape and Countryside

### **Local Plan (Part 2) Detailed Policies (2014)**

The Local Plan Part 2 was adopted in July 2014. It sets out the development management policies for the district. The Neighbourhood Plan should be in general conformity with the strategic policies of the Core Strategy; however, its policies can replace, or take precedence over, the Local Plan Part 2 policies if they are in conformity with the NPPF.

Several policies are specifically significant to the Parish:

- DP1 Sustainable Development
- DP3 Local Centres
- DP5 Highway Safety and Design
- DP7 General Policy for New Development
- DP8 Residential Garden Land Development
- DP9: Gates, Fences, Walls and Other Means of Enclosure
- DP10 Green Belt
- DP11 Development in Larger Rural Settlements
- DP13 Buildings in the Green Belt
- DP19 Biodiversity, Geological Conservation and Green Infrastructure
- DP20 Heritage Assets
- DP21 Sustainable Water Management

### **c. The Emerging Local Plan**

The TLP (Our Local Plan) 2033, was started in 2013. It was submitted to the Planning Inspectorate on 18 January 2019 and an examination in public was concluded on 28 November 2019. The Inspector's preliminary findings were published on 11 December 2020 but his final conclusions are yet to be received.

The TLP has still to incorporate Examiner directed modifications, be open to public consultation and undergo further examination before it will be ready to be considered for adoption. In recognition of these further delays, the LNP will ensure it continues to be in general conformity with the emerging and subsequent final Local Plan.

### **d. The LNP Period Monitoring and Review**

Although the Lingfield Neighbourhood Plan Area was designated in 2014 and work on identifying the issues and collecting the evidence started in that year, the interruptions to the progress of the plan, including the pandemic, have delayed the completion of the Regulation 14 Draft until 2023. A reasonable period for the implementation of the plan, including a full review after 5 years, justifies a longer duration period to 2033, to allow for the delivery of the objectives. If the emerging Tandridge Local Plan (Our Local Plan 2033) is adopted and encompasses significant changes, it may be necessary to undertake an additional policy review to ensure the LNP policies are in general conformity with it.

### **e. The Neighbourhood Plan Structure**

The Parish Council supports the production of a Neighbourhood Plan through a Steering Group that has worked within an agreed set of Terms of Reference and Constitution. The inaugural meeting of the Steering Group was held on 6 September 2014. The programme of work followed the Locality "Roadmap" and the guidance published by Locality and My Community.

## **f. Community Engagement**

The Steering Group took the following steps to engage with the community:

- Public meetings with opportunities for feedback
- Public meetings specific to Star Fields
- Information sharing via local media and social media
- Information collecting exercises through surveys
- Website and emailed newsletters
- Advertising using local social and printed media, leaflets, and banners
- Formal feedback to and engagement with Lingfield Parish Council and the Tandridge District Council through their planning policy team.

The evidence and information collected in the surveys and on the public engagement sessions have been used to identify key issues, as perceived by the residents and businesses. The Neighbourhood Plan seeks to address these issues through its objectives and policies. This evidence is included in the appendices and on the LNP website and is referred to, where appropriate.

The key engagement events are shown in the table below (full details in appendices.)

<b>Key Dates</b>	<b>Community Engagement</b>	<b>Key Outcomes</b>
14 April 2014	LPC Annual Assembly Neighbourhood Planning	Guest Speaker from Action in Rural Sussex LPC confirms through vote of residents present, that it intends to undertake a NP
18 June 2014	Lingfield Parish Area Designated as LNP	Published on TDC Website
6 September 2014	Inaugural Steering Group Meeting	Public meeting outlining process and adoption of Steering Group members
November 2014	Community Survey	Delivered to every household in parish, to establish key issues and aspirations
26 January 2015	Open Day	Engagement to share results of Community Survey and collect feedback
June 2015	Housing Needs Assessment	Surrey Community Action completes standardised housing needs survey
July 2015	Business Survey	Establish key issues for businesses
August – October 2015	Photography Competition	Competition focus – views, buildings, places, etc, liked by residents
October 2015	Lingfield Primary School Survey	Created and undertaken by the students to establish their key issues
29 May - 5 June 2016	RH7 Group Exhibition on Neighbourhood Planning Past present and Future	Engagement with wider contribution including from RH7 History Group and Lingfield Primary School – Visions of Future Lingfield
26 November 2016	Open Day	Engagement highlighting the sites in the TDC Local Plan Consultation on Sites
26 July 2018	Public Meeting in Church	LNP Meeting - Role of the NP and initial response to allocation of Star Fields in Local Plan
5 September 2018	Public Meeting in Church	LNP substantive community response to allocation of Star Fields
18 June 2022	Open Day	Soft Launch of Draft Reg 14 Plan & key supporting documents, engagement and collect feedback

**Table 1-Summary of Key Community Engagement Activities**

## **g. Engagement with Local Statutory Bodies**

### **Lingfield Parish Council**

Formal feedback to and engagement with Lingfield Parish Council has been ongoing throughout the process. It is included as a fixed agenda item in the Parish Council meetings.

### **Tandridge District Council**

With the need to ensure that the LNP was in conformity with the TLP, early and productive engagement with the Strategic Planning Department at the Council took place. The production of the emerging TLP (2013 – 2033) was delayed,

pending the completion of the formal examination and this delayed the work on the Lingfield Neighbourhood Plan (LNP). Our understanding in 2015 was that our NP needed to conform precisely with the emerging TLP. We were later advised (2022) that our Plan need only be in **general** conformity with the existing TLP and that there was no obstacle to our proceeding with it.

## h. Evidence Base

The evidence and information collected in the surveys and on the public engagement sessions has been used to identify key issues, as perceived by the residents and businesses. Further information was collated with the help of Topic Groups, from a wide variety of sources, including the following:

- Data from the Office of National Statistics and Nomis
- Data from Tandridge District Council
- Interviews with, and information from, local businesses, service providers, The Environment Agency, Natural England and other statutory bodies
- A housing needs assessment was undertaken by Surrey Community Action
- Planning consultants provided a Visioning Exercise and advice
- Technical support was provided through Locality by AECOM

Interrogation of the results of the engagement and the information assembled by the Steering and Topic Groups, have informed the LNP and the justification for the policies we have written. The evidence is summarised in the appendices attached to this document and, in full, on the LNP website at [www.lingfield.info](http://www.lingfield.info).

**Hot topics include surgery and facilities for youngsters**

MORE than 170 people turned out for a meeting to discuss the future of Lingfield's Neighbourhood Plan. The open day was held on Saturday, January 17, at the Lingfield & Dormansland Community Centre, pictured, where the need for a larger surgery and more facilities for young people were the hot topics of conversation.

The meeting was held by the Lingfield Neighbourhood Plan Steering Group to feedback results of a questionnaire on the future of the village. Concerns over traffic and housing also emerged as some of the top priorities for residents.

Resident Sandra Silvester said at the meeting that she was concerned that more development on the Green Belt would destroy the character of the village, while others shared concerns over whether the village had the infrastructure in place to cope with more housing. More facilities for young people such as drop in-centres for youngsters, a splash area and a cafe in the park, and more activities for teenagers were among the suggestions. Villagers also said they were looking forward to the new Farmers Market as a way to encourage more people to shop locally.

### 3. Vision and Objectives

#### a. Vision

This Neighbourhood Plan reflects the desire of our community for future development in Lingfield that, as far as possible, meets the needs and aspirations of those who live and work here. The community accepts the need for housing development, as the population expands, but wishes to see this take place in a way that does not destroy the character of our village.

People in Lingfield are aware of proposals for development in and around the village that, if not carefully planned and controlled, could lead to substantial permanent damage to the area's historic features and its semi-rural character. The desire in the community is not to prevent development, but to ensure that it takes place in a way that enhances our village, rather than damaging it. Development in the wrong areas would harm its character and development without the necessary improvements to local infrastructure (schooling and medical and transport) would lead to unacceptable local pressures.

Our aim is to avoid overwhelming and unsympathetic development and to ensure that any development contributes positively to the community and reflects the key concerns and issues brought to us by the community.

#### **Our Vision for Lingfield**

**Over the next two decades we want to see our semi-rural village, with its strong sense of community and historic character, developed in a sensitive way that matches the needs of the 21st century. This means development that satisfies local housing needs, whilst preserving our green spaces, the Old Town and historic centre, and open countryside.**

**It means aligning progress with provision for schooling, health, transport and other needs of our diverse and growing population. We want Lingfield to be a place that develops in a balanced way and to create a harmonious community.**

#### b. Objectives

##### **1. Retain the village atmosphere, appearance, and setting**

Despite its size, Lingfield retains a strong village feel, which is important for the people living here. It has a strong historic heritage, with much of the central area being designated as Conservation Areas, with many listed buildings throughout the village. The preservation of the Conservation Area is a key element in maintaining the character of the village as is its connectivity to the surrounding countryside.

## **2. Manage development to minimise impact while providing for local needs**

The setting of the village means that the current level of development has limited visual impact on the surrounding countryside. It will be essential to maintain this. In particular, the prominence of the village church and the views of it should be preserved.



***View from Dormansland showing the Lingfield Church spire and rooflines of the village houses is in line with tree canopy height.***

Future housing provision in Lingfield will need to cater for a range of different needs – affordable housing, rental as well as freehold accommodation, housing for growing families and accommodation for older people.

Our goal is for a development plan that addresses all these needs.

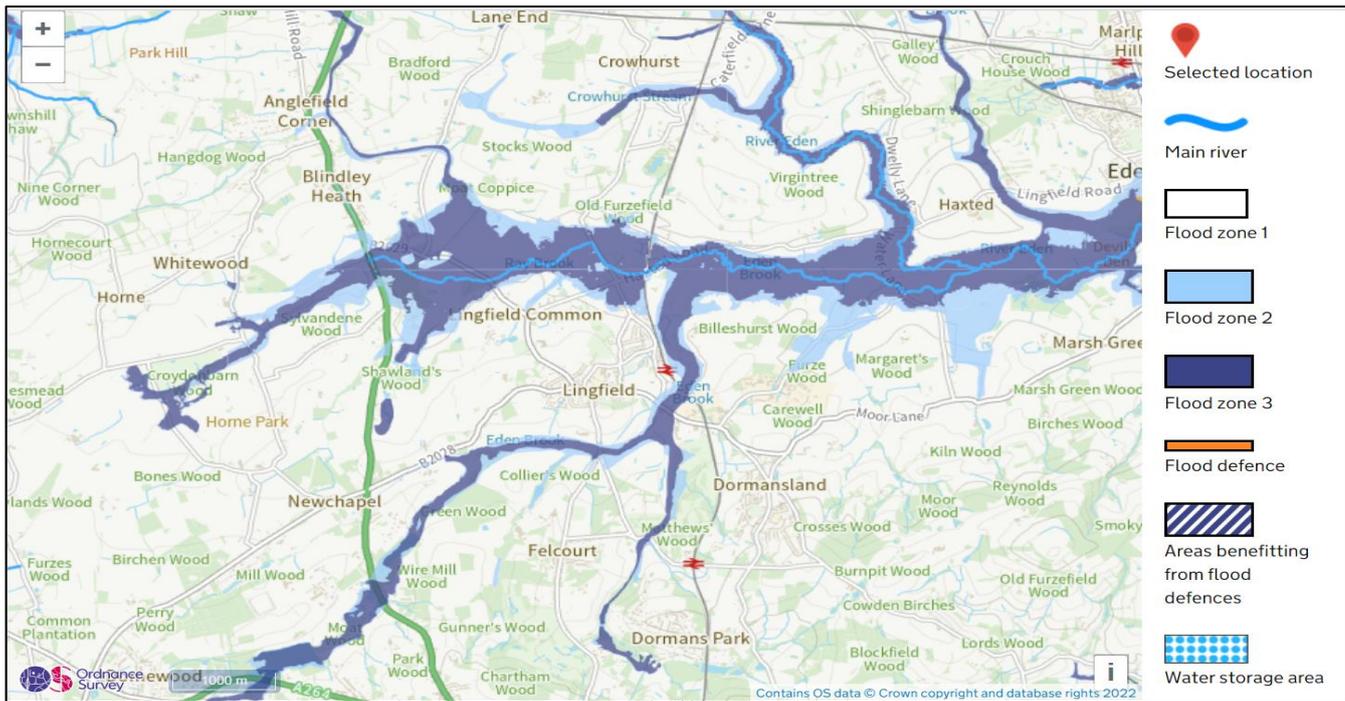
## **3. Support local businesses while retaining the character of village centre**

We welcome the establishment of a variety of businesses in the centre of the village. Variety provides some protection from sudden decline, as markets change. That said, we recognise the commercial reality of businesses responding to consumer demand. We encourage the provision of commercial units in the centre of Lingfield to attract more people to use it and other local facilities. We encourage enhancement of the centre to retain attractive building facades, through local heritage asset designation and we support initiatives to add features, such as benches and planters, within public access areas.

Restrictions to prevent replacement of retail units with residential land use will be preferred to setting a fixed proportion of the frontage for retail use only (Class A1).

## **4. Plan for climate change and enhancement of the local environment**

Parts of Lingfield continue to be at risk from flooding, both from existing water courses and, increasingly, from excess surface water rapidly flowing off impermeable surfaces. This risk can be increased by development of land that would otherwise have absorbed water. This risk needs to be considered when determining development proposals in areas already susceptible to flooding, or where the development may contribute to flooding in neighbouring areas.



**Map 3-Area Flood Map for Planning** <https://flood-map-for-planning.service.gov.uk/>

Environmental improvements can be provided through sensitive landscaping, protection of views, planting of trees and hedges, the use of new drainage infrastructure to improve biodiversity and the allocation of broad green corridors to connect nearby SSSIs and Local Nature Reserves

All new development will need to contribute to climate change mitigation, through passive energy generation or energy saving features and/or carbon reduction schemes.

**5. Provide positive improvements to the village infrastructure**

The provision of infrastructure is not specifically a planning matter. As such, it is not an issue that the LNP can address directly. The LNP can, however, emphasise that development brought forward should contribute to significant improvements in local infrastructure. Both the primary school and the doctors' surgery have a large catchment area and the LNP supports appropriate improvements to these facilities. A significant objective is the provision of a new medical centre. Likewise, schemes that would improve pedestrian amenity and safety would be supported, whether specifically in the delivery of some sites through Community Infrastructure Levy (CIL) contributions or planning conditions.

**6. Reduce impact of traffic and parking**

Lingfield experiences regular traffic congestion and problems with parking. Traffic management is not an issue directly within the scope of a Neighbourhood Plan, but development polices will take account of the problems caused by traffic and parking. We aim to limit the loss of off-street parking spaces and to ensure new dwellings have sufficient spaces for residents' cars. We wish to see provision of

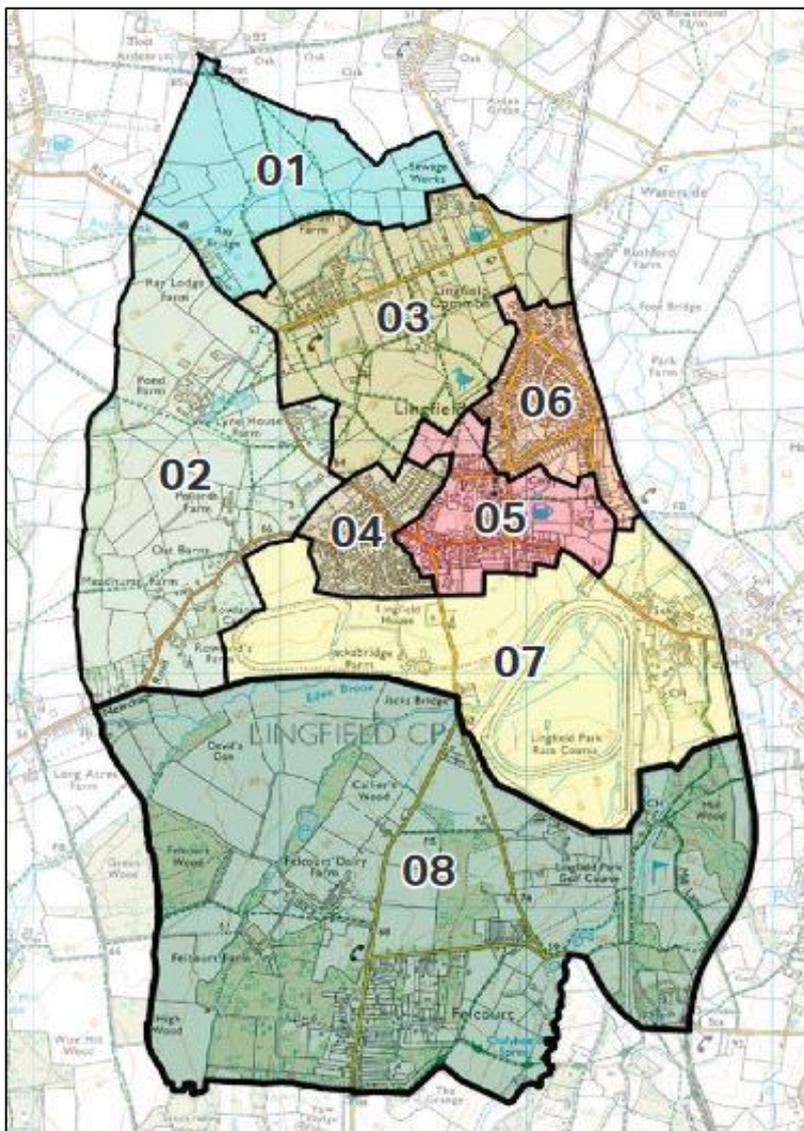
electric charging points and bicycle storage. Where pedestrian access, such as safe crossings, are needed, these will be linked to development on nearby sites.

## 4. Character and Heritage Policies

### a. Managing High Quality Housing in the Parish of Lingfield

The outline of the Lingfield settlement features a historic central area around the village church, flanked on either side by Victorian and more recent developments. This “butterfly” shape, combined with the sloping landscape, means there are green areas reaching into the heart of the village that contribute to its rural feel and provide places with good views into and out of it. It is our intention that these policies should protect this shape, the views and the impact development has on the overall setting of the village.

Map 4 identifies the different character areas of Lingfield as defined in the Lingfield Heritage and Character Assessment (September 2019). They reflect, in part, the influence of the flood risk and preference of our ancestors for the higher ground. We aim, through our policies, to maintain the distinction between these areas, in terms of the spacing and form of the housing.



01	Lingfield Flood Plain
02	Lingfield Low Weald
03	Lingfield Common
04	Lingfield West
05	Lingfield Centre
06	Lingfield East
07	Lingfield Racecourse
08	Felcourt High Weald

**Map 4- Lingfield Character Areas**

**Identified and Proposed housing densities (Dwellings per Hectare)\***

<b>Area</b>	<b>Heritage &amp; Character Appraisal Identifier</b>	<b>Densities identified by Urban Capacity Study 2017</b>	<b>Tandridge Core Strategy 2008 CSP19</b>	<b>LNP Nominal Densities</b>
01	Lingfield Flood Plain	Very Low 5 & under	*	> 10
02	Lingfield Low Weald	Very Low 5 & under	*	> 10
03	Lingfield Common	Very Low 5 & under	*	> 10
04	Lingfield West	Med 20 - 50	30 - 40	30 - 50
05	Lingfield Centre	Med - Low 10-20 & Low 5 - 10	30 - 40	20 - 30
06	Lingfield East	Med 20 - 50	30 - 40	30 - 50
07	Lingfield Racecourse	Very Low	*	> 10
08	Felcourt High Weald	Very Low	*	> 10

**Table 2 – Housing Densities**

*\*Extracted from CSP19 “Within the lower density areas (i.e. Lingfield)..... the Council will resist densities above the specified ranges unless it can be demonstrated that development proposals will not harm the character of the area and the quality of the environment and provided the site is in an area that is within 0.5km (approximately a 5 minute safe and level walk) from frequent public transport and a town, village or other centre containing convenience shopping”.*

Within the village area, there is good pedestrian connectivity via alley ways or locally named “twittens”. New development can continue this beneficial pattern by ensuring its design also includes accessible footpaths leading to the centre of the village.

The LNP has identified a real need for the infrastructure and housing, through the evidence collection stage. There could be some capacity to intensify the number of houses on some plots inside the village boundary, but this would need to be undertaken carefully so as not to negatively impact on the historic centre and general character of the village the residents want protected.

Delivery of additional housing by infilling or subdividing existing plots, will not be sufficient to deliver the quantum of infrastructure residents have identified as being needed to meet the demands of the additional population growth following periods of housebuilding in the latter part of the 20<sup>th</sup> Century.

## **Policy CHP1 - Managing High Quality Housing in the Parish of Lingfield**

***All development, including alterations and extensions to existing buildings and replacement dwellings, should meet the criteria and should reflect the distinctive character of the different parts of the Parish as identified and described in The Lingfield Heritage and Character Assessment (2019) and the Lingfield Design Code (2020) in Appendix A.***

***Proposals will be expected to meet the following criteria:***

- The scale, height and form should result in the development fitting unobtrusively with the existing building or, for new buildings, into the curtilage of the site and with the character of the street scene.***
- Spacing between buildings should respect the character of the street scene or local area.***
- Gaps which provide views out to surrounding countryside and help maintain the openness of the residential environment should be kept.***
- Materials should be compatible with those used in the immediate area and, in the case of extensions and alterations, those used on the existing building.***
- The style of landscaping, and boundary treatments of an area should be retained and, where feasible, reinforced.***
- The privacy, daylight or sunlight enjoyed by adjoining residents should not be significantly affected by the proposed development.***
- Safe pedestrian access to the site should be retained or improved.***
- The layout and design of buildings and spaces should contribute to a safe environment which helps reduce crime, anti-social behaviour, and the fear of crime.***

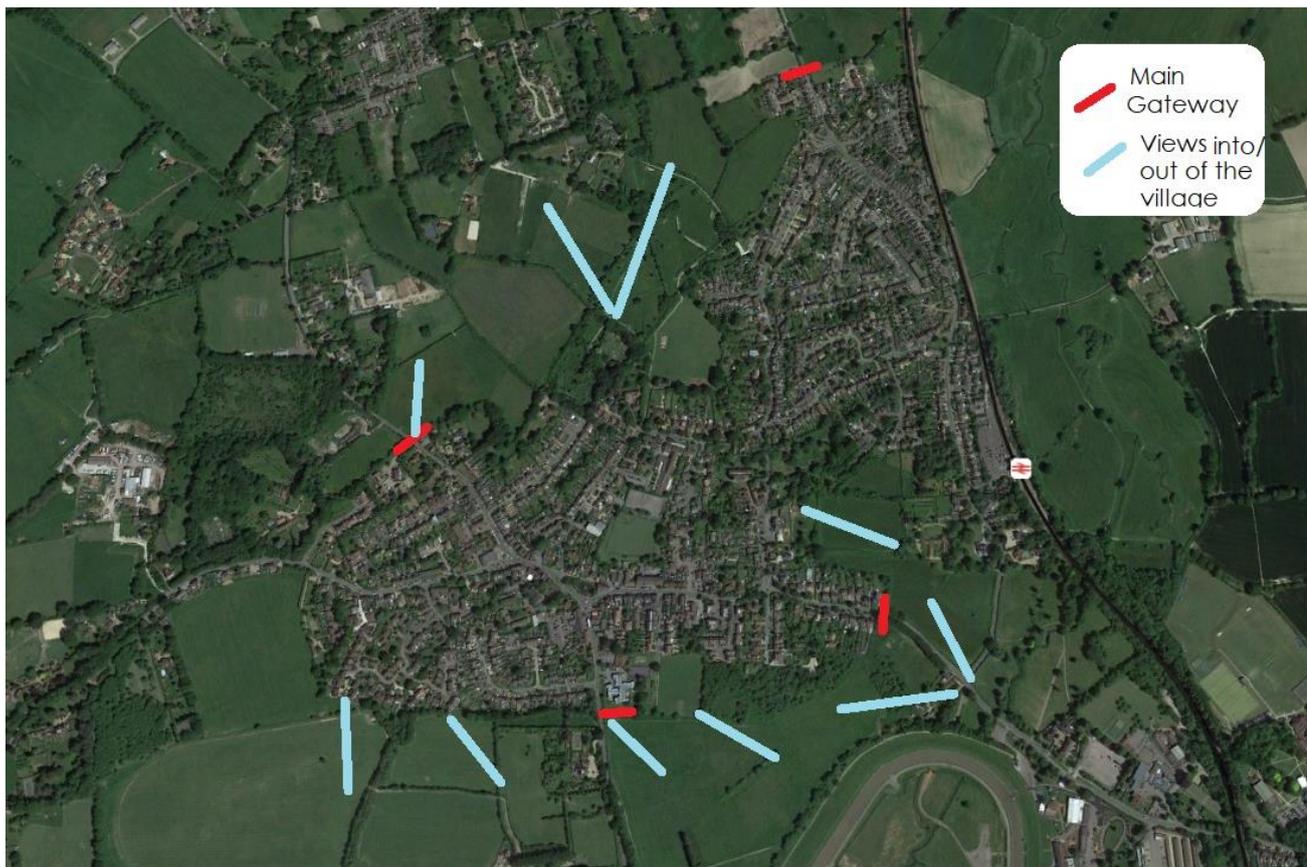
***New development should respect the prevailing density in each of Lingfield's character areas and sub-areas and all proposals should include evidence to demonstrate how the proposed design has sought to sustain the character of the Parish by reflecting the design guidelines for character areas and sub-areas as set out in the documents in Appendix A.***

**b. Protecting village gateways, the green belt views and boundaries**

The setting and the views into and out of the village are valued by residents and confirmed in their contribution to the public engagements. This is also noted in the supplementary documents commissioned from planning consultants.



**Views towards the northwest and the North Downs (Surrey Hills AONB) across the racecourse and from the Godstone Road respectively. (Photo Competition Entries)**



**Key visual “Gateways” and “views”**

The village of Lingfield is inset into the Green Belt in 1986 and its boundary has been maintained since 1986, even though much of this boundary is mainly back gardens. Large landholdings such as the nature reserves, the racecourse and the railway,

have helped to prevent development creep into the Green Belt. Strongly defined boundaries between the agricultural land and the farmland will need to be maintained and all the allocated sites will need to show how the Green Belt boundary can be maintained.

As part of the Green Belt Assessment (GBA Part 2, 2016) for the emerging TLP, three areas on the edge of the village were identified as not having immediately apparent defensible boundaries: they were subjected to further assessment and were found to be appropriately placed at the village boundary, rather than placed into the Green Belt. This is because of their function as residential amenity parks and the setting for the Lingfield Conservation Area (Jenner's Field Talbot Road Recreation Ground and the green fields included in the Conservation Area).

Delivery of additional housing by infilling or subdividing existing plots, will not provide sufficient funds to deliver the quantum of infrastructure that residents have identified as being needed to meet the demands of the additional population growth, following periods of housebuilding in the latter part of the 20<sup>th</sup> century.

***Policy CHP2 - Protecting character of village gateways, Green Belt boundaries and the views into and out of the built form***

***Development will be supported on sites close to the boundary of the village where they***

- ***Protect landscape character which is defined as a Gateway***

***This is to ensure that development proposals in rural areas preserve and enhance the established landscape character of the boundary between the countryside and the village edge and that they maintain the setting of heritage assets, where they feature prominently as part of the gateway setting.***

- ***Enhance and protect the Green Belt Boundaries***

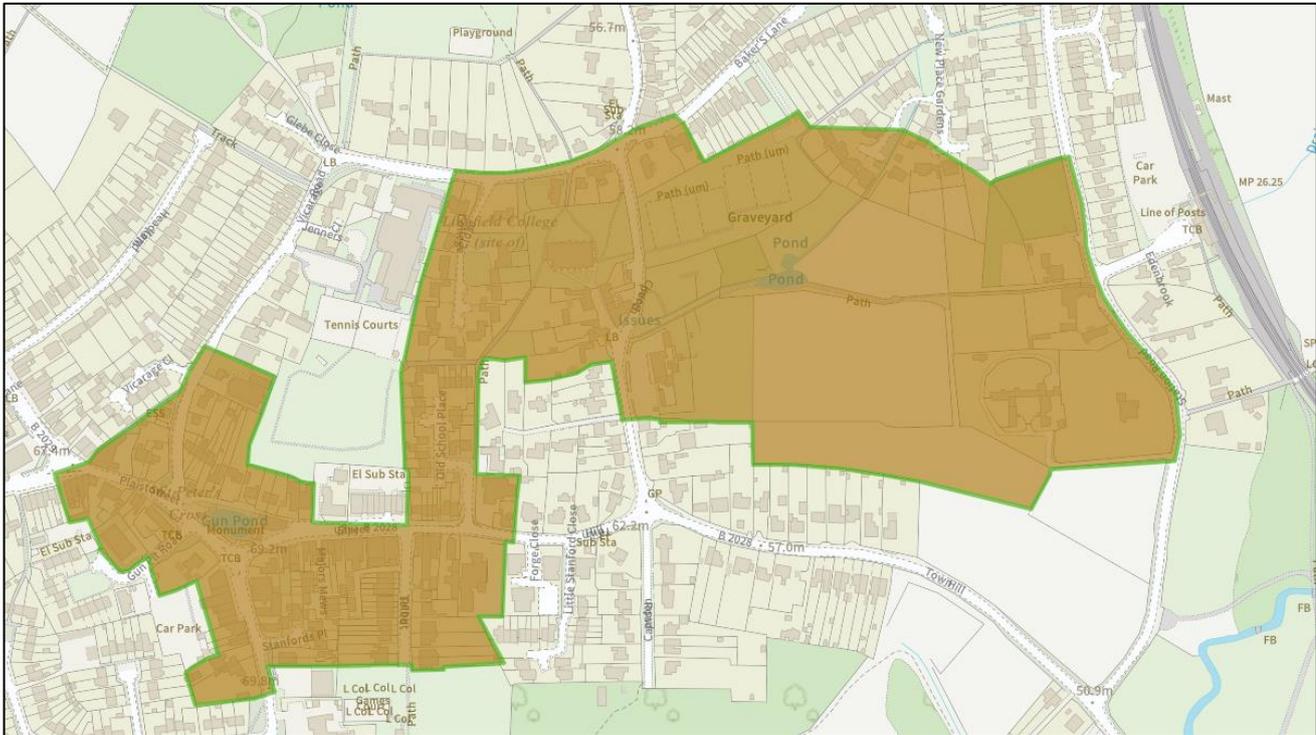
***Development proposals which abut Green Belt boundaries, including those which are wholly within the Green Belt, will need to demonstrate that the existing boundaries will be enhanced and maintained for the duration of the proposal. Where the site is bounded by a permanent feature, such as a highway, additional boundary treatments should be included to enhance or mitigate the setting of the proposal.***

- ***Protect and enhance views***

***To protect the key scenic and distinctive views into and out of Lingfield, and across the open fields, and minimise the visual impact on the landscape by development.***

### c. Managing Development in the Conservation Area

The Lingfield Conservation Area was originally designated as three separate areas in the 1970s. The area around Gun Pond/Plaistow Street and the Old Town by the St Peter and St Paul's Church were created in 1972 and merged with the inclusion of the Victorian High Street in 1990.



**Map 5 Lingfield Conservation Area**

Lingfield Conservation Area covers 18.7 hectares, broadly encompassing the centre of the “Old” and “New Town”, the Medieval and Victorian commercial sectors respectively. It also includes a substantial extent of open countryside which is in the Green Belt. This creates an island of completely undeveloped land adjacent to a significant number of designated heritage assets. It forms an integral part of their setting and the setting of the Conservation Area.

The Conservation Area and, within it, Star Fields, provides a first point of contact with Lingfield for many people arriving by train. Those who are walking, pass through fields with adjoining listed buildings and views of listed buildings. It is a key area in creating the character of Lingfield.

Lingfield Railway Station is a fundamental part of the village that has been significantly refurbished in recent years. In view of this, the Conservation Area Appraisal may need to consider whether the boundary of the Conservation Area is amended to include it, or alternatively, whether it is added to the Local Record of Non-designated Heritage Assets (Tandridge Buildings of Character).

The NPPF (2021) attaches significant weight to conserving and enhancing the historic environment, highlighting that both the 'significance' and the setting of any heritage asset that might be affected, need to be considered when considering development.

#### **Policy CHP3 - Managing Development in the Conservation Area**

***1. All development, including change of use, within the Conservation Area should preserve or enhance the character and/or appearance of the area and be supported by a Heritage Impact Assessment.***

***2. Any development in the Conservation Area that results in the increase of the number of bedrooms or creation of an annexe or new dwelling, must pay particular attention to the amount and location of additional car parking that will be required to preserve the appearance and setting of the Heritage Asset, including Non-Designated Heritage Assets, and/or Conservation Area. Minimum provision as directed in the Tandridge Parking Standards SPD (2012) or any similar replacement policy.***

#### **d. Managing Development of Heritage Assets**

Lingfield is notable in that it has a number of designated heritage assets throughout the parish, many in the "most significant" category identified by the NPPF (Para 200, b) NPPF, 2021). Most of these are in the Conservation Area and include three Grade I Listed buildings (one also being an Ancient Monument).

We have already drawn attention to the importance of preserving the setting of the church. Another significant Grade I Listed building, Pollard House, is essentially a humble, but well preserved C15 shop and house, which overlooks the fields. New Place is adjacent to Star Fields, along with the related New Place Farm and stables. Their position against Star Fields and the unobstructed views of them, constitute one of the most significant heritage locations in Lingfield.

#### **Policy CHP4 - Managing Development of Heritage Assets**

***1. Alterations and extensions to all Heritage Assets should respect the character of the adjoining buildings and the wider area and this can include good modern design which is well integrated.***

***2. The Neighbourhood Plan has identified a number of buildings which it considers should be listed as Non-Designated Heritage Assets (Tandridge Buildings of Character) to be submitted for adoption by Tandridge***

### **e. Conservation Area Appraisal**

Initially, Lingfield had two Conservation Areas, designated in 1973, The Old Town (Church) and Plaistow Street (The Pond). When the High Street was included in the designation in 1990, the three areas were merged. It is a Statutory Duty for the Local Authority to undertake Conservation Area Appraisals from time to time.

<b><i>Recommendation - Conservation Area Appraisal</i></b>
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<b><i>This Neighbourhood Plan recommends a full re-appraisal of the Conservation Area,</i></b>
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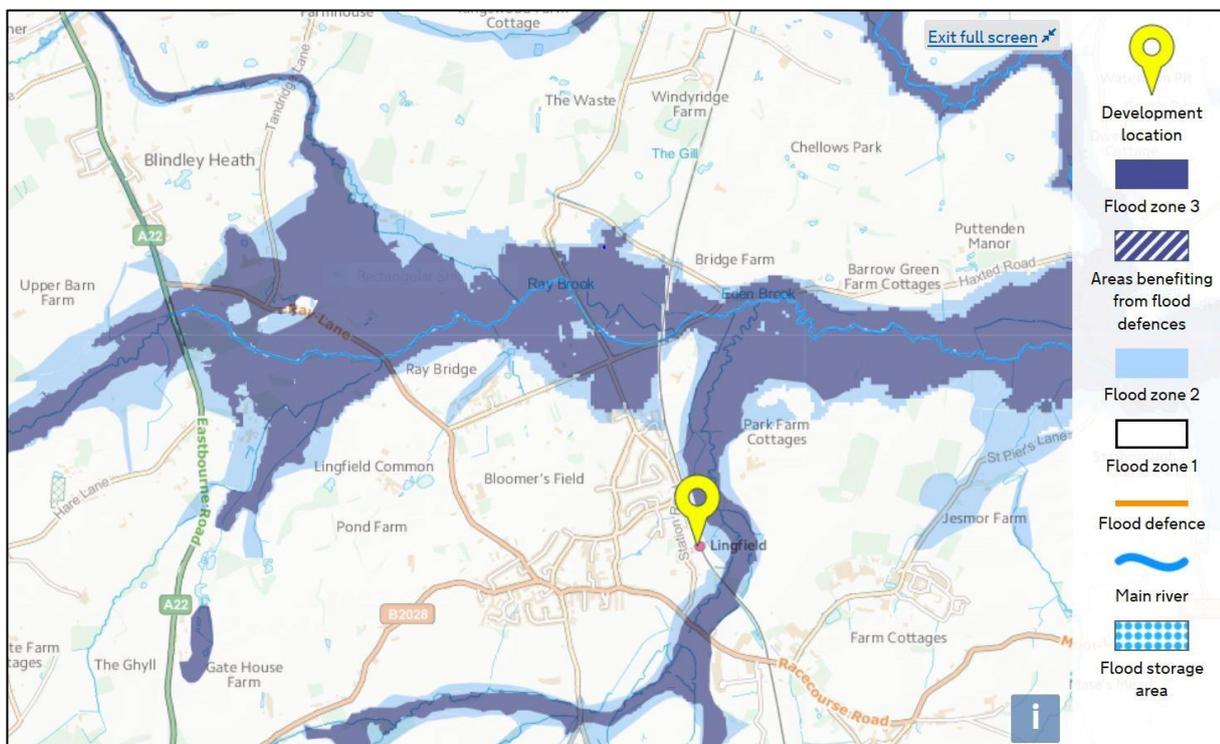
**Note: at the time of writing, Lingfield Parish Council has been authorised by Tandridge District Council Planning Policy Committee November 2022) to commission a Conservation Area Appraisal and the Surrey County Council Historic Planning Team have already started working on this (January 2023) .**

## 5. Environment and Climate Change Policies

### a. Managing Flood Risk

Whilst the NPPF (2021) gives weight to the importance of development meeting the appropriate Sustainable Drainage System (SuD) requirements, this Neighbourhood Plan seeks to ensure that all rainfall coming off new development is captured and dealt with in a way that will cause the least risk of flooding.

Lingfield lies within the drainage basin catchment area of the River Medway; the larger watercourses are the River Eden and the Eden Brook. Locally, these watercourses are prone to “flash” flooding, which often occurs before residents receive any flood alerts from The Environment Agency. It is essential that residential homes are protected from this type of flooding risk and should not be built in areas where flooding can occur within hours of a large rainfall event.



**Map 6-Flood Risk in Plan Area**

Lingfield has many water meadows or low-grade agricultural land along the banks of the River Eden and Eden Brook; these are functional flood plains with strategic gaps in the embankments to allow flood water to overflow, thus slowing and dissipating the flood surges. This helps to limit potential damage downstream at Edenbridge, Tonbridge and beyond. Raising the levels of the adjoining fields serves only to displace the floodwater elsewhere. These water meadows can be used to play an important role in biodiversity net gains, as many are already designated as Biodiversity Action Improvement Areas.

## **Policy ECC1 - Managing Flood Risk**

**1. All development requiring a planning application, including alterations and extensions to existing buildings and replacement dwellings, should provide details of a Sustainable Drainage System (SuDS) to demonstrate that no surface run-off will discharge directly into the main drainage network. This applies to all development, irrespective of site size or flood risk zone and must be in compliance with the NPPF (2021), Planning and Flood Risk. Examples of suitable SuDS are provided in the Lingfield Design Code (2020).**

**2. All development involving the loss of permeable surfaces, loss of trees, loss of soft landscaping or loss of any other feature that reduces flood risk, is required to use appropriate mitigation measures to prevent an increase in flood risk, within the site and elsewhere.**

**The use of SuDS should be proportionate to the scale of the development proposal and the predicted increase in flood risk and climate change factors. The measures involved might include:**

- planting, particularly trees**
- introduction of permeable driveways or parking areas**
- rainwater harvesting and storage**
- green roofs**
- soakaways**
- attenuation tanks or ponds**

**Each system should be designed as an integral part of the green infrastructure and street network. Major developments should provide a SuDS strategy document and drawings showing all SuDS features, supported by calculations showing that surface water flood risk will not increase.**

**3. In areas of higher flood risk, particularly in Flood Risk Zone 3, residential accommodation should be avoided, including temporary, ancillary, mobile home, or recreational occupancy. Any residential accommodation proposed which is not in Flood Zone 3, but which is only accessible across this Zone, should be avoided.**

**4. The infilling or addition to the surface of any materials (inert waste, topsoil, etc) will not be allowed within the areas of Flood Zones 2 or 3. This is to ensure that surface flooding is not displaced downstream.**

## b. Local Green Spaces

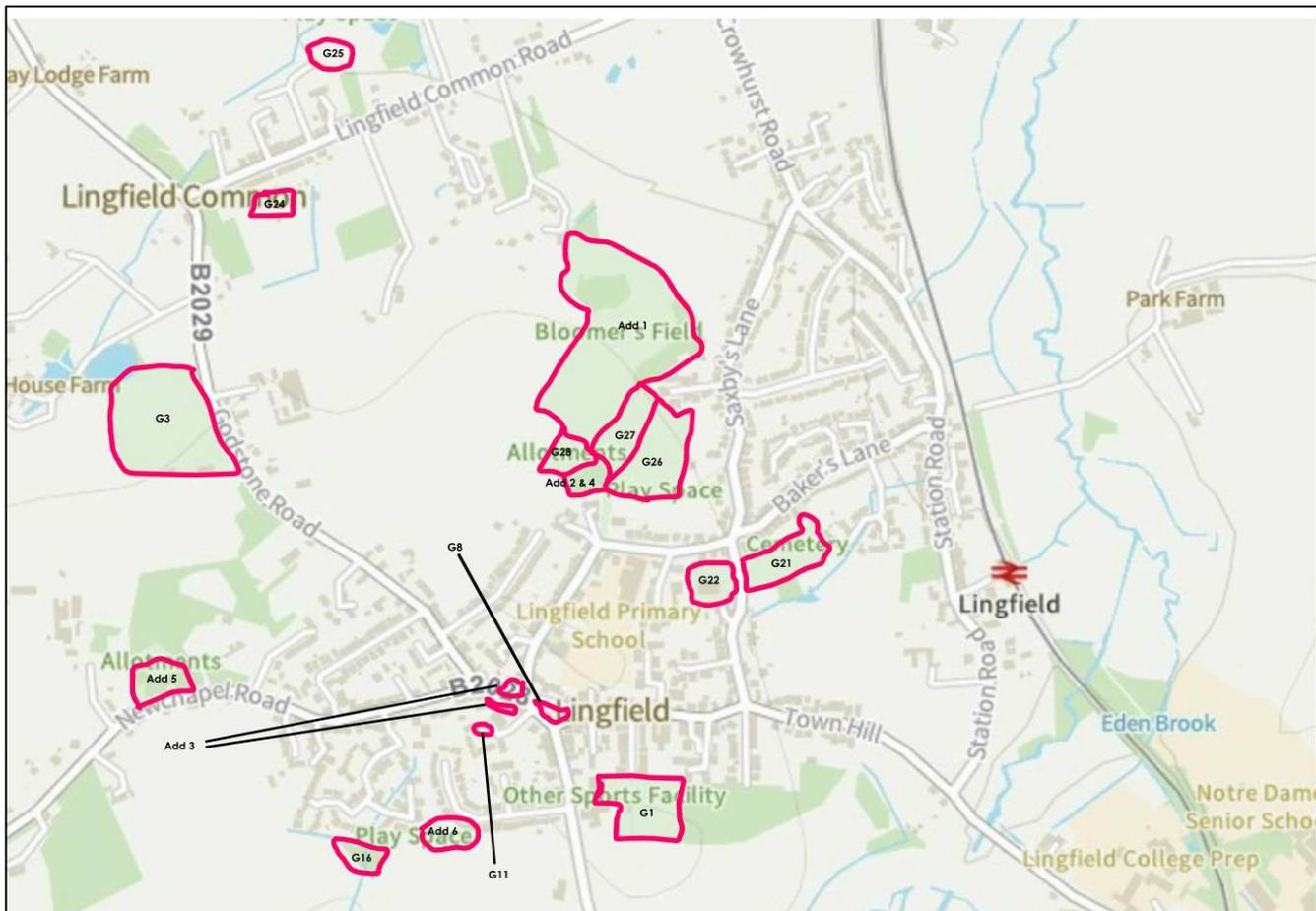
The NPPF sets out the criteria for the inclusion of Local Green Spaces and the LNP has identified candidate areas to be included in the emerging TLP.

*“The designation of land as Local Green Space through local and neighbourhood plans, allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared, or updated and be capable of enduring beyond the end of the plan period.” Para101, NPPF (2021)*

The work undertaken by AECOM to assess the sites for the LNP, also assessed these candidate sites against the NPPF criteria and their selection is listed below. However, through the community responses and reassessment by the LNP, additional sites have been found to meet the criteria and are included in the following table and map.

<b>Report Reference</b>	<b>Location</b>
G1	Lingfield Youth Football, Talbot Road
G3	Lingfield Cricket Club, Godstone Road
G4	Felcourt Playing Fields, Felcourt Road
G8	Gun Pond
G11	Amenity space at Gun Pit Road
G16	Lincolns Mead play area
G21	Cemetery of the Church of St Peter & St Paul
G22	Grounds of the Church of St Peter & St Paul
G24	Amenity space at Ray Close
G25	Amenity space at Meadowside Park
G26	Jenner's Field
G27	Beacon Field
G28	Community Orchard
Add 1	Bloomers Field
Add 2	Butterfly Garden, Centenary Fields
Add 3	Grass verges at junctions of Plaistow Street with Vicarage Road & Gun Pit Road
Add 4	Centenary Allotments, Centenary Fields*
Add 5	Pollards Allotments, Newchapel Road*
Add 6	Drivers Mead Allotments

**Table 3 - Candidate Local Green Spaces, Adapted from LNP Site Options and Assessment April 2020 AECOM**



**Map 7 - Green Spaces Candidate Sites**

(n.b. G4 site approximately 1 mile south of G1)

*The LNP wishes to secure the future of the existing allotments to prevent their loss with a Local Green Space designation )*

**Policy ECC2 - Local Green Space**

*Identify, assess and allocate the selected sites as Local Green Spaces .*

*Submit to TDFC to include in the emerging Local Plan*

### **c. Veteran Trees and Hedges**

As a long-established rural settlement, Lingfield has a large number of mature and significant trees, many of which are connected to the history of the village and its growth. In the heart of the village is a large very ancient oak, listed as one of Surrey's "Remarkable Trees"<sup>1</sup>; this and other significant trees in the parish are protected with an individual Tree Preservation Order (TPO), but there are many that are not. These, along with some older hedgerows, are of value to the community and the increased protections offered by having them individually protected is a desired community outcome, as they can have a valuable role in maintaining the predominantly rural character of the village.

#### ***Recommendation - Tree Protection Orders***

***Identification of any veteran trees, outstanding individual trees within the Conservation Area and ancient hedgerows and submission of these to the Tandridge Tree Officer for consideration for TPOs***

### **d. Green Corridors**

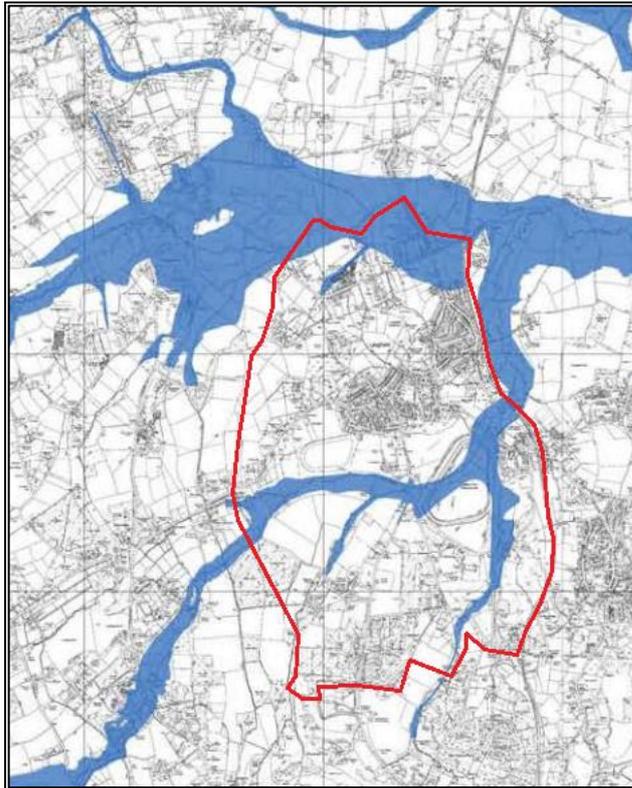
Lingfield is in a good position to provide opportunities for improving biodiversity connectivity. It sits between the Surrey Hills and High Weald Areas of Outstanding Natural Beauty; it is near the SSSIs of Lingfield Cernes, Staffhurst Wood and Blindley Heath; there is a Local Nature Reserve in Lingfield and others nearby in Blindley Heath and Staffhurst Wood; The upper reaches of the Eden Catchment Biodiversity Opportunity Area stretched through the parish.

The extensive flood plains of both Eden Brook and Ray Brook and its tributaries are largely undeveloped and unimproved, including a large area within the tracks of Lingfield Racecourse. With additional areas around the village already designated as Ancient Woodland, Traditional Orchards, Local Nature Reserves and other categories of environmental specialisms, linking these in a broader sweep would be a desirable outcome. Where new development is proposed, it will be essential to connect with these areas, if possible, as part of the required biodiversity net gain recommended in the NPPF.

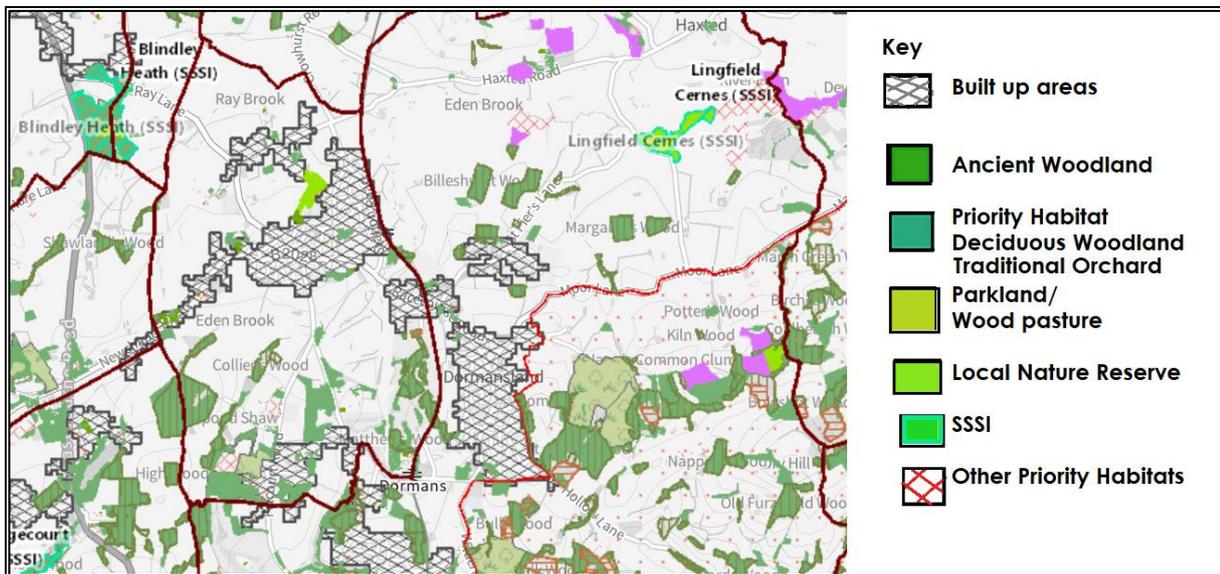
Further linkage with adjoining parishes' working on enhancing their local environment, will be beneficial going forward to try to provide a well integrated network of biodiversity improvements.

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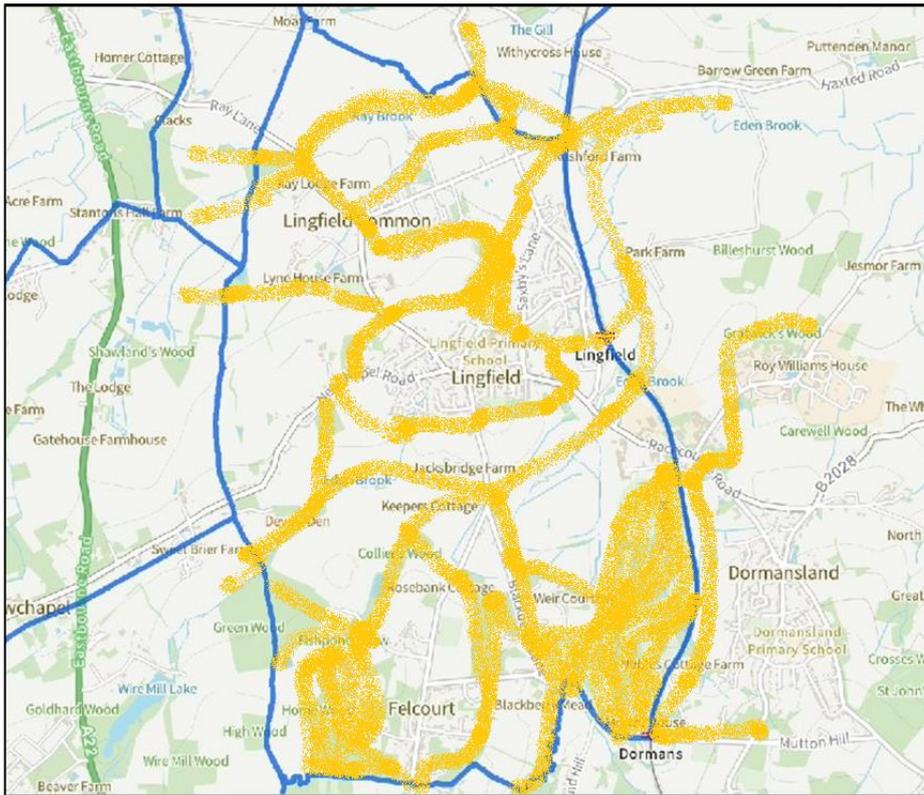
<sup>1</sup> Earle, J Remarkable Trees of Surrey Surrey Treewarden Network



**Map 8 - Eden and Tributaries Biodiversity Opportunity Area and Lingfield Parish**



**Map 9 - Lingfield Parish showing a range of environmental designations from The Magic Map (DEFRA)**



**Map10 - Green Corridor Policy Map -Potential broad indicators for Green Corridors**

### **Policy ECC3 - Green Corridors**

- 1. All development proposals should seek to maintain and, if possible, enhance the connectivity of all green corridors, as shown on the policy map, and, as a minimum, ensure that any local environmental; designations are provided with opportunities for enhancement**
- 2. Proposals for development on, or adjacent to, primary green corridors, as defined on the policy map, must maintain and, if possible, enhance the function of the corridor.**
- 3. Planning applications for new dwellings must clearly identify the measures they have taken to secure the connectivity of all adjacent corridors and the freedom of movement for species, on and through, the site.**

### **e. Greening our Streets**

The Design Code for Lingfield (2020) refers to the village's connectivity and the LNP A1 policy provides guidance on maintaining views out of and into the village. Where these can be enhanced with appropriate planting, it accords with the NPPF (2021) requirement to provide opportunities for enhancing the environment and promoting the concept of beautiful and sustainable places.

#### **Policy ECC4-Greening our streets**

**1. To enhance the environment and biodiversity, proposals for new development, or the replacement of existing development, should incorporate sustainable planting where practical and viable, including landscaping, tree and shrub planting, the creation of multi-functional roof gardens and the use of 'green walls.**

**2. Where practical, roads and paths leading to and within, all new developments, should have wide grassy verges, improving access and, in places, providing longer views of the countryside. Historically, Lingfield was renowned for its fruit and nut orchards and it would be appropriate to plant such trees on these verges, improving the development's amenity and providing wider environmental benefits.**

#### **f. Avoiding Overheating Our Buildings**

Climate change is already causing overheating in buildings and this is likely to get worse in the future. NPPF (2021) recognises the importance of energy efficiency in planning and building new homes. The orientation of a building on a site and the positioning and size of windows, can help keep it cool, without the need for air conditioning. Strategically positioned trees and shade plants around buildings and in public open spaces, can also be used to lower the risk of overheating, with the added benefit of absorbing carbon dioxide.

#### **Policy ECC5-Avoiding Overheating Our Buildings**

**Major development should demonstrate how it has been designed to mitigate and adapt to climate change and natural hazards.**

**Development proposals should demonstrate how it would minimise overheating and reliance on air conditioning systems.**

**This might include:**

- Minimising internal heat generation through energy efficient design.**
- Moderating external temperatures through the use of green walls and roofs, tree planting, landscape, and drainage design.**
- Reducing the heat entering the building in summer e.g. using orientation, shading, louvres, blinds, shutters and insulation.**
- Using thermal mass and high ceilings to manage the heat within the building.**
- Passive ventilation, e.g. having windows that can be opened and using including cross ventilation in the design.**
- Mechanical ventilation making use of free cooling when the outside air temperature is lower than inside during the summer.**
- Providing natural shade on exposed walls and windows to reduce heat gain, e.g. by planting shade trees or climbing plants.**

## **g. Improving Energy Efficiency in Historic and Traditional Buildings**

Lingfield values its historical buildings, many of which are in residential use. Whilst the NPPF (2021) ensures the energy efficiency of new buildings, it is less clear about putting in place the same measures for historic or traditional buildings. This policy seeks to support the use of energy efficiency measures in this category of buildings.

With improvements in technology and corresponding increasing demand for specialist products, a variety of products can be used sympathetically on Historic Building; for example, solar energy panels that replicate the appearance of slate, or the use of painted aluminium secondary glazing'



*“slate” solar panels*

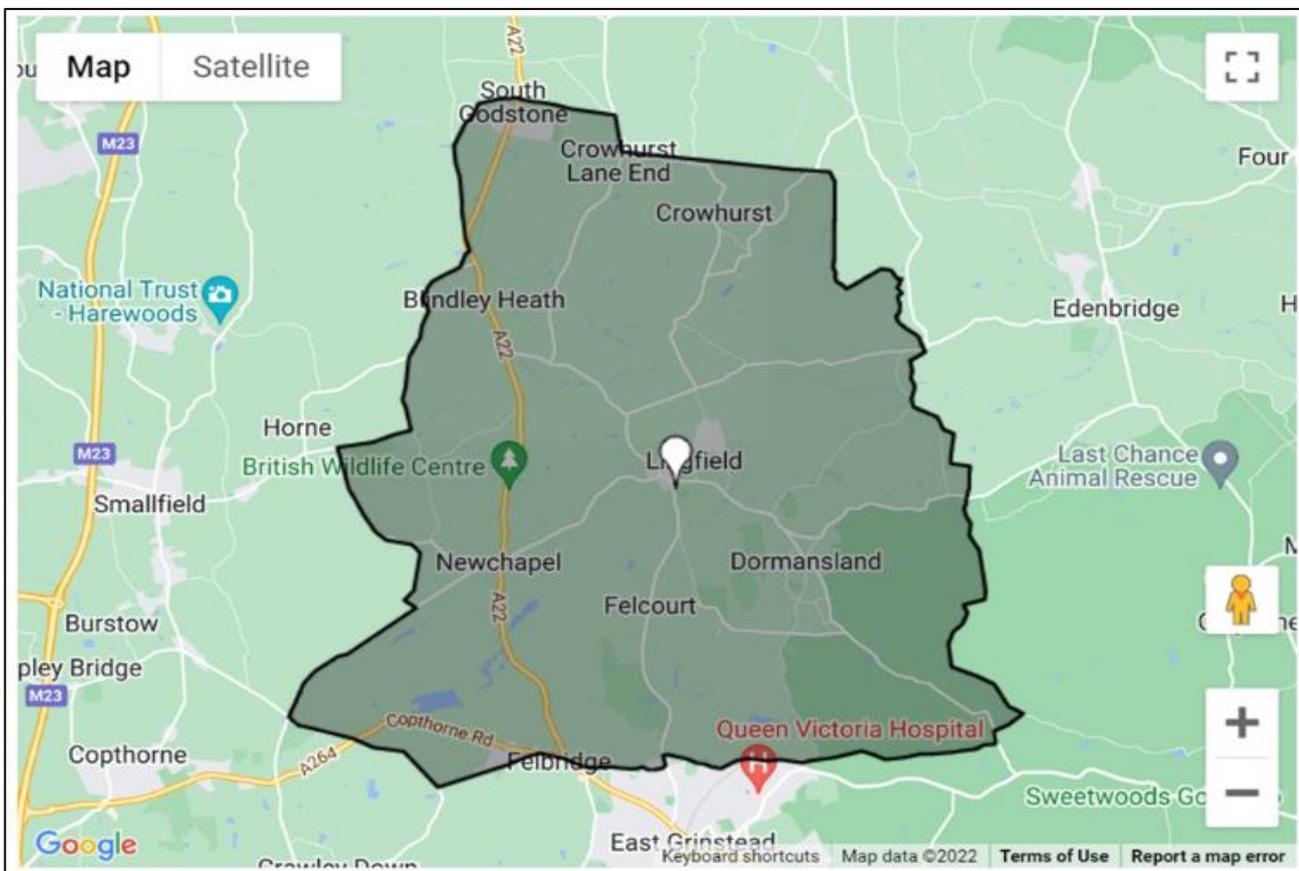
### ***Policy ECC6-Improving Energy Efficiency in Historic and Traditional Buildings***

***The sensitive retrofitting of energy efficiency measures and the appropriate use of micro-renewables in historic buildings will be encouraged, to include the retrofitting of listed buildings, buildings of solid wall or traditional construction and buildings within conservation areas, whilst safeguarding the special characteristics of these heritage assets for the future.***

## 6. Infrastructure and Development

### a. Improve Capacity at Doctors' Surgery

The evidence collected by the LNP highlights the main issue which concerns residents as the inability of the current doctors' surgery to cope with its increasing patient register. Their current building is inadequate to meet the basic space required to function effectively and scope for expansion is limited, as the site is relatively small. As it is the only surgery in the south of the district, the catchment area is extensive, with a patient list of more than 10,500. Any increase in population in the catchment is going to further stress the resource. The adjacent counties, Kent, and West Sussex do not accept new patients from Surrey.



Map 11-Lingfield Surgery Catchment Area

#### **Policy ID1-Provision of Additional Capacity for the Doctors' Surgery**

**1.LNP will support a suitable proposal which aims to deliver additional capacity for the doctors' surgery/health centre, so that it can provide better patient experience and accessibility, including sufficient space for consulting rooms and outreach clinical services to accommodate the medical needs of its current patients. For either a new or an enlarged facility, there should be provision of sufficient accessible on-site parking for patients.**

## **b. Improve Capacity at the Local Schools**

When first assessed by the LNP in 2014, there were no available school places at either Lingfield Primary School or its feeder secondary school in Oxted. National population fluctuations, reflected locally, show a trend of falling average numbers of children per family, which has freed up spaces at these local schools. For many children attending secondary school, the nearest school to Lingfield is in East Grinstead and public transport is in place to support this. However, development is likely to attract a significant number of young families, who will require school places and developer funded support for the local schools will be expected, including for the schools used in West Sussex. The support can include subsidies for the bus routes serving these schools.

### **Policy ID2-Improve capacity at the local schools**

***The LNP will support development that can demonstrate that any additional school places or travel support, needed once the development is occupied, will be supplied to the local schools, including secondary schools in Oxted and East Grinstead.***

## **c. Assets of Community Value**

As part of the community engagement, residents told us that they particularly valued the buildings and open spaces, which could continue to be used by everyone going forward. The community has the right to nominate Assets of Community Value (ACV) and the following have been collectively suggested as candidates to put forward as ACVs.

Where some are candidates for Local Green Spaces, the ACV status provides the right for the community to bid for it, should the owner decide to sell and this may prevent the loss of community facilities. The village has lost two pubs since 2014, one of which may have succeeded in being retained for community use, had the ACV status been in place before the owner decided to sell.

### **Buildings which are in Community Use**

- Lingfield and Dormansland Community Centre, including Jennings Hall
- Victoria Sports and Social Club
- Scout Hut
- Former clinic, Bakers Lane, now Wee Ones Day Nursery
- Catholic Church and Hall
- The Star Inn
- The Greyhound

## Open Spaces

- Lingfield Nature Reserves and Jenner's Field
- Centenary Allotments
- Pollards Allotments
- Drivers Mead Allotments
- Lingfield Sports Association Ground
- Felcourt Cricket and Football Club Field
- Talbot Road Recreation Ground
- Lingfield Primary School Sports Field\*

*\*Listed in case the Local Education Authority decides to sell the field*

### **Policy ID3-Assets of Community Value**

**The identified properties will be assessed against the Tandridge criteria and submitted for consideration to become designated Assets of Community Value. These will require review after 5 years to redesignate as ACV**

#### **d. Improve Pedestrian and Cycle Access and Promote Their Use**

Lingfield's growth over the centuries has preserved many of the historic pedestrian routes through the village, despite the development that has taken place. These are very well used, as is the extensive network of public footpaths to the north of the village, across what was common land, before it was enclosed in the early 19<sup>th</sup> century. There are far fewer footpaths to the south of the village, where there were extensive commercial orchards until the 1960s.

Many contributions to the LNP from residents, include the requests for increased opportunities to cycle, especially if this provides traffic-free routes. Development coming forward in the Newchapel Road area would benefit from a direct pedestrian/cycle route around the south of the village, which would provide a sustainable travel route to the station.

Provision of these infrastructure improvements can be provided through Section 106 agreements, or similar, where they are connected to the proposed development, or funded by the Parish Council, through Community Infrastructure receipts or other sources of funding.

**Policy ID4-Improve pedestrian and cycle access and promote their use**

**The LNP will support development proposals that will contribute towards improved and safe access to the surrounding countryside, especially to the south of the village. Such contributions could include:**

**Assisting in the creation of a new public right of way (designated as a footpath but with permission to cycle) around the south of the village, connecting Newchapel Road to the railway station and linking existing and future development .**

**Extending the existing network of footpaths to provide opportunities for safe access to Felcourt.**

**Maintaining the existing network of alleys, locally called twittens, and ensuring that all new developments include similar pedestrian connections to the social, community and retail facilities and the public transport network in the village.**

**Including cycle stores in new non-residential developments and provision of cycle racks in locations around the village.**

**Recommendation - To review infrastructure provision at least every 5 years. The LNP and the Parish Council will also work with the community to identify other services and community facilities that will require an increase in capacity to accommodate the additional population and will direct CIL and other funding sources to them. These include, but will not be limited to, local health provision for the very young and the very old; community venues; sports and recreation facilities; youth club.**

**e. Improving Pedestrian Safety**

Although Lingfield is in a mainly rural area, there are several large towns nearby which use the roads through the village as part of the connections to the main road network (A22, M25 and M23). This includes commercial traffic for Edenbridge and commuter traffic for East Grinstead, which has increased significantly because of the extensive housebuilding, which has been completed over the last 10 years.

With further housing planned for both towns, and with the proposed house building in the south of Tandridge, mitigation of the impacts of the increased traffic will be needed, to keep the pedestrians safe in the village.

An ambition of the LNP and the aspiration of the community, is to encourage and support walking as the safest way to access facilities and services in the village.

***Policy ID5-Improving Pedestrian Safety***

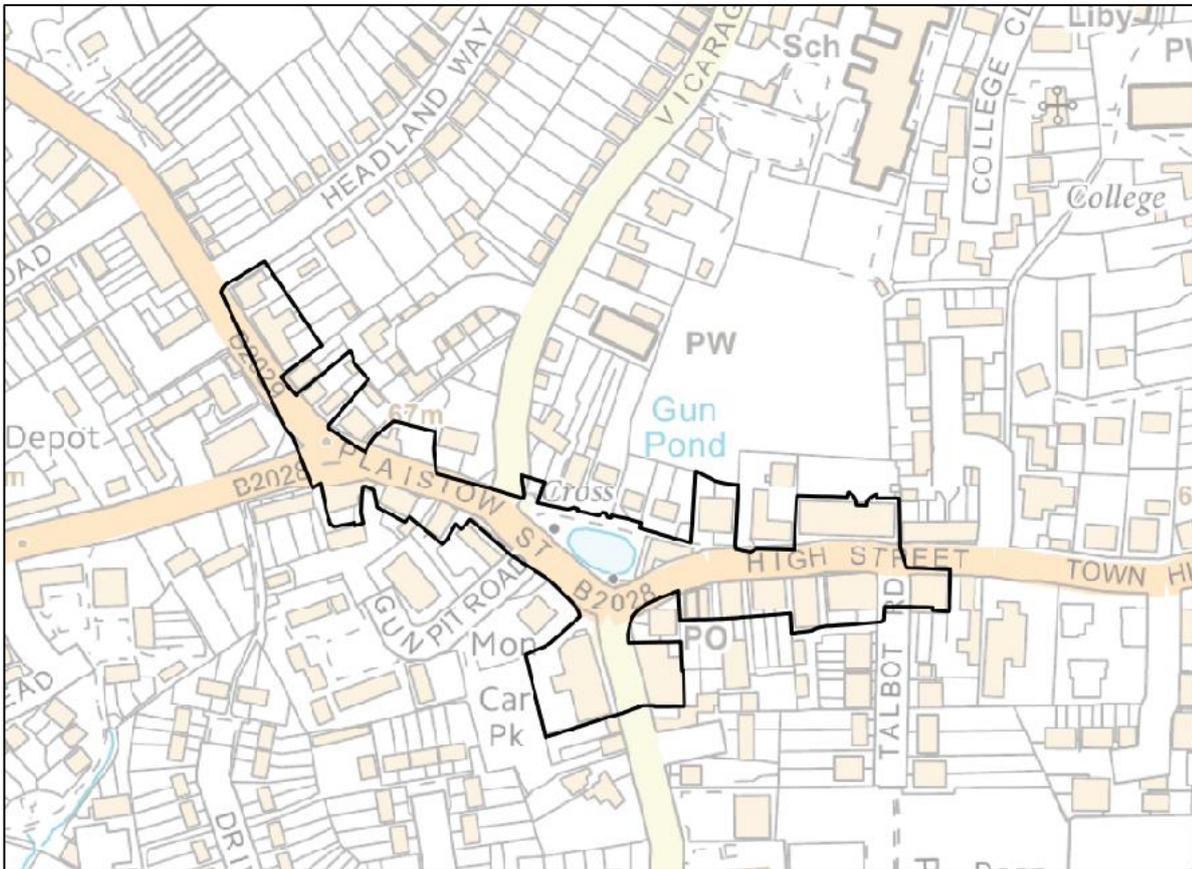
***All development proposals will follow the Manual for Streets (2007) User-Hierarchy guidelines, making provision for pedestrians first, cyclists second, public transport third and private vehicles last, for all new access roads.***

***All new streets and roads will be designed to keep the traffic speeds at, or below, 20mph.***

***All new pedestrian access will need to demonstrate it is designed with the principles of Secured by Design (2019)***

***Enhanced pedestrian safety at key locations in the village will be considered with funding from the CIL, developer contributions and other sources of funding, to provide pedestrian crossings, traffic calming and other measures to improve all traffic and pedestrian safety.***

## 7. Local Economy Policies



**Map 12-Lingfield Commercial Centre**

### a. Shop Fronts

The main commercial centre in Lingfield lies inside the Conservation Area and has a range of shops and businesses, including several convenience mini supermarkets, a Post Office, optician, barbers and hairdressers, clothes shops, florists, restaurants and hot food take-aways, and more; this makes the village centre more than just a convenience centre for everyday food items. It has some on street parking and a council run shoppers' car park with free parking for short periods.

The centre suffered a period of decline in the 1980s and 1990s, when local shopping patterns tended to favour larger supermarket and town centre shopping. As a result, more than 30% of the shops in the village centre were empty in 2000. Restaurants and food outlets filled some of the gaps, leading to the current very strong presence of such facilities.

The feedback from residents to the LNP was mixed over the predominance of restaurants with some preferring to see a restaurant occupying a unit, rather than have it empty and others wishing to see a greater diversity of businesses. The changes since then have fulfilled both outcomes, with more food outlets and a greater range of businesses. The local population has managed to attract some

more specialised shops, such as a craft workshop, a jewellery shop and a canine hydrotherapy centre, amongst other new ventures.

At the end of 2022 there were only four vacant units (6% of the total). The nature of the new businesses tends to encourage visitors to stay longer in the village, which makes setting up here more attractive to other higher value services.

#### **Policy LE1-Shop fronts**

***Proposals for new shop fronts, or alterations to existing shop fronts, will be permitted where the following criteria are satisfied:***

***1. The proposal will not result in the loss of a traditional shop front or features and details of architectural or historic interest.***

***2. The proposal will be in sympathy with the architectural style, materials, and form of the building(s) of which it would form part; and the character of the Conservation Area.***

***3. Where a fascia is to be applied, it will be in scale with the overall height of the shop front and other elements of the building and will not intrude above the ground-floor level.***

#### **b. Change of Use of Buildings with a Commercial Frontage**

The use of Permitted Development Rights to convert ground floor retail and other units into residential has the potential to harm the general appearance of the commercial centre of the village. Where this has already happened, there is considerable local opposition to its intrusion into the commercial part of the village. The LNP hopes to encourage a range of business uses to fill the commercial units and will resist conversion to residential, especially when the change of use causes harm to the appearance of the area and/or impacts the amenity of residents and customers.

### **Policy LE2-Change of Use of Buildings with a Commercial Frontage**

**The LNP will support the change of use of buildings with a commercial frontage in the village centre as follows:**

**1. On the ground floor, to any of the Use Classes E except where the proposed use would:**

- be adjacent to or under existing residential accommodation and would generate noise, dust, fumes or other nuisance that would affect the amenity of the occupants**
- be in a location that is unable to offer appropriate parking or access, and so would result in congestion or unsafe parking, or involve new residential use on the ground floor.**

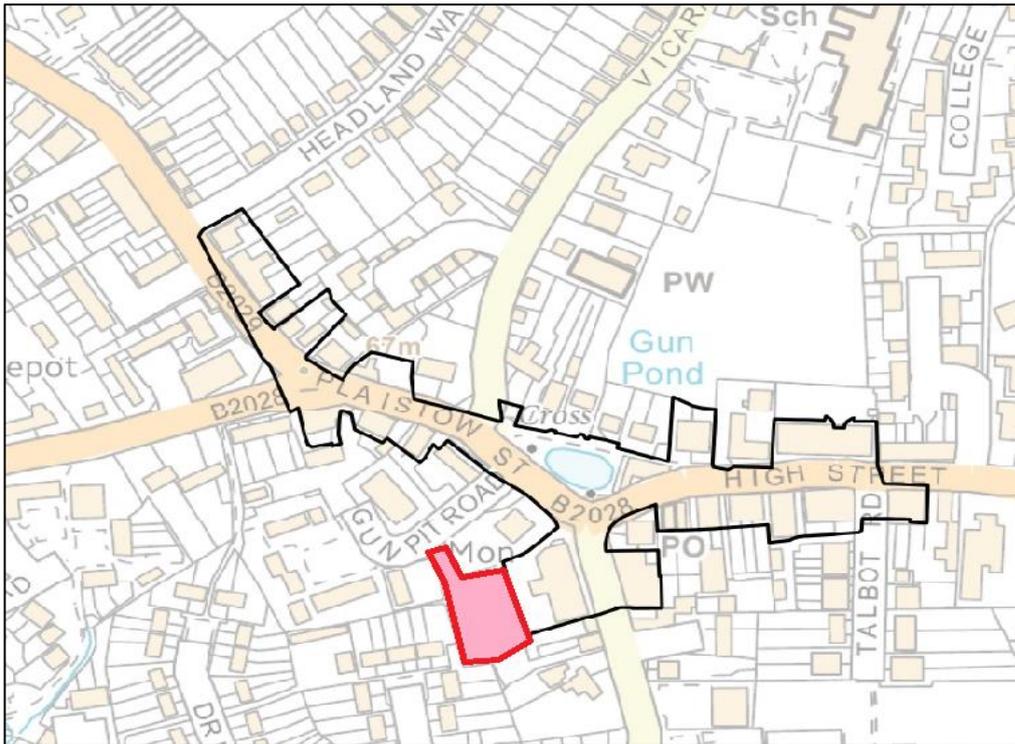
**2. On the first and other floors, where the change is acceptable in terms of neighbour amenity and other planning policies in force, to Use Classes E(c)i, ii or iii or E(g)i.**

Note: The Use Classes referred to are as Amended in the "The Town and Country Planning (Use Classes) Order 1987" <https://www.legislation.gov.uk/ukxi/2020/757/introduction/made>

For policy LE2 - under the policy box, a better citation for the Use Classes order is the legislation, rather than the planning portal

### **c. Gun Pit Road Public Car Park**

The Gun Pit Road car park provides off-street parking with reasonable access to the centre of Lingfield. It currently offers three hours free parking and losing this facility would seriously affect the local economy. It is poorly signposted and loses potential customers because shoppers park in the restricted areas in the village centre and due to the sporadic nature of parking enforcement, tend to continue to obstruct the through traffic by parking on double yellow lines.



**Map 13 - location of Gun Pit Road Car Park**

**Policy LE3-Gun Pit Road Car Park**

***The LNP strongly supports the retention of the Gun Pit Road car park and will support proposals to improve accessibility by providing a step free route from the car park to Lingfield's commercial areas.***

***Recommendation - improved signage should be supplied in conjunction with a request for more on-street parking enforcement***

**d. Advertisements and Street Furniture**

Although most of the centre of the village is within the Conservation Area, the LNP would like to encourage the rest of the commercial area to support the installation of street furniture and advertisements that are in keeping with its more historic centre. As council owned street furniture requires replacement, the Parish Council ensures there is a degree of conformity in style, which helps enhance the appearance of the area. They also contribute when they can, to hanging baskets and plants to improve the appearance of the village centre.

**Policy LE4-Advertisements and Street Furniture**

***Advertisements will be permitted provided they are designed, constructed, and sited in ways that preserve or enhance the character and appearance of the Conservation Areas, will not cause visual clutter in the street scene, and do not harm the appearance of any building on which they are displayed, because of their size, design, construction or materials.***

***New developments should ensure that street furniture is in keeping with the designs and styles currently used in the village, and that signage is kept to the essential minimum to avoid street clutter.***

**e. Fibre Broadband Availability**

Fibre optic cable has been supplied to some of rural parts of the parish but there are still areas without a decent broadband supply. The parish council has previously worked with residents to have this addressed, but the very small percentage of Surrey that is not connected to fibre is concentrated in the remoter rural areas of the parish . This has been highlighted by these residents in their feedback to the LNP.

**Policy LE5-Fibre Broadband Availability**

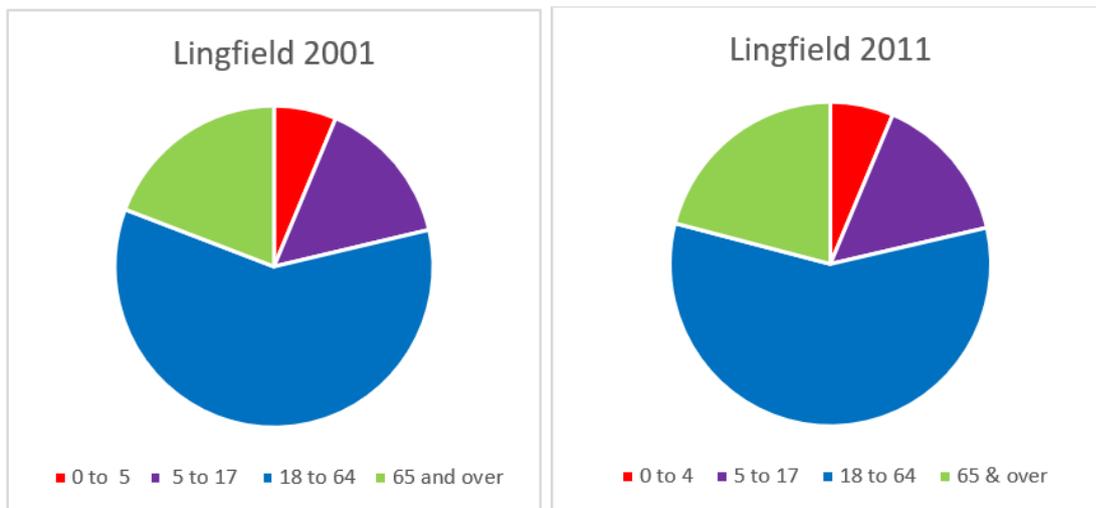
***For all new development, it is essential that provision is made for the property to receive fibre to the premises and, in the case of dwellings, if more than one is constructed, the installation of fibre to the premises should be included in the delivery.***

## 8. Housing Delivery and Sites Policies

The LNP has established through evidence gathering and community engagement, that there is a local consensus that development is necessary, so long as it is to meet identified needs and that its location is selected to avoid using highly valued spaces.

A Housing Needs Survey was undertaken in 2015 and, although some private market housing has been built in the village in the last 10 years, the survey provides evidence that there is an equal need for affordable houses to buy and rent. With local house prices continuing to increase, and with competition from London buyers, local key workers, for example, will never be able to purchase locally, unless dedicated housing schemes are put in place to meet this need.

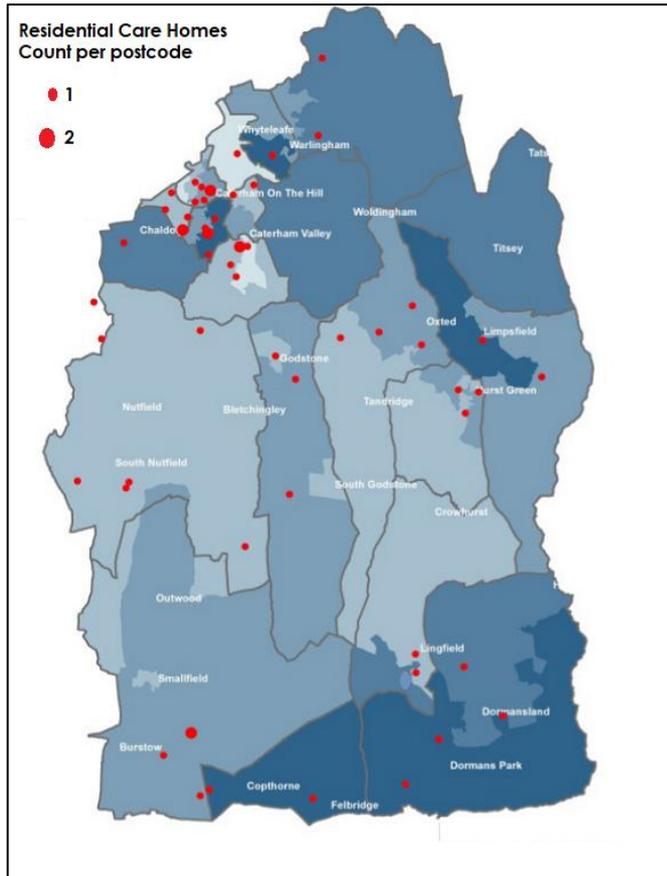
Some very basic analysis of the population statistics for the parish indicates that there has been a modest increase in population since the last census, but the proportion of the age groups has remained fairly constant. The figures do show, however, that Lingfield has a consistently above average number of people aged 65 and over. This group accounts for 21% of the population of the parish, whereas the national average is 19%. With the range of facilities and shops in the village, often residents from the surrounding, less well served settlements, move into the village to retire, with the short walking distance to the shops and doctor's surgery being the main attraction.



**Table 4 -Population of Lingfield 2001 4,215**

**Population of Lingfield 2011 4,467**

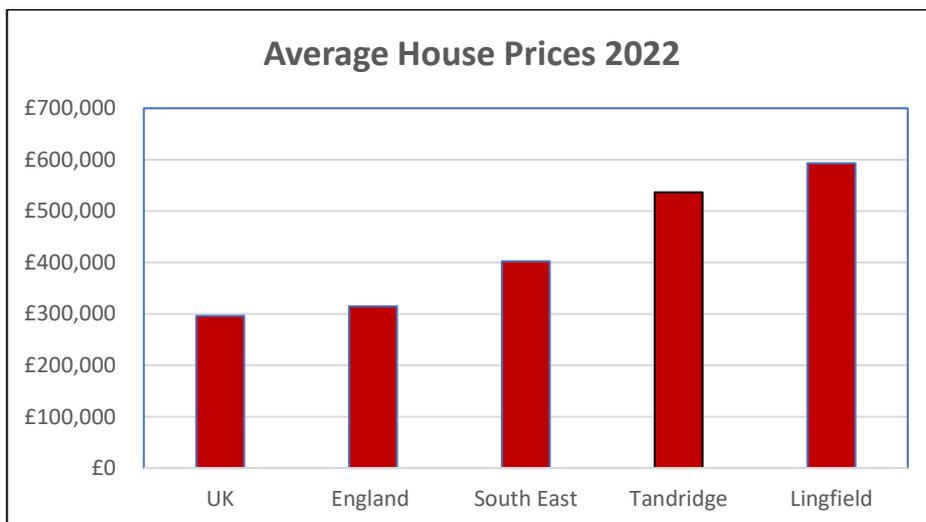
A proportionate number of houses, which are more suitable for older residents, such as lifetime homes, or extra care housing, ought to be included in any provision identified by the LNP, especially as the south of Tandridge is poorly supplied with these specialist homes. The Tandridge Housing Strategy 2019 – 2023 identifies the need for specialist housing for the older generations, and the Tandridge Core Strategy sets a target for Extra Care Homes (CSP8), which has not been met since 2017, confirmed in the Council's latest Annual Monitoring Report 2021 – 2022 (November 2022).



**Map 14 - Tandridge distribution of people over the age of 65 and distribution of Care Homes**

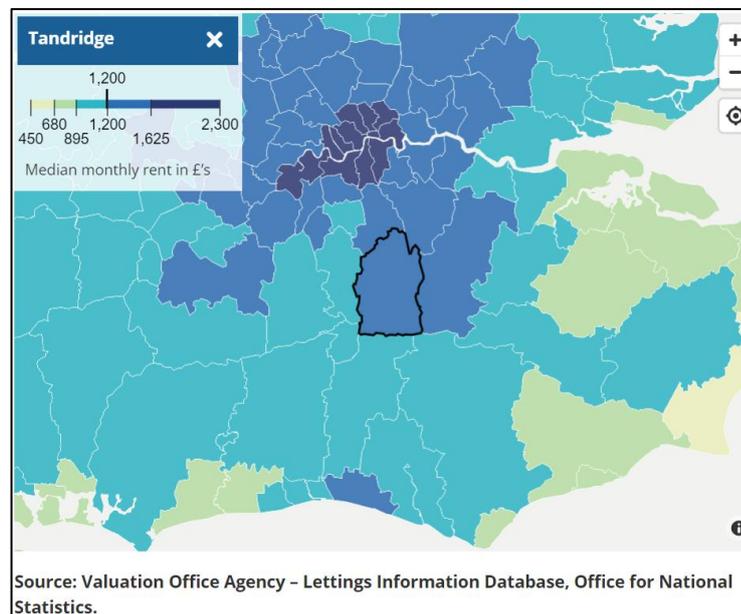
Although the Housing Needs Assessment was undertaken in 2015, the continued demand for housing appears to be consistently high with 1788 households on the waiting list on the 2021/2022 Tandridge Housing Register.

The finite supply of market housing continues to keep the average price for Lingfield properties higher than the wider regional prices.



**Table 5 - Average House Prices 2022 (ONS and Rightmove)**

Rental properties locally are also more expensive than in the wider region. The highest rental cost for England has peaked at £800 per month but, in Tandridge, this average is £1,200.



**Map 15 - Median average rent price for Tandridge compared with adjacent authorities.**

It would be prudent for the LNP to try to encourage the delivery of a mixed range of housing to meet our identified needs. The scoping survey of the community in 2014, indicated a strong desire to find a way to deliver affordable properties to rent and purchase. The Housing Needs Assessment confirmed that these properties include those specifically aimed at people with a local connection, particularly those living with parents or working in the retail, service and care sectors.

Provision of market housing of a sufficient quantity to supply a number of socially rented properties, based on the current Tandridge policy to supply 34% affordable on sites with over 15 dwellings, has the potential to make a beneficial difference. This type of housing is liable for Community Infrastructure Levy (CIL), which are funds which can be utilised by the Parish Council to deliver infrastructure gains, as identified in the policies.

Based on the combined evidence from the Housing Needs Survey, the ONS and NOMIS, Tandridge Council, including their supporting documents for the emerging Local Plan, continuous community engagement and feedback, the LNP considers the best approach is to try to encourage provision of some, or all, of the following

- Social rented properties
- Affordable rental properties
- Affordable purchase properties
- Market housing - mixed but predominantly family housing and fewer than 5 bedrooms
- Older age constrained housing – Extra Care Housing – market and affordable

Any of the more “affordable” options will rely on the delivery of market housing, or specific funding, or other contributions, to subsidise the cost and may need to be included in the review of the LNP. For example, a review could include the site of the former Orchard Court care home. This would be an ideal location for specialist accessible affordable housing, to meet the Surrey Adult Social Care requirements for this kind of affordable housing.

Therefore, this plan has identified sites which are considered best placed to deliver the required type and tenure of housing and infrastructure, which are sustainably located and can be allocated in conformity with Para 140 of the NPPF (2021). Each of the sites provides significant opportunities to enhance visual amenity and biodiversity and to increase access to the countryside for everyone. Significantly, they could provide some real infrastructure gains for the community.

Throughout the period of producing this Neighbourhood Plan, a range of sites has been assessed, mainly taken from the Housing and Economic Land Availability Assessments undertaken by Tandridge Strategic Plan officers, which is refreshed regularly. Some of the sites listed as unavailable, or too small, to be considered for the Local Plan process, have a potential for use in the LNP and have been included in our assessments.

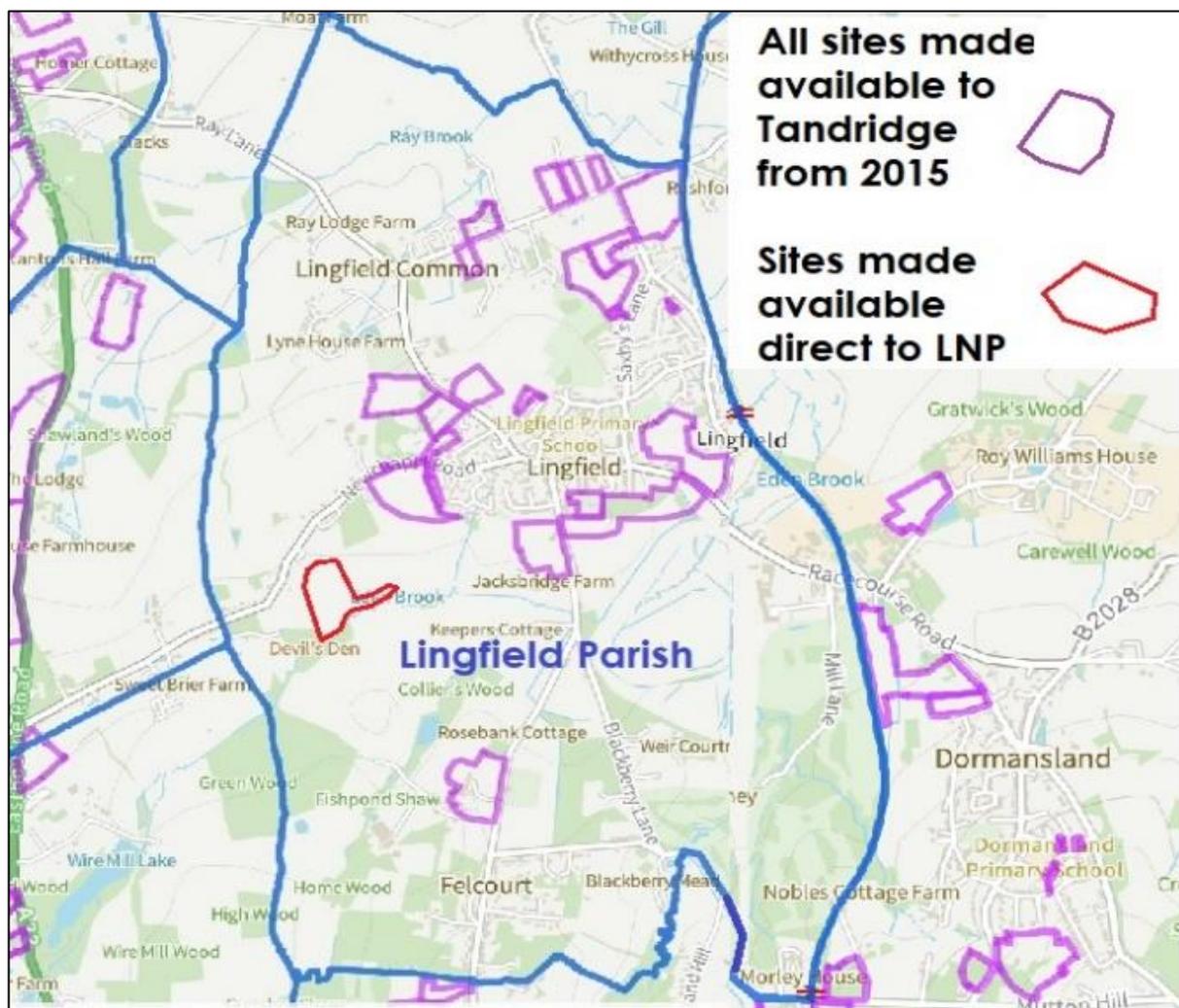
A formal call for sites was made in December 2015 - January 2016 and, informally, the steering group has been approached by landowners, agents, and developers with opportunities for development. These sites were included for consideration, as and when they were offered.

The LNP looked at all these sites (full assessments in Appendix) and by a process of elimination, screened sites out of consideration if they had the following factors which would preclude acceptable or viable development.

- Flood Zones 2 or 3 or at risk of surface water flooding
- Ancient woodland and other protected environments
- Community facility and/or sports use

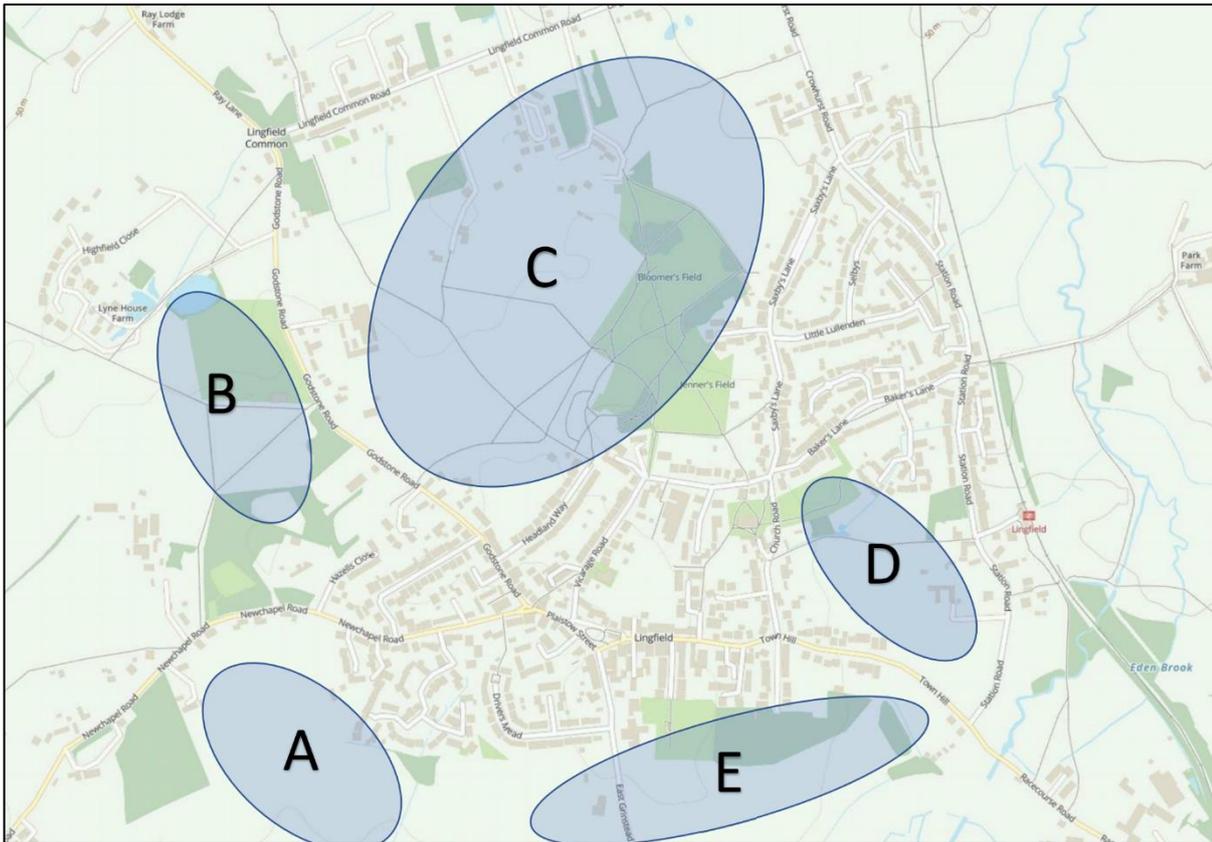
The remaining sites were narrowed down to the next tranche, using the following criteria, which they were required to satisfy

- Reasonable walking distance to key village functions (shops; surgery; school; public network interchanges)
- Unfettered highways access
- Lowest impact on biodiverse and ecologically sensitive areas
- Lowest impact on designated heritage assets and Conservation Area
- Deliverable
- Large enough to deliver more than 5 dwellings



**Map 16- All Potential Development Sites before Screening**

Further community engagement undertaken at the same time as the Tandridge Local Plan Sites Consultation (November 2018), established community support for sites to be broadly delivered around the southwestern boundaries of the village, where green belt sites would be required to be released for any additional housing.



**Map 17- Development Areas Rated by Residents on 27 November 2016 Open Day**  
 Results: Most favoured - A & B, Balanced – E, Least favoured -C & D

Both the community engagement and the Tandridge sites consultation confirmed that, whilst there was general support for the sites in the southwestern area, there was considerable objection to the other sites proposed by Tandridge Council, LIN005, LIN012 and LIN027 and to one which was not included in the consultation (LIN030). These views were submitted by residents to the consultation; the LNP also submitted a response to reflect these views and they can be found on the Tandridge Consultation Portal.

In the Regulation 19 Local Plan Consultation, only one site was allocated for Lingfield, Star Fields, or the Land at Old Cottage (LIN030, HSG12) (LNP5). It generated the largest number of objection responses to any site in the Council's consultation, including those from the LNP and Lingfield Parish Council.

Until the Local Plan was either withdrawn or finished, the outcome for the allocation of Star Fields was unknown. In mid 2022, the Tandridge Planning Policy committee indicated a Sites Allocation Supplementary Planning Document was being produced, which would not include Star Fields. The committee decided it would involve considerable further work, by the council, to satisfy the Local Plan Inspector's concerns about its continued inclusion as an allocated site.

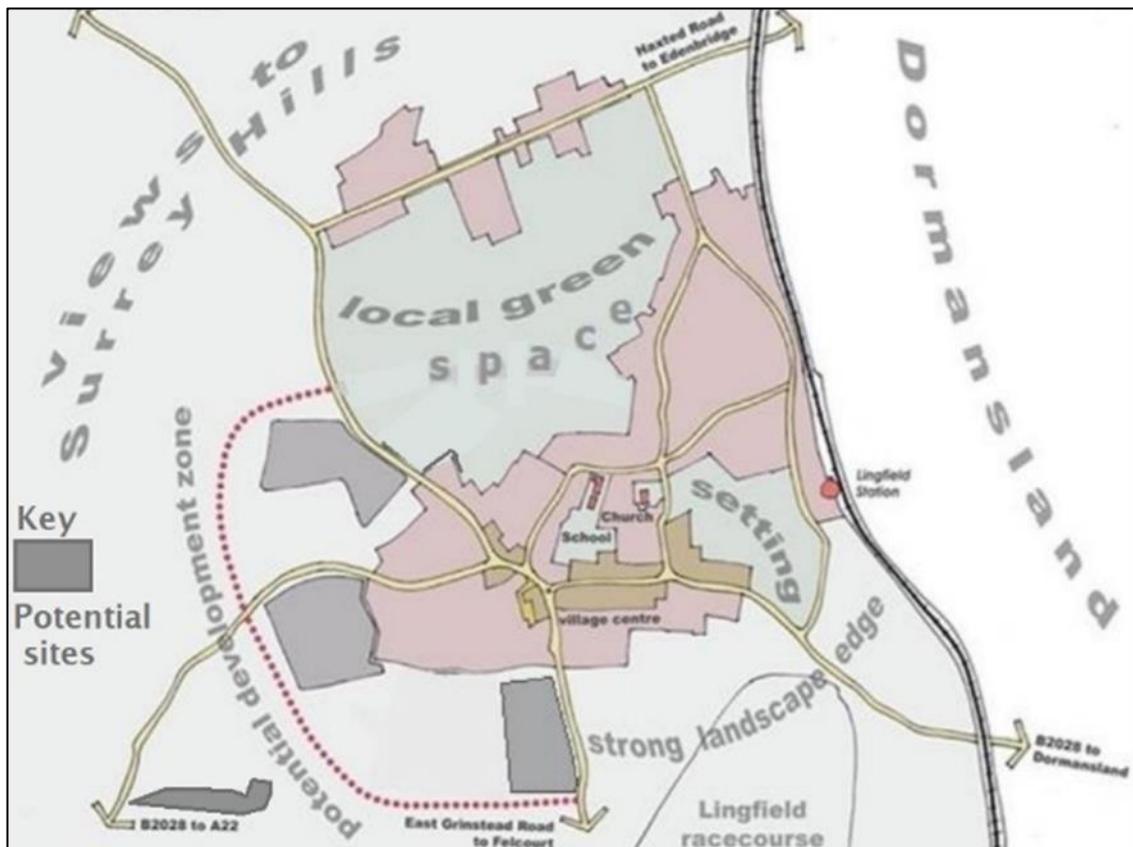
In light of this lingering uncertainty, the LNP has included an assessment of this site to reflect the community views and the planning considerations for this site.

A formal assessment of the sites potentially available to the LNP was undertaken by AECOM (Site Options and Assessment 2020), which has informed the LNP. Ultimately, the sites selected reflect community preferences, which is one of the key benefits of undertaking a Neighbourhood Plan.

The LNP has filtered the sites available and applied community views and supports the following sites. These sites can provide, cumulatively, the breadth of housing types, which the community needs and which the LNP can support. The mix of housing has the potential to supply some of the infrastructure needed and wanted by the community, either directly through Section 106 Agreements, or CIL contributions. The LNP Site Assessments are included in the appendix.

- Lingfield House LNP 1**
- Land on Godstone Road LNP 2**
- Land on Newchapel Road adjacent to village LNP 3**
- Pitts Barn (submitted directly to LNP) LNP4**
- Star Fields LNP 5**

After working through the screening process, interestingly, the sites selected are mostly within the broad “potential development zone”, which was first identified in the Visioning Exercise, undertaken by planning consultants at the very start of the neighbourhood plan process.



**Map 18-Visioning Exercise Map**

## **LNP 1 Site Policy Lingfield House East Grinstead Road, Lingfield RH7 6ES**

Lingfield House is a large Victorian house surrounded by extensive landscaped gardens and amenity land. It is located close to the edge of the defined village and within easy walking distance to the main commercial centre of the village. It has two site entrances off East Grinstead Road and is sited on a slope in such a way as to enable development without having a significant impact on the openness of the land surrounding it.

The site was supplied to TDC as part of the HELAA process and was identified as “Deliverable and Developable” during the Sites Consultation (Reg18). It was ruled out by the council as a site for the Reg 19 Local Plan on the basis it was not physically adjacent to the village boundary. However, there are inconsistencies with this judgement, particularly as the site known as LIN 020 (LNP3) was classed as acceptable, whilst also not entirely contiguous with the village boundary.



***Lingfield House (to be retained)***



**Map 19-Location of Site LNP 1**

A proposal was submitted by Revere Life for an integrated retirement community with up to 128 Extra Care housing units, as apartments and cottages, with communal facilities provided in the converted Victorian house (Planning Application number TA/2022/548, subsequently withdrawn). The submission of an amended application is anticipated which suggests the sites is imminently deliverable. The LNP recognises there is a need for retirement properties, especially where supported living is provided on site. This type of market housing has the potential to free up large family houses, including from the local area, which will create additional movement in the housing market.

The provision of Extra Care units meets the Tandridge Core Strategy target, CSP8, the identified demand in the Tandridge Housing Strategy 2019 - 2023 and The Surrey Council Commissioning Statement for Older People in Tandridge.

The proposal includes the following infrastructure:

- Provision of consulting rooms and contribution to the services of a doctor to ensure the new occupants do not overburden the existing doctors' surgery patient/doctor ratio. There is also potential to supply sufficient land for a replacement medical centre for the existing surgery.
- Provision of a safe pedestrian route, including a crossing, into the village.
- Provision of facilities on site including a specialised gym, hydrotherapy pool, community hall, landscaped gardens, all available to the wider community.

**LNP1 Site Policy Lingfield House**

**The LNP supports the proposal for the development of the Lingfield House site to provide supported living retirement market properties, or similar, to meet the needs of the increasing older population, whilst providing supporting doctors' facilities, shared community facilities and improved pedestrian access and safety.**

**Any development should be in accordance with the Lingfield Design code and ensure enhancement and maintenance of the "soft" boundary with the green belt which should be retained in perpetuity.**

**As a Green Belt site, development would be expected to offer acceptable "Very Special Circumstances", such as meeting identified need, as justification for approval.**

**Proposal delivery target circa 128 units**

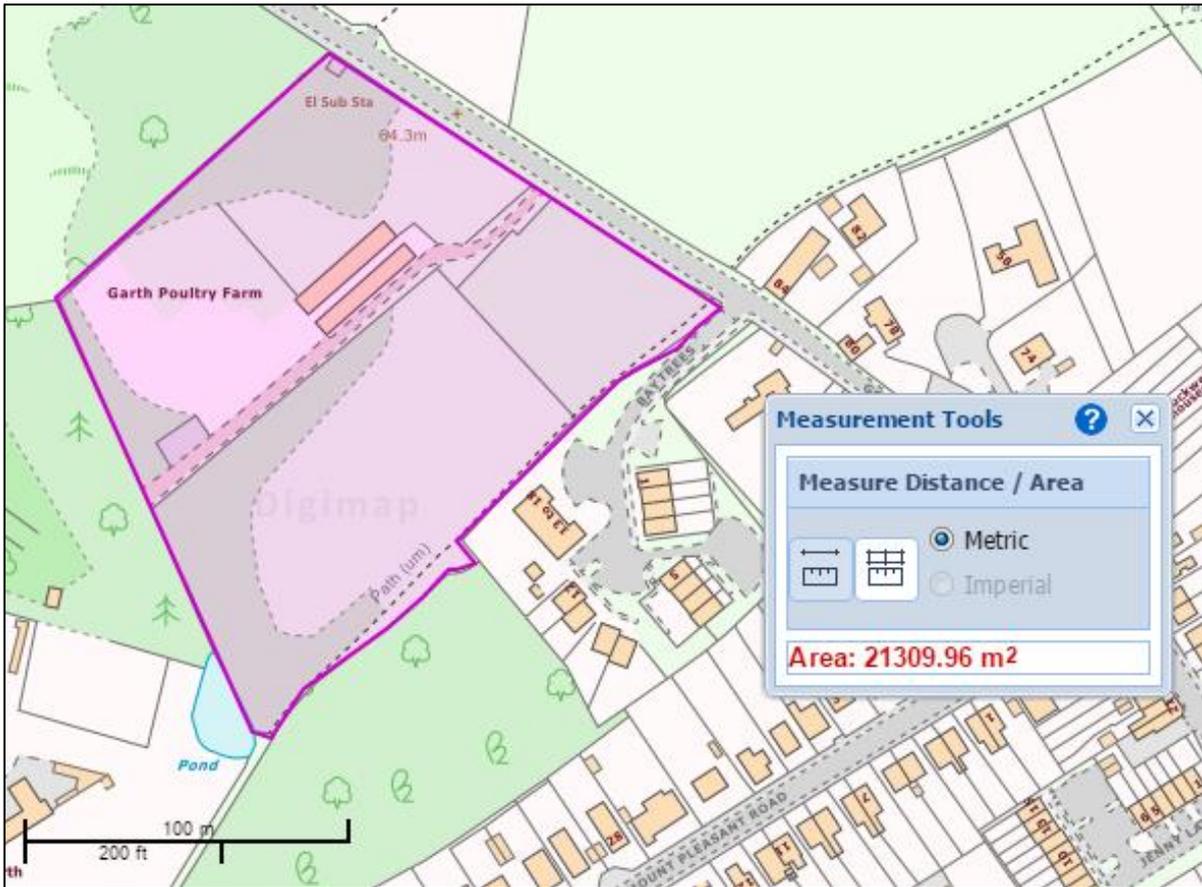
## **LNP2 Site Policy Garth Farm Godstone Road Lingfield RH7 6BT**

Garth Farm was a poultry farm, where chickens were reared intensively in large sheds. It fell into decline and ceased trading in the 1970s. In the 1990s it was used, without the relevant permissions, as a waste dump and for stationing of mobile homes. The burning of the waste, on-site, added to the unauthorised activities and required the intervention of the Environment Agency, as it was a polluting nuisance. Planning enforcement notices were issued at the start of these activities and they remained unlawful, until the site was finally cleared of all the unauthorised activities in 2020. Further works are being undertaken to finish clearing the unauthorised waste and the Japanese knotweed from the site.

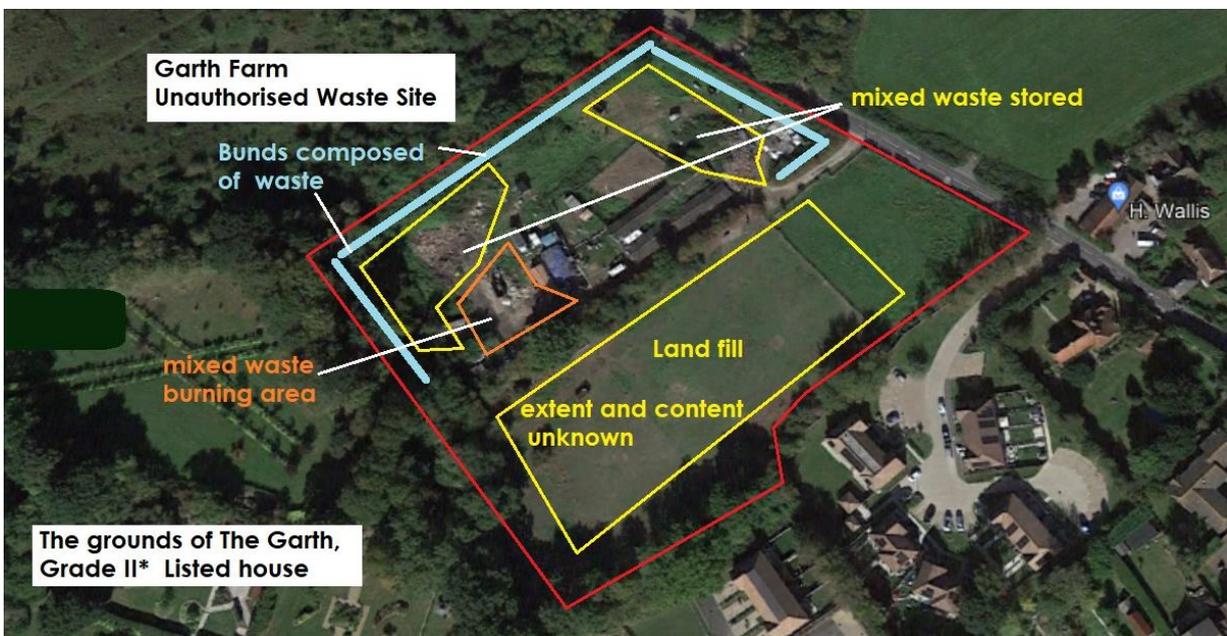
The site was submitted to the Council's HELAA in 2015, but in the 2017 edition, it was listed as unavailable. The owner and his agent contacted the LNP, offering the site to be included in the LNP sites allocation process, as it had potential for development as a Brownfield/Previously Developed Site in the Green Belt. The local owner expressed a desire to see it deliver smaller family homes to meet the local need.

As the site falls inside the areas favoured by the community for development and, for many people, a productive use of this land is seen as positive, the LNP would support housing on the site and the removal of the waste on the site that the development would facilitate.

The area that was used for grazing could be improved for bio-diversity gain. It is known that nearby ponds contain Great Crested Newts, the site is near to the Lingfield Nature Reserves and has potential to provide green infrastructure and link into a potential Green Corridor.



**Map 20-Location of Site LNP 2**



**Composite diagram indicating the potential challenges for the site**

The Housing Needs Survey undertaken in 2018 found that there was a need for affordable market housing as well as affordable social rented housing. This site could deliver smaller family homes and apartments for affordable market sale.

**LNP 2 Site Policy Garth Farm**

**LNP supports development on his site to provide affordable market housing, or a mixture of affordable and market value housing. The site would need to deliver on-site amenity space and sufficient parking and the development should be in accordance with the Lingfield Design Code (2020).**

**The part of the site which was used for grazing could be enhanced for biodiversity.**

**Proposal delivery target 60 to 85 units**

Note: Development on the site will need to take account of the waste buried under the paddock and the waste accumulated on the northern part of the site, including what is contained in the bunds. The upper housing delivery target is to provide scope for the viability of the site and this would further depend on the planning assessment of that.

## LNP3 Site Policy Land to the Southwest of Lingfield RH7 2BJ

This site was submitted to Tandridge Council for their Housing and Economic Land Availability Assessment before 2015 and is still listed as being “Deliverable and Developable” in the 2017-2018 HELAA on the TDC website as site LIN020. It has road frontage and is adjacent to the boundaries of properties on the outside of the village boundary and is part of the large parcel of land between the Newchapel Road and the Racecourse owned by Lingfield Park. It could be developed to provide a range of market housing, including the required affordable housing contribution and is sustainably located near all the services and facilities in the village.



**Map 21-Location of Site LNP 3**

Given its location on a slope with long views towards the High Weald AONB and open countryside, particular attention is needed in its design and layout to maintain those views. It should be carefully designed to incorporate wider avenues that provide the longer views for both the new and adjacent existing housing. Clever positioning of the development on the slope would enable the future occupants to continue to enjoy that open view. Even though the site extends to nearly 6 hectares, housing densities would need to reflect the sensitive nature of the site and pre-application engagement with the community would be very beneficial to gaining local support for the design of the proposal.

A development on this site should be able to contribute to the infrastructure of the village by providing contributions to the surgery and school, if required.

As the site's location and adjacent land parcels are under the same land ownership, it provides an excellent opportunity for this site to deliver a connecting pedestrian and cycleway from Newchapel Road to Town Hill and potentially, through to the station. It can link up with other housing areas to increase connectivity and has the potential to connect more widely, if other development proposals come forward.

New technology would enable the provision of an environmentally friendly option, using solar energy to light the path or even have a light absorbing path surface to illuminate it for users in the dark.



***An example of a glow-in-the-dark path in Poland***

The route of the pathway would provide connectivity to facilitate more sustainable development and would form a permanent boundary, to ensure the green belt to the south of the village is protected from sprawl. The pathway would emerge on the East Grinstead Road, between the gardens of the houses on Driver's Mead and Lingfield House, providing highly desirable access for recreational walking, from the village centre to the west, linking to the public rights of way beyond.

With joined up planning, any development at Lingfield House would be likely to provide a crossing around this location, which would then provide access to the Lingfield Park land, south of the former Orchard Court and Talbot Road Recreation Ground. This would make a neat and permanent edge to the village. By continuing onto Town Hill and connecting to the pathway to the station, it could provide a quick and safe route for pedestrians and cyclists, who wish to use the train.

**LNP3 Site Policy Land to the Southwest of Lingfield**

***The LNP supports mixed housing development on this site, in line with the current Tandridge housing policies. It must ensure the visibility through the site, of important views and the character should reflect the proximity to nearby open countryside and neighbouring properties, in line with the Lingfield Design Code (2020).***

***This site could support the policies for local infrastructure and sustainable transport, including the provision of a surfaced pedestrian and cycle way from the Newchapel Road towards the station and increase sustainable connectivity more widely.***

***As a Green Belt site, development would be expected to offer acceptable Very Special Circumstances, such a meeting identified need, as justification for approval.***

**Proposal Delivery Target 75 – 100 units**

**Note:** The delivery target may need to be adjusted to allow the development to support the preferred infrastructure/other planning contributions.

#### **LNP 4 Site Policy Pitts Barn Newchapel Road Lingfield RH7 6BJ**

This site was submitted to the LNP directly by the landowner and agent. Whilst it is a distance from the edge of the village, it is within acceptable walking distance, as evidenced by an adjacent site's planning appeal, which confirmed that the Planning Inspectorate consider it is sustainably located (Planning Application 2018/1820). The owner/agent have gained sufficient local interest that the LNP consider it is potentially deliverable (<https://www.rowlands-eco-park.com/> )

This is a large site and is close to the functional flood plain for the Eden Brook. It has opportunities for significant biodiversity improvements on the lower slopes of the site, some of which are in Flood Zone 2, and not suitable for residential development. The AECOM assessment of this site found it was not suitable to bring forward, as their criteria found the distance from the services in the village too great and, therefore, an unsustainable location. However, this can be remedied with the provision of a direct foot and cycle way across the Lingfield Park estate towards the East Grinstead Road and beyond to the station, making it accessible to the centre of the village. The development of this site can contribute to the pathway infrastructure suggested in LNP 3 Site Policy.

The proposal for the site is to supply serviced plots for self-build housing, including a significant proportion of affordable self-build, with the intention of being as environmentally friendly as possible, for example providing an "off-grid" energy supply, through solar and heat generation. Tandridge Council has a planning obligation to facilitate self-build/custom build housing, by keeping a register. However, possibly because the price of land with planning permission is so high in the district, there are currently only 11 registrations listed (Annual Monitoring Report 2021/2022).

**Note:** This site is being marketed under the name of Rowlands Eco Park





**Map 22-Location of Site LNP 4**

The development of the Pitts Barn site for self-build housing fulfils the demand for this type of housing. Its delivery is included in the NPPF's requirement of Local Authorities to include it in the mix of housing types (Para 62, NPPF 2021). It is supported by the LNP because of its unique role in the housing market and its ability to deliver self-build affordable housing. The proposal will be expected to follow the Design Code and other policies within the LNP and have consideration to the Green Belt setting of the site and neighbouring properties.

**LNP 4 Site Policy Pitts Barn**

***LNP would support self-build/custom build development on this site, along with provision for biodiversity enhancement and a pedestrian/cycle path to provide connectivity to the village and its services, using sustainable modes of travel.***

***The site should deliver a mix of market and affordable self-build/custom build dwellings. The layout and density should reflect the nature of the site and be set out in accordance with the principles of the Lingfield Design Code (2020) and other elements of this Plan***

***As a Green Belt site, development would be expected to offer acceptable Very Special Circumstances, such a meeting identified need, as justification for approval.***

***Proposed delivery target no more than 40 houses***

## **LNP 5 - Site Policy Star Fields**

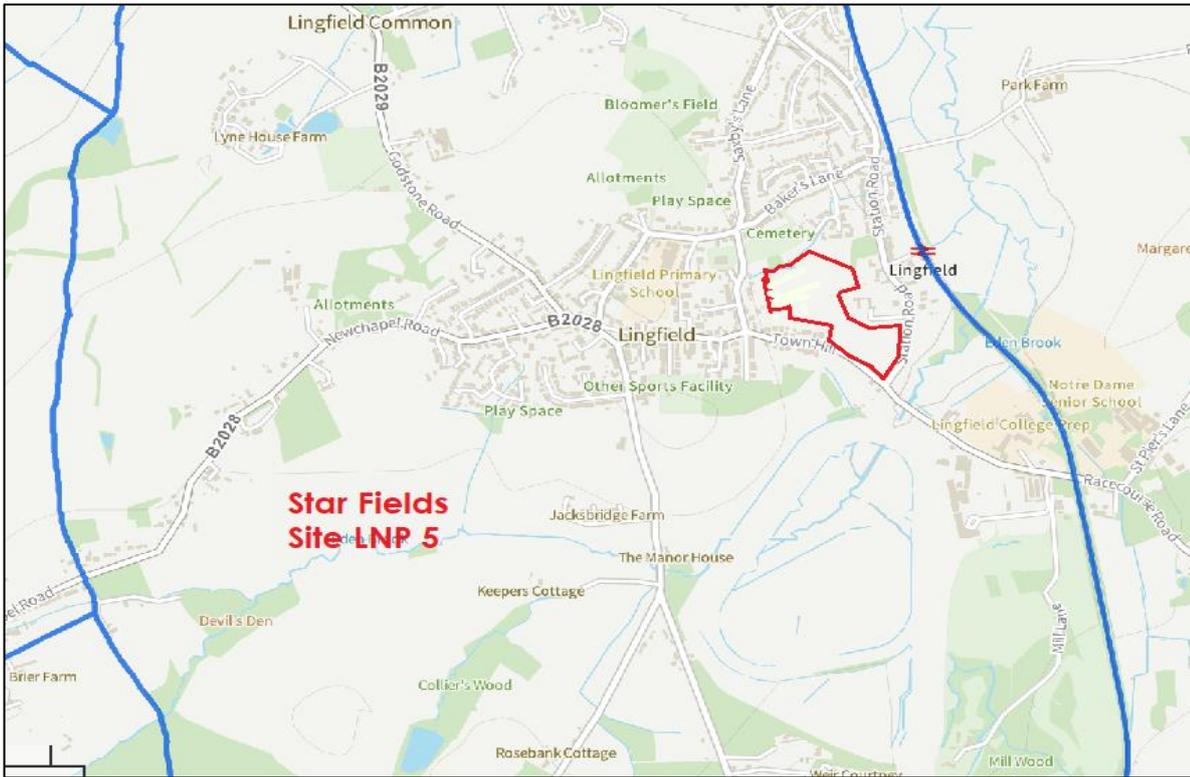
The Tandridge reference for this site, which has been allocated in their as yet unapproved Local Plan 2033 is *Land behind Old Cottage, Station Road (HSG12)* and was numbered LIN030 in the HELAA. Because of the proximity to a popular pub, The Star Inn, these former hop fields are referred to locally as Star Fields.

This site was allocated in the Regulation 19 TDC Local Plan 2033, published in 2018 as suitable for development of up to 151 dwellings. In the preceding consultation process, Tandridge had identified the site as not suitable for development, mainly because of the importance of its setting within the Lingfield Conservation Area and for the Heritage Assets, which are in very close association with it.

The site included in the 2018 Plan was larger than the one originally submitted to the TDC in the 2015 HELAA. The Local Plan Inspector expressed a desire for more information from the council before he would reconsider his view that it was not suitable for development, on account of the Heritage Assets. In the meantime, the council is now considering a Sites Allocation Supplementary Planning Document, which will exclude this site.

A pre-emptive planning application for the site has been submitted by the developers, possibly in anticipation that the site would continue in the Tandridge Local Plan going forward. It is for 99 dwellings but, to date, has not been determined (Application 2022/685).

Star Fields is a central green area in Lingfield that plays a key role in maintaining its semi-rural character. The site is largely in the Conservation Area and wholly in the Green Belt. Development of this site would cause significant permanent damage to the character of Lingfield. It would remove a green corridor used by many people on a daily basis to walk to and from the railway station. It would also destroy the setting of several medieval and listed buildings that surround the area.



**Map 23-Location of Site LNP 5**

The proposal to build on Star Fields is strongly opposed by people in Lingfield. Tandridge District Council deprived people of the opportunity to express their opposition to this site during the 2016 consultation, when it was deemed unacceptable for development and then changed position to include it in the final version of the plan. This was completely unexpected. Since then, there has been significant opposition in public meetings and in formal representations to Tandridge, including substantial objections to the planning application.

**LNP 5 Site Policy Star Fields**

**LNP does not currently support any development on this site.**

## Appendices List

- A Policy Implementation and Monitoring Report
- B Lingfield Heritage and Character Assessment  
September 2019 AECOM
- C Lingfield Neighbourhood Plan Site Options and Assessment  
April 2020 AECOM
- D Lingfield Design Code April 2020 AECOM
- E Strategic Environmental Assessment 2023 AECOM
- F Local Green Spaces Report LNP
- G Buildings of Character Report LNP
- H Assets of Community Value Report LNP
- I Statement of Community Consultation for REG 14 Submission LNP
- J Schedule of Evidence (including supporting documents)
- K Glossary

***All supporting documents, including a full glossary of terms, can be found at [www.lingfield.info](http://www.lingfield.info)***