Landscape & Green Belt Appraisal

Station Road, Lingfield
August 2019

LDÄ DESIGN
1.0 Introduction

This Landscape and Green Belt Appraisal report has been produced by LDA Design on behalf of Woolbro Homes in relation to land at Station Road, Lingfield (‘the Site’).

The appraisal considers the landscape context of the Site including its historic growth, landscape character, visibility and also its contribution to the purposes of the Green Belt designation as set out within National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).

The appraisal sets out landscape opportunites and constraints for the Site and also development principles that should underpin any development proposals for the Site. A consideration of indicative site capacity is provided based on identified potential development parcels.

The Site is allocated as a preferred development site reference ‘HSG12: Land at The Old Cottage, Station Road, Lingfield’ within the Tandridge District Our Local Plan 2033 (Regulation 22) Submission Draft (January 2019) with an estimated development capacity of 60 dwellings.
2.0 Landscape Context

Site Context

The Site lies in the south east of Lingfield and is approximately 5.8ha in size.

It is relatively flat with a slight gradient across the Site northwest to southeast from approximately 65m AOD to 51m AOD.

The Site is currently used for agricultural grazing. Established hedgerows form the Site’s perimeter boundary with four internal hedgerows present within the Site itself.

The Site is bounded to the north by the rear gardens of residential dwellings at New Place Gardens and the cemetery associated with St Peter and St Paul’s Church; to the east by residential dwellings at New Place Farm and Station Road; to the south by residential dwellings along the B2028 Town Hill; and to the west by residential dwellings along Church Road, including the Star Inn Public House.

A public footpath (ref. 381a) traverses east to west through the northern section of the Site linking Church Road to Station Road and Lingfield Station beyond.

The Site is partly within the Lingfield Conservation Area (refer to Section 4.0) and fully within the Green Belt (refer to Section 7.0).
Historic Mapping

1869 / 1870

1896 / 1898

1912 / 1913

1965

Landmark Historical Map
County: SURREY
Published Date(s): 1869-1870
Originally plotted at: 1:2,500

Landmark Historical Map
County: SURREY
Published Date(s): 1896-1898
Originally plotted at: 1:2,500

Landmark Historical Map
County: SURREY
Published Date(s): 1912-1913
Originally plotted at: 1:2,500

Landmark Historical Map
County: SURREY
Published Date(s): 1965
Historic Settlement Growth

As part of the baseline analysis, historic map regression has been undertaken to understand how Lingfield has grown historically. The following section summarises the historic growth of Lingfield with reference to historic mapping provided by Ordnance Survey (OS).

The Lingfield Village Design Statement records the origins of the town “lie many centuries ago as a clearing in the Great Forest which covered much of the Weald at that time”. The town grew from two medieval settlements at Old Town, a cluster of buildings around the Church of St Peter and St Paul’s, and Plaistow Street in what is now the main high street.

In the First Edition OS Map of 1869 – 1870 the village of Lingfield centred on St. Peter and St Paul’s Church, with built form concentrated around the church extending south to Sunnyside on Plaistow Street and westward along what is now Town Hill road. Numerous orchards are visible on the map within and around the settlement with agricultural fields beyond. Further larger orchards and built form are present at Billeshurst (what is now New Place). Tan Yard and Malthouse Farm are also recorded at this time to the south east of the village in the area now occupied by Lingfield Racecourse. The Site is shown as split horizontally into two field parcels delineated by a hedgerow running in an east to west direction.

By 1898 the village had expanded both north along Bakers Lane and south along Town Hill road. Development at Summerslea and Fair Oaks, adjacent to the southern boundary of the Site, is depicted extending the built form along Town Hill half way to its junction with Station Road. Lingfield Railway Station, which opened in 1884, is depicted with sporadic linear development along Station Road. Lingfield Racecourse is also recorded to the south east with a tannery adjacent to the north. A number of orchards are still present around the settlement but their size and extent has decreased.

In the OS Map of 1912-13 the village has continued to grow steadily with development now extending along Town Hill in the south and Bakers Lane in the north, which have seen both an intensification and extension of built form. Properties on the junction of Town Hill road and Station Road are recorded, as is a large area of woodland to the south of the village. Areas of orchard at the fringes of the village remain characteristic and the field pattern within the Site as seen today is recognisable.

By 1965-74 the village has expanded markedly and a number of infilling residential suburbs at the village’s fringes is now visible. Infilling is depicted north of Bakers Lane at Little Lullenden and Selby’s, with built form also extending north linearly along Crowwhurst Road. Built form also extends westwards along Newchapel Road and Godstone Road with residential infilling along Mount Pleasant Road. Development has also extended south with the cul-de-sac of Drivers Mead running westward from Jacksbridge Road. Built form is recorded along the full length of Bakers Lane backing on to the Site and also the majority of Station Road. Lingfield College, opposite Lingfield Racecourse, is recorded as Batnors Hall School increasing the presence of built form along Racecourse Road. Notably, whilst the majority of the original orchards have now been lost, the large block of woodland to the south of the village remains forming a substantial wooded block between the Racecourse and the village.

The present day growth of Lingfield has seen further suburban expansion predominantly as infill developments in cul-de-sac arrangements including Lincoln’s Mead to the southwest, Rushfords in the northeast and at New Place Gardens which backs on to the site. Built form has also intensified along Station Road and more recent development is present along the north of Racecourse Road at The Tannery.
Figure 1: Identified Heritage

BSA Heritage Ltd.

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BSA 1794-1
January 2018
As shown (approximate at A3)

Land at Station Road, Lingfield, Surrey
A Heritage Desk Based Assessment (DBA) has been undertaken and is submitted as part of the Regulation 22 representations for the Site and provides further heritage analysis. The DBA has consulted a number of existing sources of information to inform the assessment including Historic England’s online National Heritage List for England, Surrey Historic Environment Record (HER), Surrey History Centre in Woking, Historic England’s Archive in Swindon, historic maps and a site walkover.

Much of the Site lies within Lingfield Conservation Area. There is no Conservation Area Appraisal available for this, but it broadly extends across the earlier developed parts of Lingfield and includes most of the village’s listed buildings. Given the origins of Lingfield as two separate centres at Plaistow and around the church, the designated area has a sinuous form as a result of the amalgamation of three smaller individual conservation areas.

Approximately a hundred metres to the east, the large ‘New Place’ is an early 17th century stone mansion and is Grade II* listed (HER 3675). The east facing house’s garden wall, extending to the west, is separately Grade II listed (HER 4377).

A minimum of 100m west of the site, a group of listed buildings cluster around the Grade I listed Church of St Peter and St Paul (HER 1078). This church is thought to have 14th century fabric, but has been extended and restored since. Three tombs within its churchyard are separately Grade II listed.

In close proximity to the church, lie a fine group of listed buildings including some particularly early domestic structures. Their rarity is reflected in most being Grade I or Grade II* listed. West of the church, HER 5896 refers to the circa 1700 ‘The College’ which is Grade II* listed. A 16th century garden wall between it and the church is separately Grade II listed.

North of the church lies the Grade II* ‘Guest House’ which is a 15th century Wealden style hall house now used as a library (HER 2527). To the south of the church and either side of a road leading to its principal entrance are a further six listed buildings.

From the area of the church, it is clear that the group of listed buildings are of considerable interest and that they enhance each other’s setting. However, it was also evident that they do not have a visual relationship with the Site. More recent development also provides a buffer to this group.

More than 400m west of the Site, HER 1304 records the late medieval cross of St Peter and village ‘cage’ or lock-up adjacent to the village pond and at the heart of the Plaistow Street area of Lingfield (HER 1304). This is Grade I listed and also a scheduled monument; the only one within the study area. The cross is thought to date from circa 1437 and to have marked the boundary between two of Lingfield’s manors. The village cage dates from 1773 and was last used in the 1880s.

The settlement appears to have relatively low archaeological potential. The find of two stone axes in the village suggests human activity from prehistory, but there are no other indications of prehistoric or Roman activity. The closest archaeological investigations to the Site have found nothing which indicates potential within it. Any sub-surface remains would have been truncated by later cultivation and tree roots.

Modern development at New Place Gardens to the north of the site confirms what might be an acceptable form of development within the Conservation Area. Other examples of well-built and well integrated new housing with pitched or hipped tile roofs and brick and hung tile elevations are noted elsewhere in the village.
5.0 Landscape Character

Natural England’s Character Map of England identifies landscape character areas for the whole of England at the national scale. National Character Areas are helpful in setting the scene and understanding the wider landscape context.

The Site is located within National Character Area 121: Low Weald which is described as a “broad, low-lying clay vale which largely wraps around the northern, western and southern edges of the High Weald.” It is noted as “being predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils, with horticulture and some arable on lighter soils in the east, and has many densely wooded areas with a high proportion of ancient woodland.”

In regards to settlement, “small towns and villages are scattered among areas of woodland, permanent grassland and hedgerows on the heavy clay soils where larger 20th-century villages have grown around major transport routes.”

The Surrey Landscape Character Assessment (2015) provides a more detailed assessment of landscape character at the local level. The Site is identified within ‘Landscape Character Area WF3: Horley to Swaynesland Low Weald Farmland’, which encompasses a large geographical area from Horley in the west to Hurst Green in the east.

This area is characterised by:

- “a consistent network of well-maintained hedges.”
- “dispersed blocks of woodland”.
- “views across the majority of the character area, although woodland occasionally obscures longer distance views”.
- “a network of minor roads and rural lanes, often lined with well-maintained hedges”.
- “scattered farmsteads, attractive scattered settlements, church yards and mills, as well as some dense areas of ribbon development along minor roads”.

The Site and its locality demonstrate some of these broad characteristics, principally the vegetated landscape of established hedgerows, parkland, and woodland which serve to screen views.

Built form lies adjacent to the Site, surrounding it on three sides and the Site’s south-eastern boundaries are formed by Station Road and Town Hill resulting in the Site reading as part of the town rather that wider countryside in character terms.

To the east of Station Road lies Lingfield Park which is characterised by a parkland landscape of established trees and the river floodplain meadows of the Eden Brook. Lingfield Racecourse lies further southeast beyond.

The Site comprises four field parcels bounded by established vegetation and built form, although some hedgerows are gappy in places. Footpath 381a traverses east to west through the Site linking Church Lane with Lingfield Station.
Viewpoint Locations

LEGEND
- Site Boundary
- Viewpoint Location and Number
The Site was assessed under reference ‘LIN030’ as part of the Landscape Capacity and Sensitivity Study - Addendum (2017) which forms part of the technical evidence base to the Local Plan.

The Landscape Capacity and Sensitivity Study concludes the Site to have moderate sensitivity and value and medium capacity to accommodate residential development noting:

“The site is potentially suitable for limited development within the northern part of the site, in association with the existing surrounding development, provided it has regard for the existing character of the area and demonstrates no adverse impacts on the surrounding local landscape or separation to Dormansland.”

A visual appraisal of the Site and its surrounds has been undertaken by LDA Design as part of this report. The appraisal is informed by best practice guidance including Guidelines for Landscape and Visual Impact Assessment (3rd ed.) (GLVIA3) produced by the Landscape Institute (LI) and Institute for Environmental Management and Assessment (IEMA); and LI’s Advice Note 01/11 Photography and Photomontage in Landscape and Visual Impact Assessment (2011).

The following pages present an analysis of the visibility and visual amenity of the Site and its surrounds from six representative viewpoints as identified on the viewpoint locations plan opposite. The analysis also considers the potential change to these views as a result of development within the Site based on the principles set out within Section 8 of this document. These principles have been informed by the consideration of landscape opportunities and constraints for the Site also set out in Section 8 of this report.

The analysis has confirmed the visibility of the Site is limited to its immediate locality, principally from Station Road and Church Road. Views beyond the vicinity of the Site are screened and filtered by the relatively flat topography and intervening vegetation.

Middle and longer distance views, including those from the High Weald Area of Outstanding Natural Beauty (AONB) to the south are generally not possible or screened and filtered by vegetation.

Given the distance of the Surrey Hills AONB, approximately 9km to the north, the Site is either not visible owing to screening vegetation or indiscernible.
Viewpoint 1 - Church Lane

Viewpoint 1 is located to the west of the Site on Church Lane. The Site is located behind the Star Inn Public House, and obscured from view by existing built form and established intervening vegetation, including a dense deciduous tree belt lining footpath 381a which dissects the Site.

The entrance to public footpath 381a can be seen which leads into the Site from Church Lane and connects to Lingfield Railway Station to the east.

Residential built form is characteristic of the view and the development would be largely hidden. No discernible change to the visual environment would occur.
Viewpoint 2 - View north from Footpath 381a (within the Site)

Viewpoint 2 is located on Public Footpath 381a which runs east to west through the Site.

Rear elevations of residential properties at New Place Gardens are visible in the view behind layers of intervening vegetation. Established vegetation lines the majority of the northern edge of the route and limits views northward.

This small field parcel in the north of the Site is well contained by established boundary vegetation and surrounded by existing built form. Whilst there would be a change to views from the path, an active frontage to the development is proposed with provision of a new area of public open space and substantial green buffer with additional new planting to enhance the recreational experience from this route and create a central, accessible communal area within the development.
Viewpoint 3 - View south from Footpath 381a (within the Site)

Viewpoint 3 is located on Public Footpath 381a which runs east to west through the Site. From this location built form can be seen surrounding the Site with rear elevations of residential properties on Town Hill Road and Church Lane visible.

Views are relatively well contained by existing built form and vegetation although glimpsed and filtered views southeastward to the High Weald Area of Outstanding Natural Beauty (AONB) are possible.

Being within the Site this view would change as a result of development. An active frontage to the development is proposed with provision of a new area of public open space and substantial green buffer with additional new planting to enhance the recreational experience from this route and create a central, accessible communal area within the development.
Viewpoint 4 - View west from Station Road

Viewpoint 4 is located adjacent to the Site’s eastern boundary on Station Road.

Built form of residential properties along Town Hill Road and Station Road are visible in this view over, and filtered through intervening vegetation.

Station Road itself provides a defining physical boundary to the eastern settlement edge with the floodplain of the Eden Brook beyond.

Development would be visible from this location, softened and set back behind the hedgerow, which would be retained, and an area of proposed public open space located in the southeast corner of the Site.
Viewpoint 5 - View from the B2028 / Station Road Junction

Viewpoint 5 is located adjacent to the Site’s southeastern boundary at the B2028 / Station Road junction.

Built form of residential properties along Town Hill Road and Station Road are visible. The Site is relatively well screened by boundary vegetation.

Station Road itself provides a defining physical boundary to the eastern settlement edge with the floodplain of the Eden Brook beyond.

Development would be visible from this location, softened and set back behind the hedgerow, which would be retained, and a new area of public open space located in the southeast of the Site.
7.0 Green Belt

The Site is currently within the Metropolitan Green Belt which covers a large area around Greater London. However as a draft allocated site (HSG12) within the emerging Local Plan it would be removed from the Green Belt designation. As part of this report a site specific Green Belt appraisal has been undertaken and is presented in Table 1. The appraisal is informed by the purposes of Green Belt as set out within the NPPF and also guidance detailed within the Planning Advice Service guidance.

Table 1: Assessment of the Site against the five Green Belt purposes

<table>
<thead>
<tr>
<th>Assessment Criteria</th>
<th>Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>GB Purpose 1: To check the unrestricted sprawl of large built-up areas</td>
<td>-------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>The proximity and visual connectivity of the area/site to the settlement’s urban edge.</td>
<td>The Site is located at the settlement edge of Lingfield which extends to the north, west and south, around the site. Existing built form of Lingfield is visible in all directions from the Site.</td>
</tr>
<tr>
<td>The form and extent of definition of the existing urban edge.</td>
<td>A strong urban edge is created by the alignment of Station Road and Town Hill road which form the Sites southern and eastern boundaries. To the west and north existing built form lies adjacent to the Site and includes properties at New Place Gardens and dwellings on Church Lane. Built form extends eastward beyond the Site to New Place and to the junction of Station Road with Town Hill road.</td>
</tr>
<tr>
<td>The extent to which the area/site is contained.</td>
<td>The Site is located within a flat landscape that is well vegetated with woodland blocks, established tree lines and hedgerows. East of the Site beyond Station Road is parkland associated with Lingfield Racecourse. The Site itself is generally well contained by vegetation and/or built form at its boundaries that preclude or filter views. Long distance views are possible from the Site over adjacent built form to the higher grounds of the Surrey Hills AONB in the north, and over intervening vegetation to the High Wealds AONB to the south east. These views are not publicly accessible.</td>
</tr>
<tr>
<td>GB Purpose 1: To round off the urban edge of the Green Belt</td>
<td>Development in this area would round off the urban edge and provide a more defensible Green Belt boundary along Station Road and Town Hill road.</td>
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</tr>
<tr>
<td>The existence of clearly defined boundaries and how the area/site relates to the existing structure of the landscape surrounding.</td>
<td>Current boundaries include roads, hedgerows, and the rear gardens of existing properties. The Site is contained by Station Road and Town Hill road which form a physical boundary between Lingfield and the countryside beyond.</td>
</tr>
<tr>
<td>GB Purpose 2: To prevent neighbouring towns merging into one another</td>
<td>Development of the Site would be within the existing extents of Lingfield as defined by Town Hill road and Station Road and would not result in the physical reduction of the distance between Lingfield and Dormansland to the southeast.</td>
</tr>
<tr>
<td>The degree to which development would physically reduce the distance between the urban edge and neighbouring settlements.</td>
<td>Development of the Site would be within the existing extents of Lingfield as defined by Town Hill road and Station Road and would not result in the perception of the reduction of the distance between Lingfield and Dormansland to the southeast.</td>
</tr>
<tr>
<td>The degree to which the development would result in the perception that distances between settlements have reduced.</td>
<td>The Site makes no contribution to the scale and separate identity of Lingfield from neighbouring settlements.</td>
</tr>
<tr>
<td>The degree to which the site/area relates to the scale and separate identity of the settlement.</td>
<td></td>
</tr>
<tr>
<td>GB Purpose 3: To assist in safeguarding the countryside from encroachment</td>
<td>There are a number of built developments within the Green Belt in the locality of the Site. These include individual dwellings at the junction of Station Road and Town Hill road, New Place and New Place Farm and Dwellings along Station Road.</td>
</tr>
<tr>
<td>The existence and scale of existing development within the Green Belt in the vicinity of the area/site.</td>
<td>To the south east, Lingfield Racecourse represents a substantial development within the Green Belt.</td>
</tr>
<tr>
<td>The degree to which the character of the area/site is 'settlement fringe' rather than 'open countryside' or of rural character.</td>
<td>The character of the Site is distinctly settlement fringe, being surrounded on all sides by built form and contained by Station Road and Town Hill road. Consequently, the Site relates to the built form and settlement of Lingfield as opposed to the countryside to the east.</td>
</tr>
<tr>
<td>The nature of the existing settlement edge, i.e. whether it is a soft edge or a hard urban edge.</td>
<td>The existing settlement edge is formed by a combination of roads and rear garden boundary vegetation. It is currently a tortuous and convoluted boundary.</td>
</tr>
<tr>
<td>GB Purpose 4: To preserve the setting and special character of historic towns</td>
<td>Part of the Site is within Lingfield Conservation Area. Development within the Site would therefore have a direct effect on this heritage designation and also potentially its setting for those areas adjacent to the designation. However there are several examples of new development within Lingfield Conservation Area and new built form would be reflective of this.</td>
</tr>
<tr>
<td>The degree of harm that may be caused to the setting or special character of the existing built up area of settlement, taking into account the visual aspects of designated and non-designated heritage assets (conservation areas, listed buildings, historic parks and gardens, scheduled monuments or important heritage features).</td>
<td>The countryside setting of Lingfield to the east of the settlement would not be harmed as the Site reads as part of the town and not wider countryside beyond.</td>
</tr>
</tbody>
</table>
GB Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

| Consider if development would impact upon the likelihood of sites within the existing urban area in coming forward, and whether development in the broad location would facilitate the possibility of reusing previously developed land. | Development on this relatively small site would not impact on the likelihood of existing brownfield sites coming forward should they be identified for development. |
Assessment of Area 045 as set out in Appendix 2 of the Local Plan Green Belt Assessment (Part 2), 2016

B Why was this selected as an Area for Further Investigation?

The Green Belt forms part of the Lingfield Conservation Area and so it is considered to make a strong contribution to preserving its setting and special character and as such has been identified as an Area for Further Investigation.

The setting of Conservation Areas is not a purpose of the Green Belt designation as defined in paragraph 80 / 134 of the NPPF.

Tandridge District Council’s Stage 1 assessment records that originally Lingfield was washed over by Green Belt but was removed in 1986 in recognition of its growth and role as a larger rural settlement.

C: Summary of Consultation Comments applicable to Area for Further Investigation

No comments have been received that are applicable to this Area for Further Investigation.

No further comment.

Table 2. Area 045 Green Belt Assessment

<table>
<thead>
<tr>
<th>Description of Area</th>
<th>Comment / Observation</th>
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<tbody>
<tr>
<td>“It extends from the land opposite the church to Station Road to the east and includes various residential dwellings, with the Green Belt extending to the east of the church and the public house.”</td>
<td>The Site forms part of this larger area, and is bounded by land adjacent to the rear of the public house on church road to the west, back gardens of New Place Gardens to the North and Station Road to the south-east.</td>
</tr>
<tr>
<td>“The development around Church Road fronts onto that road and beyond those buildings is an open space. At the eastern end are further residential dwellings, including farm buildings, which have been converted.”</td>
<td>The Site comprises much of this open space, with New Place Farm, Station Road and properties along Town Hill Road aligning the eastern, and southern boundaries.</td>
</tr>
<tr>
<td>“The Conservation Area includes a small area which is not within the Green Belt (New Place Gardens), which together with the land to the north abutting the Conservation Area comprises residential dwellings. To the south of the Conservation Area, there are further residential dwellings, which extend part way along Town Hill. Further residential dwellings outside of the Conservation Area face onto its eastern edge, before a transition to open and undeveloped land.”</td>
<td>The north-western part of the Site is within Lingfield Conservation Area which includes built form to the north and west of the Site.</td>
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<tr>
<td></td>
<td>No Conservation Area Appraisal has been produced for Lingfield Conservation Area.</td>
</tr>
<tr>
<td><strong>D:</strong> Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?</td>
<td></td>
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<tr>
<td>“The Area includes residential dwellings, including converted farm buildings. The majority of the buildings with in the Conservation Area, where it is designated as Green Belt, are clearly historic (being 17th and 18th century buildings as set down in their listings). Others are Victorian in appearance.”</td>
<td></td>
</tr>
<tr>
<td>Area 045 and Lingfield Conservation Area contain a diversity of built form from a variety of time periods including more recent developments and New Place Gardens and Talbot Road.</td>
<td></td>
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<thead>
<tr>
<th><strong>E:</strong> How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?</th>
</tr>
</thead>
<tbody>
<tr>
<td>“This Area is predominantly undeveloped and comprises fields, some of which have no apparent use, although there are some which appear to be used for grazing of horses.”</td>
</tr>
<tr>
<td>The Site comprises four field parcels used for grazing.</td>
</tr>
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<thead>
<tr>
<th><strong>F:</strong> Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.</th>
</tr>
</thead>
<tbody>
<tr>
<td>“If this Area were to be released from the Green Belt, there are public highways which would adequately prevent further sprawl. However the current boundaries comprise the rear boundaries of a number of properties, parts of Church and Station Road as well as tree lines. It is considered that the boundaries have generally been successful in preventing sprawl.”</td>
</tr>
<tr>
<td>The current Green Belt Boundary as drawn in the adopted Local Plan follows a combination of roads, hedgerows, spaced individual trees and the back garden of residential properties, in some instances cutting across them. Station Road and Town Hill represent permanent physical features on the ground and a more defensible and permanent Green Belt Boundary than at present.</td>
</tr>
</tbody>
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<thead>
<tr>
<th><strong>G:</strong> Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?</th>
</tr>
</thead>
<tbody>
<tr>
<td>“The Area for Further Investigation encompasses built-form, which falls within the same settlement, with notable built-up areas to the west/south-west and to the north/north-east. This area does not serve to prevent settlements from merging. However, it does serve to prevent built-up areas within the same settlement from merging.”</td>
</tr>
<tr>
<td>Built form is within the same settlement and therefore cannot constitute prevention of settlements from merging. Preventing merging of areas within the same settlement is not a purpose of the Green Belt designation.</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th><strong>H:</strong> What is the current use of the land and how does this relate to the purposes of the Green Belt?</th>
</tr>
</thead>
<tbody>
<tr>
<td>“The Area includes a mixture of uses, including residential, which do not relate well to the purposes of including land in the Green Belt. The remaining areas of land comprise fields, with a small part used as a cemetery. Many of the fields do not appear to be in any form of active use, but it is apparent that some are used for grazing, and relate well to the purposes of including land within the Green Belt.”</td>
</tr>
<tr>
<td>Land use is not a consideration of the five purposes of the Green Belt as set out in paragraph 80 / 134 of the NPPF. The use of land within Green Belt relates to where a development is considered ‘appropriate’ or ‘inappropriate’ as defined by paragraphs 89 / 145 and 90 / 146 of the NPPF. There is no justifiable reason why land use has been used in this context as a component of the Stage 2 assessment.</td>
</tr>
</tbody>
</table>
### I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.

“This Area for Further Investigation relates to the eastern end of the Lingfield Conservation Area. There is no appraisal. However, the character of this Area is clearly open and provides a rural setting for the church and the approach to it, as well as including the historic buildings to the east, some of which formed part of a farm. The Conservation Area also includes land, which is designated as Larger Rural Settlement, including part of New Place Gardens. It is only this eastern end of the Conservation Area, which is located within the Green Belt.”

The protection of Conservation Areas and their setting is not a purpose of the Green Belt Designation.

Whilst Conservation Areas may indicate historic settlement and therefore would be of relevance to Green Belt purposes in terms of preserving the settlement and special character of historic towns as set out in paragraph 80 of the NPPF, this would be in relation to the whole of Lingfield and not Lingfield Conservation Area itself.

Paragraph 86 / 140 of the NPPF is clear in that if the character of the village needs to be protected for other reasons that are outside the purposes of the Green Belt designation, other means should be used.

### J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.

“There is no visual evidence of development pressure and this is supported by the planning application search.”

No further comment.

### K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?

“This Area includes a public footpath, which cuts through the area, leading from the built-up area. The land is otherwise predominantly privately owned. As such this area provides some public benefits”.

This footpath (381a) is currently in poor condition and provides limited access and recreational amenity.

### L: Using all the above information, what is the final conclusion?

“The documentation relating to this Area’s designation as Conservation Area does not clearly indicate the reasons for its designation, but it is assumed it relates to the historic layout of the village and the fact that a farm existed on the outer edges of the village, which would be surrounded by open land as a result of its use.

The Area for Further Investigation provides a rural setting and approach to the church. It is considered that the siting and scale of the Green Belt in this location serves to prevent sprawl, the merging of built-up areas and encroachment upon the countryside and that this is essential in preserving the setting of this part of the Conservation Area. Whilst built form is visible from within this Area for Further Investigation, overall it is open and makes a notable contribution to the openness of the Green Belt. Additional protection has been considered but it has been concluded that no stronger protection is either necessary or possible. Accordingly, this Area is not recommended to be considered further as part of the Green Belt Assessment.”

The protection of Conservation Areas, Listed Buildings and their setting is not a purpose of Green Belt designation as defined in paragraph 80 / 134 of the NPPF.

The Site is contained by Station Road and Town Hill road which forms a definitive and permanent physical edge to the town and the countryside beyond.

The merging of built up areas within settlement is not a purpose of the Green Belt designation.

In conclusion, the Stage 2 assessment has erred on a number of factors in its consideration of the Site and its contribution the Green Belt.
Following the Site’s detailed Green Belt Assessment in Part 2 as detailed in Table 2 of this report, the Site was assessed again in the Part 3 Green Belt Assessment (2018) as part of Tandridge District Council’s exceptional circumstances testing.

The Part 3 assessment notes at paragraph 3.30 “For those areas, where it has been concluded that it effectively meets at least one of the Green Belt purposes, Part 2 recommends that those areas are not considered further as part of the Green Belt Assessment. However, it acknowledged that these areas may be considered further in terms of exceptional circumstances as part of the Local Plan process.”

The Part 3 assessment also includes the findings of the Landscape Capacity and Sensitivity Study (2017) which is summarised for the Site in Section 6.0 of this report and was not available for Parts 1 and 2 of the Green Belt Assessment.

The Site is identified in the Part 3 assessment as ‘LIN 030 - Land at the Old Cottage, Station Road, Lingfield’ with the following observations recorded in Appendix 1 pages 85 - 87:

“...Whilst the area is generally open, it is also contained by built form and accordingly development is likely to have a limited impact with respect to its encroachment on the countryside, sprawl, merging with other settlements...It would also, by infilling this area make a positive contribution to settlement form”.

“The impact of development could be reduced through buffers, landscaping and sensitive design, in particular it could be designed such that it conserves the setting of the Lingfield Conservation Area. Further, Town Hill which aligns the southern boundary and Station Road marking the eastern boundary provide robust and defensible boundaries, whilst making a positive contribution to settlement form in this location. As such this would limit the impact on the wider Green Belt’s ability to continue to serve these purposes.”

“Furthermore, the site comprises undeveloped land located on the edge of a Tier 2 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, schools, countryside, employment and public transport.”

“In addition, the site is considered, in principle, suitable for development from a landscape and ecology perspective subject to mitigation measures. Other potential adverse effects such as the impact upon the setting of listed buildings, surface water flooding and ground water contamination could similarly be adequately mitigated.”

“The Green Belt in this location serves the Green Belt purposes in terms of safeguarding from encroachment, preventing sprawl, preventing settlements from merging and preserving the Lingfield Conservation Area, and as such its development would impact up on the site’s ability to serve these purposes however as the site is physically and visually well contained by built form on three sides, and subject to the use of sensitive design, buffers, landscaping and robust and defensible boundaries, its impact on the wider Green Belt would be limited and its harm to the Green Belt purposes in this location mitigated. Accordingly, development is likely to have a limited impact on openness because it would infill a gap confined by built development and roads in the built-up area. It would ‘complete’ the settlement form.

“...It is considered that, subject to appropriate design, development would make a positive contribution to settlement form, whilst providing an opportunity to enhance the Lingfield Conservation Area through townscape design.”

Consequently, the Part 3 Assessment concludes exceptional circumstances exist for the Site and when taken in the planning balance is suitable for removal from the Green Belt without undue harm and allocated for residential development under allocation HSG12 within the Local Plan.
Landscape Opportunity Notes
1. Visual landmarks used as anchors to aid legibility and create sense of place.
2. Generous offset of built form from footpath link with enhancement planting.
3. Appropriate design response for dwellings that back or front on to the Site.
4. Appropriate offset and design response for frontages to approach roads.
5. Discrete development parcel with opportunity to create distinct character.
6. Appropriate design response to Grade II listed walled garden at New Place.
8.0 Landscape Opportunities and Development Principles

A landscape led approach has informed the emerging masterplanning of the Site. This has been informed by the Lingfield Village Design Statement which is adopted as Supplementary Planning Guidance to the existing Local Plan.

Landscape Opportunities and Constraints are shown graphically on the plan opposite and include:

1. The use of visual landmarks to anchor the Site and aid legibility.
2. The provision of a buffer with enhancement planting along the central footpath link.
3. Appropriate design response for existing dwellings that back on to the Site.
4. Buffering and design response to approach roads.
5. Considered design response to the Grade II listed walled Garden at New Place.

These opportunities and constraints have been interpreted into a number of landscape development principles that should be adopted if the Site is brought forward for development. These are illustrated graphically in the Landscape Concept Plan overleaf and include:

1. Strong green spine forming central axis to the development. Development set back at least 15m from route and enhanced with additional planting.
2. Central green space forming green community ‘heart’ to the development and maintaining the sense of separation between New Place and Church Lane.
3. Green link creating green route to public open space and providing buffer to Grade II listed walled garden.
4. Green link creating green route to public open space in southeast and providing buffer to neighbouring properties.
5. Public open space providing SUDs area and creating soft frontage to development from approach roads and echoing Lingfield parkland to the east.
6. Active development frontage providing positive outward outlook to the development.

Development Capacity

As part of the appraisal process, indicative development capacities for a range of densities (d.p.h.) have been calculated based on the potential development parcels for the Site as shown in the Landscape Concept Plan.

<table>
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<th>20 d.p.h.</th>
<th>25 d.p.h.</th>
<th>30 d.p.h.</th>
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<td>111</td>
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<td>178</td>
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</tbody>
</table>
Landscape Concept Notes

1. Green Spine forming central axis to the development. Development set back at least 15m from route and enhanced with additional planting.
2. Central green space forming green community ‘heart’ to the development and maintaining the sense of separation between New Place and Church Lane.
3. Green link creating green route to public open space and providing buffer to Grade II listed walled garden.
4. Green link creating green route to public open space in southeast and providing buffer to neighbouring properties.
5. Public open space providing SUDs area and creating soft frontage to development from approach roads and echoing parkland to the east.
6. Active development frontage providing positive outward outlook to the development.
9.0 Summary and Conclusions

**Landscape Character**

The Site is identified within the Surrey Landscape Character Assessment within Landscape Character Area WF3: Horley to Swaynesland Low Weald Farmland, which encompasses a large geographical area from Horley in the west to Hurst Green in the east and surrounds the town of Lingfield.

The Site and its locality demonstrate some of the broad characteristics of this character area, principally the vegetated landscape of established hedgerows, parkland, and woodland which serve to screen views.

Given visual containment of the Site and the lack of key landscape features within it, it is considered development of the Site would not result in undue harm to the landscape character of the Horley to Swaynesland Low Weald Farmland Landscape Character Area.

This is corroborated by Tandridge District Council’s Landscape Capacity and Sensitivity Study (2017) which concludes the Site has medium capacity for development.

**Visual**

The visual analysis has shown the visibility of the Site to be limited to its immediate vicinity, namely the adjacent routes of Station Road and the B2028 Town Hill.

In these views development would be seen in the context of existing residential development which surrounds the site on three sides.

Middle and long distance views are largely screened as a result of the relatively flat topography and intervening built form. No long distance views from the High Weald Area of Outstanding Natural Beauty are possible.

The Green Belt analysis concludes the Site does not contribute to the checking of unrestricted sprawl, preventing neighbouring towns from merging, assisting in the safeguarding of the countryside nor assisting in urban regeneration in terms of Green Belt purposes as defined by paragraph 80 / 134 of the NPPF. This is primarily because the Site is surrounded on three sides by built form, reads as being within the town fabric and is contained by the permanent physical boundaries of Station Road and Town Hill road (Table 1).

The Site does contribute to the setting and historic character of Lingfield although new development has occurred within the Lingfield Conservation Area.

It is considered the Site could be released from the Green Belt without undue harm to the function and performance of the Green Belt and is able to accommodate development without undue harm to the landscape and visual resource. This view is supported by Tandridge District Council’s Green Belt Part 3 Assessment which recommends the removal of the Site from the Green Belt and its allocation for development as site ‘HSG12’ within the new Local Plan.

**Development Principles**

Potential development parcels have been identified for the Site based on the landscape and visual analysis within this report. Based on these parcels a range of indicative development capacities have been calculated (Table 3).

It is considered the Site could accommodate development without harm to the landscape and visual resource above the 60 dwellings currently proposed in draft Policy HSG12.

Furthermore, there is no justification in landscape, visual or heritage terms for restricting development to the north of the Site as directed by sub-section iv. of draft Policy HSG12. It is considered such an approach is overly restrictive and not conducive to good design and place making.

Development of the Site should be underpinned by the landscape principles set out within this report and the masterplanning and detailed design refined as part of the planning application process.