

# Lingfield Neighbourhood Plan



## Public Consultation of the Plan

A neighbourhood plan sets out the vision and policies that will guide future development in the area it covers. It allows residents to shape the places in which they live by influencing where future development will go and what it will look like.

A neighbourhood plan cannot say no to housing, including on Green Belt sites.

If there are no sites included in this plan, the land around the village is open to speculative planning applications, which are unlikely to provide the infrastructure improvements needed. National Green Belt policies are not strong enough to prevent appeals for housing, even on Green Belt, as currently Tandridge is not able to show it has enough housing supply land.

This plan has identified sites where housing could be delivered.

Based on earlier public engagement, you have told us that you find some housing sites acceptable to meet our local needs. The sites included have been assessed as being able to deliver infrastructure, are in the most sustainable locations and have the least negative impact on the areas you wish to protect, including the Green Belt and the Conservation Area.

By including selected sites, a clear message is sent to a Planning Inspector that you are not saying **no to housing**, but you are telling them you have chosen **where** it should go and **what type** of housing is needed.

By positively allocating a few sites, that you have considered suitable, this Plan provides robust protection for the rest of the Green Belt where you have said you don't want development.

The Lingfield Neighbourhood Plan has now reached the first formal Public Consultation stage. If you have lived in Lingfield since 2014, you probably feel you have already been consulted many times, but this is the legal part where we collect your views and use them to help refine and amend the plan as necessary. The next stage is for Tandridge District Council to run a second higher level consultation, to allow us to consider further refinements, if needed. The final version will then be sent for examination by a Planning Inspector. They will then allow it to be put to a Lingfield Parish referendum, to approve the Plan.

A dedicated group of locals has worked voluntarily on the draft Plan throughout this period, consulting individuals and businesses regularly, all of which is confirmed in the supporting evidence.



The policies set out in the draft Plan have been crafted in response to issues raised in all those consultations, whilst recognising the need for controlled development. We cannot match individual views exactly – opinions vary - but we are confident that the policies in the Plan reflect the overall views of those who live, or run businesses, in Lingfield.

Once adopted, the Plan will allow sensible development in our village that reflects the identified needs for housing and Infrastructure, whilst also protecting the character of our village and its surrounding countryside.



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## What Policies do we recommend?

### **Character and Heritage**

*Policies CH 1-4* are intended to protect the character of the area by ensuring that buildings are well designed and reflect the existing look and feel of the area. They aim to protect the important Conservation Area and the heritage assets that exist throughout Lingfield.

### **Environment and Climate Change**

*Policies EC 1-6* aim to reduce the risk of flooding and of damage when it occurs, to identify and preserve our green spaces and corridors and to “green” our streets and pathways. We encourage energy efficiency in new, existing and historic buildings.

### **Infrastructure and Development**

*Policies ID 1-5* are particularly important to the local community. They call for additional capacity at the surgery and the linking of development proposals with the ability of the surgery to meet the increased pressure. Development proposals should demonstrate how additional schooling needs will be met. We identify valuable community assets, the need for access to the countryside and improving pedestrian safety.

### **Local Economy**

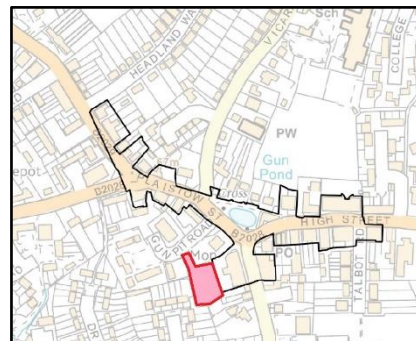
*Policies LE 1-5* recognise the need for change in building use as demand changes and for sympathetic changes to shop fronts, advertisements and street furniture. We favour retention of Gun Pit Car Park. New developments should provide for suitable broadband connection.



The Conservation Area



Flooding near the station



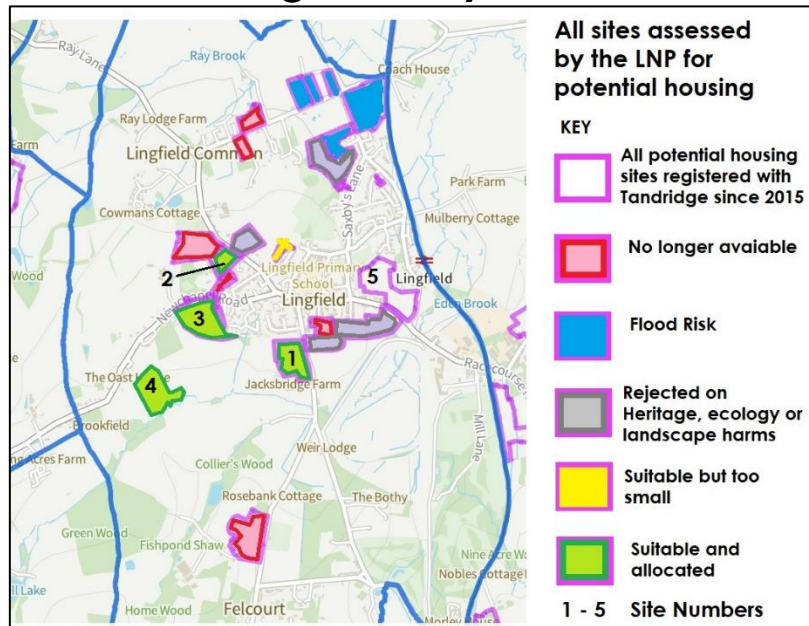
Commercial Centre & Gun Pit Car Park



Jenner's Field

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## Housing Delivery and Sites



*Policies HD 1-4* recognise the need for additional sites for housing to meet different needs in the future. The policies set out our position on each of the main sites selected, having ruled out the other sites identified for consideration, which were found to be unsuitable on planning grounds. The *Policy HD5* is only included to acknowledge the site had been included as an allocation in the emerging Local Plan.

*HD1/LNP1 Lingfield House.* We support development of this site. It offers a significant contribution to age specific housing needs, whilst having only a modest visual impact and a limited effect on a small number of existing dwellings. The developer has offered to contribute to additional capacity for the surgery.

*HD2/LNP2 Garth Farm.* This is a brown field site where we support development of part of the site for a mixture of affordable family sized homes. It should also provide amenity space and an addition to biodiversity.

*HD3/LNP3 Land to the southwest of Lingfield.* This is a large and sensitive site. It offers the potential for a mixture of housing, including social rented, as well as a contribution to additional infrastructure needs. We support the site for well planned development, which reflects its important landscape setting.

*HD4/LNP4 Pitts Barn.* The proposal for this site is to provide land for self-build homes. Although it is some distance from the centre of the village, we support it as having potential for energy efficient homes, satisfying National Policy and bio-diversity enhancement.

*HD5/LNP5 Star Fields.* We oppose any development on this site. It is a highly sensitive site in the Green Belt and largely in the Conservation Area. Development of this site would seriously damage the semi-rural character of Lingfield and the settings of very significant Heritage Assets. It is strongly opposed by people in Lingfield.

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## How can I comment on the draft Neighbourhood Plan?

We are undertaking a pre-submission consultation on the draft Lingfield Neighbourhood Plan, as required by Regulation 14 of the Neighbourhood Plan (General) Regulations 2012. This consultation runs from **Wednesday 17 May 2023 to Wednesday 26 June 2023**.

This is your last chance to comment on the Neighbourhood Plan before it is submitted to Tandridge District Council. We will consider any comments we receive and make any changes to the draft Plan in the light of them. Once the Plan has been given to Tandridge, there will be a second and final opportunity for submission of representations, after which the Plan will be examined by an independent examiner. Parish residents will then be asked to vote in a local referendum on whether the Plan should be formally adopted.

## Where can I view the documents?

A copy of the draft Plan, along with all the other documents which are part of the consultation can be viewed at [www.lingfield.info](http://www.lingfield.info) and hard copies can be viewed (but not removed) at the Parish Council Office and Lingfield Library. If you prefer to submit your comments online, there a link on the website to do this.

## What do I need to do then?

Let us have your comments by email to [hello@lingfield.info](mailto:hello@lingfield.info) by **5pm on Wednesday 28 June 2023**, or pop them in an envelope and drop off/post to the Lingfield Parish Council Office in the Community Centre, High Street Lingfield RH7 6AB addressed to "LNP Consultation" **by 2pm on Wednesday 28 June 2023** (parish office closes at 2).

*We are required to verify all consultation responses and will need your name and address; this will not be published and will be destroyed once the plan is adopted.*

There is a 'prompt' sheet which you may find helpful, available to download on the website and paper copies in the Library and Community Centre

**Consultation closes Wednesday 28 June 2023**

Email [hello@lingfield.info](mailto:hello@lingfield.info)

