

Local Green Spaces

Lingfield Neighbourhood Plan Report

The National Planning Policy Framework (NPPF, 2021) makes provision for Neighbourhood Plans to allocate Local Green Spaces as part of their plan-making process. The Parish area has a range of open spaces which are valued by residents as they can be enjoyed for a wide variety of uses. Many can provide opportunities for improving physical and mental health; this was particularly noted during the Pandemic, where many residents accessed the local open spaces, either individually or in their family “bubbles”, more often and in greater numbers.

Through the public engagements, the value of the open spaces was confirmed, and the information collected through the LNP was fed back into Tandridge Council’s own work for their Open Space Strategy¹, where the proposed LNP Local Green Space sites were included within the approved strategy.

The NPPF requirements

The allocation of Local Green Spaces is expected to meet the following requirements from the NPPF.

102. The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land.*

¹ <https://www.tandridge.gov.uk/Portals/0/Documents/Parks-Play-Areas/Clean-final-Open-Space-Strategy.pdf?ver=2021-03-10-132047-473>

The essence of this policy is the same as in the 2019 NPPF criteria used by AECOM in their report, Site Options and Assessments, April 2020, to assess the candidate areas for the Local Green Space designation. The report was provided as part of the Locality Direct Support to Neighbourhood Plans allocating sites. This AECOM report on Site Options and Assessments is included in the set of documents for consultation along with the Regulation 14 LNP.

Whilst the AECOM report selected suitable candidate sites for Local Green Space designations, the LNP considers that additional sites should be included at this stage, because the high levels of local interest in them being protected for the community in the long term. Subsequently the LNP has included these additional sites into the Reg 14 Consultation and the reasons for this are detailed within this report.

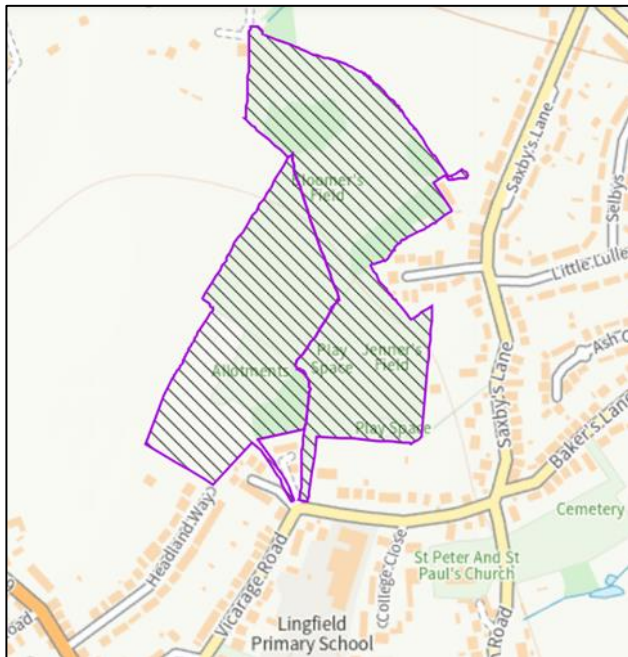
Some of the larger parcels of open space, which were not included in the AECOM list, are owned by both Lingfield parish and Tandridge District Councils. There is a concern that a perceived risk that financial pressures on either or both councils, could jeopardise the current use of the land and see it released for development. The loss of these highly valued sites is detrimental to the whole community, and this is why they are included.

The LNP Steering group was also aware that a similar situation arose in the assessment of potential Local Green Spaces, in a recently completed Neighbourhood Plan, also in Tandridge. The Limpsfield Neighbourhood Plan Identified a larger tract of land in the village, known as The Glebe Field and Glebe Meadow, 9.17 hectares in area. They provided sufficient evidence to the Neighbourhood Plan Inspector examining their Plan, for the inclusion of a larger tract of land because it contained different character areas and had different owners and could be considered individually as Local Green Spaces in their own right, even though they were contiguous (John Slater, Independent Examiner's Report, 2019 ²).

All the sites selected by the LNP are less than 5 hectares in size, with only two being larger than 2.5 hectares. One is the Lingfield Sports Association site which is a very well used ground, catering for mostly Cricket in the summer and football the rest of the year. The site contains practice areas as well as the main pitches. There is a new space at the north of the site, which the Sports association is considering putting junior facilities on but is not yet fully integrated. It is currently used as a dog walking field by nearby residents and is managed as an open park by Tandridge Council, so it justifies inclusion as a Local Green Space as it is very local in character, with boundary hedges and a field gate.

² <https://limpsfield.org/neighbourhood-plan/>

The other large site proposed is Bloomers Field in the Nature Reserve. Because of the wide variety of identifiable habitats within this one field – ponds, woodland copses, meadows with different underlying soil types, pathways, hedgerows and ditches and the uses made of thee by dog walkers, joggers, school children and people enjoying or studying the wildlife, the LNP feel that the individual character areas which could be identified within Bloomers Field, would be better off included within the one designation as together they provide a slightly different set of features to the other parts of the Nature Reserves also identified for Local Green Space designation.



Map showing area designated as Local Nature Reserve (Surrey Interactive Map
<https://surreycc.maps.arcgis.com/apps/webappviewer/index.html?id=3d9bbb5e659b4078bb1cae0112ccbead&>)

The whole of the area designated as a “Local Nature Reserve” extends to 10 hectares, but is made up of very distinctive areas, each identifiable by its use and the features contained within them. There is only one section of the area which is not freely accessible to all is the Centenary Allotments, which is fenced, and allotment holders only have access. The reserves are open 24 hours a day every day of the week and do not charge for entry. The different areas are therefore listed as separate Local Green Spaces individually because of the different features and uses made of them by the public. The Lingfield Nature Reserves are also important to the wider community – of Tandridge and beyond, because of their setting and open access, with people driving to the Reserves to walk, with or without their dogs.

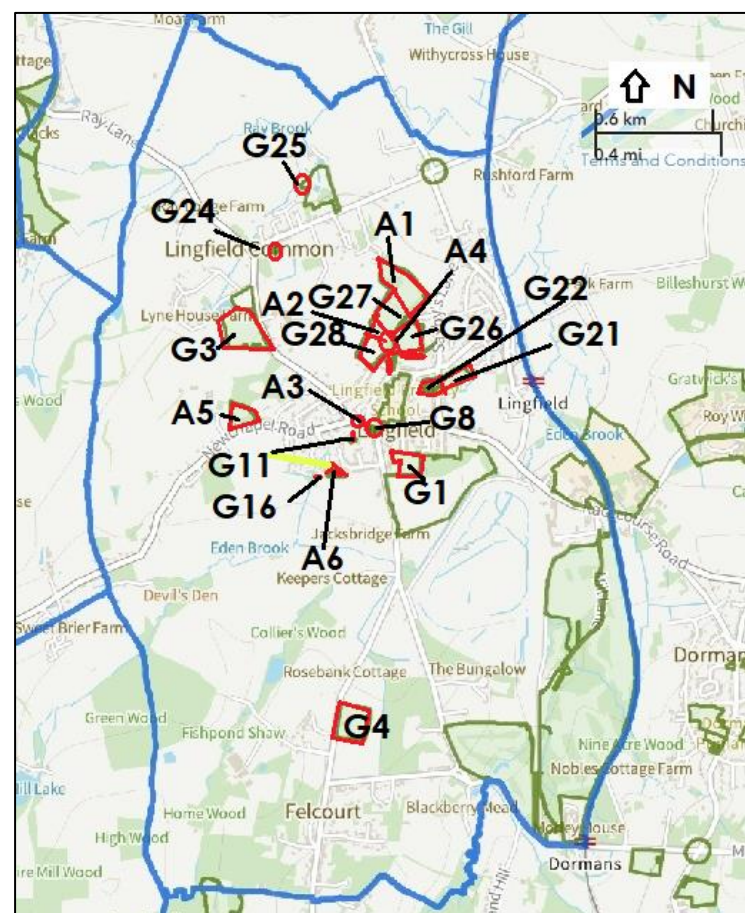
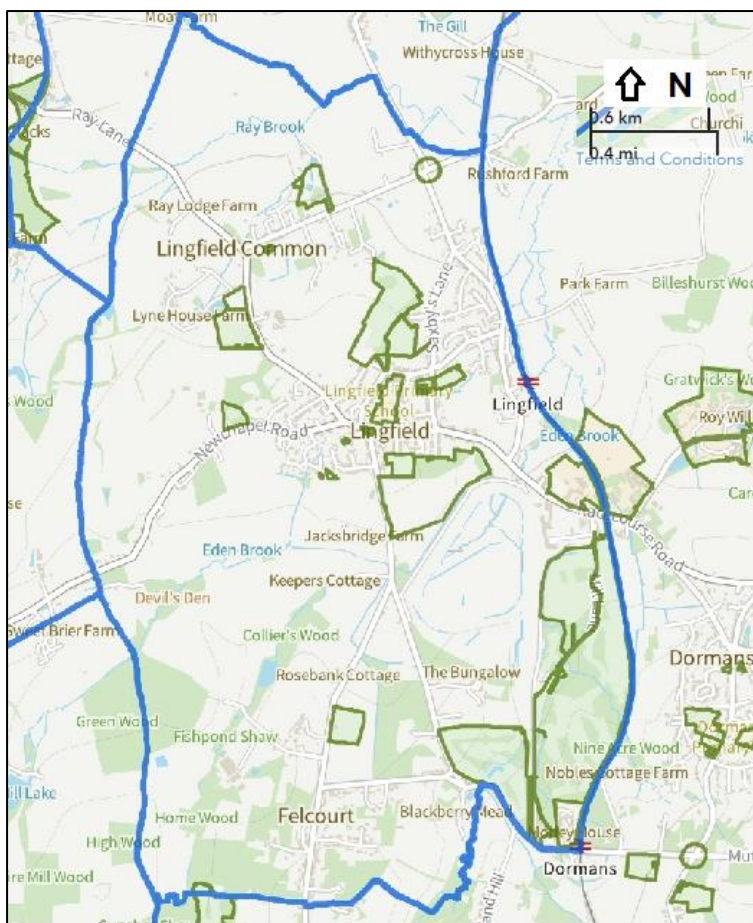
The assessment of the sites on the NPPF criteria.

The Sites assessed by AECOM and identified as suitable are as follows:

AECOM Identifier Number	AECOM Name
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

Additional Sites included by the LNP

LNP Identifier number	LNP Name
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



Left Map showing the Open Space identified in the TDC Open Space Strategy (from Tandridge Planning Portal map Search (https://tdcmaps.tandridge.gov.uk/myHouse/myHouse_map.html)

Right Map showing the sites proposed as Local Green Spaces, Identifier numbers indicated in the tables above

Table showing the Local Green Spaces and how they meet the NPPF criteria (Para 102)







No	Site Local Name	Proximity to users	"Specialness" to the community	Area	Comments	Suitable
G1	Lingfield Youth Football, Talbot Road	Inside village boundary	Donated by Morter Family (Orchard Business owners) for use by village for sports Children's play area, multiuse area (tennis, basketball, etc), changing pavilion, standard football pitch Wildflower area	1.4ha	Owned by TDC Has been allocated for housing (2015), no longer allocated Protected as a Fields in Trust	✓
G3	Lingfield Cricket Club, Godstone Road	3.14m to village edge 717m to pond	Shared facilities for Football (England's oldest football club) and Cricket. Has junior and ladies' teams. Football pitch and cricket field, training areas, nets, Clubhouse/changing rooms and spectator stand, car park	4.36ha	Owned by TDC Managed by Lingfield Sports Association (volunteer)	✓
G4	Felcourt Playing Fields, Felcourt Road	1.38km to edge 1.62km to pond	Winter football, juniors' teams Summer Cricket Stables Day Nursery with separate outdoor play area and sports pavilion/changing rooms	2.36ha	Owned by a trust. Fields managed by the Lingfield Sports Association	✓
G8	Gun Pond	Inside village boundary	Old oak tree, 400 years or older, Village pond, with ducks and nest boxes, Ancient stone Cross and lock-up called the "Cage" Communal gardens with benches, many in memory of past residents	0.13ha	Owned by Lingfield Parish Council, most work undertaken by volunteers on the plants and pond, professional services used for historic oak and Cage, etc	✓
G11	Amenity space at Gun Pit Road	Inside village boundary	Communal gardens around warden assisted sheltered flats used by occupants	0.26ha	Owned by TDC	✓
G16	Lincolns Mead play area	Inside village boundary	Childrens play equipment and open space	0.01ha	Owned and managed by estate management company	✓

			Used by local residents			
G21	Cemetery of the Church of St Peter & St Paul	Inside village boundary	Large traditional village cemetery, surrounded by mature trees, maintained by volunteers, some old headstones and a section dedicated to the travelling community which they decorate	0.93ha	Owned and maintained by the Church of England	✓
G22	Grounds of the Church of St Peter & St Paul	Inside village boundary	Very old (Saxon origins) village church with many very old tombs and gravestones, open space used by church for fundraising, eg Old Town Fair	0.39ha	Owned and maintained by the Church of England Supported with grants from Lingfield Parish Council	✓
G24	Amenity space at Ray Close	Immediately adjacent residential area it serves	Childrens play equipment and open space Used by local residents	0.09ha	Owned by TDC	✓
G25	Amenity space at Meadowside Park	Immediately adjacent residential area it serves	Childrens play equipment and open space Used by local residents	0.14ha	Owned by TDC	✓
G26	Jenner's Field	Immediately adjacent to village boundary	Public open space Playing fields (informal), children's play equipment, outdoor gym for adults, skate ramp complex, paid for by community subscription, benches Community events like Lingfest (a music festival) take place on Jenners	2.16ha	Owned and managed by TDC	✓
G27	Beacon Field	Immediately adjacent to village boundary	Large meadow with scattered memorial trees and benches Village beacon used regularly for national celebrations (eg Jubilees)	1.89ha	Owned by TDC Managed by the Lingfield Nature Reserves Management Committee (note the reserves are completely run by volunteers	✓

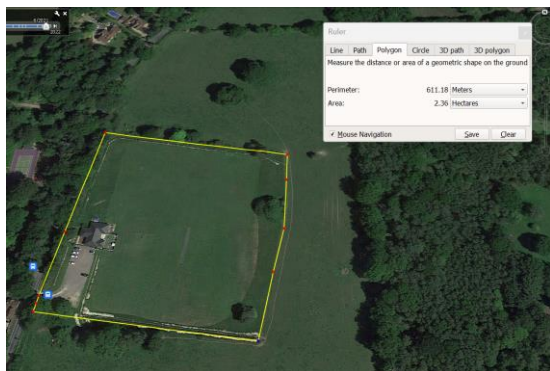
			and local celebrations with the Lingfield Silver Band Outdoor classroom for Forest school (regular users)		who have created the reserves as they are today in only 26years)	
G28	Community Orchard	Immediately adjacent to village boundary	Very wide range of labelled fruit and nut trees for community to harvest freely Community fruit picking and tasting days,	0.94ha	Owned by Lingfield Parish Council, Managed by the Lingfield Nature Reserves Management Committee	✓
Add 1	Bloomers Field	Immediately adjacent to village boundary	Manged to promote biodiversity. Several ponds contain largest population of Great Crested Newts in SE England Hedges and meadow edges maintained for Brown Hairstreak butterfly – important indicator species and very rare in the UK Community opportunities such as hedge planting and hedge laying Pond dipping and other outdoor science activities provided for local school children of all abilities.	3.46ha	Owned by TDC, Managed by the Lingfield Nature Reserves Management Committee	✓
Add 2	Butterfly Garden, Quiet Garden, Centenary Fields	Immediately adjacent to village boundary	Range of biodiverse areas, very old chestnut tree and Wellingtonia (Giant redwood) relic of former Victorian vicarage garden Dedicated butterfly garden with nectar rich plants, small pond (grass snakes & dragonflies); Quiet Garden rich in orchids, The Centenary Field is a wildflower meadow with “living” pergola,	0.66ha	Owned by Lingfield Parish Council, Managed by the Lingfield Nature Reserves Management Committee	✓

			The Reserves have regularly recorded 32 out of the 57 resident species of British butterflies, including rarities like the Brown Hairstreak and Purple Emperor.			
Add 3	Grass verges at junctions of Plaistow Street with Vicarage Road & Gun Pit Road	Inside village boundary	Locations of benches Village twinning sign & Village Sign Flagpole in use History Board Remembrance "soldier" Mature trees	0.04ha + 0.01ha	Possibly owned by Surrey Highways	✓
Add 4	Centenary Allotments, Centenary Fields*	Immediately adjacent to village boundary	Traditional allotments, in use for more than 50 years	0.26ha	Owned by Lingfield Parish Council	✓
Add 5	Pollards Allotments, Newchapel Road*	192m to village boundary 693m to pond	Traditional allotments in use for about 20 years, leased by the Parish Councils to meet shortfall	0.42	Leased by Lingfield and Dormansland Parish Council for residents of both parishes (Dormansland does not have any allotments)	✓
Add 6	Drivers Mead Allotments	Inside village boundary	Traditional allotments	0.08ha	Owned by TDC for use by occupants of Driver's Mead	✓

Photos of each of the proposed Local Green Spaces

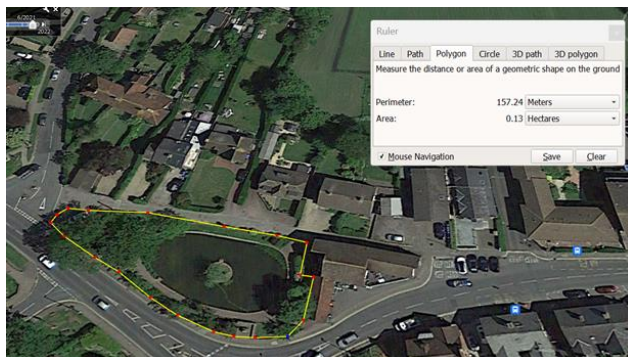
<p>G1 Talbot Road Recreation Ground</p> 	  <p>Pavilion and playing field, multi-use court to the left</p> <p>Children's play area & equipment</p>
<p>G3 Lingfield Sports Association Godstone Road Lingfield</p> 	  <p>Clubhouse with changing rooms Summer Cricket; Winter Football</p>

G4 Felcourt Playing Field



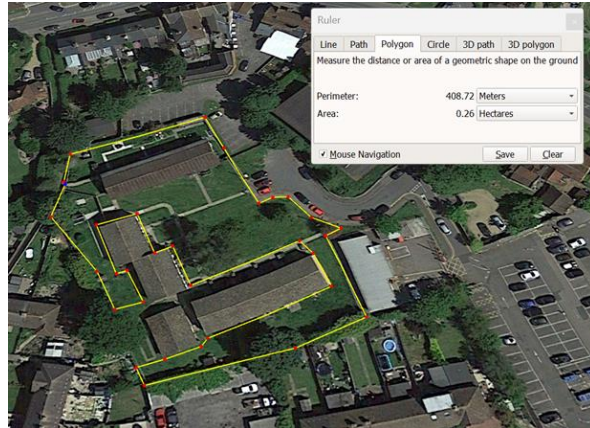
Summer Cricket; Winter football, mostly juniors
Shared use building – Stables Day Nursery 5 days/week;
Sports facilities – changing rooms, etc

G8 Amenity Space at Gun Pond



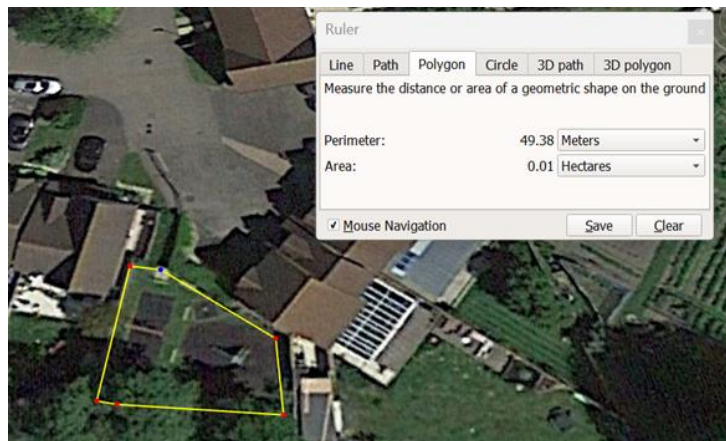
War Memorial, Village Pond with island/duck nest boxes, benches and ornamental borders, Ancient Oak tree and Cage (Ancient Monument)

G11 Shared Amenity Space at Gun Pit Sheltered Housing



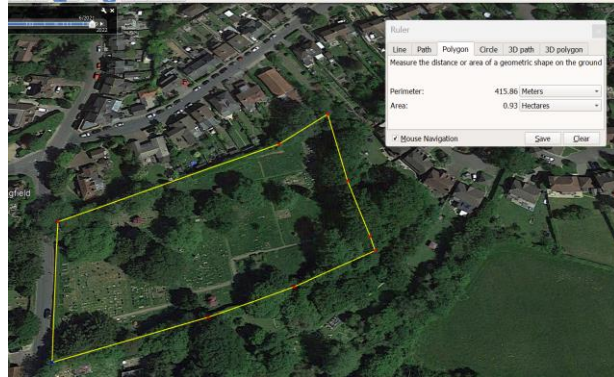
Sheltered flats (TCD) with communal garden centrally located and shared garden areas behind each block

Lincoln's Mead Play Area

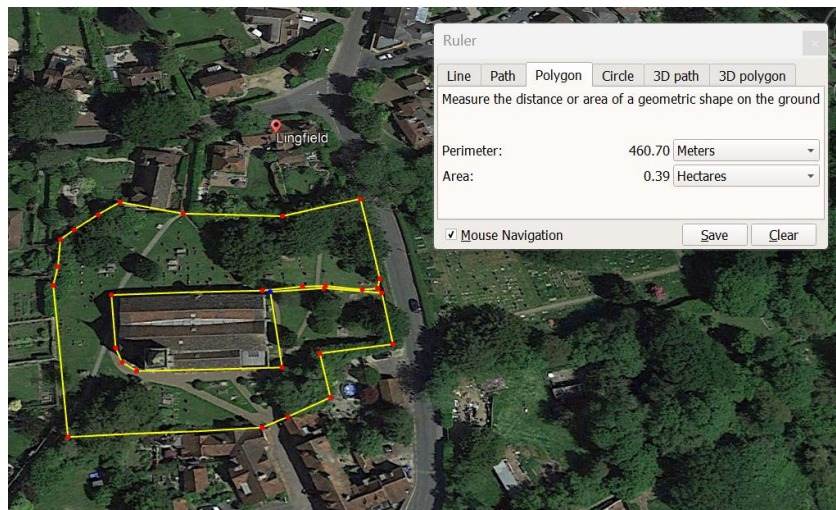


Children's play area owned and managed by the Estate Management Company

Cemetery - Lower Churchyard



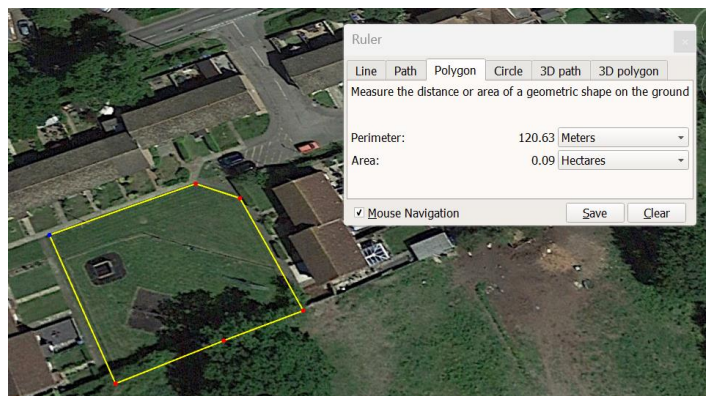
Churchyard



Churchyard used for
Church Fete and
Community Fridge

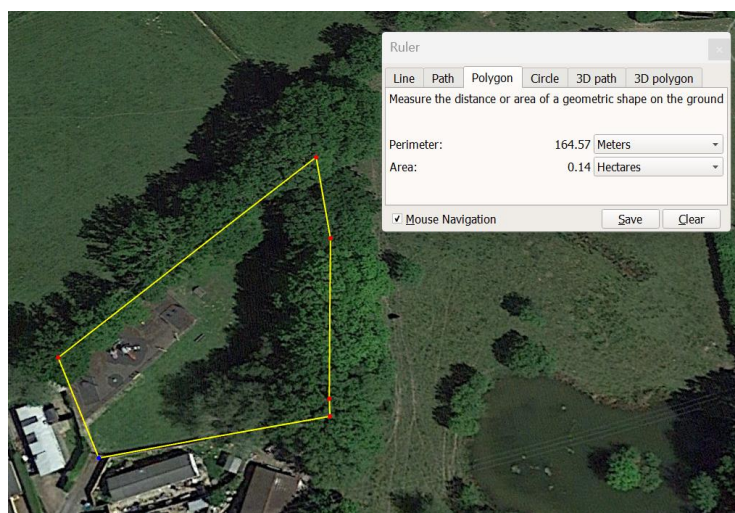


Amenity Space at Ray Close



Childrens play equipment and open space for use by residents (TDC Owned)

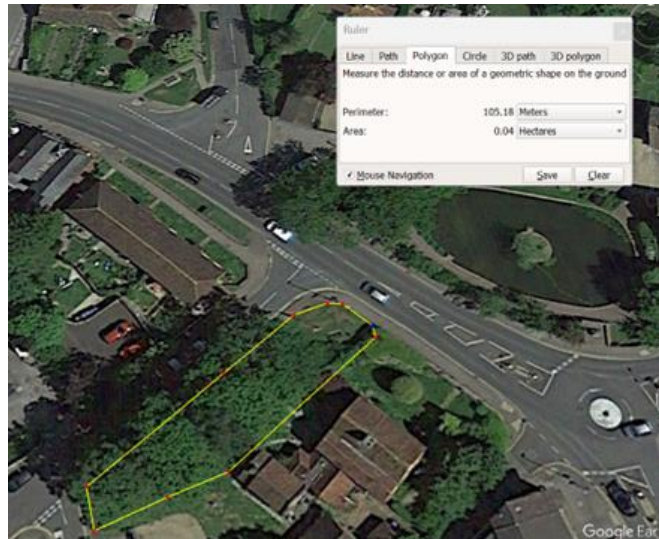
Amenity Space at Meadowside



Mobile Home Park
Site owned and
maintained by TDC
Mobile homes in
private ownership
Childrens play area
with equipment &
Open space



Grass Verges Plaistow Street/ Gun Pit Road

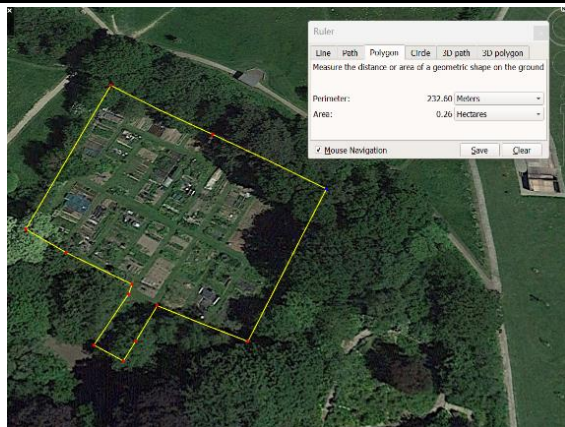


Village Sign (& Twinning sign)

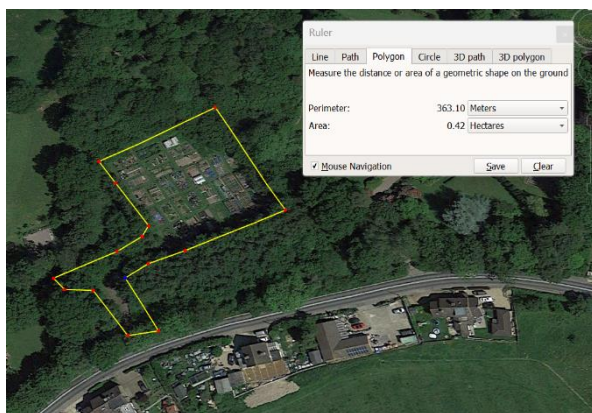


Village flagpole
Silent Soldier
Memorial
Village History
Board
Bench

Centenary Allotments



Pollards Allotments



Grand Opening by
Tandridge Council
Chairman, 2011
Lingfield & Dormansland
Parish Councils

Drivers Mead Allotments

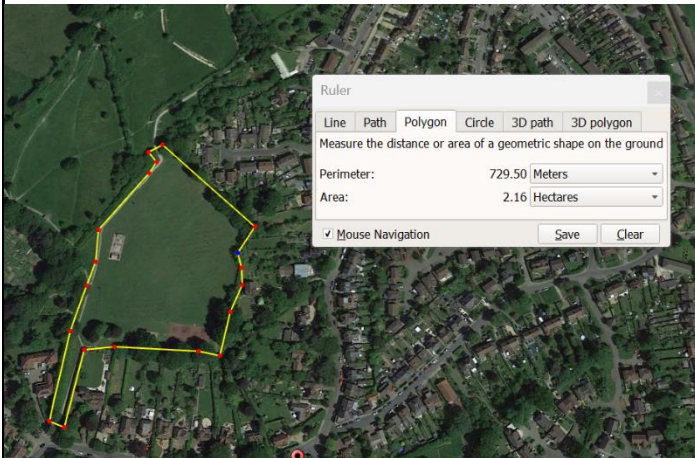


Owned by TDC
Leased to residents of
Drivers Mead

Lingfield Nature Reserves

Designated as a “Local Reserve”

Jenner's Field



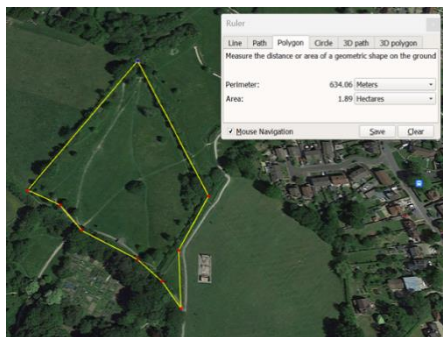
Lingfest
Community Music Festival sponsored by the
Lingfield Parish Council
Held on Jenners



Children's play area and equipment
Outdoor gym (adults)

Managed as a public open space by TDC

Beacon Field



Beacon lit for significant
events



Outdoor classroom doubles up
as a bandstand

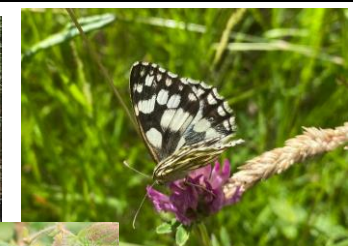
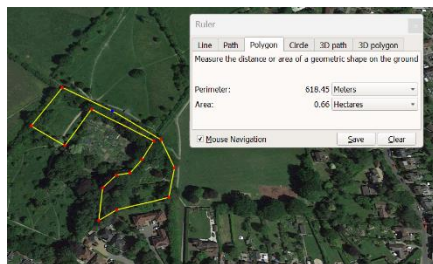
Community Orchard



Apples, pears, plums, damsons, nuts, medlars, mulberries, and more, all for community use



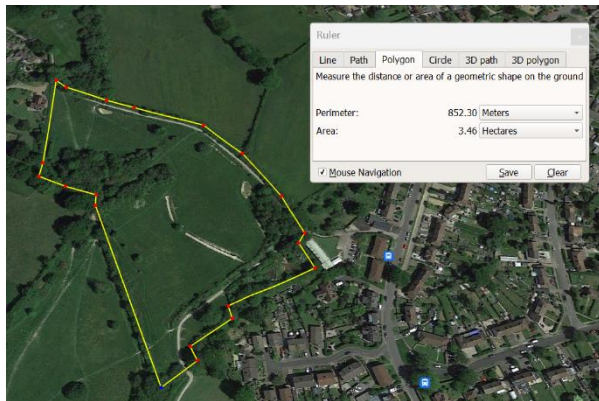
Butterfly Garden, Quiet Garden, Centenary Meadow (Wildflower meadow)



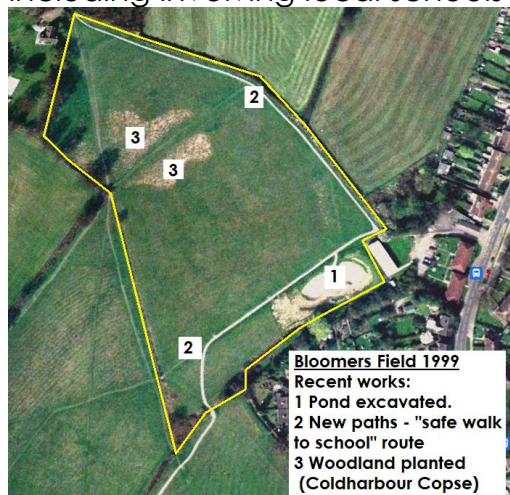
Dame Judi Dench Rose



Bloomer's Field Including Ponds, Coldharbour Copse



All trees and hedges planted by volunteers, often as community events, including involving local schools



Pond dipping
Great Crested
Newt
Frog tadpoles



Hedge laying
2023



Coppicing 2022
Coldharbour Copse



New ditch and hedge 2021



Same ditch and hedge
June 2023