LINGFIELD

HERITAGE AND CHARACTER ASSESSMENT

SEPTEMBER 2019

AECOM

Prepared by AECOM for Lingfield Parish Council

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Introduction

This report presents a summary of the history and character of Lingfield Parish. It has been prepared by consultants at AECOM, working closely with Lingfield Parish Council. It is based on a detailed appraisal of the area carried out through desk study and fieldwork, and is intended to support the preparation of policies for the Lingfield Parish Neighbourhood Plan.

Landscape character assessment is a process used to describe and articulate what is special and distinctive about a particular place by identifying recognisable patterns of elements or characteristics that make one landscape different from another. Landscape is defined by the European Landscape Convention as "*an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors*". This definition is broad and encompasses natural, rural, urban and peri-urban areas.

The information generated through the process of characterisation can be used as evidence to support the planning and design process. This approach is supported by the National Planning Policy Framework (NPPF), which states that planning policies should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting (MHCLG, 2019).

Approach into Lingfield along the B2029

Approach

The approach of this study follows well-established landscape character assessment techniques. The detailed desk study and fieldwork carried out to inform the assessment underpins the classification and description of landscape character areas (LCAs) and broadly follows the process set out in the Approach to Landscape Character Assessment (Natural England, 2014). That approach has been tailored to meet the specific needs of the neighbourhood planning process and draws on further best practice guidance including:

- Using Historic Landscape Characterisation (Historic England 2004);
- Character and identity Townscape and heritage appraisals in housing market renewal areas (Historic England and CABE 2008); and
- Understanding Place Historic Area Assessments: Principles and Practice (Historic England 2010).

Historic England has issued a number of guidance and best practice notes covering a range of issues in relation to the conservation and management of historic places and heritage assets all of which are available on the Historic England website (https://historicengland.org.uk/advice/planning/).

Consultation

AECOM has been in regular contact with members of Lingfield Parish Council by telephone and email during the process of producing this report, and AECOM's technical lead attended an inception meeting and parish walkover with representatives of the Parish Council in July 2019.

After a review by the Lingfield Neighbourhood Plan Steering Group this report was finalised in October 2019.

Wild deer graze paddocks around Lingfield Common

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CONTEXT

Context

This section of the report describes the location and context of the Lingfield Parish area and summarises current planning policies which are relevant to the study.

Location

As shown on Figure 1, the Lingfield Neighbourhood Plan Area encompasses the entirety of Lingfield Parish, which is within Tandridge District in the east of Surrey.

The parish covers an area of roughly 876ha, and had a population of approximately 4,467 as of the 2011 census. It includes the settlement of Lingfield and the smaller residential area of Felcourt.

The administrative centre of Tandridge District at Oxted is located approximately 8.5km to the north, and the town of East Grinstead is located approximately 1.5km south of the parish at its closest point.

National Planning Policy

National Planning Policy Framework (NPPF), 2019

The NPPF emphasises that good design is a key aspect of sustainable development, and that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Part 12 of the NPPF states that planning policies "*should ensure that development is sympathetic to local character and history*".

The NPPF requires local plans to "*set out a clear design vision and expectations so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.*"

Paragraph 126 of the NPPF states that: "*To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.*"

The NPPF requires local authorities to set out a positive strategy for the conservation and enjoyment of the historic environment. Part 16 Conserving and enhancing the historic environment clearly states that local authorities should take into account "*the desirability of new development making a positive contribution to local character and distinctiveness*" and should seek "*opportunities to draw on the contribution made by the historic environment to the character of a place*".

National Planning Practice Guidance, 2014

Planning Practice Guidance was reviewed, catalogued and published on the internet by the Government in 2014 (DCLG, 2014). The section on design includes guidance on promoting landscape character (Paragraph: 007 Reference ID: 26-007-20140306). It states that "*Development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development*" and that the "*successful integration of all forms of new development with their surrounding context is an important design objective*".

Local Planning Policy

Tandridge Core Strategy, Adopted October 2008

The Tandridge District Council Core Strategy (Tandridge District Core Strategy, 2008) sets out the core policies and a vision for the district and is a central part of the Council's Local Development Framework.

Core Strategy Policy 18 (CSP18) refers to the character and design of development and requires new development to be of a high standard and "*reflect and respect the character, setting and local context, including those features that contribute to local distinctiveness*". Further guidance on this policy provided in Paragraph 15.3 states that "*Many of the built-up areas and villages have particularly distinctive characteristics that derive from the size of buildings, size of plot, distance from the road, boundary treatments, design features, materials and tree and shrub planting. The Council will ensure that new development reflects this local distinctiveness*".

Core Strategy Policy 21 (CSP21) seeks to protect the landscape and countryside, stating that "*The character and distinctiveness of the District's landscapes and countryside will be protected for their own sake, new development will be required to conserve and enhance landscape character*".

Tandridge Local Plan 2033 (Not adopted - Reg.22 submission in January 2019)

The Tandridge Local Plan 2033 has been submitted to the Planning Inspectorate for examination. The Local Plan will replace the planning policies of the Tandridge Core Strategy 2008 in full.

Policy TLP18: Place-Making and Design of the emerging Local Plan states that the Council "*will require that new development is of a high standard of design that must reflect and respect the character, setting and local context, including those features that contribute to local distinctiveness*" and that "*all new development ... is required to ... be of the highest design quality and contribute positively to the area's character and identity, and respect the context within which it will sit and address the opportunities to enhance the character and quality of the area and local distinctiveness, and have particular regard to heritage assets and successfully integrate with the historic character.*" The policy goes on to identify further criteria by which all new development will be tested with regards to place-making and design.

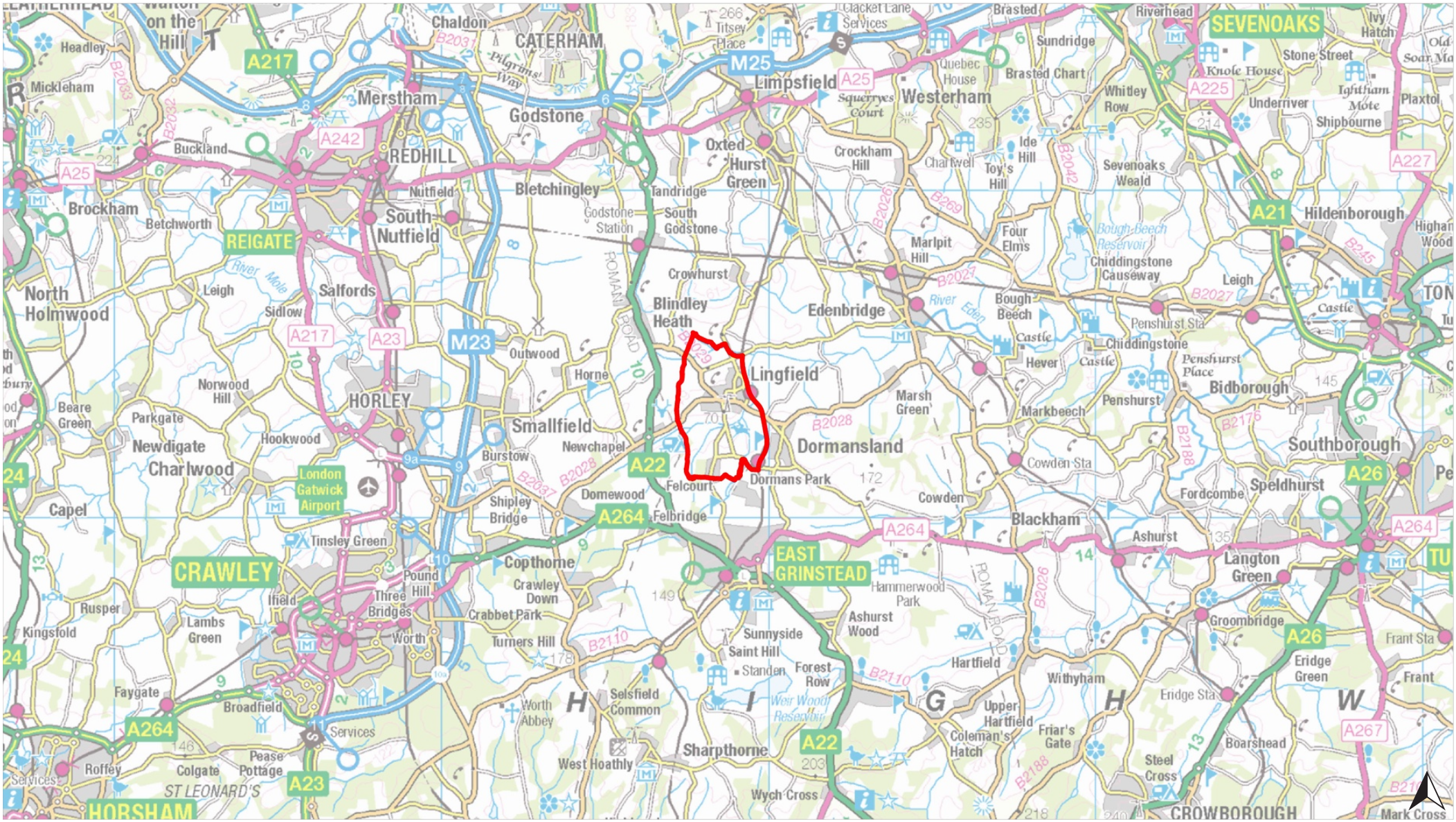

Figure 1: Neighbourhood Plan Area Context

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Lingfield Neighbourhood Plan Area Boundary

Landscape Designations

The parish is not covered by any landscape designations. The closest statutory designation is the High Weald Area of Outstanding Natural Beauty (AONB) which covers the landscape south-east of the parish, the boundary of which is approximately 0.5km away at its closest point, as shown on Figure 2.

Part of Lingfield is designated as a Conservation Area, as shown on Figure 2.

Much of Lingfield Parish is designated as Green Belt, with the only exception being the village of Lingfield which is inset, as shown on Figure 2. Green Belt policy is set out in the NPPF and it is important to note that Green Belt is a planning designation and not a landscape designation (i.e. it is not determined by landscape character) and it is therefore not considered further in this report.

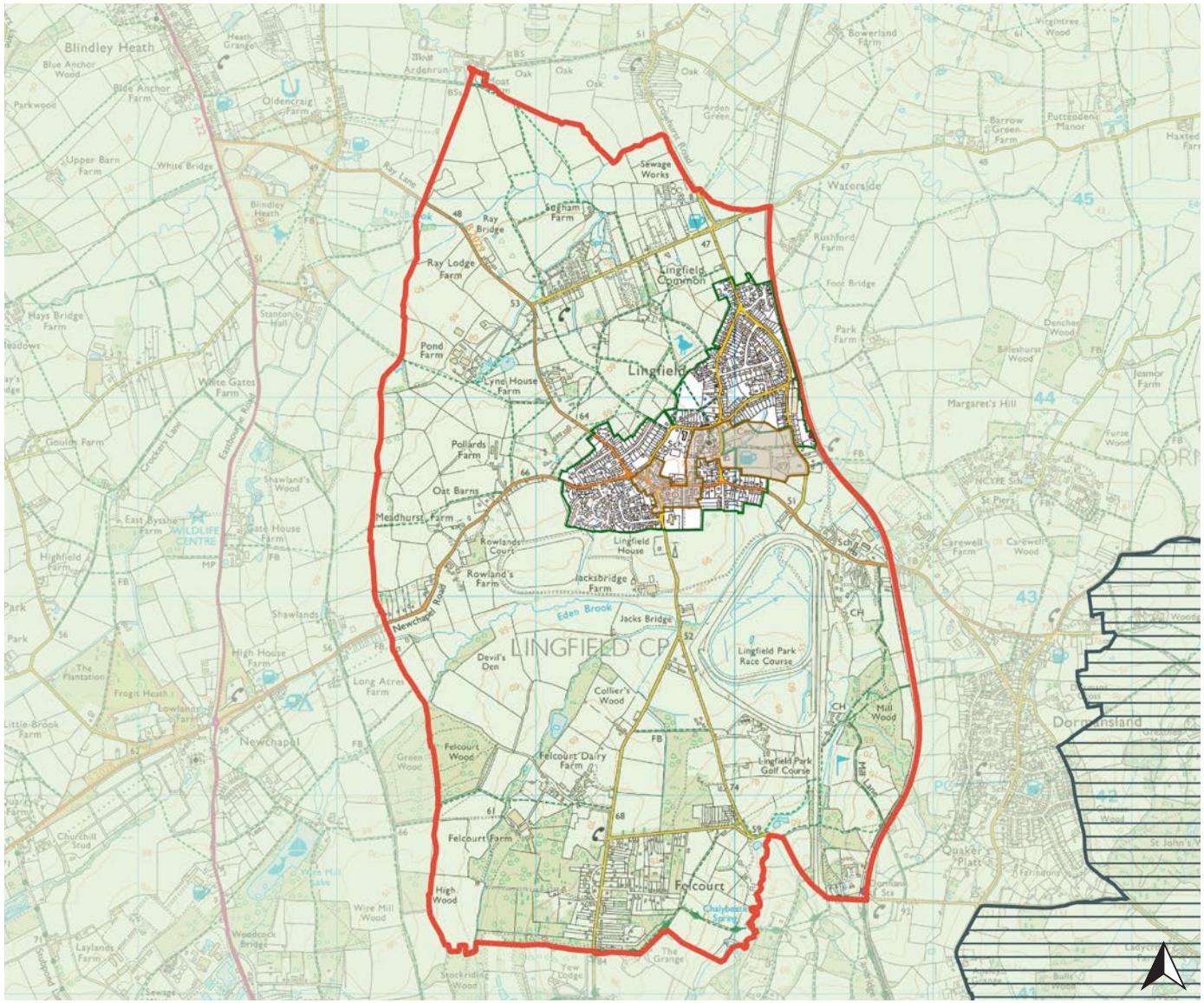

Figure 2: Lanscape Designations

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HISTORICAL DEVELOPMENT

Historical Development

The closest prehistoric settlement to Lingfield of any size was the multivallate hill fort at Dry Hill approx. 4.75 km east-southeast of the current village. The remains comprise earthen ramparts enclosing a roughly rectangular area of approx. 10 hectares. Excavations in 1932 uncovered archaeological evidence of earlier occupation of the site together with evidence of Roman smelting.

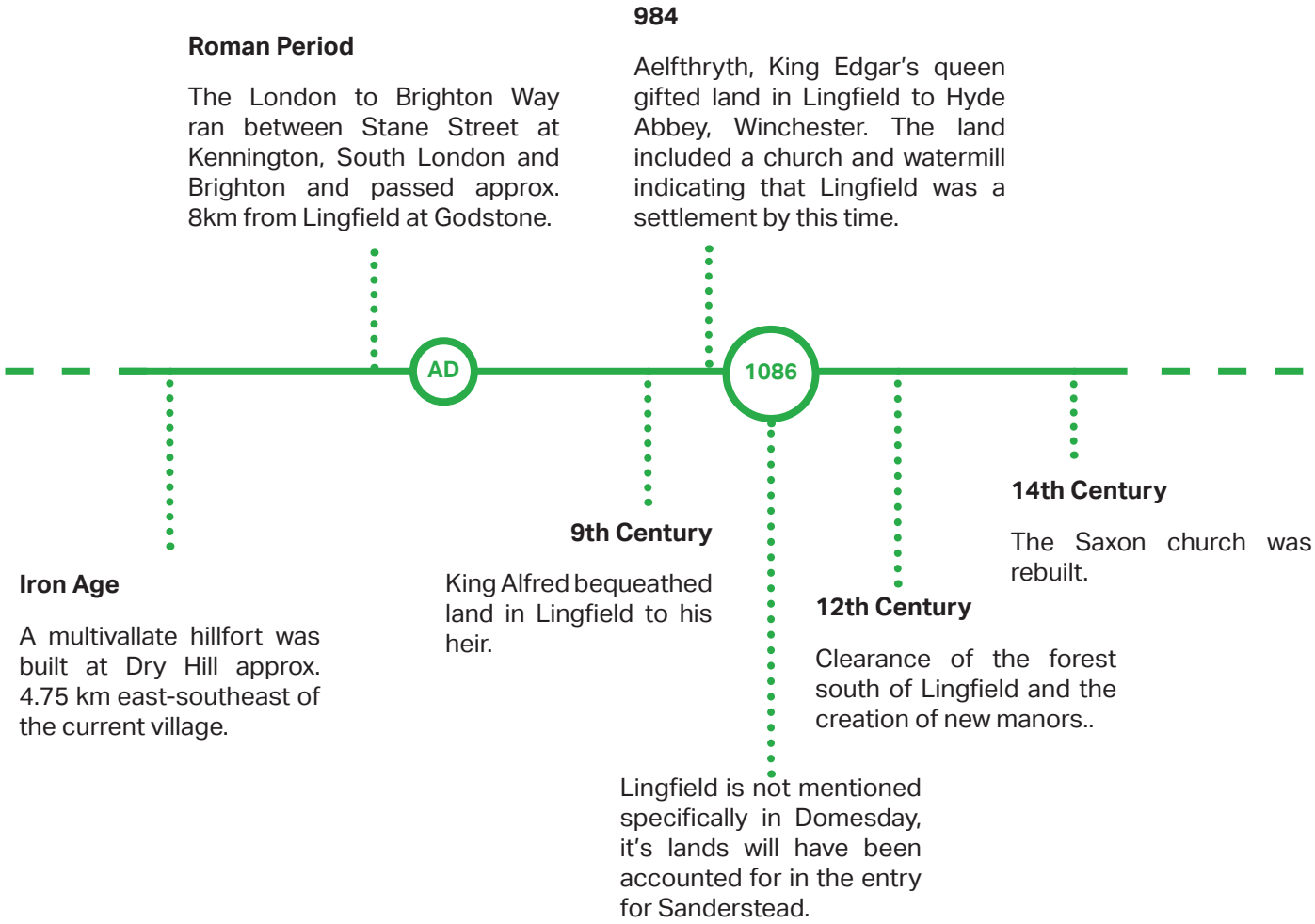
The first documentary evidence of Lingfield is in the late 9th century AD when Alfred the Great bequeathed land in Sanderstead, Selsdon, Farleigh and Lingfield to his heir. In the late 10th century Aelfthryth, King Edgar's queen gifted land in Lingfield to Hyde Abbey, Winchester.

The village is not mentioned in the Domesday survey of 1086 but it is known that in the years following Domesday the forests surrounding the village were cleared and new manors were created.

In the 13th century the de Cobham family moved to the area and in the 14th century the church was rebuilt and Lord Cobham fortified Starborough Castle to the east of the village. In the 15th century the church was enlarged, a chantry college was founded and several sizeable houses were built close to the church in Old Town.

From the 17th to 19th century development was concentrated around two centres, Old Town and Plaistow Street. Lingfield's commons were enclosed in 1816, at which time Lingfield Common Road was also laid out. The London, Brighton and South Coast Railway opened a branch line between Oxted and East Grinsted in 1884 with a station at Lingfield. The railway encouraged development at Dormansland and the opening of Lingfield Park Racecourse in 1890.

Development in the late 19th century took place along Saxby's Lane and Baker's Lane to the north of Old Town and at Plaistow Street between Newchapel Road to the west of Mount Pleasant and Town Hill to the east of Church Road. The early 20th century saw development expand to take in the east side of Vicarage Lane, while later development spread to the north side of Vicarage Lane, the south side of Baker's Lane and the new streets of Little Lullenden, Selbys, Grove Road, Headland Way and other streets to the north and south of Baker's Lane, the south of Newchapel Road, High Street and Vicarage Road and the west of East Grinstead Road.



15th Century

The church was enlarged and a chantry college founded with provision for a master, five chaplains, four clerks and thirteen poor persons. During the 15th century several of the listed houses in Old Town and the wider area were built.

16th Century

The college was dissolved in 1544. The church and its lands devolved to Sir Thomas Carwarden, one of Henry VIII's Gentlemen of the Privy Chamber.

17th Century

A map of the manor of Billeshurst of 1607 (not shown) shows buildings around the church in Old Town with another cluster around the pond in Plaistow Street.

1811

Population of 1,490

1816

Lingfield's commons were enclosed and Lingfield Common Road built. Prior to enclosure Lingfield had 600 acres of common land including Lingfield Common, Felcourt Heath, Dormans Land, Beacons Heath and Nans Heath.

1851

Population of 2,148

1879

Lingfield had four public houses, the Star in Old Town, the Greyhound in Plaistow Street, the Builder's Arms on Godstone Road and the Hare and Hounds on Lingfield Common Road. There was also a brewery on New Place Lane (now Station Road). Fields in and around Lingfield were given over to hops in the 18th, 19th and early 20th centuries. And the path from the Star to the station was known as Hop Gardens.

1881

Population of 2,884

1884

The London, Brighton and South Coast Railway opened a link between Oxted and East Grinsted with a station and stationmaster's house at Lingfield. The railway opened up possibilities for development and the sale of 218 acres of the Mansel Estate allowed development in Lingfield, Dormansland and the opening of the racecourse.

1890

Lingfield Park Race Course was opened by the Prince of Wales.

1940s

Lingfield Park was requisitioned by the War Office for use as a camp for Italian prisoners of war. A number of pillboxes survive outside the village.

2011

Population of 4,467 people at the 2011 census

Historical maps of Lingfield in 1870, 1914 and 1961 are provided for reference in Appendix A.

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LANDSCAPE CONTEXT

Topography and Hydrology

The parish lies within the broad, undulating landscape of the Low Weald, which is underlain by clay bedrock. The landscape of the Low Weald extends north towards the North Downs Ridge approximately 10km to the north, and continues to the east and west of the parish. The parish is on the fringe of the strongly undulating landscape of the High Weald, which is to the south.

As shown on Figure 3, the village of Lingfield is located across a small hill above the floodplain, with the small watercourses of the Eden Brook to its south and the Ray Brook to its north. The high point within the village of Lingfield is at approximately 70m above ordnance datum (AOD), compared to the floodplain between approximately 45-50m AOD. The Environment Agency's Flood Zone 3 is shown on Figure 3 to indicate those parts of the Neighbourhood Plan Area most susceptible to flooding.

South of the Eden Brook the landform rises across the south of the parish to a high point of approximately 85m AOD, and the more elevated and strongly undulating landscape of the High Weald.

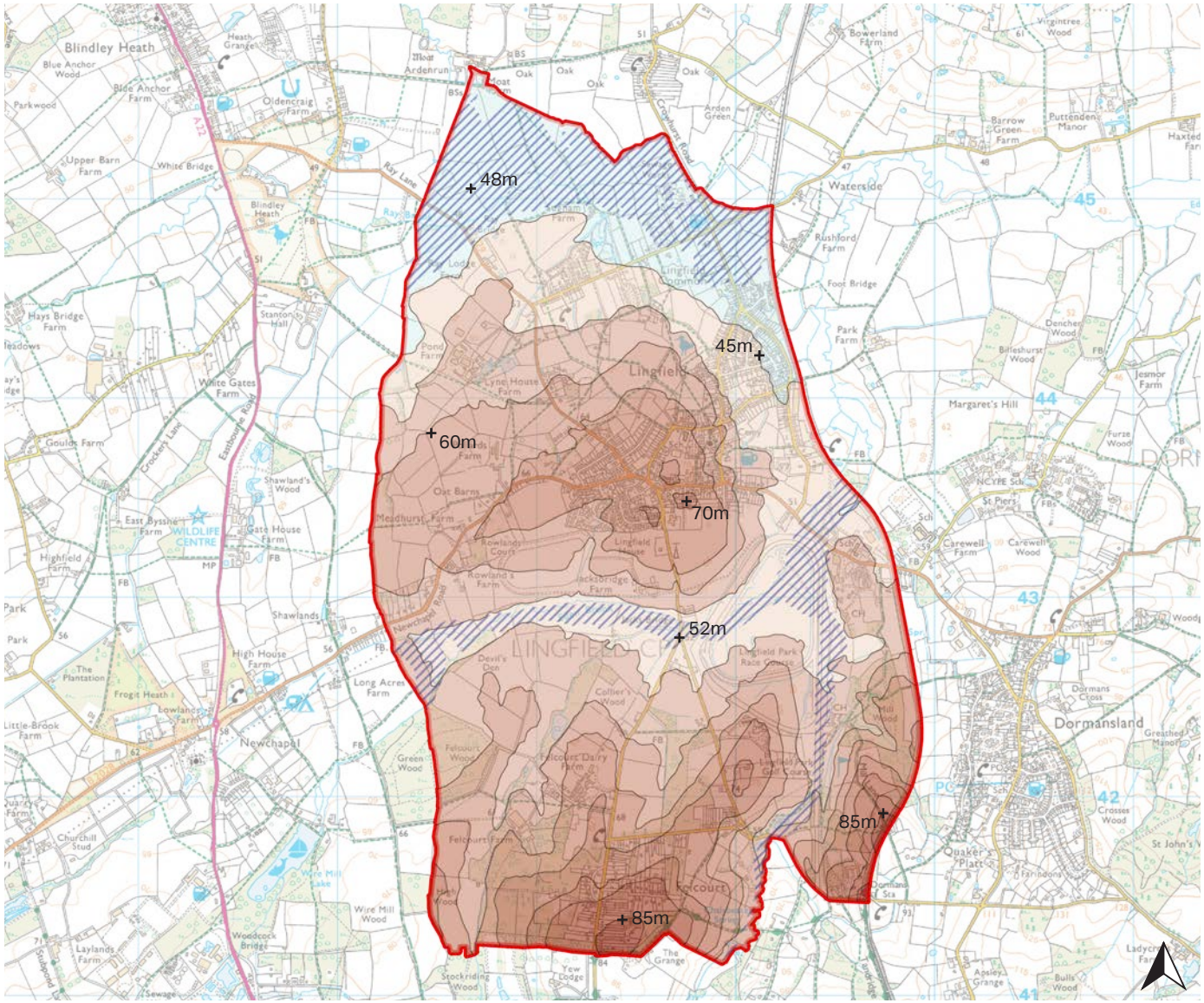

Figure 3: Topography and Hydrology

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Lingfield Neighbourhood Plan Area Boundary

5m Contours (shaded bands)

Flood Zone 3

Vegetation Patterns

The parish is characterised by extensive tree cover, with mature trees in hedgerows and alongside roads providing enclosure, and areas of woodland across the elevated landscape in the south of the parish, as shown on Figure 4.

Figure 4: Vegetation Patterns

Map data ©2019 Google

Lingfield Neighbourhood Plan Area Boundary

Movement and Connectivity

As shown on Figure 5, the parish is not crossed by any 'A' roads, with the network of roads across the parish characterised by two-way 'B' roads or country lanes.

The closest 'A' road is the A22, which passes to the west of the parish and connects the M25 in the north with East Grinstead to the south. Lingfield has two links with the A22, Ray Lane (B2029) which approaches Lingfield from the north-west, and Newchapel Road (B2028) which approaches Lingfield from the south-west. The B2028 heads east from Lingfield towards Dormansland and further rural settlement beyond the parish to the east.

Lingfield is serviced by a railway station, Lingfield Station, which along with the railway line forms much of the eastern boundary to the parish. Lingfield Station is on the eastern side of the village of Lingfield and provides regular services towards East Grinstead heading south, and London Victoria and London Bridge heading north.

Public footpaths within the parish are concentrated around Lingfield, with an extensive network of public rights of way across the fields and open spaces on the north side of Lingfield, and extending north from Lingfield Common. There are several other public footpaths and bridleways across the south of the parish, however they are somewhat disconnected from the north of the parish, with few walkable north-south routes.

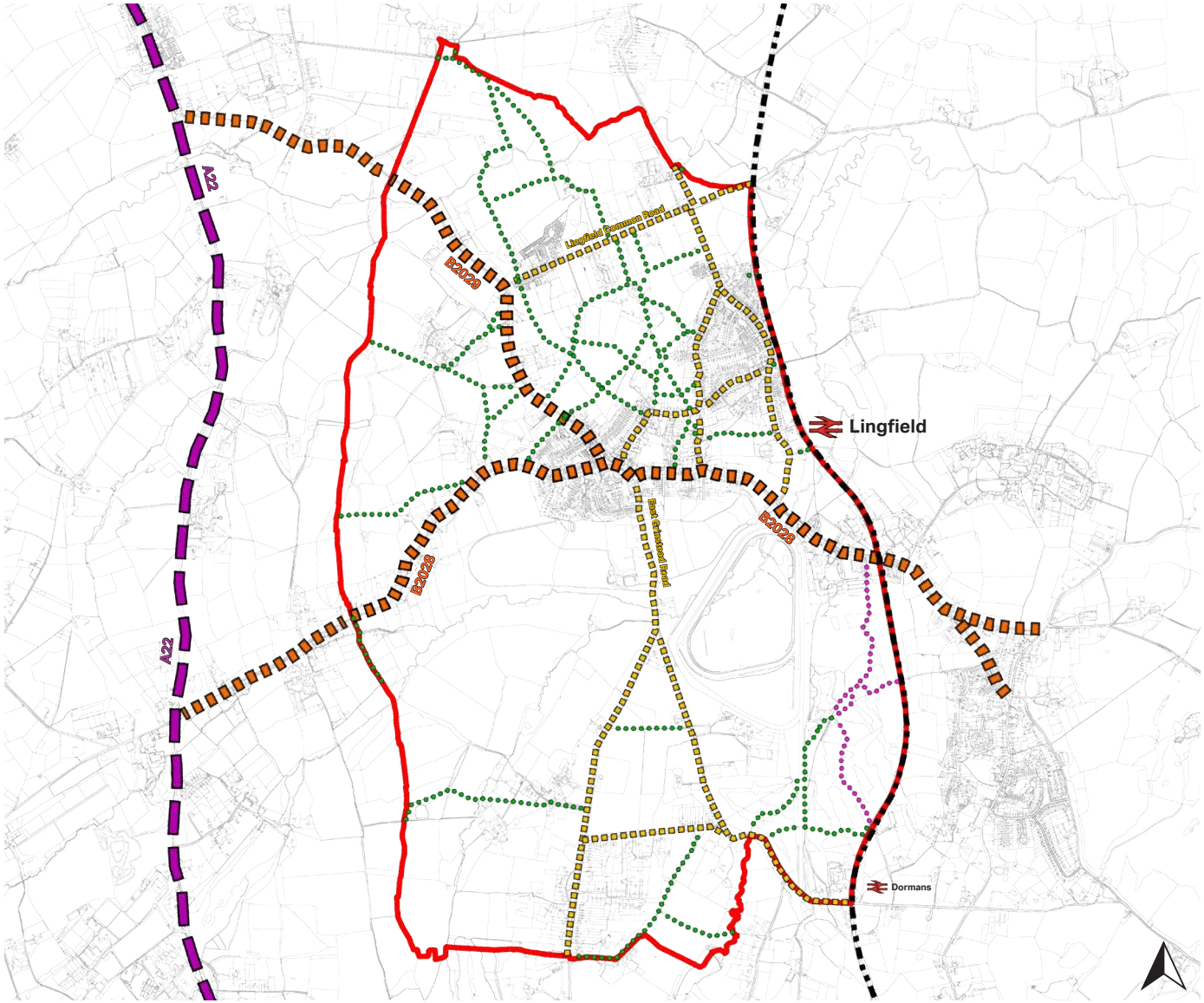

Figure 5: Movement and Connectivity

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Settlement

The parish is centred on the settlement of Lingfield, a small village that has a historic nucleated settlement pattern focused around the church and High Street.

As shown on Figure 6, there is a small linear settlement to the north of Lingfield, known as Lingfield Common, which whilst geographically close to Lingfield retains its own identify owing to the separation from the main built up area of Lingfield by fields and green space, and its lower elevation on the edge of the flood plain.

In the far south of the parish is the hamlet of Felcourt, which comprises a linear settlement pattern set out principally along two roads.

Beyond the parish, the village of Dormansland is located just to the east, the other side of the railway line.

The density of development in the parish is considered to be medium to low, with detached houses making up over a third of the mix of housing types (ONS, 2011). At the 2011 Census the parish comprised:

- 644 detached houses (34.1%);
- 525 semi-detached houses (27.8%);
- 320 terraced houses (16.9%);
- 329 flats and apartments (17.4%); and
- 71 mobile/ temporary homes (3.8%).

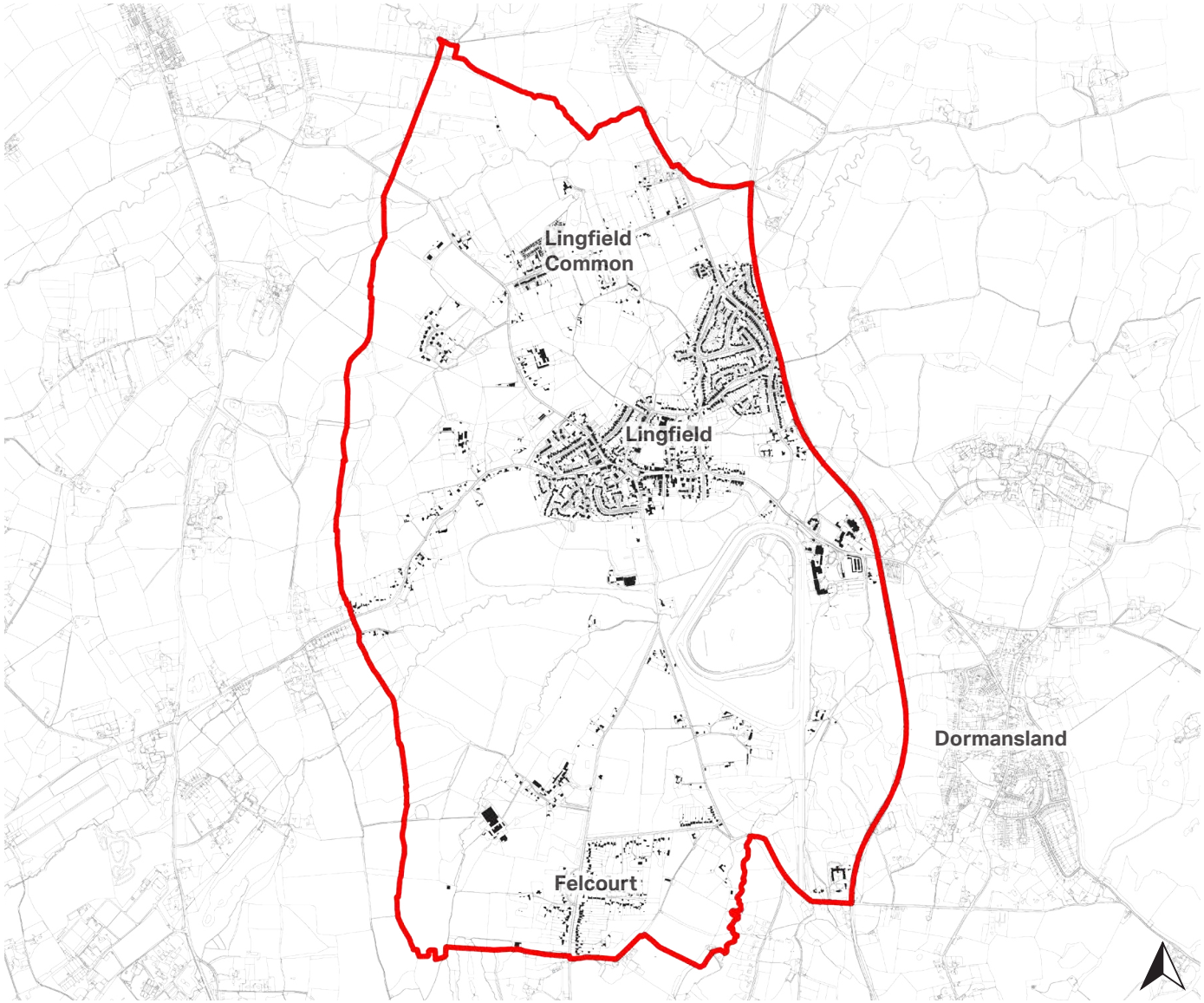

Figure 6: Settlement Pattern

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Green Space

The village of Lingfield is well-served by a range of different publicly accessible green spaces around its edge, including a community orchard, meadows, allotments, small wooded areas, sports pitches and play areas.

In the south of the parish is Lingfield Park Golf Course.

Land Use

The predominant land uses within the parish are agricultural, residential, woodland, and the Lingfield Park Race Course. The agricultural context to the village is a part of its rural context, and in the south-east of the village agricultural fields still extend in towards the historic centre of the village, between the railway station and the church.

The Lingfield Park Race Course is located south of the village of Lingfield across the lower-lying land between Lingfield and the elevated High Weald to the south. The race course either owns or manages a considerable amound of the land south of the village, which includes gallops and fields extending up to the southern edge of Lingfield. The fields south of the railway station in the east of the village are used as car parking for events.

Lingfield Community Orchard

Heritage Assets

Lingfield Parish is rich in built heritage, both designated and non-designated.

There are 48 listed buildings within the parish boundary, of which 37 are grade II listed, 9 are grade II* listed and 2 are grade I listed. One of the grade I listed buildings is also scheduled.

The Lingfield Conservation Area covers the historic centres of the village in Old Town and Plaistow Street together with the meadows around The Old Cottage and New Place and is entirely within the neighbourhood plan area.

Historic centre of the village at Old Town, within the Conservation Area

Listed Buildings

A total of 11 buildings within the neighbourhood area have been identified as being of more than special interest and have been designated as grade I listed (2 buildings) and grade II* listed (9 buildings).

Six buildings in Old Town are listed grade I or grade II*: The Church of St Peter and St Paul (NHLE 1029906, grade I); Pollard Cottage, Pollard House (NHLE 1029911); The Guest House (NHLE 1205909, grade II*); Old Town House and Old Town Cottage (NHLE 1029910, grade II*); Church House, Star Inn Cottages (NHLE 1205173, grade II*); The College including Former Kitchen to South West (NHLE 1205289, Grade II*).

Two buildings in Plaistow Street are listed grade I or grade II*: St Peter's Cross and Village Cage (NHLE 1205403, grade I and scheduled); and Magnus Deo (NHLE 1205825, grade II*).

Three buildings on the outskirts of the village are listed grade II*: The Garth (NHLE 1205754); New Place (NHLE 1280486); and The Old House (NHLE 1205370).

37 buildings have been identified as being of special interest and are listed grade II. These are located both in the village and the wider area. In the village there is a cluster of grade II listed buildings at Plaistow Street. These mainly comprise farmhouses and cottages but also include two public houses, the Greyhound and the Old Cage, and the Lingfield War Memorial. Grade II listed buildings outside the village are also mainly farmhouses, farm buildings and cottages but also

The Old Cage and an oak tree at Plaistow Street

include the College of St Barnabas (NHLE 1259265), a community for retired clergy founded in a house in Dormans Park in 1895.

A table of listed buildings within the parish is provided in Appendix B and heritage assets within each of the LCAs are identified and shown on the supporting figures in Section 5: Character Assessment. Images of the majority of these assets can be viewed on Historic England's Images of England website, http://www.imagesofengland.org.uk/.

Conservation Area

The majority of the historic core of Lingfield is included within the Lingfield Conservation Area. The conservation area takes in three distinct but contiguous areas within the village. The area around the junction of Plaistow Street, High Street and East Grinstead Road includes the majority of the listed buildings in that area with the exception of Michelmas Hall (NHLE 1205746) and Bricklands Farm House (NHLE 1029894) which are outside the conservation area boundary. This part of the conservation area includes the grade I listed (and scheduled) St Peter's Cross and Village Cage (NHLE 1205403) and the grade II* listed Magnus Deo (NHLE 1205825).

Magnus Deo (grade II*)

The conservation area extends north from High Street along College Close to take in Old Town which includes the grade I listed Church of St Peter and St Paul (NHLE 1029906) and the grade II* listed College (NHLE 1205289) and Guest House (NHLE 1205909) together with six other buildings off Church Road. To the east of Church Road and west of Station Road an open, mainly undeveloped area of approx. 8.5 hectares around New Place Farm is included within the conservation area and includes the grade II* listed New Place (NHLE 1280486), its grade II listed garden wall (NHLE 1377571) and the grade II listed Old Cottage (NHLE 1029900).

New Place (grade II*)

Tandridge Locally Listed Buildings

Local lists form a vital element in the reinforcement of a sense of local character and distinctiveness in the historic environment. By identifying significant local heritage assets that are not of sufficient heritage significance to merit listing, local lists play an essential role in informing the development of local plans. Tandridge District Council (TDC) prepared a Schedule of Buildings of Character in August 2013. TDC subsequently prepared a document defining the Selection Criteria for Buildings of Character which stated that all buildings, standing structures and paved surfaces were eligible for inclusion on the Schedule provided they met at least one or more of the criteria. The schedule notes that many of the buildings on the Schedule were added to the list before the criteria were adopted.

A table of the Tandridge Buildings of Character within the parish is also provided in Appendix B, with the locations of each shown on the supporting figures for each character area in Section 5: Character Assessment.

Lingfield Neighbourhood Plan Locally Listed Buildings

In 2015 the Lingfield Neighbourhood Plan Committee compiled a list of suggested additions to the Schedule of Buildings of Character. These suggestions are compiled in a table which is provided in Appendix B.

A walkover of the neighbourhood plan area by AECOM's heritage consultant also identified further buildings that should be reviewed against TDC's criteria to ascertain whether they should be added to the Schedule of Buildings of Character.

A table of the 'Lingfield Local List' buildings identified by AECOM and the Lingfield Neighbourhood Plan Committee within the parish is also provided in Appendix B, with the locations of each shown on the supporting figures for each character area in Section 5: Character Assessment.

Views

A combination of the elevated position of the village of Lingfield and the lower-lying flood plain to the north and south allows open and occasionally distant views from around the fringe of the village; however, viewing opportunities are limited as a result of the pattern of development and strong enclosure by woodland. Open views of the village setting are most notable from along the southern edge, where there are views across the race course towards Dormansland; and from the open green spaces between Lingfield and Lingfield Common, where there are far-reaching views towards the North Downs Ridge escarpment to the north.

Within the village there are several local landmark buildings or features which are distinctive and contribute to the settlement character.

Lingfield is located approximately 10km east of London Gatwick Airport, and is beneath the runway approach such that flights approaching or departing from Gatwick are a fairly constant feature in views, and also somewhat reduce tranquillity.

View north towards the North Downs Ridge Escarpment

View south across Lingfield Race Course towards Dormansland (wooded settlement across the hillside)

CHARACTER ASSESSMENT

National Character Areas

National Character Areas (NCAs) in England have been defined and described by Natural England. This is a web-based resource, which can be found at: https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles

NCAs provide a broad brush context to the landscape of the parish within its wider setting.

The parish lies within NCA 121: Low Weald – the NCA is described as a broad, low-lying undulating clay vale, predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils, with horticulture and some arable in parts on lighter soils, and has many densely wooded areas with a high proportion of ancient woodland. Small towns and villages are scattered among areas of woodland, with larger settlement around major transport routes. The NCA notes a traditional rural vernacular of local brick, weatherboard and tile-hung buildings, with local use of distinctive Horsham slabs as a roofing material.

Local Landscape Character Areas

At a local level, the parish is covered by the Tandridge District section of the Surrey Landscape Character Assessment (HDA, 2015). Within the parish, two of the 21 landscape types making up the character of Surrey are represented. There is only one LCA of each of the two types within the parish. From north to south, these are as follows (LCA references in brackets):

- Low Weald Farmland (WF3); and
- Wooded High Weald (WH1).

It should be noted that the urban area of Lingfield is excluded from the Surrey Landscape Character Assessment.

The two LCAs are shown on Figure 7 and briefly described in turn on the following page.

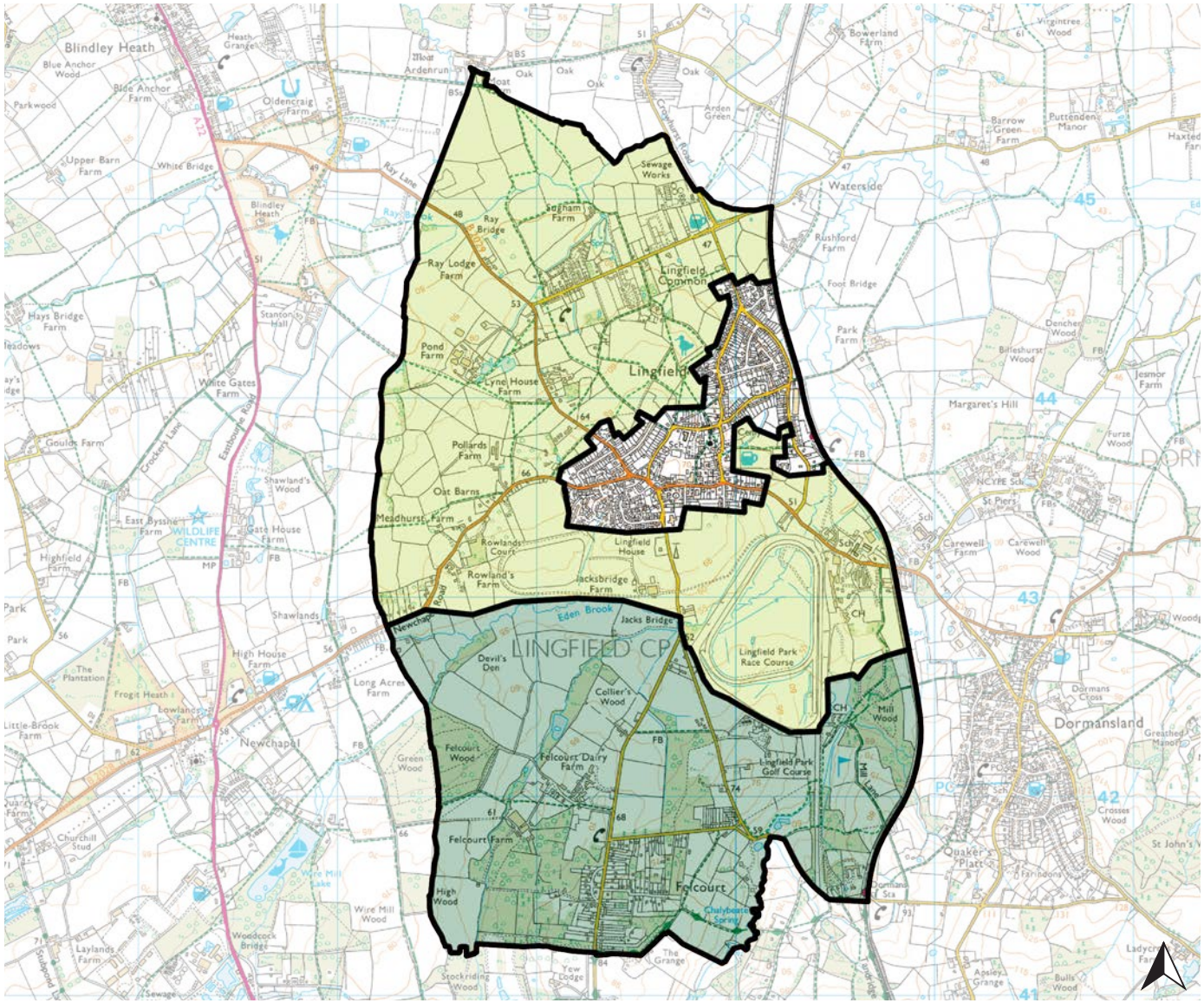

Figure 7: Tandridge District Landscape Character Areas

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LCA WF3: Horley to Swaynesland Low Weald Farmland

The key characteristics of the LCA are:

- Broadly undulating landform which falls towards winding watercourses such as the Ray Brook and River Eden, which flow eastwards into Kent;
- Predominantly medium-large, arable fields, along with occasional areas of smaller pastoral fields;
- Consistent network of well-maintained hedgerows and dispersed blocks of woodland (often ancient woodland);
- Views across the majority of the character area, although woodland occasionally obscures longer distance views;
- Network of minor roads and rural lanes, often lined with well-maintained hedges;
- Overall limited settlement across the character area, however there are areas of dense ribbon development along minor roads; and
- Relatively peaceful landscape.

LCA WH1: Domewood to Dormansland Wooded High Weald

The key characteristics of the LCA are:

- Elevated, rising and undulating topography falling locally to water courses;
- Mixed farmland with a significant amount of dispersed, often ancient, woodland blocks;
- Significant areas of settlement with a well-treed and suburban setting;
- Low density development, notably at Felcourt;
- Houses often surrounded by garden and boundary vegetation, with gated domestic driveways visible leading off roads;
- A combination of woodland and topography restricts views, and filters, but often not entirely obscured urban influences including housing; and
- Good network of public rights of way.

Lingfield Character Areas

For the purposes of identifying key characteristics and character management principles at a relevant scale to neighbourhood planning, and also to characterise areas of urban land that are excluded from the Surrey Landscape Character Assessment, LCAs specific to the parish have been defined. For consistency, the LCAs identified in the Surrey Landscape Character Assessment formed the starting point in defining the Lingfield-specific LCAs, the boundaries of which have been retained, combined, or partially amended as a result of further detailed desk and field work within the parish to ensure they reflect the recognised and perceived character of the parish. They are shown on Figure 8 and described under the following topic headings:

- Description;
- Heritage Assets; and
- Key Characteristics.

Natural England defines key characteristics as "*those combinations of elements which help to give an area its distinctive sense of place*" that would result in significant consequences for the current character if they were changed or lost. As a result, they form important evidence to support the development of planning and management policies and a reference point against which to monitor future change (Natural England, 2014).

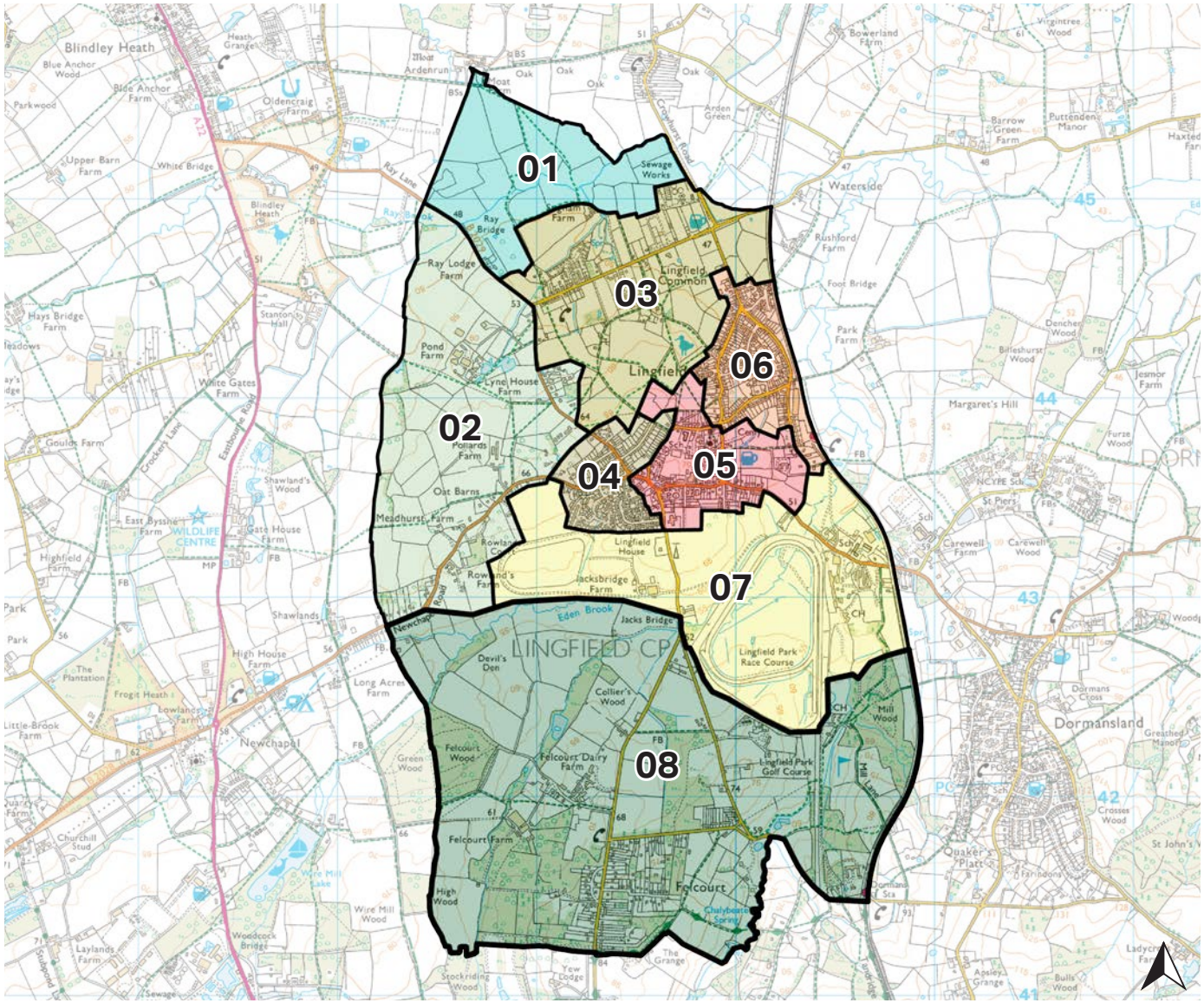

Figure 8: Lingfield Character Areas

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LCA 01: LINGFIELD FLOOD PLAIN

Description

The LCA comprises the flood plain across the far north of the parish. The topography of the LCA is flat, and it is crossed by Ray Brook, a small watercourse and tributary to the River Eden.

Land cover across the LCA is fairly open, with tree cover limited to hedgerows, and notably sparser than elsewhere in the parish such that the landscape has a slightly more open character.

The field pattern in the LCA is medium-scale pasture divided by hedgerows, with more open grassland at the site of a former airfield which covers part of the north-west of the LCA. There is very limited built development within the area.

The LCA is crossed by several public footpaths heading north from Lingfield Common.

Views within the LCA are somewhat open across the floodplain, with views available towards the North Downs Ridge to the north.

Figure 9: LCA 01 Lingfield Flood Plain

Map data ©2019 Google

LCA 01 Boundary

Heritage Assets

The LCA includes two listed buildings, designated for their general historic interest and architectural quality, refer to the Schedule of Listed Buildings in Appendix B for ID numbers:

- 1. Moat Farm House, Grade II; and
- 43. Ray Lodge Farm House, Grade II.

The following 'Lingfield Local List Buildings' have also been identified by AECOM and the Lingfield Neighbourhood Plan Committee as potentially worthy of designation, with reference to Appendix B:

- A. Ray Lodge House - an 18th century house close to the grade II listed Ray Lodge Farm House. The building is rendered with a hipped slate roof and has probably been extended to its right hand side.

Key Characteristics

The key characteristics of this LCA are:

- Flat, floodplain landform;
- Medium-scale pastoral fields;
- Tree cover intermittent within field boundaries;
- Fairly open character;
- Very limited development; and
- Views across the floodplain and towards the North Downs Ridge.

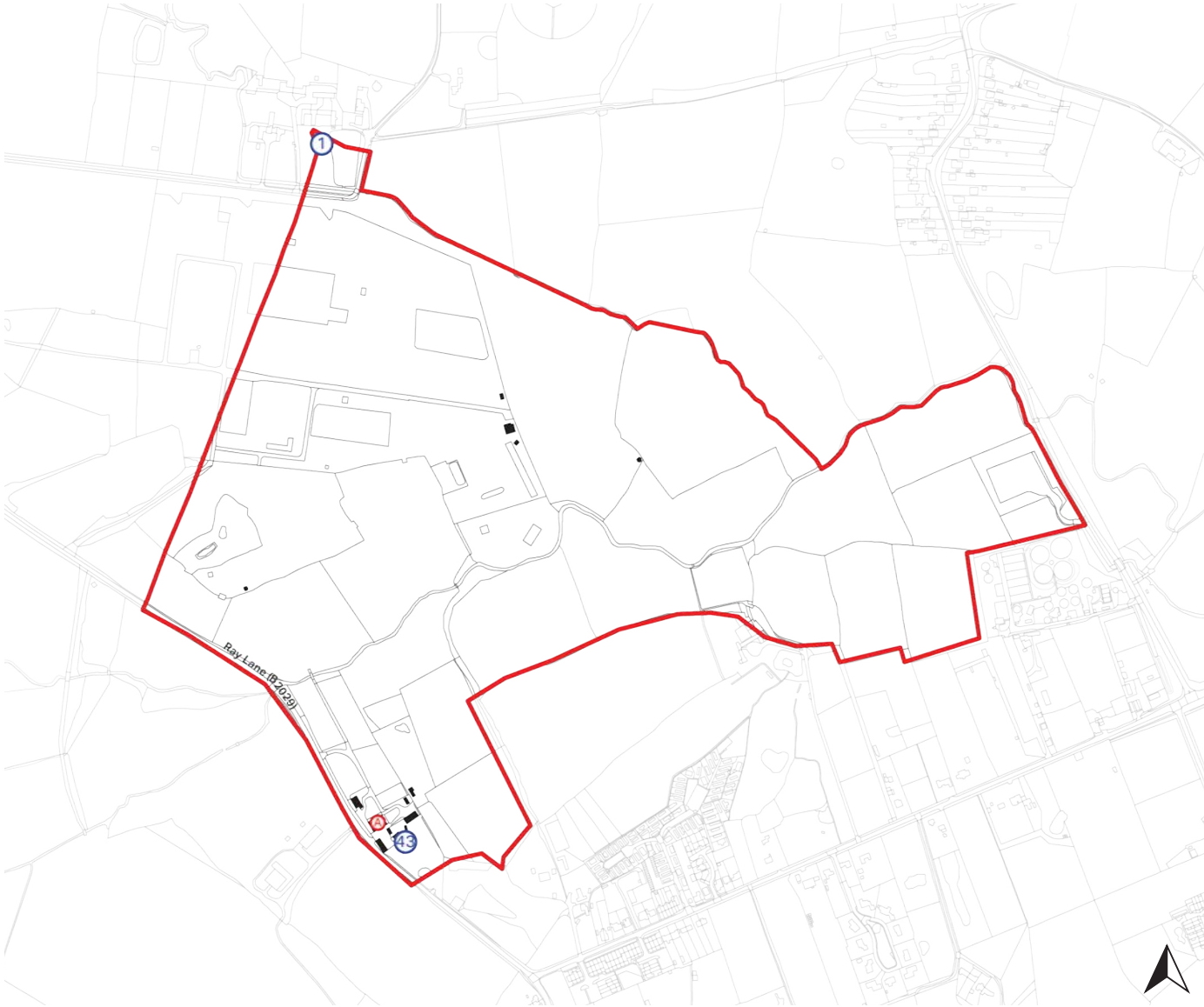

Figure 10: LCA 01 Heritage Assets

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LCA 02: LINGFIELD LOW WEALD

Description

The LCA comprises the gently undulating landscape west of the village of Lingfield. It includes the Ray Lane (B2029) and Newchapel Road (B2028) approaches to the village.

The area includes mature tree cover and shaws along field boundaries, as well as several small blocks of mature woodland. Ray Lane and Newchapel Road are both lined by mature trees and hedgerows such that there are limited views out from the road across the surrounding landscape. This well-vegetated character to the two roads enhances the rural approach towards Lingfield from the A22. The extent of tree cover gives the LCA an enclosed character.

Settlement in the LCA is low density and dispersed, comprising predominantly detached houses in generous sized plots.

Ray Lane and Newchapel Road each have a linear settlement pattern, with development generally set back from the road behind large front gardens, with dense boundary vegetation lining the road limiting

Newchapel Road (B2028), where buildings are set back from the road beyond dense mature vegetation, and driveways have an informal appearance

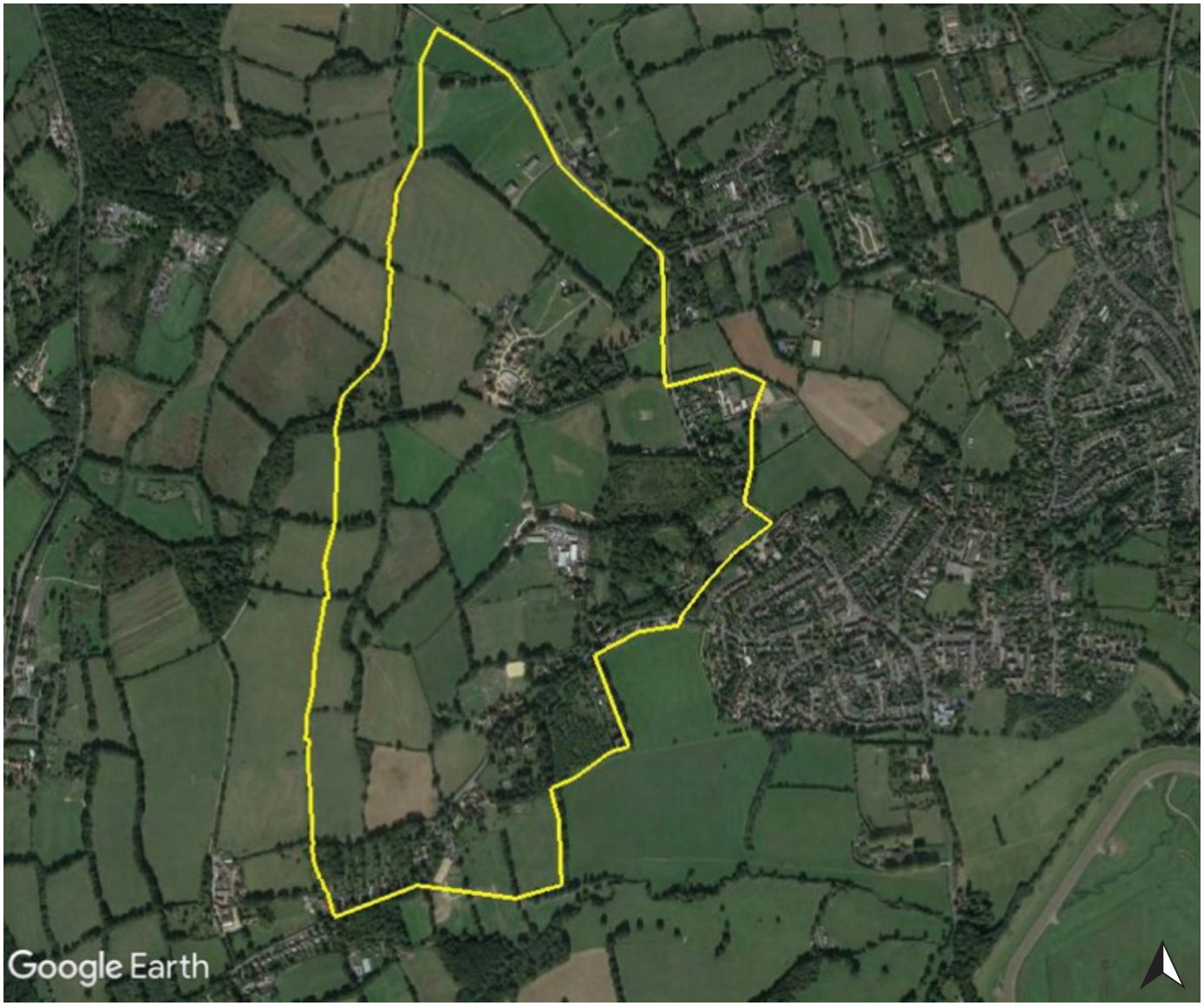

Figure 11: LCA 02 Lingfield Low Weald

Map data ©2019 Google

LCA 02 Boundary

views into the property. The properties are accessed by private driveways, which generally emerge from the road boundary vegetation in an informal and discrete manner.

Buildings are two-storey and represent a range of architectural periods and styles, with brick, hung tiles and tile roofs forming the common vernacular.

The recent development of Highfield, replacing the former agricultural barns and buildings at Pond Farm is the only 'from plan' development in the LCA, and is notable for the size and scale of individual buildings in relation to other smaller houses in the character area. The formal suburban type appearance of the development's entrance from Ray Lane is somewhat out of keeping with the rural character of Ray Lane on this approach into Lingfield.

There are several public footpaths that cross the LCA, which include walks between Lingfield and Blindley Heath local nature reserve to the west of the parish.

Views within the LCA are contained as a result of the extent of tree cover.

Ray Cottage on the B2029

Entrance to Highfield from Ray Lane is somewhat out of keeping with the character of the road

Highfield development

Enclosure along the B2029 approach into Lingfield, buildings are set back from the road and concealed by soft boundaries

Heritage Assets

The LCA contains 7 listed buildings, refer to the Schedule of Listed Buildings in Appendix B for ID numbers:

- 6. Rowlands Farm House, Grade II;
- 20. Former Granary, now Cowman's Cottage 15 yards south west of Lynehouse Farm House, Grade II;
- 27. Lynehouse Farm House, Grade II;
- 28. Barn 5 yards south-west of Lynehouse Farm House, Grade II;
- 34. The Garth, Grade II*;
- 35. Barn 60 yards south-west of Rowland Farm House, Grade II; and
- 42. Oat Barns, Grade II.

In addition, the following 'Tandridge Buildings of Character' are within the LCA, with reference to Appendix B:

- A. Crooked Cottage, Newchapel Road, Lingfield;
- B. Rose Cottage, Godstone Road, Lingfield;
- C. Wellside, Godstone Road, Lingfield; and
- D. Barn at Lynehouse Farm (Now Pond Farm Shop).

The following 'Lingfield Local List Buildings' have also been identified as potentially worthy of designation, with reference to Appendix B:

- B. Tower House – a late 19th or early 20th century double pile house. The transverse, single pile central range has a tower facing the carriage drive. During the First World War Ludvig Paul Selbach, the tenant of Tower House was sentenced to six months hard labour for being an enemy alien.

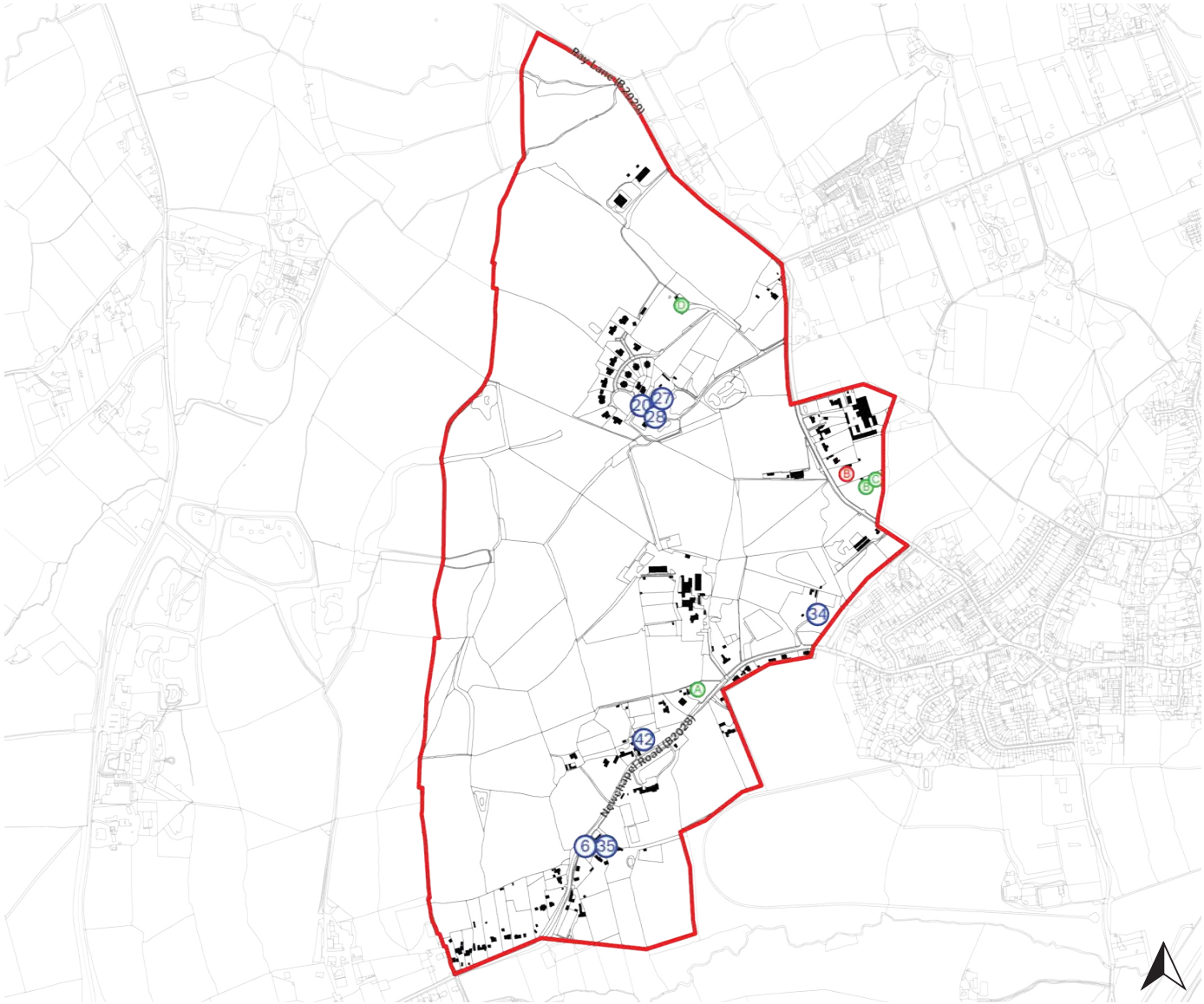

Figure 12: LCA 02 Heritage Assets

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Key Characteristics

The key characteristics of this LCA are:

- Gently undulating landform;
- Mature tree cover and blocks of woodland, which provide enclosure;
- Low density scattered development;
- Buildings set back from the road within gardens;
- Vegetated property boundaries;
- Private driveways from main roads which have an informal appearance;
- Gateway roads into Lingfield from the A22 in the west;
- Well-vegetated tree-lined roads approaching Lingfield;
- Sense of enclosure;
- Contained views; and
- Rural character.

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LCA 03: LINGFIELD COMMON

Description

The LCA covers the linear settlement of Lingfield Common and the fields between Lingfield and Lingfield Common.

The landform across the LCA gently falls from south to north towards the flood plain. The eastern end of Lingfield Common Road lies within the flood plain.

The area has mature tree cover and hedgerows in field boundaries, garden boundaries, and lining the roads; as such, there is some sense of enclosure from the lower elevations around Lingfield Common Road, but with intermittent far-reaching views out from the higher elevations in the south of the LCA. Woodland cover across the LCA is limited, but there are some small areas of woodland that contribute to the sense of enclosure around Lingfield Common.

Settlement across the LCA has developed in somewhat of a piecemeal way, with ribbon development along Lingfield Common Road comprising a mix of low-density detached houses, a small 1970s housing estate, a mobile home park, and a few small 21st century developments.

Residential development along Lingfield Common Road is concentrated along the western end of the road, which has a more settled character than the eastern end. The eastern end of the road includes brownfield land, several small commercial buildings, and a sewage treatment works.

The range of architectural styles and the character of buildings reflects the piecemeal development of the area, and the area lacks a cohesive character or clear gateway or node to the settlement of Lingfield Common.

The LCA has a strong network of public rights of way, with public footpaths providing several links north and more numerous links towards Lingfield in the south. These public footpaths are through shaws and fields such that the open space between Lingfield Common and Lingfield is readily accessible.

Figure 13: LCA 03 Lingfield Common

Map data ©2019 Google

LCA 03 Boundary

The area comprises small- to medium-scale fields in arable or pastoral use, with some smaller areas of equine paddock. Part of the LCA is designated as a local nature reserve.

The LCA includes some of the most distinctive and far-reaching views in the parish. Views from within Lingfield to the south are generally contained by vegetation and built form around the edge of the village, such that the views from across the south of this LCA across the landscape to the north and towards the North Downs Ridge are distinctive and are important to the setting of the village.

In particular, key views from within this LCA include from the B2029 at the gateway to Lingfield in the south-west, and from public footpaths heading north along the northern edge of Lingfield.

From Lingfield Common there are limited views of the settlement edge of Lingfield to the south, such that there is a sense of separation between the two areas.

Tree cover limits views towards Lingfield, such that there is a sense of separation

Brownfield land at the eastern end of Lingfield Common Road

Gateway into Lingfield from Lingfield Common Road

Settlement along Lingfield Common Road has developed in a piecemeal way, such that there is variety to the built form

Heritage Assets

The LCA contains 3 listed buildings, refer to the Schedule of Listed Buildings in Appendix B for ID numbers:

- 3. Sugham Farm House, Grade II;
- 4. Coldharbour, Grade II; and
- 32. Paris Farm House, Grade II.

The following 'Tandridge Buildings of Character' are within the LCA, with reference to Appendix B:

- E. Sugham Farm, Lingfield Common Road, Lingfield;
- F. Sugham Farm, Lingfield Common Road, Lingfield;
- G. Sugham Farm, Lingfield Common Road, Lingfield; and
- H. Sugham Farm, Lingfield Common Road, Lingfield.

The following 'Lingfield Local List Buildings' have also been identified as potentially worthy of designation, with reference to Appendix B:

- C. Rome Farm – an 18th or 19th century construction with later additions and labelled Park Cottage on the first edition Ordnance Survey map of 1870. The original three-bay façade is rendered and has a central portico supported by columns. The additions to the left and right have round-headed arched windows to the ground floor. Above is a tiled roof with brick stacks.
- D. 7 and 9 Lingfield Common Road – a pair of semi-detached cottages shown on the first edition Ordnance Survey map of 1870 as two dwellings but labelled Oak Cottage in the singular. The building is a red brick, double pile construction with a number of grey headers used to give a patterned effect. The ends of the building have hung tiles to the first floor. The tiled roof is hipped so that there is a central void between the piles rather than a valley. The windows to No. 9 have been replaced.

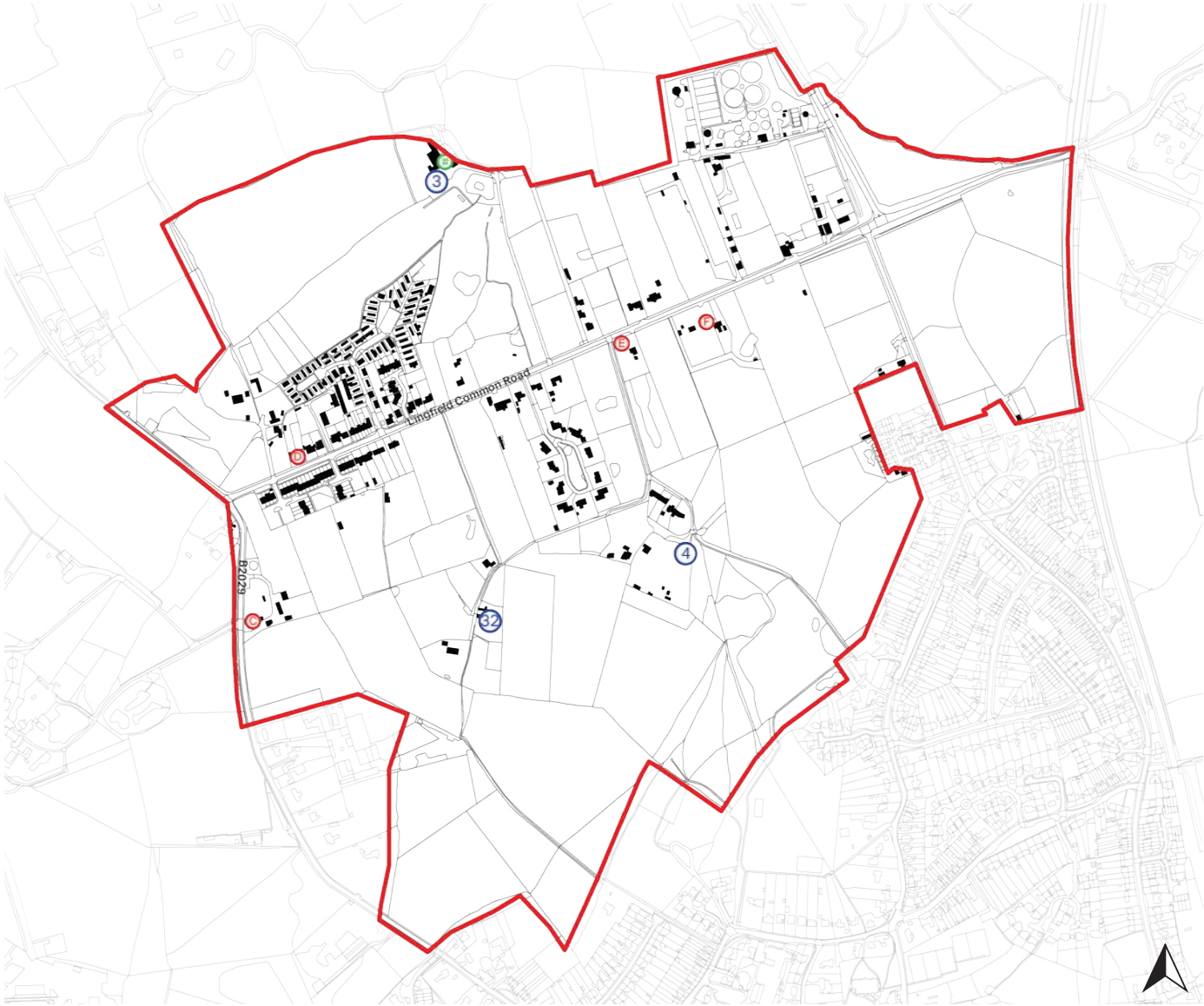

Figure 14: LCA 03 Heritage Assets

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LCA 03 Boundary

Building

41 Listed Building

R Tandridge Building of Character (grouped [#], buildings E-H)

R Lingfield Local List Buildings

- E. Providence Cottage – appears on the first edition Ordnance Survey map of 1870 to the west of Rockdale House (now Billhurst). The asset is a three-bay cottage in painted brick with a hipped, tiled roof. The central doorway has a round-headed fanlight and the hornless sash windows appear to be original. Three of the corners of the roof carry a tall red brick chimney stack, each one turned through 45 degrees.
- F. Billhurst – a 19th century detached house labelled Rockdale House on the first edition Ordnance Survey map of 1870. The asset is brick built and painted to the ground floor with hung tiles to the first floor. The roof is hung with alternating bands of plain and scalloped tiles and has a tall brick stack at either gable end. The extension to the right hand side is a later addition and the windows to the principal elevation have been replaced.

D. 7 and 9 Lingfield Common Road

E. Providence Cottage

F. Billhurst

Key Characteristics

The key characteristics of this LCA are:

- Gently sloping landform on the fringe of the floodplain;
- Mature tree cover and hedgerows provide some enclosure;
- Linear settlement pattern along Lingfield Common Road;
- Piecemeal development resulting in a varied character;
- Low density development;
- Small- to medium-scale fields in mixed agricultural use, or as paddocks;
- Strong network of public rights of way through open fields and along lanes;
- Intermittent but distinctive far-reaching views across the landscape north of the parish, and towards the North Downs Ridge;
- Open views north at the gateway to Lingfield along the B2029; and
- Limited views between Lingfield Common and Lingfield, such that there is a sense of separation between them.

Lingfield Common Road

LCA 04: LINGFIELD WEST

Description

The LCA covers the built-up part of the village of Lingfield to the west of the conservation area, including the gateways to the village from the B2029 and B2028.

The LCA is located across the west side of the high point of the hill the village is situated across, at a height of between approximately 65-70m AOD.

There are very few street trees across the LCA, with tree cover principally evident in the rear gardens of properties, or intermittently around the boundary of the area.

Settlement in the area includes scattered historic and pre-19th century development along Godstone Road, Newchapel Road and Mount Pleasant Road amongst a range of more recent 20th and 21st century developments, set out as small terraces, individual buildings, and infill developments including most recently at Hazells Close and Glebe Close.

Larger scale developments from plan include a 1950s residential development at Drivers Mead and a 1970s residential development at Headland Way which both have a similar linear development pattern set out along a single road; and a more sinuous development at Lincolns Mead set out along a branching road, which was built in the 1990s.

Development density across the LCA is considered to be medium, comprising a combination of flats, terraced houses, semi-detached and detached properties.

Buildings are generally set back slightly from the road in fairly consistent building lines behind small front gardens that are fairly open in how they are viewed from the public realm. The garden boundaries are often defined by low brick wall boundaries, fences, hedgerows, or are left open. Where there are regular piecemeal changes in front boundaries along a street that has a fairly uniform architectural style, such as Drivers Mead, the appearance of the streetscape is reduced. The precedent of converting front gardens

Figure 15: LCA 04 Lingfield West

Map data ©2019 Google

LCA 04 Boundary

to car parking is well established in the character area, and in places this too detracts from the uniformity and character of streets and building lines.

Buildings are principally two storeys with pitched roofs and built of brick. Architectural detailing includes the use of hung tiles, weatherboarding, timber framing and the use of different types of brick (typically varied in tone/colour) and brick bonding to accentuate changes in detail and patterns around openings such as windows and doors.

Movement around the LCA is principally along roads, with some pedestrian only cut-through providing convenient links between different residential areas.

Views from within the public realm of this LCA are generally contained by buildings and vegetation, despite the area's elevated position. From the public realm there are views out from the fringe of the LCA, in particular towards the North Downs Ridge from the northern edge, and across the race course towards Dormansland from the southern edge along East Grinstead Road. Owing to the vegetation pattern around the fields to the south of the LCA and west of East Grinstead Road there are limited views available in the direction of Felcourt and the High Weald AONB beyond.

Within the LCA, distinctive focal points include 1-4 New Buildings on the junction between the B2028 and B2029, and the view along Mount Pleasant Road to the house at its south-western end.

Focal point of the house at the south-west end of Mount Pleasant Rd

New development at Hazells Close

The loss of boundaries to create parking can erode the character of streets

1-4 New Buildings form a focal point on the arrival into Lingfield

Development at Drivers Mead

Loss of property boundaries detracts from the street appearance

Heritage Assets

The LCA contains 5 listed buildings, refer to the Schedule of Listed Buildings in Appendix B for ID numbers:

- 5. Bricklands Farm House, Grade II;
- 21. Porters Hall, Grade II;
- 29. The Old House, Grade II*;
- 33. Michaelmas Hall, Grade II; and
- 47. The Thatched Cottage, Grade II.

47. The Thatched Cottage

The following 'Tandridge Buildings of Character' are within the LCA, with reference to Appendix B:

- I. Deanswood Financial Services, The Old House, 84 Godstone Road, Lingfield.

Figure 16: LCA 04 Heritage Assets

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LCA 04 Boundary

Building

Listed Building

Tandridge Building of Character

Lingfield Local List Buildings

The following 'Lingfield Local List Buildings' have also been identified as potentially worthy of designation, with reference to Appendix B:

- G. The William Buckwell Memorial Almshouses – built in 1907 in red brick, with diapering (decorative patterns) in black brick, slate roofs and tiled roofs. The double-pile central section presents its gable ends to the street and has a central stone portico with a memorial to the founder above. The central range is flanked by two-storey wings of the same construction. The windows have been replaced in the street elevation but the wall facing the street remains together with its decorative ironwork.
- H. May House – the asset is labelled Invermay on the first edition Ordnance Survey map of 1870 and dates to the first half of the 19th century or earlier. The house is rendered, single pile, three bays with a central, single storey porch. There are two, rendered chimney stacks on the ridge. There is a canted bay window on the southwest gable end, probably an addition, and a full height back addition.
- I. 11 to 18 Vicarage Road – nos. 11 to 18 comprise five sets of semi-detached houses dating to the turn of the 20th century. Construction is red brick with hung tiles to the first floor. On the ground floor are canted (angled) bay windows in timber on brick plinths. Tripartite windows to the first floor with tile hung gablets above. No. 15 retains its slate roof but the others now have concrete tile roofs. Each pair shares a central ridge stack in red brick with stepped detail. All but Nos. 15 and 16 have retained dwarf brick walls, stone coping, cast iron railings, gatepiers with stone caps and cast iron gates.

G. The William Buckwell Memorial Almshouses

I. 11 to 18 Vicarage Road

H. May House

Key Characteristics

The key characteristics of this LCA are:

- Elevated landform in the west of Lingfield;
- Limited street trees or tree cover within the built-up area;
- Built-up area that has principally developed across the 20th and 21st centuries;
- Historic buildings mostly located along main roads of Ray Lane and Newchapel Road;
- Medium density development including flats, terraced houses, and semi-detached and detached properties;
- Areas of residential housing estate;
- Fairly consistent building lines along roads;
- Small front gardens with boundaries formed by a range of different treatments;
- Focal point of 1-4 New Buildings forms distinctive arrival point to village;
- Limited views south from the LCA as a result of tree cover and the pattern of vegetation; and
- Views of the North Downs Ridge.

There are distinctive views across open fields towards the North Downs RIdge from the B2029 at the gateway into Lingfield

LCA 05: LINGFIELD CENTRE

Description

The LCA covers the historic core of Lingfield, including the conservation area and extending to include areas of green space that have a strong relationship with the historic core of the village.

The area is located across the east side of the high point of the hill that Lingfield is situated across, between a height of approximately 70m AOD in its south-west and falling towards the north and east to an ultimate low point of approximately 50-55m AOD.

Tree cover in the LCA is perceptibly higher than across the other two character areas covering Lingfield. Mature trees around the Church of St Peter and St Paul, around the cemetery and along the roads give the area an enclosed and leafy character, representative of a rural village location. Linear belts of trees around the edge of the built-up parts of the village define the built-up area and as such there is very little perception of built form in this part of Lingfield from beyond the LCA, further emphasising its sense of enclosure.

Tree cover and vegetated boundaries give the area a rural, leafy and verdant character, with a sense of enclosure

Figure 17: LCA 05 Lingfield Centre

Map data ©2019 Google

LCA 05 Boundary

With reference to the historic maps in Appendix A, the principal road layout, field pattern and settlement pattern is approximately the same as it was in 1870, and likely much earlier. The development pattern across this LCA therefore reflects this, with development having occurred in a piecemeal way over the centuries, comprising a variety of individual detached properties

The medium to low density of the area and the gradual, piecemeal nature of development with varied architectural form gives the area richness and contributes to the village's sense of place

and small-scale developments of uniform character along roads. There are also examples of small-scale infill developments within the LCA, such as at Old School Place and Little Stanford Close, which are located within the built-up settlement pattern. Development density across the LCA is considered to be medium to low.

Buildings within the LCA are varied in character, reflecting a range of architectural periods and forms, and a representation of the piecemeal nature of development over time within the village. The local vernacular comprises brick, with regular use of hung tiles and occasional timber framing to buildings. The use of different tones of brick and different forms of brick bonding add interest and architectural detail to many of the buildings. Buildings are generally two storey, with some recent three storey development noticeably larger in scale than the typical residential development within the LCA.

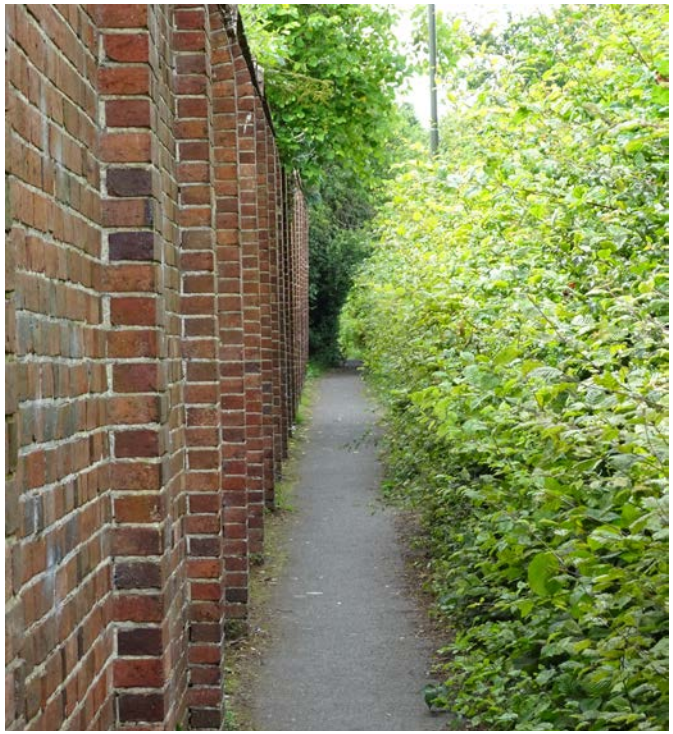
Recent three-storey infill development is out of proportion with other development in the LCA, and detracts from the historic character

Away from the High Street the roads tend to have a rural character, often lined by hedgerows and trees to give them a green and verdant character, and with a sense of enclosure. Along the main thoroughfares, houses tend to be set back from the road behind private front gardens or driveways, and behind hedgerows which give a degree of privacy.

Pedestrian movement around the LCA is centred on the church and the centre of the conservation area, with a series of public footpaths and pedestrian alleys or passageways connecting the church with the High Street, the open spaces and play areas to the north, and the train station to the east.

The LCA includes several areas of green space that are important to the village's character, either providing areas of accessible public open space, or connecting the village with its rural context. These include a publicly accessible playing field to the south that has open views across Lingfield Race Course towards the High Weald and Dormansland; Jenner's Field and the community orchard and meadows to the north which provide a

Village pond by the Old Cage off Plaistow Street



Narrow footpaths and passageways have a village character and connect the church with the green spaces and roads around the village

large area of accessible green space close to the centre of the village, and with far-reaching views towards the North Downs Ridge; and a group of pastoral fields in the east of the LCA, north of the B2028 and west of Station Road which come into the village between Lingfield Station and the Church of St Peter and St Paul, and provide a green setting to the south-eastern approach towards the village. These fields to the south-east also provide a distinctive rural character to the local 'twitten' (public footpath) between the church and the station which is well-used by the village and forms a gateway to rural Lingfield in the approach to and from the station.

Views play an important role in the character of this area, with views out across the surrounding landscape to the north and south as described above, and more intimate views within the LCA towards landmarks and along streets. The sense of enclosure and tree cover along many of the roads is an important visual characteristic, as is the visual connection with open fields and green space. Landmarks in the area include the Church of St Peter and Paul and Pollard Cottage, St Peter's Cross and the Village Cage, the village pond, the High Street, and the oast house at New Place Farm.

Lingfield Race Course is a notable land use in views from the LCA, including the areas used as car parking to the south of the station, the stables and the grandstands just south of the LCA. The open fields in the south of the LCA around New Place Farm have a role in visually separating the village of Lingfield with the race course, and from the wider perception of views and coalescence when approaching Lingfield from Dormansland to the south-east.

Lingfield High Street

Fields extend into the village in the south-east of the LCA, and play an important role in the setting of the historic part of the village. The oast house is a landmark on the approach to the village in this direction

Playing fields in the north and south of the village are well connected to the LCA, and have views out to the north and south respectively

Heritage Assets

The LCA contains 24 listed buildings that are indicative of the general historic interest and architectural quality of buildings in the LCA, refer to the Schedule of Listed Buildings in Appendix B for ID numbers:

- 2. Billshurst Cottages, Grade II;
- 9. The Old Cottage, Grade II;
- 11. Church of St Peter and St Paul, Grade I;
- 12. Jewell Tomb 1 foot north of North Chancel Chapel Wall of Church of St Peter and St Paul, Grade II;
- 13. Hale Tomb, 10 yards south-west of Church of St Peter and St Paul, Grade II;
- 14. Church Gate Cottage, Grade II;
- 15. Old Town House and Old Town Cottage, Grade II*;
- 16. Pollard Cottage, Grade I;
- 17. The Barn, Grade II;

16. Pollard Cottage

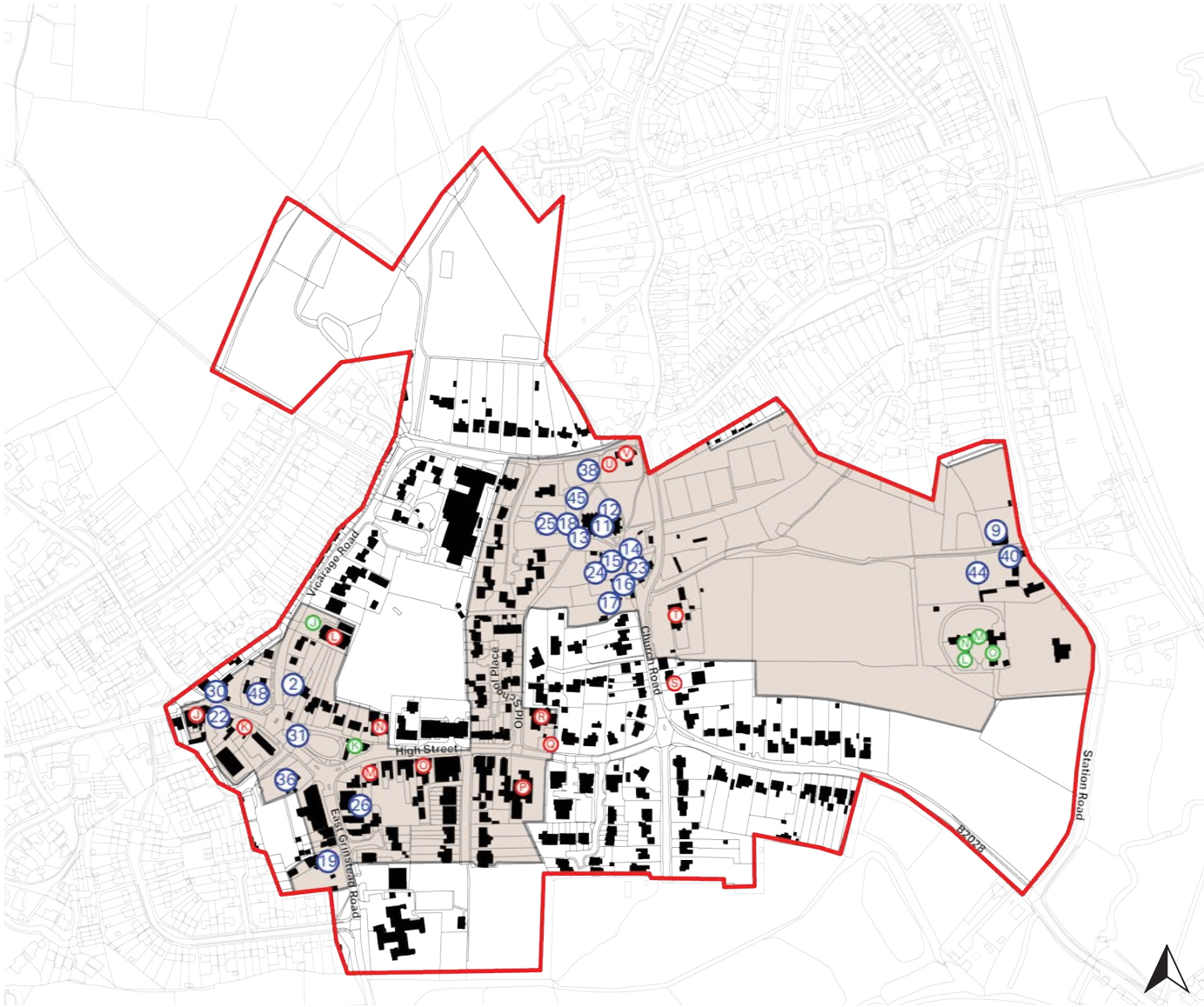


Figure 18: LCA 05 Heritage Assets

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LCA 05 Boundary
Building
Listed Building
Tandridge Building of Character
Lingfield Local List Buildings
Lingfield Conservation Area

- 18. Garden wall to east of the College, Grade II;
- 19. Driver's Cottage, Grade II;
- 22. The Greyhound Public House, Grade II;
- 23. Church House, Grade II*;
- 24. Barn 15 yards south-west of Old Town House, Grade II;
- 25. The College including former kitchen to south-west, Grade II*;
- 26. Cordrey's Barn, Grade II;
- 30. The Old Cage Public House, Grade II*;
- 31. St Peter's Cross and Village Café, Grade I;
- 36. Magnus Deo, Grade II*;
- 38. The Guest House, Grade II*;

38. The Guest House

- 40. New Place, Grade II*;
- 44. Garden wall to New Place, Grade II; and
- 45. Shore (?) Tomb 20 yards north-west of north aisle of Church of St Peter and St Paul, Grade II
- 48. Rose Cottages, Grade II.

The following 'Tandridge Buildings of Character' are within the LCA, with reference to Appendix B:

- J. The Presbytery, Vicarage Road, Lingfield;
- K. Alldays Stores Ltd, 1-3 High Street, Lingfield;
- L. West Wing, New Place Farm, Station Road, Lingfield;
- M. Oast House, New Place Farm, Station Road, Lingfield;
- N. West Wing, New Place Farm, Station Road, Lingfield; and
- O. East Wing, New Place Farm, Station Road, Lingfield.

The following 'Lingfield Local List Buildings' have also been identified as potentially worthy of designation, with reference to Appendix B:

- J. 1-4 New Buildings – a row of four early 20th century shops with accommodation above. Construction is brick with a tiled roof and large brick stacks. The windows on the first floor of the street elevation have been replaced. Three of the early shopfronts survive together with their decorative tiling. The gables are decorated in a 'half-timbered' effect with decorative dragon finials above.
- K. Playstow Hall – a double pile red brick building with its gable ends facing Plaistow Street. The left-hand side has a double-height canted (angled) bay window with a small round window in the gable above. The right-hand side has a single storey squared shop window with a round-headed doorway to the right. There are two sash windows above with an oculus between and a small, square window at the top of the gable. The gables on both sides have decorative bargeboards. In between the two piles is a connecting section which steps forward slightly and rises to full height. There is a round-headed doorway on the ground floor and a sash window on the first. Above this rises a small tower topped with a slate roof.

K. Playstow Hall

- L. St Bernard's Catholic Church – a 1960s construction in stone in a modern ecclesiastical style. Single pile nave with buttresses and bell tower and a lower chancel to the east.

L. St Bernard's Catholic Church

- M. Former Post Office – no. 10 High Street was Lingfield's Post Office which shared a large building with No. 12. Construction is in red brick with a tiled roof and hung tiles to the gable of No. 12 that faces the High Street. The Post Office side of the building has round-head windows and a round-headed door to the ground floor with a large window above and a dormer in the roof. No. 12 has a modern shop front to the ground floor, a squared bay window to the first floor and a small window in the gable above.

- N. Lingfield Tandoori Restaurant – a former Baptist chapel in multi-coloured brick with rendered gable end facing the street and a slate roof. The gable end has a gabled porch with slate roof flanked by pointed arched windows. Door and windows are replacements and there have been modern additions to both sides and the introduction of dormer windows into the roof on the west side. The asset is shown on the first edition Ordnance Survey map of 1870 and is likely to date from earlier in the 19th century.

O. Lingfield Garage

- O. Lingfield Garage – the garage is labelled on the 1965 Ordnance Survey map but the single storey building it occupies is shown on the 1912 map sharing a single plot with the property next door. The single storey building is a brick shed with a slate roof, its rendered gable end faces the street and retains folding carriage doors and historic signage. The brick building to the east appears to be contemporary and retains a mid-19th century shop front.

- P. Victoria Sports and Social Club – the club was opened in 1901 as a memorial to Queen Victoria. Construction is red brick with a tiled roof and the building survives much as it was built. The gable of the main range faces the High Street with a single storey porch to the right-hand side. There is a transverse range at the rear of the building with further additions to the rear of that.

- Q. Old School House – a double pile brick house with decorative multicoloured brickwork to the main elevation and hung tiles to the gable ends facing High Street. The ground floor windows and central, gabled porch have stone dressings and the pointed dormer windows in the roof have stone copings to the gables. The house was built for the school master in 1864.

- R. Lingfield and Dormansland Community Centre – the asset is the former infant school built in 1864. Construction is red brick with multicoloured brick detail, stone dressing and a tiled roof. The school has been added to over time and all its windows have been replaced.

- S. Llewellyn Palmer Hall – a former fire and ambulance station built in 1902. The original construction is a single pile in brick with a tiled roof but a modern extension has been added to the north side. The gable end retains its double carriage doors with timber facia above, decorative bargeboards and finial and a plaque between the two first floor windows which bears the legend LLEWELYN PALMER – CROWHURST PLACE – IN MEMORIAM, a memorial to Sir Frederick Llewelyn Palmer of Crowhurst Place, Crowhurst Place, Crowhurst, Surrey.

- T. The Star Public House – the Star's predecessor is located to the northwest of the current building and is listed grade II* as Church House Star Inn Cottages. The current Star dates to the early 20th century and is a substantial roadhouse in vernacular style. Construction is red brick with hung tiles to the first floor, a hipped, tiled roof and large brick stacks. The central section is in effect a large oriel window supported on brackets. Timber detail to the first floor is filled with decorative brickwork. The gable above has vertical timbers infilled with render. Leaded sash windows to both floors.

- U. Barn Cottage – a timber framed house which appears to be a remnant of a row that was truncated at the turn of the 20th century. The asset has leaded casement windows and a tiled roof with gablets (small gable atop a hipped roof) and a large, central brick stack.

- V. Guest Cottage – a one and two storey cottage. The asset is of painted brick to the ground floor with hung tiles above and large brick stacks in the tiled roof. The evidence of historic maps would suggest that the building has been much extended and amended over time.

V. Guest Cottage

Key Characteristics

The key characteristics of this LCA are:

- Area almost wholly covered by the Lingfield Conservation Area designation;
- Elevated landform falling towards the east and north;
- Mature tree cover across much of the area, and notably around the cemetery and Church of St Peter and St Paul;
- Tree cover and vegetation along roads gives them an enclosed and leafy character;
- Linear belts of trees around the edge of the built-up parts of the village;
- Road layout, field pattern and settlement pattern largely unchanged since 19th century;
- Piecemeal development of individual properties or small-scale infill developments of a medium to low density;
- Varied character reflecting the piecemeal and historic development of the area;
- No medium to large scale residential housing developments;
- Local vernacular of brick with varied architectural form but principally small two-storey development with shallow pitched roofs;
- Vegetated property boundaries adds to rural character;
- High concentration of heritage assets;
- Large number of potential undesignated heritage assets;
- Local shops and restaurants along Lingfield High Street;
- Area makes greatest contribution to Lingfield's sense of place and historic identity;
- Easy pedestrian movement around the area, centred on alleyways and footpaths towards the church;
- Important areas of green space for play, visual amenity, and the character and setting of the village;
- Sense of enclosure;
- Limited views or perception of this part of Lingfield from outside the area; and
- Key views towards the North Downs Ridge to the north and Dormansland in the south.

22. The Greyhound Public House

Views out towards Dormansland from green space in the south of the LCA

LCA 06: LINGFIELD EAST

Description

The LCA covers the residential areas in the north-east of Lingfield, and the land adjoining the railway, north and east of the conservation area.

The area is located to the east of the hill the village is situated across, on the fringe of the lower slopes of the hill and floodplain, between approximately 50-60m AOD.

The LCA has intermittent street trees; some streets contain trees, whilst others are more open. Tree cover across the LCA is similar to the pattern of street trees, in that there are areas more open with sparse tree cover, such as close to the railway line, along parts of Station Road, and along some of the side streets; and areas of greater tree cover such as closer to the conservation area to the south. The changing tree cover and enclosure responds to the transition between the central part of the village and the more open floodplain to the north and east.

The settlement pattern in the LCA is based around the historic road layout from the 19th century and before, with 20th century housing estate developments since altering the road pattern and increasing development density. Much of the development across the LCA has happened in the post-war period from the 1950s to the 1970s, with a more recent trend across the late 20th and early 21st centuries of small cul-de-sac infill developments and small edge of settlement extensions.

Development density across the LCA is considered to be medium, comprising a combination of flats, terraced houses, semi-detached and detached properties.

Buildings are generally two storeys and built of brick, with detailing from hung tiles, weatherboarding, timber framing, and using different tones of brick to create architectural details in the façade and in particular around openings such as windows and doors. There are some blocks of flats up to three storeys which are out of scale with the surrounding three-storey development,

Figure 19: LCA 06 Lingfield East

Map data ©2019 Google

LCA 06 Boundary

and which lack the architectural interest and merit typical of much of the LCA. Recent development at Gray Close uses tall pitched roofs to create three-storey buildings, but through their positioning and form in terraces they do not appear so out of scale with nearby development.

Generally, buildings in the LCA are set back behind front gardens or driveways, with a mix of walled, fenced, vegetated and open boundaries to the public realm. The precedent of converting front gardens to driveways is well established in the character area, and in places this detracts from the uniformity and character of streets and building lines.

Green space in the LCA is limited to gardens, with almost all houses having access to medium sized private rear gardens, although garden size has notably reduced in the more recent late 20th and early 21st century developments, such as at Gray Close.

Movement across the LCA is easy, with pedestrian access along often wide pavements, as well as pedestrian alleyways to allow movement between residential areas. There are good links with the station, church and High Street to the south, and a number of public footpaths heading east across the floodplain. The railway line forms the eastern boundary of the LCA, with the railway slightly elevated above the floodplain and ground-level of houses. The railway is open in character past much of the area and as such the trains are noticeable. Lingfield Station is in the south of the LCA, with an area of car parking on the north-west side of the station.

There are views from within the LCA across the open floodplain to the east, and intermittent views north of the gently undulating agricultural landscape and the North Downs Ridge. There are few distinguished visual landmarks within the LCA.

Much of the area's development has occured post-war, and it has a more suburban character than other parts of the village.

Careful positioning and form integrates three-storey development at Gray Close

The railway forms the boundary to the LCA

Three storey blocks of flats are out of scale with development across much of the LCA and the village

W. Cherry Tree Cottage and Old Malt Cottage

Piecemeal loss of front boundaries detracts from the appearance of streets

Heritage Assets

The LCA contains 2 listed buildings, refer to the Schedule of Listed Buildings in Appendix B for ID numbers:

- 7. Rushford Cottage, Grade II; and
- 8. Little Lullenden Cottage, Grade II.

The following 'Tandridge Buildings of Character' are within the LCA, with reference to Appendix B:

- P. Church Cottage, Church Road, Lingfield; and
- Q. The Patch, Rushfords, Lingfield.

The following 'Lingfield Local List Buildings' have also been identified as potentially worthy of designation, with reference to Appendix B:

- W. Cherry Tree Cottage and Old Malt Cottage – a pair of 19th century or older cottages. Brick construction with hung tiles to the first floor. Tiled roof with brick stacks. No 72 has a transverse range facing the street with decorative timber work incorporated into the gable. The windows in No. 72 have been replaced.
- X. Lingfield Station – built in 1884 by the London, Brighton and South Coast Railway. Red brick construction with multicoloured brick detailing. Two-storey range to the left-hand side of the entrance, retains its pierced timber valance, single storey to the right. Round-headed windows to both ground floors, dentil course to the gables. Slate roof with tall brick chimneys with multi-coloured brick detail and dentil course.

Figure 20: LCA 06 Heritage Assets

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Key Characteristics

The key characteristics of this LCA are:

- Lower-lying part of the village on the fringe of the floodplain;
- Intermittent street trees across the area, and an intermittent pattern of cover by trees;
- Settlement pattern has largely developed across the 20th and 21st centuries with 'from plan' residential housing estates;
- Medium development density comprising flats, terraced houses, semi-detached and detached properties;
- Generally two-storey development;
- Local vernacular of brick with varied architectural detailing;
- Buildings set back behind gardens or driveways;
- Mixed boundary treatments;
- Green space limited to gardens, with garden size having notably reduced in recent developments;
- The railway line, Lingfield Station, car park, and associated infrastructure are a notable land use;
- Intermittent views across the floodplain towards the North Downs Ridge; and
- Few distinguished visual landmarks within the LCA.

Range of building styles and architectural form.

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LCA 07: LINGFIELD RACE COURSE

Description

The LCA covers Lingfield Race Course and the valley landscape formed by the Eden Brook to the south of Lingfield, between the village and the rolling wooded landscape around Felcourt and the High Weald to the south.

The area covers the south side of the hill the village is located on, and the flat low-lying floodplain of the Eden Brook.

The area has limited tree cover, owing to much of the LCA being in use as a race course, although there are tree belts present along the East Grinstead Road, in the fields around Lingfield House south of the village, and to the east of the race course.

Settlement within the LCA is very limited and located alongside the roads, with the most notable development around the east of Lingfield Race Course which includes the grandstands, stables and ancillary buildings of the race course; a school; and a recent small residential development at Tannery Gardens.

The race course is the major land use in the LCA, and introduces an extensive area of open grassland with fences and manmade earthworks for the tracks. The fields between the station and the race course are used for car parking when events are taking place, but otherwise have a parkland character. Between the race course and Lingfield and to the west of East Grinstead Road are open areas of grassland and fields. To the east of East Grinstead Road these are open in character owing to the landform, field size, and lack of tree cover; however to the west of East Grinstead Road these are more enclosed by the field size, aspect of the land, and tree cover.

There is a small area of remnant and historic orchard habitat in the north of the area, this orchard is included as a 'traditional orchard' habitat in the national Priority Habitat Inventory.

Figure 21: LCA 07 Lingfield Race Course

Map data ©2019 Google

LCA 07 Boundary

Movement across the area is principally along the roads with the only public rights of way to the east of the race course.

There are distinctive views across the race course from within the LCA, and from north of the B2028 across fields to the Church of St Peter and St Paul in Lingfield. From the residential edge of Lingfield there are views across the race course; however, much of the rest of the LCA is screened in views from the wider landscape.

Heritage Assets

The LCA contains 2 listed buildings, refer to the Schedule of Listed Buildings in Appendix B for ID numbers:

- 37. Garden walls to Notre Dame Convent School, Grade II; and
- 46. The Manor, Grade II.

The following 'Lingfield Local List Buildings' have also been identified as potentially worthy of designation, with reference to Appendix B:

- Y. Batnors Hall – a double-pile house of the 18th century or earlier. Construction is in multicoloured brick with red brick quoins, storey-course and lintels. The roof is tiled and has brick stacks. The main elevation is of seven bays and comprises a central, three-bay range with two-bay wings either side that step forward. While the main entrance was to the rear the central section of the street elevation appears to have a blocked entrance.

Y. Batnors Hall

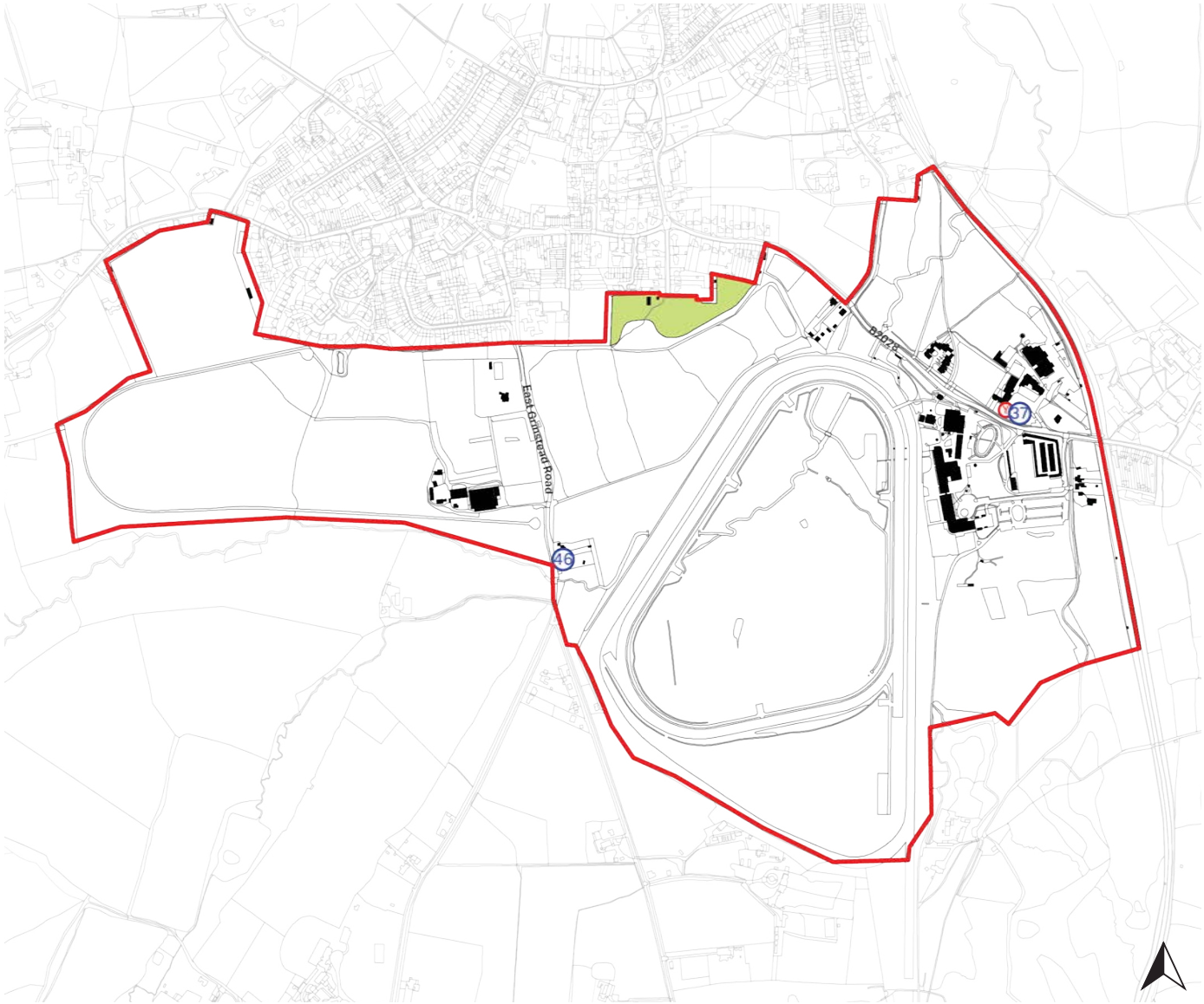

Figure 22: LCA 07 Heritage Assets

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Key Characteristics

The key characteristics of this LCA are:

- Gently sloping valley landform formed by the Eden Brook between Lingfield and Dormansland;
- Lingfield Race Course a major land use across the LCA;
- Tree cover concentrated to the west of East Grinstead Road and east of the race course, with the rest of the LCA having an open character;
- Area of remnant and historic orchard identified in the national Priority Habitat Inventory;
- Limited settlement located close to roads;
- Active and dynamic character to the east of the LCA when events are happening at the race course;
- Views across the race course from within the LCA; and
- Views across fields towards the Church of St Peter and St Paul from north of the B2028.

Entrance to Lingfield Park Race Course from the railway station

The B2028 as it passes the race course entrance

Entrance to Lingfield from East Grinstead Road

Views across the race course

Car parking in fields around the race course when events are on

Recent housing development along the B2028 by the race course

LCA 08: FELCOURT HIGH WEALD

Description

The LCA boundary aligns to that of the Tandridge District LCA WH1: Domewood to Dormansland Wooded High Weald and covers the south of the parish.

The landform across this LCA is undulating between approximately 55m and 85m AOD, forming the south side of the narrow valley formed by the Eden Brook.

The LCA has the greatest concentration of woodland in the parish, and includes areas of ancient woodland such as Felcourt Wood, Collier's Wood and Mill Wood. The woodland, tree cover and hedgerows extend along roads and field boundaries such that there is a strong sense of enclosure in this LCA.

Settlement in the LCA is somewhat scattered, with a concentration at the hamlet of Felcourt. Development is low density and principally comprises large detached properties set within gardens and with private driveways leading off the main roads. Buildings are set back from the road behind front gardens that are well vegetated and often include tree cover, adding to the rural, wooded and enclosed character.

The land use across the area is principally woodland and mixed farmland, but includes Lingfield Park Golf Course in the east, and there are several public footpaths across the LCA.

The combination of woodland, tree cover and topography limits the availability of views, such that there are no public views towards the southern edge of Lingfield from within the parish.

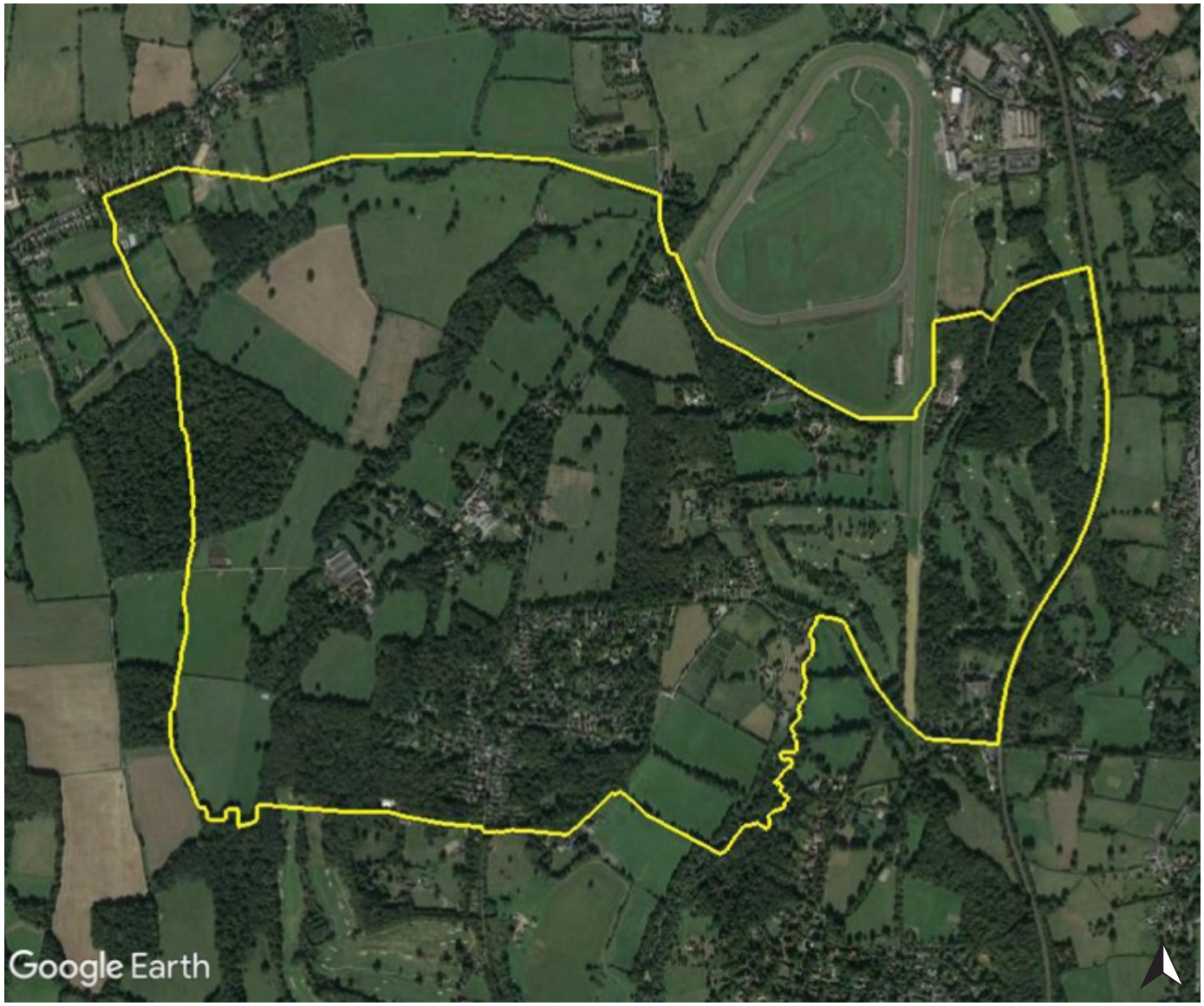

Figure 23: LCA 08 Felcourt High Weald

Map data ©2019 Google

LCA 08 Boundary

Heritage Assets

The LCA contains 3 listed buildings, refer to the Schedule of Listed Buildings in Appendix B for ID numbers:

- 10. Doggetts, Grade II;
- 39. College of St Barnabas, Grade II; and
- 41. Old Felcourt, Grade II.

The following 'Tandridge Buildings of Character' are within the LCA, with reference to Appendix B:

- R. Oaklands, Felcourt Road, Lingfield;
- S. 3 Doghurst Cottages, Blackberry Lane, Lingfield;
- T. 4 Doghurst Cottages, Blackberry Lane, Lingfield;
- U. Weir Courtney, Blackberry Lane, Lingfield.

The following 'Lingfield Local List Buildings' have also been identified as potentially worthy of designation, with reference to Appendix B:

- Z. Pinecroft – labelled on 19th century Ordnance Survey maps as Felcourt Lodge. Old Felcourt approx. 220m to the northwest is a grade II listed house of 15th century origin. The asset has hung tiles to the upper floor with slate roofs and brick chimney stacks. An ornate, five-sided bay window faces Felcourt Lane to the north.

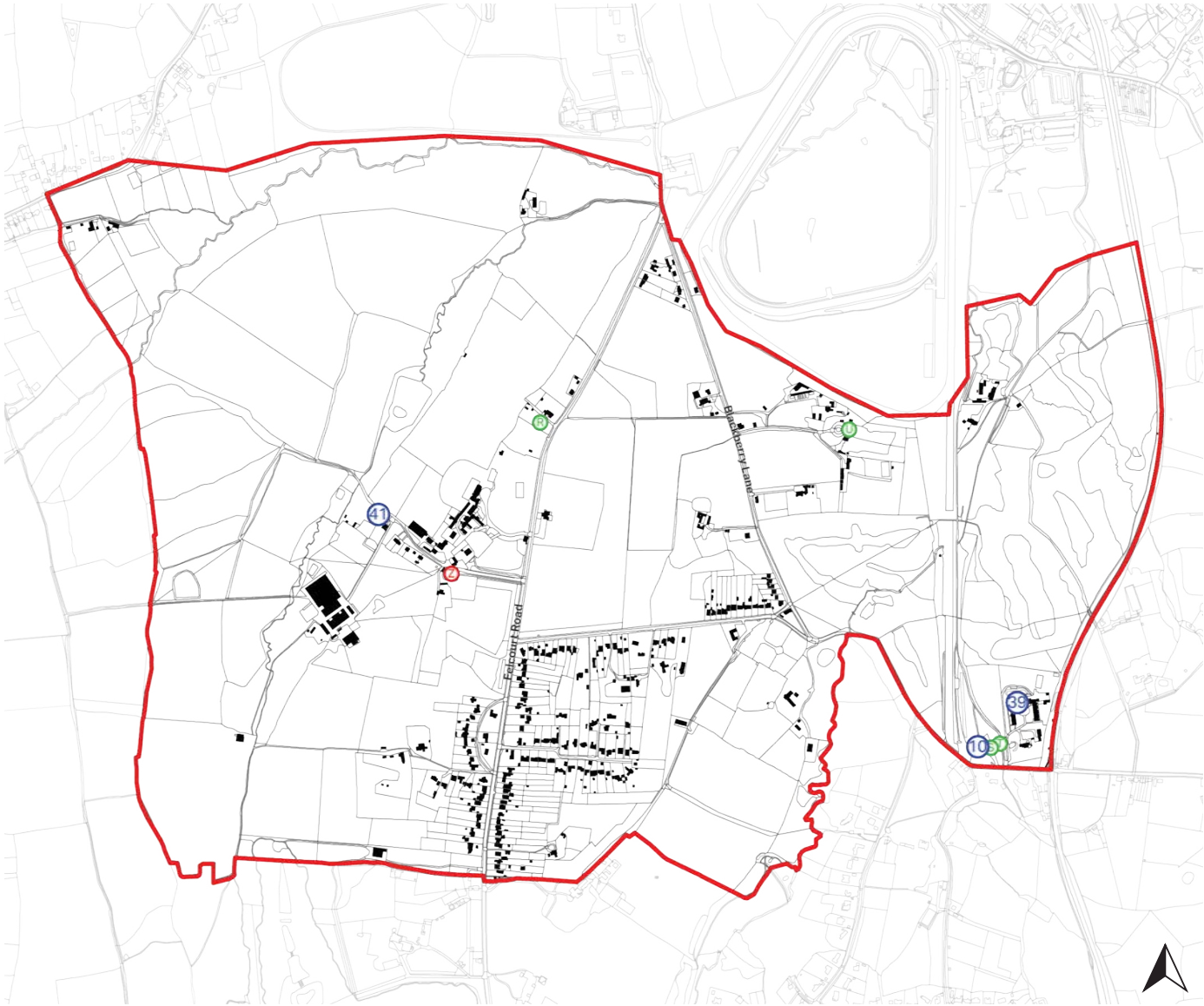

Figure 24: LCA 08 Heritage Assets

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Key Characteristics

The key characteristics of this LCA are:

- Elevated and undulating topography;
- Mixed farmland and woodland;
- Large blocks of ancient woodland;
- Low density development, concentrated at Felcourt;
- Good network of public rights of way;
- A combination of woodland and topography restricts views, and filters, but often not entirely obscured urban influences including housing; and
- Limited visual connection with Lingfield.

Low density development at Felcourt is largely concealed by the vegetated property boundaries

Woodland and topography restrict views

Mixed farmland and woodland

Next Steps

This study presents a summary of the key characteristics of Lingfield Neighbourhood Plan Area, which make it a special place to live and visit. It is intended to provide evidence to support the development of policies with respect to heritage and character for the Lingfield Neighbourhood Plan. As such, it does not provide a comprehensive overview of the contribution of individual buildings, streets or spaces to the character of the area. It should be considered alongside other evidence gathered through the plan making process, such as detailed policy reviews, consultation responses and site options assessments and the evidence base of the Tandridge Local Plan.

Other work which would strengthen the evidence base and provide a basis to monitor and manage future change includes development of design codes. This would establish principles so that new development is designed and planned with regard to the existing character and context of the Lingfield Neighbourhood Plan Area.

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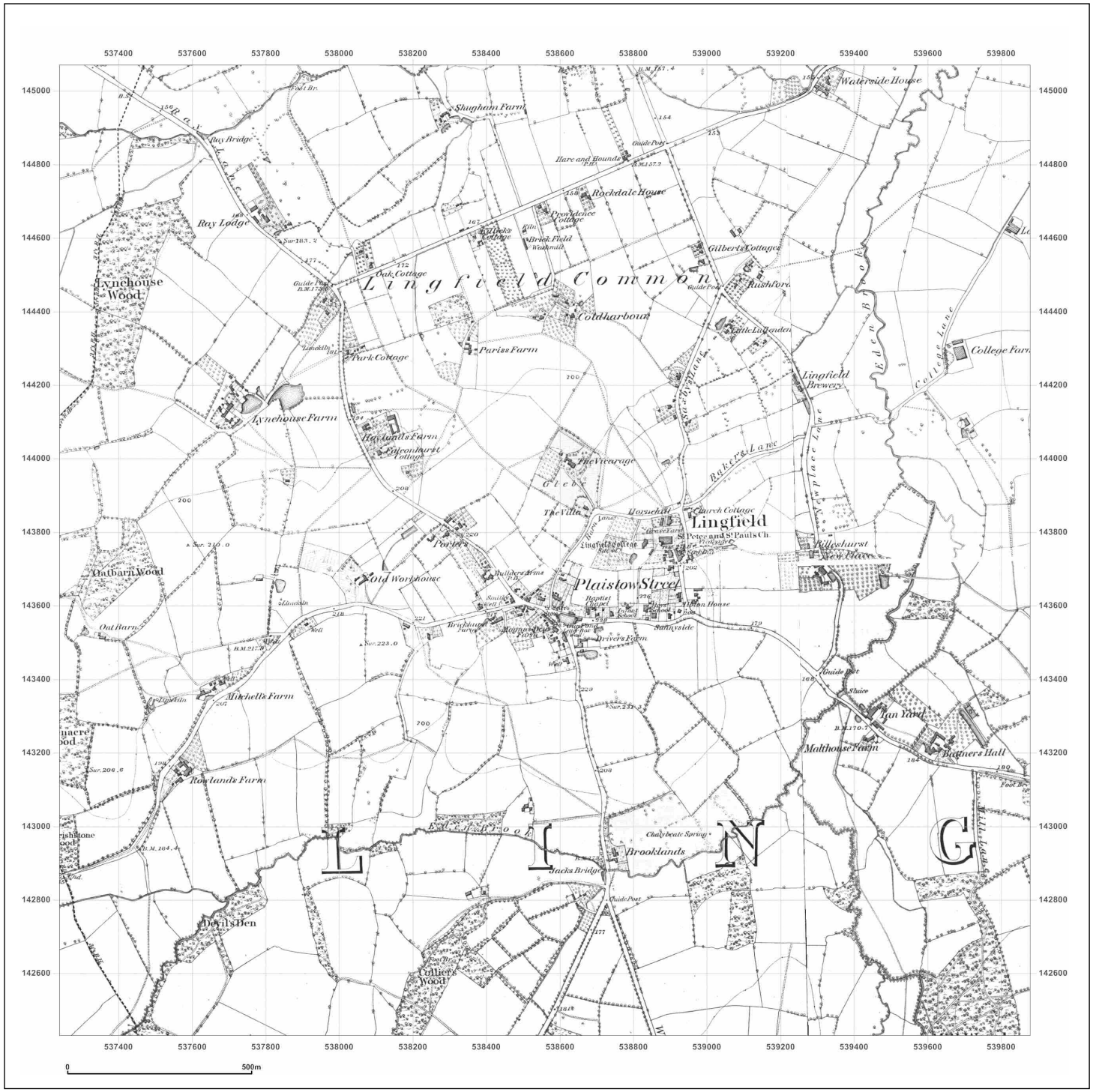
APPENDIX A: HISTORIC MAPS



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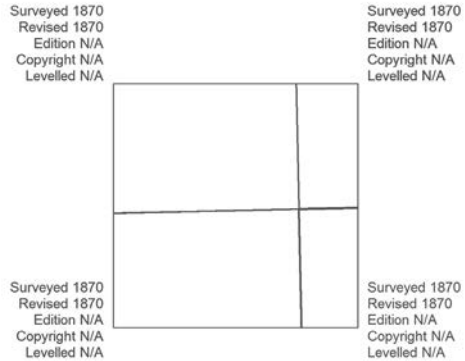

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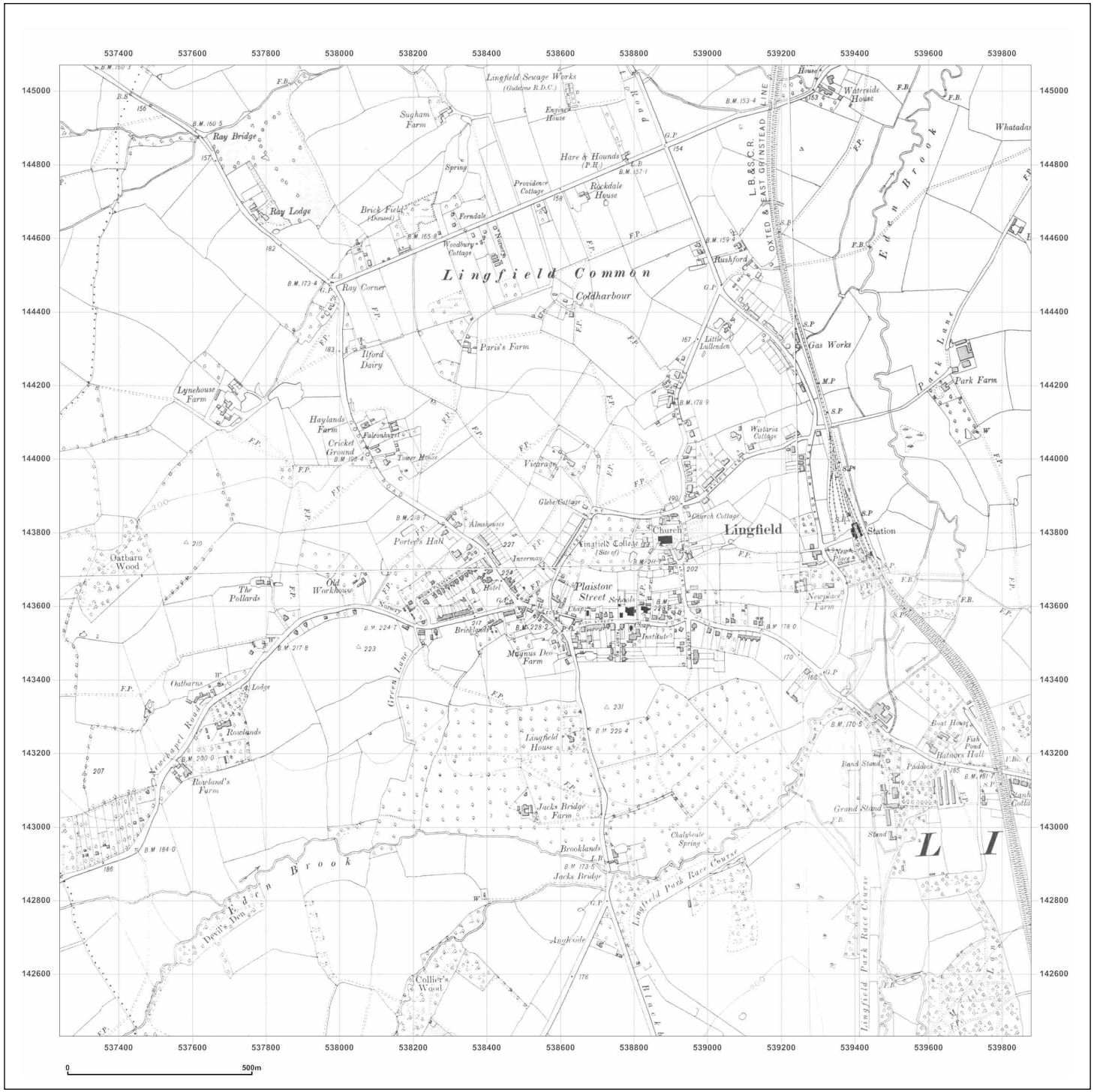

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APPENDIX B: SCHEDULES OF HERITAGE ASSETS

Listed Buildings

ID	LIST ENTRY	NAME	GRADE	X	Y	LIST DATE
1	1029717	MOAT FARM HOUSE	II	537687	145636	11/06/1958
2	1029882	BILLSHURST COTTAGES	II	538586	143621	11/06/1958
3	1029888	SUGHAM FARM HOUSE	II	538281	144915	25/04/1984
4	1029889	COLDHARBOUR	II	538633	144389	25/04/1984
5	1029894	BRICKLANDS FARM HOUSE	II	538435	143557	11/06/1958
6	1029895	ROWLANDS FARM HOUSE	II	537553	143145	11/06/1958
7	1029898	RUSHFORD COTTAGE	II	539076	144470	11/06/1958
8	1029899	LITTLE LULLENDEN COTTAGE	II	538947	144096	25/04/1984
9	1029900	THE OLD COTTAGE	II	539271	143769	11/06/1958
10	1029905	DOGGETTS	II	539492	141528	25/04/1984
11	1029906	CHURCH OF ST PETER AND ST PAUL	I	538889	143776	11/06/1958
12	1029907	JEWELL TOMB 1 FOOT NORTH OF NORTH	II	538896	143790	25/04/1984
13	1029908	HALE TOMB. 10 YARDS SOUTH WEST OF	II	538867	143764	25/04/1984
14	1029909	CHURCH GATE COTTAGE	II	538915	143751	11/06/1958
15	1029910	OLD TOWN HOUSE AND OLD TOWN COT-	II*	538896	143740	11/06/1958
16	1029911	POLLARD COTTAGE, POLLARD HOUSE	I	538909	143720	11/06/1958
17	1029912	THE BARN	II	538897	143702	25/04/1984
18	1029913	GARDEN WALL TO EAST OF THE COLLEGE	II	538854	143777	25/04/1984
19	1029915	DRIVERS COTTAGES	II	538620	143447	25/04/1984
20	1029917	FORMER GRANARY, NOW COWMANS COT-	II	537673	144140	11/06/1958
21	1029918	PORTERS HALL	II	538291	143798	22/03/1973
22	1029919	THE GREYHOUND PUBLIC HOUSE	II	538515	143589	25/04/1984
23	1205173	CHURCH HOUSE, STAR INN COTTAGES	II*	538922	143735	11/06/1958
24	1205263	BARN 15 YARDS SOUTH WEST OF OLD	II	538884	143729	25/04/1984
25	1205289	THE COLLEGE INCLUDING FORMER KITCH-	II*	538835	143778	11/06/1958
26	1205314	CORDREYS BARN, THE PARISH BARN	II	538654	143502	05/02/1975
27	1205349	LYNEHOUSE FARM HOUSE	II	537701	144142	11/06/1958
28	1205356	BARN 5 YARDS SOUTH WEST OF LYNE-	II	537691	144126	11/06/1958
29	1205370	THE OLD HOUSE	II*	538372	143841	22/03/1973
30	1205382	THE OLD CAGE PUBLIC HOUSE	II	538512	143614	25/04/1984

ID	LIST ENTRY	NAME	GRADE	X	Y	LIST DATE
31	1205403	ST PETER'S CROSS AND VILLAGE CAGE	I	538592	143570	11/06/1958
32	1205643	PARIS FARM HOUSE	II	538356	144293	25/04/1984
33	1205746	MICHAELMAS HALL	II	538413	143559	25/04/1984
34	1205754	THE GARTH	II*	538070	143666	11/06/1958
35	1205818	BARN 60 YARDS SOUTH WEST OF ROW-	II	537586	143148	25/04/1984
36	1205825	MAGNUS DEO	II*	538582	143527	11/06/1958
37	1205842	GARDEN WALLS TO NOTRE DAME CONVENT	II	539637	143197	25/04/1984
38	1205909	THE GUEST HOUSE	II*	538876	143828	11/06/1958
39	1259265	COLLEGE OF ST BARNABAS	II	539584	141636	28/01/1997
40	1280486	NEW PLACE	II*	539286	143745	11/06/1958
41	1280765	OLD FELCOURT	II	538047	142091	11/06/1958
42	1377568	OAT BARNS	II	537675	143385	25/04/1984
43	1377569	RAY LODGE FARM HOUSE	II	537803	144655	30/03/1983
44	1377571	GARDEN WALL TO NEW PLACE	II	539254	143728	11/06/1958
45	1377576	SHORE (?) TOMB 20 YARDS NORTH WEST	II	538864	143803	25/04/1984
46	1377577	THE MANOR	II	538748	142921	25/04/1984
47	1377579	THE THATCHED COTTAGE	II	538319	143809	22/02/1973
48	1377580	ROSE COTTAGES	II	538553	143612	11/06/1958
43	1377569	RAY LODGE FARM HOUSE	II	537803	144655	30/03/1983
44	1377571	GARDEN WALL TO NEW PLACE	II	539254	143728	11/06/1958
45	1377576	SHORE (?) TOMB 20 YARDS NORTH WEST	II	538864	143803	25/04/1984
46	1377577	THE MANOR	II	538748	142921	25/04/1984
47	1377579	THE THATCHED COTTAGE	II	538319	143809	22/02/1973
48	1377580	ROSE COTTAGES	II	538553	143612	11/06/1958

Tandridge Buildings of Character

ID	NAME	X	Y
A	Crooked Cottage Newchapel Road Lingfield	537795	143499
B	Rose Cottage Godstone Road Lingfield	538181	143962
C	Wellside Godstone Road Lingfield	538195	143966
D	Barn At Lynehouse Farm (Now Pond Farm Shop) - Resited From	537757	144366
E	Sugham Farm Lingfield Common Road Lingfield	538290	144942
F	Sugham Farm Lingfield Common Road Lingfield	538298	144941
G	Sugham Farm Lingfield Common Road Lingfield	538302	144944
H	Sugham Farm Lingfield Common Road Lingfield	538306	144946
I	Deanswood Financial Services The Old House 84 Godstone	538303	143839
J	The Presbytery Vicarage Road Lingfield	538607	143679
K	Alldays Stores Ltd 1-3 High Street Lingfield	538653	143560
L	West Wing New Place Farm Station Road Lingfield	539243	143642
M	Oast House New Place Farm Station Road Lingfield	539253	143665
N	West Wing New Place Farm Station Road Lingfield	539242	143660
O	East Wing New Place Farm Station Road Lingfield	539267	143651
P	Church Cottage Church Road Lingfield	538951	143845
Q	The Patch Rushfords Lingfield	539091	144487
R	Oaklands Felcourt Road Lingfield	538440	142318
S	3 Doghurst Cottages Blackberry Lane Lingfield	539516	141530
T	4 Doghurst Cottages Blackberry Lane Lingfield	539523	141533
U	Weir Courtney Blackberry Lane Lingfield	539180	142297

Lingfield Local List Buildings

ID	NAME	X	Y
A	Ray Lodge House	537767	144682
B	Tower House	538128	143987
C	Rome Farm	538021	144292
D	7 and 9 Lingfield Common Road	538084	144526
E	Providence Cottage	538544	144683
F	Billhurst	538666	144718
G	William Buckwell Memorial Almshouses	538394	143777
H	May House (formerly Invermay)	538556	143707
I	11 to 18 Vicarage Road	538643	143791
J	1-4 New Buildings	538494	143589
K	Playstow Hall	538519	143586
L	St Bernards Catholic Church	538628	143667
M	Former Post Office	538663	143535
N	Lingfield Tandoori Restaurant	538672	143579
O	Lingfield Garage	538713	143545
P	Victoria Sports and Social Club	538809	143514
Q	Old School House	538836	143564
R	Lingfield and Dormansland Community Centre	538832	143588
S	Llewellyn Palmer Hall	538948	143641
T	The Star Public House	538960	143688
U	Barn Cottage	538897	143835
V	Guest Cottage	538911	143845
W	Cherry Tree Cottage and Old Malt Cottage	539254	144189
X	Lingfield Station	539398	143799
Y	Batnors Hall	539615	143206
Z	Pinecroft	538227	141947

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