

Strategic Environmental Assessment for the Lingfield Neighbourhood Plan

Environmental Report to accompany the Regulation 14 version of the
Lingfield Neighbourhood Plan

Lingfield Neighbourhood Plan Steering Group

March 2023

Quality information

Prepared by	Checked by	Verified by	Approved by
FY Graduate Environmental Consultant	NCB Technical Director	AP Associate Director	AP Associate Director
_____	_____	_____	_____

Revision History

Revision	Revision date	Details	Authorized	Name	Position
V1.0	8 th March 2023	Version for Neighbourhood Group's comment	10 th March 2023	NCB	Technical Director
_____	_____	_____	_____	_____	_____

Prepared for:

Lingfield Neighbourhood Plan Steering Group

Prepared by:

AECOM Infrastructure & Environment UK Limited
Aldgate Tower
2 Leman Street
London E1 8FA
United Kingdom
aecom.com

© 2023 AECOM Limited. All Rights Reserved.

This document has been prepared by AECOM Limited ("AECOM") for use of Locality (the "Client") in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of AECOM.

Table of Contents

Non-Technical Summary	
1. Introduction	1
Background	1
SEA Screening for the Lingfield Neighbourhood Plan	2
SEA explained	2
Structure of this SEA Environmental Report.....	3
2. Local Plan context and vision for the Neighbourhood Plan	4
Local Plan context for the Lingfield Neighbourhood Plan	4
Vision, aims, and objectives for the Lingfield Neighbourhood Plan	5
3. What is the scope of the SEA?	7
Summary of SEA Scoping	7
Key Sustainability Issues.....	9
SEA Framework	12
4. What has plan making / SEA involved up to this point?	15
Introduction	15
Overview of plan making / SEA work undertaken since 2014	15
Tandridge Local Plan: Settlement hierarchy and delivery of homes in Lingfield	16
Site options considered through the SEA.....	17
Assessment of shortlisted sites through the SEA process.....	17
Summary of site assessment findings	42
Current approach in the Lingfield Neighbourhood Plan and the development of policies	42
5. What are the appraisal findings at this current stage?	45
Introduction	45
Approach to this appraisal.....	45
Biodiversity and Geodiversity	45
Climate Change.....	47
Landscape.....	48
Historic Environment	49
Land, Soil, and Water Resources	51
Community Wellbeing	52
Transportation	54
Conclusions at this current stage	54
6. What are the next steps?	56
Appendix A Context Review and Baseline	

This page is intentionally blank.

Non-Technical Summary

What is Strategic Environmental Assessment?

A Strategic Environmental Assessment (SEA) has been undertaken to inform the Lingfield Neighbourhood Plan. This process is required by the SEA Regulations.

Neighbourhood Plan groups use SEA to assess Neighbourhood Plans against a set of sustainability objectives developed in consultation with interested parties. The purpose of the assessment is to help avoid adverse environmental and socio-economic effects through the Neighbourhood Plan and identify opportunities to improve the environmental quality of the area covered by the Neighbourhood Plan and the quality of life of residents.

What is the Lingfield Neighbourhood Plan?

The Lingfield Neighbourhood Plan (hereafter referred to as the “LNP”) has been prepared as a Neighbourhood Development Plan under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012.

Purpose of this Environmental Report

This Environmental Report, which accompanies the Regulation 14 version of the LNP, is the latest document to be produced as part of the SEA process. The first document was the SEA Scoping Report (March 2020), which includes information about the LNP area’s environment and community.

The purpose of this Environmental Report is to:

- Identify, describe, and evaluate the likely significant effects of the LNP and alternatives.
- Provide an opportunity for consultees to offer views on any aspect of the SEA process which has been carried out to date.

The Environmental Report contains:

- An outline of the contents and main objectives of the LNP and its relationship with other relevant policies, plans and programmes.
- Relevant aspects of the current and future state of the environment and key sustainability issues for the area.
- The SEA Framework of objectives against which the LNP has been assessed.
- The appraisal of alternative approaches for the LNP.
- The likely significant effects of the LNP.
- The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects as a result of the LNP.
- The next steps for the LNP and accompanying SEA process.

Assessment of reasonable alternatives for the Lingfield Neighbourhood Plan

Assessment of potential sites for allocation through the SEA process

The housing needs surveys undertaken through the LNP's development process and engagement with the community indicated a significant requirement for the following types and tenures of housing over the plan period:

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

In light of this, the LNP Steering Group sought to identify sites which had the potential to be best placed to deliver these types of homes, whilst also delivering the appropriate infrastructure in conjunction with the vision and objectives of the plan. This was informed by the findings of a number of site assessments undertaken for the Neighbourhood Plan.

The outcomes of these processes identified four preferred sites that can be taken forward for the purposes of the LNP and which would help meet the objectives of the plan, deliver the types of homes identified in the housing needs assessments, and which would also secure community support. The sites, and the reasons for being looked on favourably, are as follows:

- **Lingfield House:** Provide supported living retirement market properties, or similar, to meet the needs of the increasing older population (LNP1)
- **Garth Farm:** Brownfield/previously developed site in the Green Belt (LNP2)
- **Land to the Southwest of Lingfield:** Development to provide a range of market housing, including the required affordable housing contribution and is sustainably located in proximity to the services and facilities in the village (LNP3).
- **Pitts Barn, Newchapel Road:** Supply of serviced plots for self-build housing, including a significant proportion of affordable self-build (LNP4).

In addition, the **Star Fields** site (LNP5) had been included in the submission version of the new Local Plan (as Policy HSG12, 'Land at The Old Cottage, Station Road, Lingfield').

In light of the identification of the four preferred sites for the LNP, and the previous inclusion of the Star Fields site in the submission version of the Local Plan, these five sites have been further considered through the SEA process as reasonable alternatives. In this respect, to support the consideration of the suitability of the shortlisted sites for a potential allocation of a type appropriate for the Neighbourhood Plan, the SEA process has appraised the key constraints and opportunities present at each of the relevant sites (see **Table 4.2** to **Table 4.6** within the main body of the Environmental Report). A summary of the findings is presented below in **Table NTS1**.

Table NTS1: Summary of SEA site assessment findings

Site	Biodiversity and Geodiversity	Climate Change	Landscape	Historic Env.	Land, Soil and Water Resources	Community Wellbeing	Transport
LNP1							
LNP2							
LNP3							
LNP4							
LNP5							
Key							
Likely adverse effect (without mitigation measures)					Likely positive effect		
Neutral/no effect					Uncertain effect		

Preferred approach in the LNP in light of the appraisal findings

The LNP seeks to shape development in the Neighbourhood Plan area through a combination of allocations, specifically sites:

- LNP1, Lingfield House;
- LNP2, Land on Godstone Road;
- LNP3, Land to the Southwest of Lingfield; and
- LNP4, Pitts Barn

Site LNP5 (Star Fields) is not being allocated and no policy provisions are provided for this site in the Neighbourhood Plan.

Summarising the choice of sites, the LNP states the following:

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

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

Assessment of the Regulation 14 version of the Lingfield Neighbourhood Plan

The Regulation 14 version of the LNP presents 26 planning policies for guiding development in the Neighbourhood Plan area. These were developed following extensive community consultation and evidence gathering. Earlier draft versions of the policies have been revisited and updated in light of the responses which were received through community consultation, and through recommendations and suggestions proposed through the SEA process to date.

Chapter 5 within the main body of the Environmental Report presents the findings of the appraisal of the Regulation 14 version of the LNP. Utilising the SEA Framework of objectives and assessment questions developed during the earlier scoping stage of the SEA, the SEA process has assessed the policies put forward through the Regulation 14 version of the LNP. The Environmental Report has presented the findings of the assessment under the following SEA Themes:

- Biodiversity and Geodiversity.
- Climate Change.
- Landscape
- Historic Environment.
- Land, Soil, and Water Resources.
- Community Wellbeing; and
- Transportation.

The assessment has concluded that LNP will bring positive effects in relation to the 'Biodiversity and Geodiversity' SEA Theme, by facilitating proposals to protect existing habitats and wildlife corridors, establish new green spaces, and enhance ecological networks (including through green infrastructure enhancements) to deliver net gains. Specifically, Policy ECC3 (Green Corridors) confirms that development must 'provide any local environmental designations with opportunities for enhancement' and seeks to improve green corridors within the LNP area to maximise the positive outcomes for wildlife and the local community.

In relation to the 'Climate Change' theme, the Neighbourhood Plan policies have a focus on limiting greenhouse gas emissions in the Neighbourhood Plan area and on helping the Neighbourhood Plan area adapt to the effects of climate change. Development proposed through the Neighbourhood Plan is also unlikely to lead to greenhouse gas emissions significantly over and above that would be seen otherwise through unplanned growth. As such, broadly neutral effects are deemed most likely.

Minor negative effects are considered likely due to localised impacts in relation to the 'Landscape', as well as the 'Land, soil, and water resources' themes. This is largely due to an element of greenfield development which is inevitable in any spatial strategy for the plan. Impacts are somewhat reduced through Policy CHP2, which sets provisions to enhance and protect the Green Belt boundaries and site-specific policies which support the provisions of Brownfield land in the form of a previously developed site within the Green Belt. It should also be noted that LNP policies perform well in relation to water resources, through Policy ECC1 (Managing Flood Risk), and in relation to preserving the integrity of mineral resources.

Overall, it is recognised that the spatial strategy has the potential to impact some heritage settings in the Neighbourhood Plan area. However, potential significant impacts are likely to be limited by the non-allocation of the Star Fields site, a large proportion of which overlaps with the Lingfield Conservation Area. Whilst the LNP policies identify measures which help to reduce the significance of impacts, in the absence of detailed planning applications and further archaeological evidence, the overall effects on the 'Historic Environment' remain uncertain at this stage. In this respect there is scope for the LNP to encourage the use of proportionate heritage impact assessments at the planning application stage to help to understand the significance of the heritage features and the potential impacts of new development areas.

Policies and proposals within the LNP have a strong emphasis on delivering public realm improvements. Further, the 'Infrastructure and Development Policies' of the LNP set out several provisions which aim to address the key issues associated with public buildings, including the capacity of the doctor's surgery and local school. Considering these points, significant positive effects are considered a likely outcome in relation to the 'Community Wellbeing' SEA theme.

Regarding connectivity and accessibility, development proposals and policies encourage opportunities to help increase sustainability, connectivity, and accessibility within the LNP area with site specific policy LNP3 supporting a pedestrian and cycleway from Newchapel Road to Town Hill. As such, positive effects are considered a likely outcome in relation to the 'Transportation' theme.

Considering the above, the LNP is not judged likely to lead to any significant negative effects in relation to the seven SEA themes.

Next steps

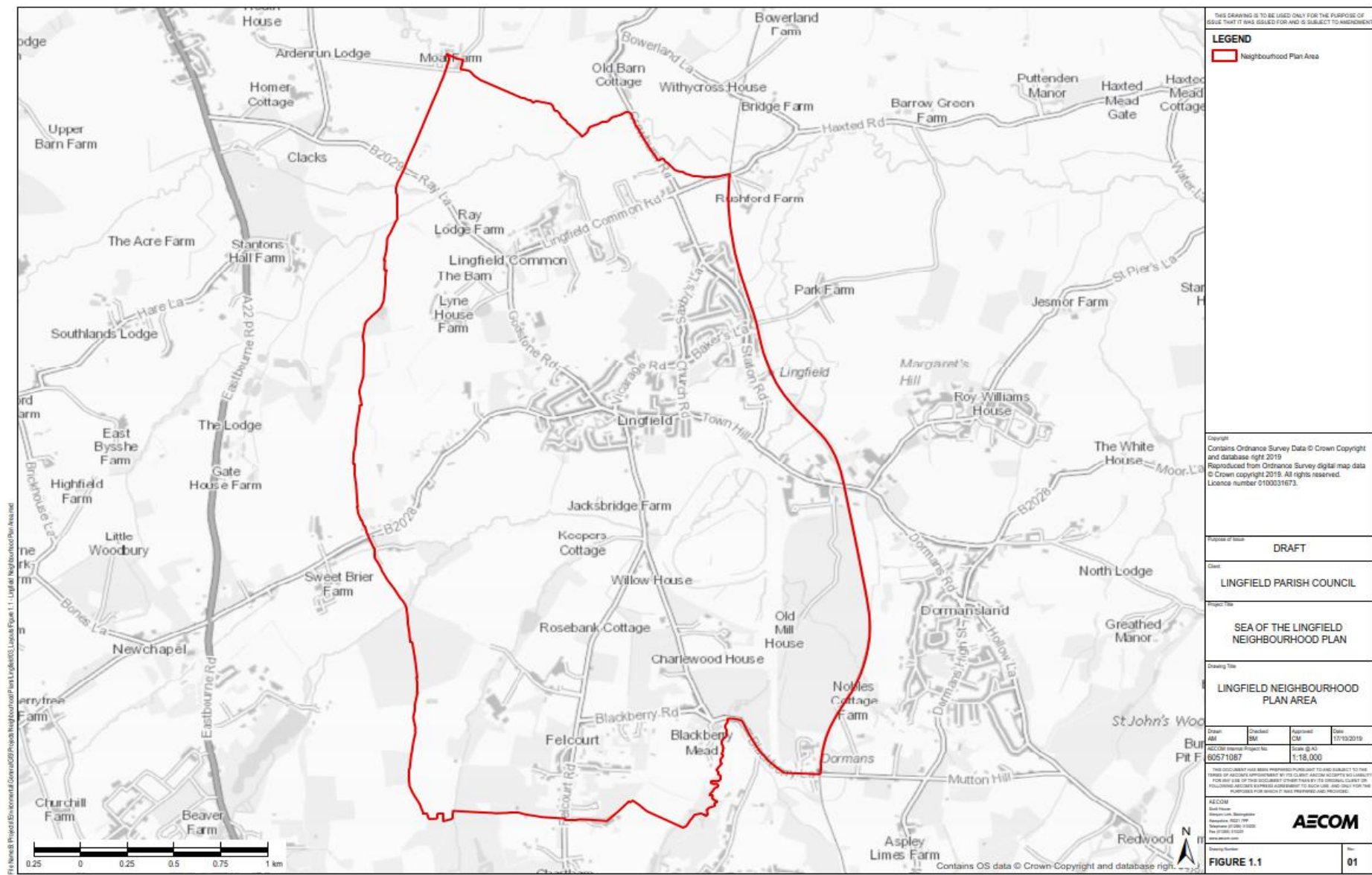
This Environmental Report accompanies the LNP for Regulation 14 consultation.

Following consultation, any representations made will be considered by the LNP Steering Group, and the LNP and Environmental Report will be updated as necessary. The updated Environmental Report will then accompany the LNP for submission to the Local Planning Authority, Tandridge District Council, for subsequent Independent Examination.

At Independent Examination, the LNP will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with local planning policy.

If the Independent Examination is favourable, the LNP will be subject to a referendum, organised by Tandridge District Council. If more than 50% of those who vote agree with the LNP, then it will be 'made'. Once made, the LNP will become part of the Development Plan for the parish.

Figure 1.1 Lingfield Neighbourhood Plan area



1. Introduction

Background

- 1.1 AECOM has been commissioned to undertake an independent Strategic Environmental Assessment (SEA) in support of the emerging Lingfield Neighbourhood Plan.
- 1.2 The Lingfield Neighbourhood Plan (LNP) is currently being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The Neighbourhood Plan is being prepared in the context of the adopted Tandridge Core Strategy (2008) with due regard to the emerging new Local Plan.
- 1.3 It is currently anticipated that the LNP will be submitted to Tandridge District Council later in 2023.
- 1.4 Key information relating to the LNP are presented below in **Table 1.1**.

Table 1.1 Key information relating to the LNP

Name of Responsible Authority	Lingfield Parish Council ("the Neighbourhood Group")
Title of Plan	Lingfield Neighbourhood Plan
Subject	Neighbourhood planning
Purpose	<p>The LNP is being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and Neighbourhood Planning (General) Regulations 2012. The plan will be in general conformity with Tandridge District Council's submission Local Plan.</p> <p>The LNP will be used to guide and shape development within the Plan area.</p>
Timescale	2018-2033
Area covered by the plan	The Neighbourhood Plan area comprises the area covered by Lingfield Parish (as shown on page vi).
Summary of content	The Lingfield Neighbourhood Plan will set out a vision, strategy, and range of policies for the Neighbourhood Plan area.
Plan contact point	<p>Deanne Parry Jones</p> <p>Email: lnp_dpj@btinternet.com</p>

SEA Screening for the Lingfield Neighbourhood Plan

- 1.5 A Neighbourhood Plan requires SEA where it is likely to have significant environmental effects. The statutory consultees for SEA were consulted on an SEA screening opinion in March 2020. The LNP was subsequently screened in as requiring an SEA process for the following two reasons:
- The LNP supports allocations for new development.
 - This includes in potentially environmentally sensitive locations, such as:
 - locations with sensitivity for landscape character, including associated with the High Weald Area of Outstanding Natural Beauty;
 - locations with sensitivity for the historic environment; and
 - locations with sensitivity for biodiversity and geodiversity, including Ashdown Forest Special Protection Area (SPA), several Sites of Special Scientific Interest (SSSI) such as Blindley Heath, Lingfield Cemes and Hedgecourt, as well as Lingfield Nature Reserve.
- 1.6 In light of this screening outcome, an SEA process is being undertaken to meet the specific requirements prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).

SEA explained

- 1.7 SEA is a mechanism for considering and communicating the potential impacts of an emerging plan, and potential alternatives in terms of key environmental issues.
- 1.8 The aim of SEA is to inform and influence the plan-making process with a view to avoiding and mitigating potential negative impacts and maximising the potential for positive effects. Through this approach, the SEA for the LNP seeks to maximise the emerging plan's contribution to sustainable development.
- 1.9 Two key procedural requirements of the SEA Regulations are that:
- i. When deciding on 'the scope and level of detail of the information' which must be included in the Environmental Report there is a consultation with nationally designated authorities concerned with environmental issues; and
 - ii. A report (the 'Environmental Report') is published for consultation alongside the draft plan (i.e. the draft LNP) that presents outcomes from the environmental assessment (i.e. discusses 'likely significant effects' that would result from plan implementation) and reasonable alternatives.
- 1.10 This 'Environmental Report' is concerned with item 'ii' above.

Structure of this SEA Environmental Report

1.11 This document is the SEA Environmental Report for the LNP and hence needs to answer all four of the questions listed below with a view to providing the information required by the SEA Regulations. Each of the four questions is answered in turn within this report, as follows:

Table 1.2: Questions that must be answered by the SEA Environmental Report to meet the regulatory¹ requirements

Environmental Report question	In line with the SEA Regulations, the report must include... ²
What is the plan seeking to achieve?	<ul style="list-style-type: none"> An outline of the contents and main objectives of the plan.
What is the sustainability 'context'?	<ul style="list-style-type: none"> Relationship with other relevant plans and programmes. The relevant environmental protection objectives established at international or national level. Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance.
What's the scope of the SEA?	<ul style="list-style-type: none"> The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan. The environmental characteristics of areas likely to be significantly affected. Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance.
What is the sustainability 'baseline'?	<ul style="list-style-type: none"> The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan. The environmental characteristics of areas likely to be significantly affected. Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance.
What are the key issues and objectives?	<ul style="list-style-type: none"> Key problems/issues and objectives that should be a focus of (i.e. provide a 'framework' for) assessment.
What has plan-making/SEA involved up to this point?	<ul style="list-style-type: none"> Outline reasons for selecting the alternatives dealt with. The likely significant effects associated with alternatives. Outline reasons for selecting the preferred approach in-light of alternatives appraisal/a description of how environmental objectives and considerations are reflected in the current version of the plan.
What are the assessment findings at this stage?	<ul style="list-style-type: none"> The likely significant effects associated with the Regulation 14 version of the plan. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the Regulation 14 version of the plan.
What happens next?	<ul style="list-style-type: none"> The next steps for the plan making / SEA process.

¹ Environmental Assessment of Plans and Programmes Regulations 2004

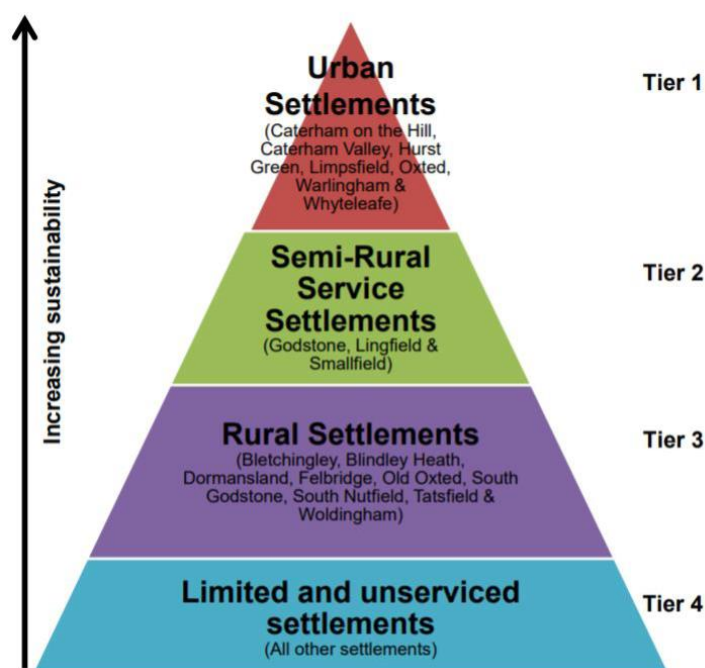
² NB this column does not quote directly from Schedule II of the Regulations. Rather, it reflects a degree of interpretation.

2. Local Plan context and vision for the Lingfield Neighbourhood Plan

Local Plan context for the Lingfield Neighbourhood Plan

- 2.1 Neighbourhood plans will form part of the development plan for Tandridge, alongside, but not as a replacement for the District's Local Plan. Neighbourhood plans are required to be in general conformity with the Local Plan and can develop policies and proposals to address local place-based issues. In this way it is intended for the Local Plan to provide a clear overall strategic direction for development in Tandridge, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.
- 2.2 In this respect the LNP is being prepared in the context of the Tandridge Local Plan. The current Local Plan comprises the Tandridge District (Local Plan Part 1) Core Strategy (2008) and the Tandridge District (Local Plan Part 2) Detailed Policies (2014).
- 2.3 The Local Plan is currently being updated. The new Tandridge Local Plan (Our Local Plan) 2033 will supersede the adopted Core Strategy and some policies of the Detailed Policies DPD. Started in 2013, the new Local Plan was submitted to the Planning Inspectorate in January 2019 and an examination in public was concluded in November 2019. The Inspector's preliminary findings were published on 11th December 2020, which has led to a range of modifications being proposed and discussed. In the period since, the Local Plan inspector has indicated to TDC that further work is required be undertaken to enable the soundness of the emerging Local Plan to be further considered.

Figure 2.1 Tandridge District Settlement Hierarchy³



³ Tandridge District Council (2018) 'Settlement Hierarchy: Addendum' [online], available at: <https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Local%20plan/Evidence%20base%20and%20technical%20studies/Settlement-Hierarchy-Addendum-2018.pdf>

- 2.4 In the emerging Local Plan, Lingfield is located at Tier 2 of the settlement hierarchy, reflecting its “*good range of retail and community facilities, health care provision and a primary school*” as well as its train station. These services and facilities mean that “*Lingfield can be considered sustainable and generally provides access to services for both the immediate population and those in surrounding settlements*”.⁴
- 2.5 The spatial strategy of the emerging Local Plan included directing a total of 533 new dwellings to the three Tier 2 settlements over the plan period. In this context, the submission plan proposed allocating one site in Lingfield for housing growth. The site (Policy HSG12 of the submission Plan, ‘Land at The Old Cottage, Station Road, Lingfield’) has an estimated yield of 60 dwellings and is located on greenfield land east of the village centre.⁵ This site is otherwise known as the ‘Star Fields’ site.
- 2.6 In mid-2022 the Government indicated that changes were likely to be made to national planning policy, including relating to housing requirements for Local Plans and Green Belt release. As a result of this, the Tandridge Local Plan has been paused since September 2022, pending possible changes to the NPPF.
- 2.7 Given the pause in the development of the new Local Plan, it is likely that the LNP will be considered against the existing policies of the current Local Plan in terms of its general conformity.

Vision, aims, and objectives for the Lingfield Neighbourhood Plan

- 2.8 Developed during the earlier stages of plan making and via community consultation, the vision for the LNP is as follows:

“

Over the next two decades we want to see our semi-rural village, with its strong sense of community and historic character, developed in a sensitive way that matches the needs of the 21st century. This means development that satisfies local housing needs, whilst preserving our green spaces and open countryside. It means aligning progress with provision for schooling, health, transport and other needs of our diverse and growing population. We want Lingfield to be a place that develops in a balanced way to create a harmonious community.

Vision Statement for the Lingfield Neighbourhood Plan

”

⁴ Tandridge District Council (2015) ‘Settlement Hierarchy’ [online], available at: <https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Local%20plan/Evidence%20base%20and%20technical%20studies/Settlement-Hierarchy-2015.pdf>

⁵ Tandridge District Council (2019) ‘Our Local Plan: 2033’ [online], available at: <https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Local%20plan/Local%20plan%202033/Examination%20library/MAIN%20DOCUMENTS/MD1-Our-Local-Plan-2033-Submission-2019.pdf>

2.9 The vision statement for the LNP is underpinned by six strategic objectives for development during the plan period, as follows:

- Retain the village atmosphere, appearance, and setting;
- Manage development to minimise impact while providing for local needs;
- Support local businesses while retaining the character of village centre;
- Plan for climate change and enhancement of the local environment;
- Provide positive improvements to the village infrastructure; and
- Reduce impact of traffic and parking.

3. What is the scope of the SEA?

Summary of SEA Scoping

- 3.1 The SEA Regulations require that: *“When deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies”*.
- 3.2 In England, the consultation bodies are Natural England, the Environment Agency, and Historic England.⁶ These authorities were consulted on the scope of the SEA in November 2021.
- 3.3 The purpose of scoping was to outline the ‘scope’ of the SEA through setting out the following information:
- A context review of the key environmental and sustainability objectives of national, regional, and local plans and strategies relevant to the LNP.
 - Baseline data against which the LNP can be assessed.
 - The key sustainability issues for the LNP.
 - An ‘SEA Framework’ of objectives against which the LNP can be assessed.
- 3.4 Responses received on the Scoping Report, and how they were addressed, have been summarised below.

Table 3.1: Consultation responses received on the SEA Scoping Report

Consultation response	How the response was considered and addressed
Natural England <i>Consultations Team (email response received 2020)</i>	
Natural England had no specific comments to make on this neighbourhood plan SEA scoping report.	Comment noted.
Historic England <i>Historic Places Advisor (email response received 6th April 2020)</i>	

⁶ In-line with Article 6(3) of the SEA Directive, these consultation bodies were selected because *‘by reason of their specific environmental responsibilities, [they] are likely to be concerned by the environmental effects of implementing plans and programme’*.

Consultation response	How the response was considered and addressed
<p>Historic Environment Record</p> <p>We note that the report identifies the County historic environment report as a record of non-designated heritage assets. We recommend that it is made clear to the qualifying body in the report that they will need to assess potential sites allocations against the potential effects of any sites recorded on the HER. We note that the HER is searchable online via the Exploring Surrey's Past website and that it would have been possible to include a map extract illustrating the distribution of recorded sites but that you appear not to have done so, which provides less support for the community in identifying the potential for options within the plan to avoid harm than might otherwise have been the case. It took approximately three minutes for us to access this resource.</p>	<p>Comment noted, and engagement was undertaken with Historic England was undertaken in spring 2020.</p> <p>Otherwise the SEA has considered features identified on the HER.</p>
<p>Lingfield Conservation Area</p> <p>We note that there is currently no adopted appraisal of the Lingfield Conservation Area and request that this is identified as a clear evidence gap that needs to be given consideration in the development of the plan. There is potential for the neighbourhood plan steering group to commission such an appraisal to inform the plan and (in collaboration with Tandridge District Council) to inform development proposals) or to prepare one themselves. It is appropriate for the SEA Scoping report to identify such evidence gaps.</p>	<p>Comment noted and fed back to Neighbourhood Group.</p>
<p>Listed Buildings</p> <p>We also note that for a village of this size the number of highly graded (Grade I and II*) listed buildings is unusually high and that this suggests the village is an area of particularly high architectural and historic interest (meriting some further investigation). Nationally Grade I and II* listed buildings constitute 7% of the total of listed buildings, whilst in this case they represent 22%. This should be identified in the Key Issues section as it suggests there may be particular concerns for development site options in close proximity to a cluster of these buildings.</p>	<p>Historic England's advice has been noted and this has been identified within the Key Issues section.</p>

Consultation response	How the response was considered and addressed
<p>Community Engagement</p> <p>With regard to the SEA objectives and assessment questions we request that the objective refer to the need to conserve these heritage assets in a manner appropriate to their significance and if the community agree, promote their enjoyment by the community. We also request that the reference to 'diversity and character' in the third bullet point is amended to 'distinctiveness, identity and character' as more suitable if and where diversity has not been identified as a characteristic of the plan area.</p>	<p>Comment noted. We have acknowledged Historic England's comments and the need to conserve these heritage assets has been emphasised. The terminology of 'diversity and character' has been amended to 'distinctiveness' within the SEA objectives.</p>
<p>Overview</p> <p>In general we felt the baseline was terse and failed to capture the historic environment character or identify any specific issues currently affecting the historic environment of Lingfield that should have informed the preparation of the plan and, as such had only limited value. A brief review of the internet or the Exploring Surrey's Past website could have revealed more https://www.exploringsurreyspast.org.uk/themes/places/surrey/tandridge/lingfield/.</p> <p>We suggest there is a need to consider whether sufficient effort to understand the historic environment baseline of the plan area and to set suitable criteria for assessing the plan have been met in this case.</p>	<p>Comment noted.</p>
<p>Environment Agency, (email response received in 2020)</p>	
<p>Environment Agency had no specific comments to make on this neighbourhood plan SEA scoping report.</p>	<p>Comment noted.</p>

3.5 Baseline information (including the context review and baseline data) is presented in **Appendix A**. The key sustainability issues and SEA Framework are presented below.

Key Sustainability Issues

Air Quality

- Air quality in the Neighbourhood Plan area is good, with no significant issues identified.
- There are no Air Quality Management Areas (AQMA) within the Neighbourhood Plan area or within the District.
- Housing and employment growth have the potential to increase emissions and reduce air quality in the area. However, as air pollution is at a low

baseline and housing growth is likely to be modest the probable effects on air quality not likely to be significant.

3.6 In light of the absence of any significant air quality issues within the Neighbourhood Plan area, air quality is scoped out for the purposes of the SEA process.

Biodiversity and Geodiversity

- There are no nationally or internationally designated biodiversity sites within the Neighbourhood Plan area.
- The plan area falls partially within the Impact Risk Zones (IRZs) of three SSSIs for residential and rural-residential development. However, the scale of any development proposal is unlikely to meet the threshold for adverse effects.
- The Lingfield Wildlife Area LNR and the Centenary Fields LNR are located within the Neighbourhood Plan area along with numerous Biodiversity Action Plan priority habitats.
- Development could offer opportunities to seek biodiversity net gain, mindful that localised net gain is most beneficial when it also contributes to net gain at a strategic scale.

Climate Change

- Lingfield is partially affected by Flood Zone 3, the highest fluvial flood risk zone. However, areas of risk are confined to corridors of land adjacent to the plan area's two main watercourses, Eden Brook, and Ray Brook. Surface water flood risk affects broadly the same extent of the plan area, whilst an area of groundwater flood risk lies east of the village.
- CO₂ emissions in Tandridge are falling steadily over time and have dropped by 35% since 2005.
- Surrey County Council has recently declared a climate emergency and has resolved to support local authorities (and, by extension, Neighbourhood groups) to help tackle climate change through plan-making where possible.

Landscape

- The Neighbourhood Plan area is set within an attractive arable landscape though does not form part of High Weald AONB which lies around 2km to the south and east at its closest point.
- Landform and natural landscape features have informed Lingfield village's development and continues to influence its identity and character.
- The village has grown outwards from its historic core over time following the alignment of roads along high ground.

Historic Environment

- Lingfield has a significant quantity of individual heritage assets and a coherent overall historic character.
- The variety of heritage assets includes three Grade I, eight Grade II* and 38 Grade II listed buildings, as well as one scheduled monument.

- Development has the potential to affect the significance of heritage assets and their settings, both positively and negatively.
- It is also worth noting that for a village Lingfield's size the number of highly graded (Grade I and II*) listed buildings is unusually high. This suggests the village is an area of particularly high architectural and historic interest (meriting some further investigation).

Land, Soil and Water Resources

- The Neighbourhood Plan area falls within the Metropolitan Green Belt, though the built area of Lingfield village is inset from the Green Belt.
- The plan area is underlain by areas of Grade 3 agricultural land which has potential to be 'best and most versatile' (BMV). Detailed survey work will be necessary to determine whether the land is Grade 3a (i.e. BMV land) or 3b (i.e. poorer quality land).
- There are no active mineral extraction sites within the plan area.
- Lingfield Wastewater Treatment Works (WwTW) is at the north of the plan area.
- The entire plan area is designated as a Nitrate Vulnerable Zone.

Community Wellbeing

- The average age of residents of the Neighbourhood Plan area is higher than the averages for Tandridge district, the Southeast region and England as a whole.
- The small proportion of residents in the 16-24 age bracket may indicate that many young people move away from the area to pursue further education and seek employment, whilst the relatively low proportion of residents in the 25-44 age bracket, typically that of first-time buyers, may suggest a lack of affordability in the local housing market.
- Lingfield has a relatively high proportion of highly qualified professionals and skilled workers.
- As the requirements of the working population continue to change, particularly in response to the Covid-19 pandemic, there is likely to be a requirement for adaptable dwellings which can accommodate more flexible working practices.
- General health of residents in the plan area is broadly good, reflecting the similarly high proportion of good or very good health outcomes within Tandridge District as a whole and exceeding the national average position.
- Long term health of Lingfield residents, meaning the extent to which day-to-day activities are routinely limited by health conditions, is slightly poorer than averages for Tandridge or for the southeast region, though broadly in line with national averages.
- Lingfield has its own healthcare facility at the Lingfield Surgery. Data on the ratio of patients per GP suggests there is a slightly lower number of patients per GP than the national average for England.

Transportation

- There is good provision of train and bus services for the Neighbourhood Plan area, which connects Lingfield Parish to London Victoria and large local urban areas including East Grinstead, Tunbridge Wells and Crawley.
- The village is well connected to the strategic road network, within 2km of the A22 and 14km of the M23.
- The Neighbourhood Plan area is in close proximity to Gatwick airport. The potential impact from proposed expansion at Gatwick is unknown at this stage.
- Car ownership and usage is relatively high in the area, this is likely to be related to its rural context that often embeds car dependency as a means of accessing services. However, the focus of the Tandridge LTS suggests that a model shift may mitigate against any increases in road usage that future developments may bring.

SEA Framework

3.7 The SEA Framework provides a way in which environmental effects can be defined and subsequently analysed based on standard ‘tests’.

3.8 Each proposal within the current version of the LNP will be assessed consistently using the framework.

Table 3.2: SEA Framework of objectives and assessment questions

SEA topic	SEA objective	Assessment questions
Biodiversity	Protect and enhance all biodiversity and geological features, including seeking a net gain where possible.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Protect and enhance semi-natural habitats? • Protect and enhance locally designated sites? • Achieve a net gain in biodiversity? • Support enhancements to ecological networks, including through improvements to multifunctional green infrastructure networks? • Support access to, interpretation and understanding of biodiversity and geodiversity?
Climate change	Support the resilience of the Neighbourhood Plan Area to the potential effects of climate change, including flooding	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Avoid development in areas at risk of flooding, taking into account the likely future effects of climate change? • Increase resilience of the built and natural environment to the effects of climate change? • Ensure that the potential risks associated with climate change are considered in new development in the plan area? • Improve and extend green infrastructure networks in the plan area to support climate change adaptation?

		<ul style="list-style-type: none"> • Sustainably manage water run-off, reducing surface water runoff (either within the plan area or downstream)? • Increase the resilience of biodiversity in the area to the effects of climate change, including through enhancements to ecological networks?
	Reduce the level of contribution to climate change made by activities within the Neighbourhood Plan Area	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Increase the number of new developments meeting or exceeding sustainable design criteria? • Generate energy from low or zero carbon sources? • Reduce the need to travel or the number of journeys made? • Promote the use of sustainable modes of transport, including walking, cycling and public transport?
Landscape	Protect and enhance the character and quality of landscapes and townscapes within and surrounding the Neighbourhood Plan area	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Conserve and enhance landscape character? • Conserve and enhance townscape character? • Protect and enhance key landscape features, including areas of open and green space?
Historic environment	Protect, maintain, and enhance the rich variety of cultural and built heritage within the Neighbourhood Plan area	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Conserve, enhance and support the integrity of designated and non-designated buildings and structures of architectural or historic interest? • Conserve and enhance the archaeology and scheduled monuments within Lingfield? • Conserve and enhance local distinctiveness? • Support access to, interpretation and understanding of the historic environment?
Land, soil, and water resources	Ensure the efficient and effective use of land	<ul style="list-style-type: none"> • Promote the use of previously developed land? • Avoid development of the best and most versatile agricultural land (Grades 1 to 3a)?
	Use and manage water resources in a sustainable manner	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Support improvements to water quality? • Minimise water consumption? • Ensure the timely provision of wastewater infrastructure? • Protect groundwater resources?
Community Wellbeing	Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high-quality	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Promote the development of a range of high quality, accessible community facilities?

	community services and facilities.	<ul style="list-style-type: none"> • Encourage and promote social cohesion and encourage active involvement of local people in community activities? • Minimise fuel poverty? • Maintain or enhance the quality of life of existing local residents? • Improve the availability and accessibility of key local facilities, including specialist services for disabled and older people? • Support the provision of land for allotments and cemeteries?
	Provide everyone with the opportunity to live in good quality, affordable housing, and improve the health and wellbeing of residents within the Neighbourhood Plan area.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Support the provision of a range of house types and sizes, including specialist needs? • Support the provision of affordable housing? • Support enhancements to the current housing stock? • Promote accessibility to a range of leisure, health, and community facilities, for all age groups? • Provide and enhance the provision of community access to green and blue infrastructure, in accordance with Accessible Natural Greenspace Standards?
Transport and movement	Promote sustainable transport use and reduce the need to travel	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Encourage a modal shift to more sustainable forms of travel? • Enable sustainable transport infrastructure improvements? • Facilitate working from home and remote working? • Improve road safety? • Reduce congestion?

4. What has plan making / SEA involved up to this point?

Introduction

4.1 In accordance with the SEA Regulations the Environmental Report must include...

- An outline of the reasons for selecting the alternatives dealt with; and
- The likely significant effects on the environment associated with alternatives / an outline of the reasons for selecting the preferred approach in light of alternatives appraised.

4.2 The 'narrative' of plan-making / SEA up to this point is told within this part of the Environmental Report. Specifically, the following sections describe how the SEA process to date has informed the consideration of potential sites for allocation through the LNP.

Overview of plan making / SEA work undertaken since 2014

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

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

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

4.5 The evidence and information collected in the surveys and on the public engagement sessions has been used to identify key issues as perceived by the residents and businesses. The Neighbourhood Plan seeks to address these issues through its objectives and policies (as detailed in **Section 2** of this report).

4.6 Significant public consultation has been carried out to date to support the emerging LNP. This has gathered local views and opinions, with a view to engaging local people throughout the Neighbourhood Plan's development process. This has included (but is not limited to) the following key events,

community surveys, and evidence base studies which have informed the development of the LNP:

- An LPC annual assembly with guest speaker on Neighbourhood Planning in April 2014, whereby the LPC confirmed its wishes to start a NP.
- An inaugural steering group meeting which included a public session outlining LNP process in September 2014.
- A community survey to establish key issues for residents held on November 2014.
- An open day was conducted to share the results of community engagement and to identify aspirations in January 2015.
- A business survey was held in July 2015 to establish key issues for businesses, followed by a school survey to establish key issues for children in October 2015.
- Evidence was collected for a Housing Needs Assessment (HNA) in conjunction with Surrey Community Action in June 2015.
- In May 2016, a group exhibition on Neighbourhood Planning 'Past present and Future' was held which promoted engagement with the wider community and included primary school contributions - Lingfield's future residents.
- A public meeting in a church was held in July 2018, to discuss the role of the Neighbourhood Plan and to have an initial response to the allocation of Star Fields in the Local Plan.
- In July 2018, a subsequent public meeting was held in the Church to engage more residents and create a community response to allocation of Star Fields.
- An open day was held on November 2019, to engage with residents and highlight the sites in the TDC Local Plan and to have a discussion regarding each site.
- The Soft Launch of Draft Reg 14 Plan & key supporting documents, engagement and collect feedback was held at an open day in June 2022.

4.7 Interrogation of the results of the engagement and the information assembled by the Steering and Topic Groups has informed the LNP and the justification for the policies which have been constructed. The evidence is summarised [here](#).

Tandridge Local Plan: Settlement hierarchy and delivery of homes in Lingfield

4.8 The Tandridge District Settlement Hierarchy (2015) and Settlement Hierarchy addendum (2018) informed the development of the submission version of the new Local Plan. The hierarchy comprises four tiers in ascending order of settlement sustainability.

4.9 Lingfield is located, with Godstone and Smallfield, within Tier 2 of the hierarchy. This reflects its *“good range of retail and community facilities, health care*

provision and a primary school” as well as its train station. These services and facilities mean that “Lingfield can be considered sustainable and generally provides access to services for both the immediate population and those in surrounding settlements”.⁷

- 4.10 With regards to housing delivery, the submission version of the new Local Plan included directing a total of 533 new dwellings to the three Tier 2 settlements in the district over the plan period. Specifically to the Neighbourhood Plan area, the submission plan proposed allocating one site in Lingfield for housing growth. The site (Policy HSG12 of the submission Plan, ‘Land at The Old Cottage, Station Road, Lingfield’) has an estimated yield of 60 dwellings and is located on greenfield land east of the village centre.⁸

Site options considered through the SEA

Initial shortlisting of sites

- 4.11 With a view to allocating sites within the LNP to help meet to local housing needs and meet the objectives of the plan, the LNP Steering Group were keen to consider where development should be delivered within the Neighbourhood Plan area.
- 4.12 In light of this, the LNP Steering Group (with support from AECOM) has undertaken assessments of the various sites in the Neighbourhood Plan area in terms of their suitability, availability, and achievability for the purposes of a potential Neighbourhood Plan allocation.
- 4.13 A total of 15 sites were assessed to consider whether they would be suitable for allocation for development. The sites identified for assessment included 14 sites that were assessed as part of Tandridge District Council’s Housing and Economic Land Availability Assessment (HELAA) and one site that was identified by the Parish Council through a call for sites.
- 4.14 Sites were subsequently categorised on the basis of suitability, availability, and achievability, and an indication as to whether they would be favoured by the local community was gained through consultation with the community.
- 4.15 Further details can be found in the Site Assessment Reports accompanying the LNP at Regulation 14 consultation⁹.

Assessment of shortlisted sites through the SEA process

- 4.16 The housing needs surveys undertaken through the LNP’s development process and engagement with the community indicated a significant requirement for the following types and tenures of housing over the plan period:
- Social rented properties
 - Affordable rental properties

⁷ Tandridge District Council (2015) ‘Settlement Hierarchy’ [online], available at: <https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Local%20plan/Evidence%20base%20and%20technical%20studies/Settlement-Hierarchy-2015.pdf>

⁸ Tandridge District Council (2019) ‘Our Local Plan: 2033’ [online], available at: <https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Local%20plan/Local%20plan%202033/Examination%20library/MAIN%20DOCUMENTS/MD1-Our-Local-Plan-2033-Submission-2019.pdf>

⁹ The initial site assessment report (April 2020) contributes to the evidence base for the emerging LNP and accompanies the LNP at Regulation 14 consultation.

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

4.17 In light of this, the Steering Group sought to identify sites which had the potential to be best placed to deliver these types of homes, whilst also delivering the appropriate infrastructure in conjunction with the vision and objectives of the plan. This was informed by the findings of the site assessments undertaken for the Neighbourhood Plan.

4.18 The outcomes of these processes identified four preferred sites that can be taken forward for the purposes of the LNP and which would help meet the objectives of the plan, deliver the types of homes identified in the housing needs assessments, and which would also secure community support. The sites, and the reasons for being looked on favourably, are as follows:

- **Lingfield House:** Provide supported living retirement market properties, or similar, to meet the needs of the increasing older population (LNP1)
- **Garth Farm:** Brownfield/previously developed site in the Green Belt (LNP2)
- **Land to the Southwest of Lingfield:** Development to provide a range of market housing, including the required affordable housing contribution and is sustainably located in proximity to the services and facilities in the village (LNP3).
- **Pitts Barn, Newchapel Road:** Supply of serviced plots for self-build housing, including a significant proportion of affordable self-build (LNP4).

4.19 In addition, the **Star Fields** site (LNP5) had been included in the submission version of the Local Plan (as Policy HSG12, 'Land at The Old Cottage, Station Road, Lingfield').

4.20 In light of the identification of the four preferred sites for the LNP, and the previous inclusion of the Star Fields site in the submission version of the Local Plan, these five sites have been further considered through the SEA process as reasonable alternatives.

4.21 Details of the sites are listed in **Table 4.1** below and shown in **Figure 4.1** which follows.

Table 4.1: Site options considered through the SEA

SEA ID	Name of site, address	Size (Ha) ¹⁰	Indicative Capacity
Site LNP1	Lingfield House	4.23	128 dwellings
Site LNP2	Land on Godstone Road	2.1	60 - 85 dwellings
Site LNP3	Land to the Southwest of Lingfield	5.28	75 - 100 dwellings
Site LNP4	Pitts Barn	6.81	No more than 40 dwellings
Site LNP5	Star Fields	6.1	c.60 dwellings

- 4.22 To support the consideration of the suitability of these sites for a potential allocation of a type appropriate for the Neighbourhood Plan, the SEA process has appraised the key constraints and opportunities present at each of the relevant sites (see **Tables 4.2** to **Table 4.6** below).
- 4.23 In this context, the sites have been considered in relation to the SEA Framework of objectives and decision-making questions developed during SEA scoping (**Chapter 3**) and the baseline information. These assessments undertaken through the SEA process have been prepared separately to the initial site assessments undertaken for the LNP.
- 4.24 Sources of information to support the appraisal has included (amongst others): Ordnance Survey maps; MAGIC Interactive Map¹¹; the Environment Agency's Flood Risk Maps for England¹²; Google Earth¹³; interactive maps and documents available to access on Tandridge District Council's webpages; national and local planning policy documents; and baseline studies available to access on the LNP webpages.

Appraisal findings

- 4.25 Utilising the SEA Framework of objectives and assessment questions developed during the earlier scoping stage of the SEA, the appraisal has been presented through the seven SEA Themes, as follows:
- Biodiversity and Geodiversity.
 - Climate Change.
 - Landscape
 - Historic Environment.
 - Land, Soil, and Water Resources.

¹⁰ Represents total site size and not necessarily total developable area and is taken from the initial site assessment report (specifically Table 5-1).

¹¹ MAGIC (2021): 'Interactive Map', [online] available to access via [this link](#)

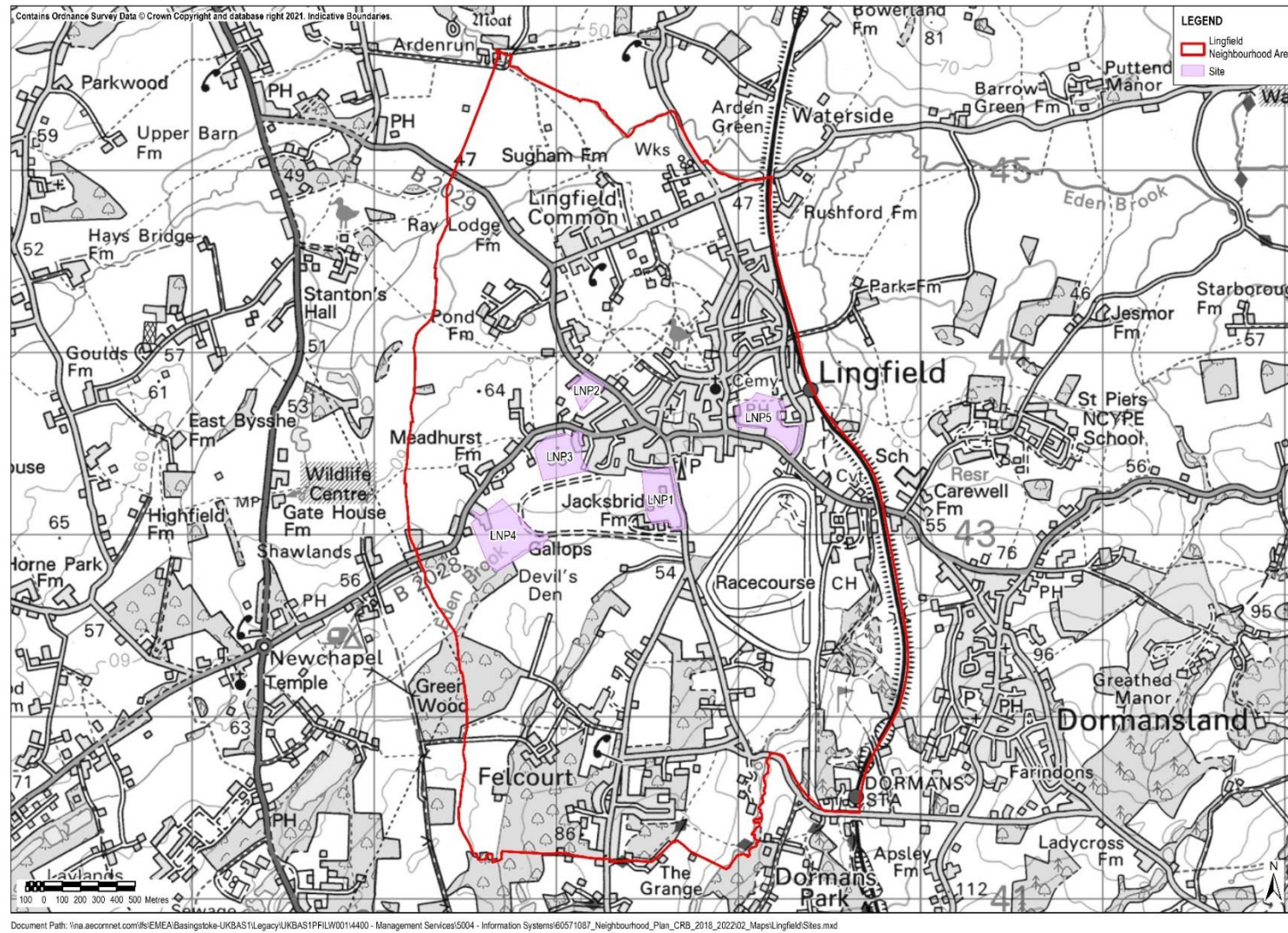
¹² Environment Agency (2021): 'Flood Map for Planning', [online] available to access via [this link](#)

¹³ Google (2021): 'Google Earth', [online] available to access via [this link](#)

- Community Wellbeing; and
- Transportation.


4.26 The appraisal considers the relative sustainability merits of each of the options. Findings are presented as a commentary on effects. It is anticipated that this will provide the reader with a likely indication of the relative performance of the options in relation to each theme considered.

Figure 4.1 Site options assessed through the SEA (LNP 1-5)



SEA Site Assessment findings

Table 4.2: Site Assessment – Site LNP1

SEA theme	Commentary, Site LNP1: Lingfield House
	 <p>The map shows the Lingfield House Site LNP 1, outlined in red. The site is located in a rural area with surrounding fields and some buildings. Key features include the Eden Brook to the west, the A202 road to the east, and the Lingfield village to the north. The map also shows the location of the Ashdown Forest Special Protection Area (SPA) to the south and the Blindley Heath SSSI to the north. The site is situated between the village and the SPA, with the A202 road running along its eastern boundary.</p>
Biodiversity and Geodiversity	<p>There are no international or national biodiversity designations within or in immediate proximity to this site. Ashdown Forest Special Protection Area (SPA) is around 9km to the south of the site; the 'area of influence' for impacts around the SAC is 7km and therefore it does not extend as far north as Lingfield House.</p> <p>The site is circa, 2km southeast of the Blindley Heath SSSI. The site is also 3.4km west of Lingfield Cemes SSSI and 3.2km northeast of Hedgecourt SSSI (at their nearest point). The site does not fall within an Impact Risk Zone for the type of development being proposed.</p> <p>There are no BAP habitats within or in immediate proximity to the site, with the closest being Deciduous Woodland circa 170m south of the site. This site has trees and hedgerows on three of its four sides, which surround the grounds of Lingfield House and trees within the site boundary. These trees and hedgerows are key components of the local ecological network and should be retained and enhanced (where possible) through new development.</p>

SEA theme	Commentary, Site LNP1: Lingfield House
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village and an intensification of uses at this location.</p> <p>Car ownership and usage is relatively high in the area, this is likely to be related to its rural context that often embeds car dependency as a means of accessing services. However, this site is considered to be well located in terms of proximity to existing services and access can be provided via Grinstead Road to Jacks Bridge Bus stop. Development at this site may reduce the need for residents to travel via private vehicles to access facilities due to good provisions of public transport services, which will lower the associated greenhouse gas emissions. There is good provision of train and bus services for the Neighbourhood Plan area, which connects Lingfield Parish to London Victoria and large local urban areas including East Grinstead, Tunbridge Wells and Crawley.</p> <p>With regards to flood risk, the site is within Flood Zone 1 and there is low risk of fluvial flooding. There is a very low risk of surface water flooding across the site, with areas of low to medium flood risk in the neighbouring field to the west. As the site is currently an area of Green Belt land, any new areas of hardstanding (associated with new development) have the potential to exacerbate surface run off issues to the neighbouring field, increasing surface water flooding concerns within the surrounding environment. Nonetheless, it is anticipated that these impacts could largely be mitigated by the incorporation of appropriate surface water management.</p>
Landscape	<p>The site is not within an Area of Outstanding Natural Beauty (AONB), though the village is within 2km of the High Weald AONB to the south and east. It is not likely to be within the AONB setting as inter-visibility is limited.</p> <p>Regarding landscape character, the site is unconnected to the boundaries of sustainable settlement. Although the site is not adjacent to the existing built-up area, it is located approximately 30m from it and therefore this gap is not considered to be significant. The site is considered to have a low/medium landscape capacity for development as set out in the Tandridge Landscape Capacity and Sensitivity Study (October 2016)¹⁴. Moreover, it is considered landscape mitigation would be possible to minimise any adverse impacts on the landscape. This site has trees and hedgerows on three of its four sides, which surround the grounds Lingfield House and therefore benefits from some visual screening from the surrounding landscape as provided by its green infrastructure. It is also sited on a slope in such a way as to enable development without having a significant impact on the openness of the land surrounding it.</p> <p>However, as the site lies within the Green Belt, this designation would need to change in order for the site to be developed. With reference to local landscape features of interest, the site is not located within immediate proximity to a tree preservation order (TPO) designation.</p>


¹⁴ HAD (2016) Tandridge Landscape Capacity and Sensitivity Study Available at: [Tandridge Landscape Capacity and Sensitivity Study](#)

SEA theme	Commentary, Site LNP1: Lingfield House
Historic Environment	<p>There are no internationally designated Heritage sites such as World Heritage Sites (WHS) within the immediate proximity of the site.</p> <p>With reference to nationally designated heritage assets, no listed buildings are located within the immediate proximity of the site. However, the Grade II listed 'Drivers Cottage' is located approximately 90m to the north of the site. The site is largely screened from view from residential properties located along Drivers Mead, and by the existing vegetation along the site boundaries. Nevertheless, new development may have an impact on the setting and significance of this designation.</p> <p>In terms of locally designated heritage assets and areas of interest, the site is located approximately 85m to the south of Lingfield Conservation Area. Again, both Drivers Mead and Orchard Court help create a barrier between the two sites. Given the screening provided by the surrounding buildings and vegetation at this site, an allocation at this location is perhaps less likely to detract from the special characteristics and setting of Lingfield Conservation Area (and is not likely to be visible from locations within the conservation area itself).</p> <p>Following a high-level search of the Surrey Historic Environment Record (HER) it is concluded there are no locally important heritage assets and areas within or in proximity to the site.¹⁵</p>
Land, Soil and Water Resources	<p>According to the regional agricultural land classification dataset from Natural England, the site is underlain by Grade 3 (good to moderate) agricultural land. In the absence of a detailed agricultural land classification assessment at this location, it is currently not possible to determine whether the site is underlain by Grade 3a (i.e., BMV land) or Grade 3b land (i.e., not BMV land). However, an allocation at this location would result in the loss of Green Belt, and not promote the most efficient use of land within the Neighbourhood Plan area.</p> <p>With regards to water resources, there are no drains within or in proximity to the site, but the Eden Brook is circa 100m south. The site is not within a groundwater source protection zone (SPZ). The site is within the Eden Brook East of Lingfield (S487) Rodden Surface Water Nitrate Vulnerable Zone (NVZ).</p> <p>There are no active minerals sites within proximity of the site, though the Surrey Minerals Plan (2011) identifies that a site at Sugham Farm at the northern boundary of the plan area as an inactive minerals site. It is not clear if any winnable deposits remain or whether extraction may resume in future though the site appears rehabilitated and unlikely to return to use. The site was closed at the end of 2019.</p>
Community Wellbeing	<p>Lingfield has a relatively high proportion of highly qualified professionals and skilled workers and its location on the trainline to central London is likely to ensure that professional workers continue to view it as an attractive place to live. Lingfield has good provision bus services which can connect residents to London Victoria and large local urban areas including East Grinstead, Tunbridge Wells and Crawley. This site in particular is considered to be well located in terms of proximity to existing services and access can be provided via East Grinstead Road to Jacks Bridge Bus stop. Additional services, including The Lingfield Medical Practice is located only 150m north of the site.</p> <p>In terms of encouraging healthy and active lifestyles, the site is within proximity (25m) to two green spaces within Lingfield, including Talbot Road Recreation Ground and open space at Camden Road. However, both sites are located across East Grinstead Road which may presents a safety issue for residents (particularly children) wishing to access these spaces.</p>

¹⁵ Surrey HER (2022) locally Important Heritage Assets Available at: [Search results \(exploringsurreypast.org.uk\)](https://exploringsurreypast.org.uk/)

SEA theme	Commentary, Site LNP1: Lingfield House		
Transport	<p>Access into the western section of the site is not likely to be possible as it is surrounded by agricultural fields and neighbouring properties and are currently not connected to the road network. Access from the east along East Grinstead Road may need to be considered.</p> <p>In terms of the Public Right of Way (PRoW) network, there is currently no pavement access between the Lingfield and the site. The only pedestrian access is via a narrow lane to Jacksbridge Farm. There is also no designated cycle access.</p> <p>Regarding the local transport network, car ownership and usage is relatively high in the area, this is likely to be related to its rural context that often embeds car dependency as a means of accessing services. However this site is considered to be well located in terms of proximity to existing services which connects Lingfield Parish to London Victoria and large local urban areas including East Grinstead, Tunbridge Wells and Crawley and access can be provided via East Grinstead Road to Jacks Bridge Bus stop. As discussed under the 'Climate Change' appraisal section, above, an allocation at this site will likely result in reduced need for residents to travel via private vehicle to access facilities due to good provisions of public transport services, which will lower the associated greenhouse gas emissions.</p> <p>However, the area is in close proximity to Gatwick airport, the A22 and the M23. In this context future development may increase local traffic levels, as access to and use of the wider transport network increases.</p>		
	Key		
	Likely adverse effect (without mitigation measures)	Likely positive effect	
	Neutral/no effect	Uncertain effect	

Table 4.3: Site Assessment – Site LNP2

SEA theme	Commentary, Site LNP2: Land on Godstone Road
Biodiversity and Geodiversity	 <p>There are no international or national biodiversity designations within or in immediate proximity to this site. Ashdown Forest Special Protection Area (SPA) is around 9.5km to the south of the site; with the 'area of influence' for impacts around the SAC being 7km, therefore it does not extend as far north as the land on Godstone Road. It is known that nearby ponds (circa 30m) contain Great Crested Newts, with their presence being found during a class licence survey (10/05/2017), however Newchapel Road provides a barrier between the two sites. The site is near to the Lingfield Nature Reserve and has potential to provide green infrastructure.</p> <p>The site is circa, 1.4km southeast of the Blindley Heath SSSI. The site is also 3.5km west of Lingfield Cemes SSSI and 3.3km northeast of Hedgecourt SSSI (at their nearest points). The site does not fall within an Impact Risk Zone for the type of development being proposed.</p> <p>There are BAP habitats within immediate proximity to the site, including Deciduous woodland and Traditional orchards both located east of Godstone Road and north of Newchapel Road. The designation could be impacted through the construction phases of development, for example through enhanced access, trampling, or the removal of trees to accommodate net development areas. This could potentially result in the permanent loss of key components of local ecological networks within the LNP area. These trees and hedgerows should be retained and enhanced (where possible) through new development. However, there is an area that was used previously used for grazing that could be improved for bio-diversity gain.</p>


SEA theme	Commentary, Site LNP2: Land on Godstone Road
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village and an intensification of uses at this location.</p> <p>Car ownership and usage is relatively high in the area, this is likely to be related to its rural context that often embeds car dependency as a means of accessing services. However, this site is considered to be well located in terms of proximity to existing services with access to War Memorial Bus stop (approximately 400m southeast) being achievable along Godstone Road. As such development at this site may reduce the need for residents to travel via private vehicle to access facilities due to good provisions of public transport services, which will lower the associated greenhouse gas emissions. There is good provision of train and bus services for the Neighbourhood Plan area, which connects Lingfield Parish to London Victoria and large local urban areas including East Grinstead, Tunbridge Wells and Crawley.</p> <p>With regards to flood risk, the site is within Flood Zone 1 and there is low risk of fluvial flooding. There are however some small areas of medium and high surface water flooding exhibited across the site which extend westwards. As the site is currently an area of existing farm-related development, any new areas of hardstanding (associated with new development) have the potential to exacerbate surface run off issues to the neighbouring field, increasing surface water flooding concerns within the surrounding environment. Nonetheless, it is anticipated that these impacts could largely be mitigated by the incorporation of appropriate surface water management.</p>
Landscape	<p>The site is not within an Area of Outstanding Natural Beauty (AONB) though the village is within 2km of the High Weald AONB to the south and east. It is not likely to be within the AONB setting as inter-visibility is limited.</p> <p>Regarding landscape character, the site is adjacent to the existing built up area and is considered to have a low landscape sensitivity to development as a result of existing mature planting surrounding the site. The development of the site would not result in coalescence or would be of scale and nature that would significantly change the size and character of Lingfield.</p> <p>This site has trees and hedgerows which extend from east of Godstone Road and north of Newchapel Road and therefore it benefits from some visual screening. The site is considered to have a low sensitivity to development as the site is well enclosed to the north, south and west by existing mature tree and woodland groups. Views of the site are also partially screened along its eastern boundary with Godstone Road and it's Topography is relatively flat providing additional protection. Moreover the site is near to the Lingfield Nature Reserves and has potential to provide additional green infrastructure for this site.</p> <p>With regards to locally important landscape features, the site contains a Tree Preservation Order (TPO) and a number of additional TPOs are in close proximity to the site including the Garth, Newchapel road, land adjacent to plot no. 433 (2/2014/TAN). The trees subject to these TPOs will need to be protected as part of any development.</p> <p>Additionally, as the site lies within the Green Belt, this designation would need to change in order for the site to be developed. As existing farm-related development in the green belt, it has a greater potential to be redeveloped. Initial suggestions from the owner/agent are that the site could deliver affordable family homes, most with gardens, with on-site amenities.</p>

SEA theme	Commentary, Site LNP2: Land on Godstone Road
Historic Environment	<p>There are no internationally designated Heritage sites such as World Heritage Sites (WHS) within the immediate proximity of the site.</p> <p>With reference to nationally designated heritage assets, no listed buildings are located within the immediate proximity of the site. However, approximately 15m southeast of the site are two Grade II listed buildings (Porters Hall and The Thatched Cottage) and one Grade II* listed building 'The Old House'. Approximately 300m to the southeast of the site is a scheduled monument. These sites are largely screened from view from residential properties located along Bay Trees Road. Nevertheless, new development may have an impact on the setting and significance of this designation.</p> <p>In terms of locally designated heritage assets and areas of interest, the site is located approximately 310m to the north of Lingfield Conservation Area. Given the screening provided by the surrounding buildings and vegetation at this site, an allocation at this location is perhaps less likely to detract from the special characteristics and setting of Lingfield Conservation Area (and is not likely to be visible from locations within the conservation area itself).</p> <p>Following a high-level search of the Surrey Historic Environment Record (HER) it is concluded there are no locally important heritage assets and areas within the site however the 19th Century Farmstead Buildings are located directly south of the site at land at The Bays, Godstone Road,¹⁶</p>
Land, Soil and Water Resources	<p>The site comprises areas of existing development associated with a former poultry farm, mobile home storage and as a waste site. In this respect reuse of the site for housing would comprise an efficient use of land.</p> <p>In terms of the previously undeveloped part of the site, according to the regional agricultural land classification dataset from Natural England, the site is underlain by Grade 3 (good to moderate) agricultural land. In the absence of a detailed agricultural land classification assessment at this location, it is currently not possible to determine whether the site is underlain by Grade 3a (i.e., BMV land) or Grade 3b land (i.e., not BMV land).</p> <p>The site has been used in the past for the unauthorised burning of waste. As such the land could be contaminated. Appropriate ground assessments should be undertaken to determine if the site is contaminated and whether this alters the viability of the site.</p> <p>With regards to water resources, there are no drains or watercourses within or in proximity to the site. The site is not within a groundwater source protection zone (SPZ). The site is within the Eden Brook East of Lingfield (S487) Rodden Surface Water Nitrate Vulnerable Zone (NVZ).</p> <p>There are no active minerals sites within proximity of the site, though the Surrey Minerals Plan (2011) identifies that a site at Sugham Farm at the northern boundary of the plan area is an inactive minerals site. It is not clear if any winnable deposits remain or whether extraction may resume in future though the site appears rehabilitated and unlikely to return to use. The site was closed at the end of 2019.</p>

¹⁶ Surrey HER (2022) locally Important Heritage Assets Available at: [Search results \(exploringsurreypast.org.uk\)](https://exploringsurreypast.org.uk/)

SEA theme	Commentary, Site LNP2: Land on Godstone Road	
Community Wellbeing	<p>Lingfield has a relatively high proportion of highly qualified professionals and skilled workers and its location on the trainline to central London is likely to ensure that professional workers continue to view it as an attractive place to live. Lingfield has good provision bus services which can connect residents to London Victoria and large local urban areas including East Grinstead, Tunbridge Wells and Crawley. However this site is considered to be well located in terms of proximity to existing services, with access to War Memorial Bus stop (approximately 400m southeast) being achievable along Godstone Road. Additional services, including The Lingfield Practice and Foot Health Care Chiroprapist and Tesco are located within 400m of the site.</p> <p>In terms of encouraging healthy and active lifestyles, Lingfield Cricket/ Football club is located circa 150m north of the site. The Pollards Allotments are also located directly west of the site potentially encouraging healthy and sustainable lifestyles.</p>	
Transport	<p>Access could be achieved via the B2029 Godstone Road. As Hazells Close is relatively narrow, the road is perhaps less likely to be able to accommodate additional traffic associated with new development.</p> <p>In terms of the Public Right of Way (PRoW) network, Lingfield 254 footpath borders the site which extends for approximately 200m. PRoW Lingfield 232 also borders the site which extends for 250m, however there are no designated cycle access routes. Development at this site would need to ensure that access to the PRoW network is maintained and preferably enhanced.</p> <p>Regarding the local transport network, car ownership and usage is relatively high in the area, this is likely to be related to its rural context that often embeds car dependency as a means of accessing services. However this site is considered to be well located in terms of proximity to existing services which connects Lingfield Parish to London Victoria and large local urban areas including East Grinstead, Tunbridge Wells and Crawley, with access to War Memorial Bus stop (approximately 400m southeast) being achievable along Godstone Road. As discussed under the 'Climate Change' appraisal section, above, an allocation at this site will likely result in reduced need for residents to travel via private vehicle to access facilities due to good provisions of public transport services which will lower the associated greenhouse gas emissions.</p> <p>The area is in close proximity to Gatwick airport, the A22 and the M23. In this context future development may increase local traffic levels, as access to and use of the wider transport network increases.</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect

Table 4.4: Site Assessment – Site LNP3

SEA theme	Commentary, Site LNP3: Land to the Southwest of Lingfield
	
Biodiversity and Geodiversity	<p>There are no international or national biodiversity designations within or in immediate proximity to this site. Ashdown Forest Special Protection Area (SPA) is around 9.5km to the south of the site; however, the 'area of influence' for impacts around the SAC is 7km and therefore it does not extend as far north as land to the land southwest of Lingfield.</p> <p>The site is circa, 1.3km southeast of the Blindley Heath SSSI) and is also 3.8km west of Lingfield Cemes SSSI and 2.9km northeast of Hedgecourt SSSI (at their nearest points). The site does not fall within an Impact Risk Zone for the type of development being proposed.</p> <p>There are no BAP habitats within or in immediate proximity to the site, with the closest being Deciduous Woodland circa 100m north of the site (north of Newchapel Road). This site has limited trees and hedgerows, being primarily made up of open and arable farmland. Any trees and hedgerows which are present should be retained and enhanced (where possible) through new development.</p>
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village and an intensification of uses at this location.</p> <p>Car ownership and usage is relatively high in the area, this is likely to be related to its rural context that often embeds car dependency as a means of accessing services. However, this site is considered to be well located in terms of proximity to existing services with access to War Memorial Bus stop (approximately 500m east) being achievable along the B2028. As such, development at this site may reduce the need for residents to travel via private vehicle to access facilities due to good provisions of public transport services, which will lower the associated greenhouse gas emissions. There is good provision of train and bus services for the Neighbourhood Plan area, which connects Lingfield Parish to London Victoria and large local urban areas including East Grinstead, Tunbridge Wells and Crawley.</p> <p>With regards to flood risk, the site is within Flood Zone 1 and there is low risk of fluvial flooding. However, a small tributary of the Eden Brook (Flood Zone 1) flows circa 150m to the southeast of this site. There is very low surface water flooding is exhibited across the site.</p>

SEA theme	Commentary, Site LNP3: Land to the Southwest of Lingfield
Landscape	<p>The site is not within an Area of Outstanding Natural Beauty (AONB) though the village is within 2km of the High Weald AONB to the south and east. Given its location on a slope with long views towards the High Weald AONB and open countryside, particular attention is needed to the Design Code to maintain those views. The layout can be carefully designed to incorporate wider avenues that provide the longer views for the new and adjacent housing and clever positioning of the development on the slope would enable the future occupants to enjoy that open view.</p> <p>Regarding landscape character, although the site is not immediately adjacent to the existing built-up area it is located immediately adjacent to existing residential properties and development of the site would not look out of character. However, it would be a large urban extension to the west of Lingfield in the context of Lingfield's current size. The site also has road frontage and is adjacent to the boundaries of properties on the outside of the village boundary.</p> <p>As mentioned within the 'Biodiversity and Geodiversity' appraisal above, this site has limited trees and hedgerows, being primarily made up of open and arable farmland. This renders it more vulnerable to landscape impacts such as obstructions to key views. However, it is not considered that the topography would impact upon development. The site is considered to have a low/medium landscape capacity for development as set out in the Tandridge Landscape Capacity & Sensitivity Study (October 2016)¹⁷. Mitigation would therefore be required to minimise any adverse landscape impacts.</p> <p>With regards to locally important landscape features, the site does not contain any Tree Preservation Orders (TPOs). However, as the site lies within the Green Belt, this designation would need to change in order for the site to be developed.</p>
Historic Environment	<p>There are no internationally designated Heritage sites such as World Heritage Sites (WHS) within the immediate proximity of the site.</p> <p>With reference to nationally designated heritage assets, no listed buildings are located within the immediate proximity of the site. However, there is a Grade II* listed building 'The Garth' opposite the site which would need to be considered through the development management process. Views between these two sites are largely screened by trees located north of Newchapel Road, but any new development should consider the impact on the setting and significance of this designation.</p> <p>In terms of locally designated heritage assets and areas of interest, the site is located approximately 500m to the west of Lingfield Conservation Area. Given the screening provided by the surrounding buildings and vegetation at this site, an allocation at this location is perhaps less likely to detract from the special characteristics and setting of Lingfield Conservation Area (and is not likely to be visible from locations within the conservation area itself).</p> <p>Following a high-level search of the Surrey Historic Environment Record (HER) it is concluded there are no locally important heritage assets within the site.¹⁸</p>

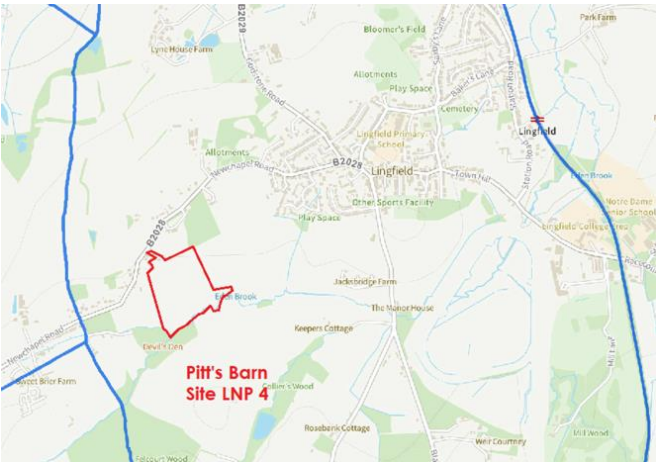
¹⁷ HAD (2016) Tandridge Landscape Capacity and Sensitivity Study Available at: [Tandridge Landscape Capacity and Sensitivity Study](#)

¹⁸ Surrey HER (2022) locally Important Heritage Assets Available at: [Search results \(exploringsurreyspast.org.uk\)](#)

SEA theme	Commentary, Site LNP3: Land to the Southwest of Lingfield
Land, Soil and Water Resources	<p>According to the regional agricultural land classification dataset from Natural England, the site is underlain by Grade 3 (good to moderate) agricultural land. In the absence of a detailed agricultural land classification assessment at this location, it is currently not possible to determine whether the site is underlain by Grade 3a (i.e., BMV land) or Grade 3b land (i.e., not BMV land). An allocation at this location would result in the loss of Green Belt, and not promote the most efficient use of land within the Neighbourhood Plan area.</p> <p>With regards to water resources, there are no drains or watercourses within or in proximity to the site, however a small tributary of the Eden Brook (Flood Zone 1) flows circa 150m to the southeast of this site. The site is not within a groundwater source protection zone (SPZ). The site is within the Eden Brook East of Lingfield (S487) Rodden Surface Water Nitrate Vulnerable Zone (NVZ).</p> <p>There are no active minerals sites within proximity of the site, though the Surrey Minerals Plan (2011) identifies that a site at Sugham Farm at the northern boundary of the plan area is an inactive minerals site. It is not clear if any winnable deposits remain or whether extraction may resume in future though the site appears rehabilitated and unlikely to return to use. The site was closed at the end of 2019.</p>
Community Wellbeing	<p>Lingfield has a relatively high proportion of highly qualified professionals and skilled workers and its location on the trainline to central London is likely to ensure that professional workers continue to view it as an attractive place to live. Lingfield has good provision bus services which can connect residents to London Victoria and large local urban areas including East Grinstead, Tunbridge Wells and Crawley. This site is considered to be well located in terms of proximity to existing services with access to War Memorial Bus stop (approximately 500m east) being achievable along the B2028.</p> <p>Additional services, including the Lingfield Practice, Tesco and the Co-operative are all located circa 500m east of the site. Development on this site should also be able to contribute to the infrastructure of the village by providing contributions to the surgery and school if required.</p> <p>In terms of encouraging healthy and active lifestyles, Lincoln's Mead Play Space is located circa 150m east of the site. The Pollards Allotments are also located directly north of the site however this is located across Newchapel Road which may presents a safety issue for residents (particularly older individuals) wishing to access these spaces who may require accessible crossing points.</p>

SEA theme	Commentary, Site LNP3: Land to the Southwest of Lingfield	
Transport	<p>It is believed that the site can be accessed from Newchapel Road. As the site's location and adjacent land parcels are under the same land ownership, this provides an excellent opportunity for this site to deliver a connecting pedestrian and cycleway from Newchapel Road to Town Hill and potentially, through to the station. It can link up with other development proposals, increasing their connectivity in a sustainable way. This site can make significant contribution to the local infrastructure and sustainable transport to provide a surfaced pedestrian and cycle way from Newchapel Road through the adjacent fields to the south of the village towards the station. This route is to be dedicated as a Public Right of Way and contributions to its upkeep are to be provided through the service charges for the ongoing maintenance of the development.</p>	
	<p>In terms of the Public Right of Way (PRoW) network, none currently extend through the site; the closest is Lingfield 256 Footpath, located north of Newchapel Road. There is no designated cycle access in proximity to the site. Regarding the local transport network, car ownership and usage is relatively high in the area, this is likely to be related to its rural context that often embeds car dependency as a means of accessing services. However this site is considered to be well located in terms of proximity to existing services which connects Lingfield Parish to London Victoria and large local urban areas including East Grinstead, Tunbridge Wells and Crawley, with access to War Memorial Bus stop (approximately 500m east) being achievable along the B2028. As discussed under the 'Climate Change' appraisal section, above, an allocation at this site will likely result in reduced need for residents to travel via private vehicle to access facilities due to good provisions of public transport services which will lower the associated greenhouse gas emissions. The site is in close proximity to Gatwick airport, the A22 and the M23. In this context future development may increase local traffic levels, as access to and use of the wider transport network increases.</p>	
	Key	
	Likely adverse effect (without mitigation measures)	Likely positive effect
Neutral/no effect	Uncertain effect	

Table 4.5: Site Assessment – Site LNP4

SEA theme	Commentary, Site LNP4: Pitts Barn
Biodiversity and Geodiversity	
	<p>There are no international or national biodiversity designations within or in immediate proximity to this site. Ashdown Forest Special Protection Area (SPA) is around 9.5km to the south of the site; however, the 'area of influence' for impacts around the SAC is 7km and therefore it does not extend as far north as Pitts Barn.</p> <p>The site is circa, 1.4km southeast of the Blindley Heath SSSI, and is also 4.4km west of Lingfield Cemes SSSI and 2.6km northeast of Hedgecourt SSSI (at their nearest point). The site does not fall within an Impact Risk Zone for the type of development being proposed.</p> <p>There are no BAP habitats within the site itself, however it is directly adjacent to Devil's Wood which contains Deciduous woodland. A small section of Traditional orchard is located circa 50m south of the site (south of the B2028). The designation could be impacted through the construction phases of development, for example through enhanced access, trampling, or the removal of trees to accommodate net development areas. This could potentially result in the permanent loss of key components of local ecological networks within the LNP area. This site has trees and hedgerows on three of its four sides, which line the field boundary to the east of the site. These trees and hedgerows are key components of the local ecological network and should be retained and enhanced (where possible) through new development.</p>

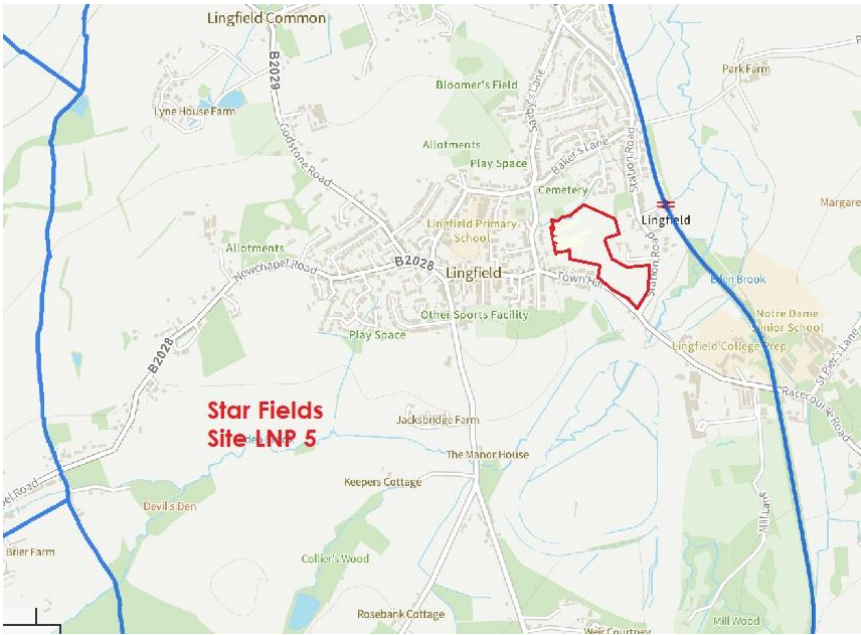
SEA theme	Commentary, Site LNP4: Pitts Barn
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village and an intensification of uses at this location.</p> <p>Car ownership and usage is relatively high in the area, this is likely to be related to its rural context that often embeds car dependency as a means of accessing services. It should be noted that this site's distance from the built-up area and its distance from local amenities and services is increased when compared to the other site options. War Memorial (the closest bus stop) is approximately 1.2km east, which may necessitate driving and the site is located on the opposite end of town to Lingfield train station. As such, development at this site may increase the need for residents to travel via private vehicles to access facilities, which will increase the associated greenhouse gas emissions.</p> <p>With regards to flood risk, this is a large site and is close to the functional flood plain for the Eden Brook and lies partially within Flood Zone 2. The site is adjacent to Flood Zone 3 which is confined along the Eden Brook and there are several areas of medium and low surface water flooding which extend southwards into the site. As the site is currently an area of greenfield, any new areas of hardstanding (associated with new development) have the potential to exacerbate surface run off issues to south, increasing surface water flooding concerns within the surrounding environment. Nonetheless, it is anticipated that these impacts could largely be mitigated by the incorporation of appropriate surface water management.</p>
Landscape	<p>The site is not within an Area of Outstanding Natural Beauty (AONB) though the village is within 2km of the High Weald AONB to the south and east. It is not likely to be within the AONB setting as inter-visibility is limited.</p> <p>Regarding landscape character, the site is not adjacent to the existing built up area and the development would be of a scale and nature that would alter character of the area. With regards to coalescence, development would not result in neighbouring settlements merging into one another. This site has trees and hedgerows on three of its four sides, which line the field boundary to the east of the site and may provide additional cover during development.</p> <p>The site is well screened to the north, east and south by matures trees which would assist in filtering views of the development of the site and the topography of the site flat. The western boundary does not have any vegetation and would be visible from properties along the eastern side of Newchapel Road. However, it would be well screened from public in all views by mature vegetation and existing built development. Screening could be planted to minimise the impact on surrounding properties.</p> <p>With regards to locally important landscape features, the site does not contain a Tree Preservation Order (TPO). However, as the site lies within the Green Belt, this designation would need to change in order for the site to be developed.</p>

SEA theme	Commentary, Site LNP4: Pitts Barn
Historic Environment	<p>There are no internationally designated Heritage sites such as World Heritage Sites (WHS) within the immediate proximity of the site.</p> <p>With reference to nationally designated heritage assets, no listed buildings are located within the site. However, two Grade II listed buildings are located immediately to the north of the site; including a barn 50m southeast of Rowlands farmhouse, Newchapel road; and Rowlands farmhouse, itself located along Newchapel Road. However mitigation would be possible, through sensitive design and screening.</p> <p>In terms of locally designated heritage assets and areas of interest, the site is located approximately 700m to the west of Lingfield Conservation Area. Given the screening provided by the surrounding buildings and vegetation at this site, an allocation at this location is perhaps less likely to detract from the special characteristics and setting of Lingfield Conservation Area (and is not likely to be visible from locations within the conservation area itself).</p> <p>Following a high-level search of the Surrey Historic Environment Record (HER) it is concluded there is one locally important heritage assets within the site, Oasthouse and granary 30m southeast of Rowlands farmhouse, Newchapel road.¹⁹</p>
Land, Soil and Water Resources	<p>According to the regional agricultural land classification dataset from Natural England, the site is underlain by Grade 3 (good to moderate) agricultural land. In the absence of a detailed agricultural land classification assessment at this location, it is currently not possible to determine whether the site is underlain by Grade 3a (i.e., BMV land) or Grade 3b land (i.e., not BMV land). However, an allocation at this location would result in the loss of Green Belt, and not promote the most efficient use of land within the Neighbourhood Plan area. The site is also Greenfield: land (farmland, or open space) that has not previously been developed.</p> <p>With regards to water resources, there are no drains within or in proximity to the site however, this large site is close to the functional flood plain for the Eden Brook. The site is not within a groundwater source protection zone (SPZ). The site is within the Eden Brook East of Lingfield (S487) Rodden Surface Water Nitrate Vulnerable Zone (NVZ).</p> <p>There are no active minerals sites within proximity of the site, though the Surrey Minerals Plan (2011) identifies that a site at Sugham Farm at the northern boundary of the plan area is an inactive minerals site. It is not clear if any winnable deposits remain or whether extraction may resume in future though the site appears rehabilitated and unlikely to return to use. The site was closed at the end of 2019.</p>

¹⁹ Surrey HER (2022) locally Important Heritage Assets Available at: [Search results \(exploringsurreypast.org.uk\)](https://exploringsurreypast.org.uk/)

SEA theme	Commentary, Site LNP4: Pitts Barn
Community Wellbeing	<p>Lingfield has a relatively high proportion of highly qualified professionals and skilled workers and its location on the trainline to central London is likely to ensure that professional workers continue to view it as an attractive place to live. Lingfield has good provision bus services which can connect residents to London Victoria and large local urban areas including East Grinstead, Tunbridge Wells and Crawley. The site is not in close proximity to local amenities or services and would result in an unsustainable form of development. The site also does not have an existing access to the public highway, this would need to be provided through the landowner's property to the north of the site. According to the Lingfield SOA the site is not considered suitable for allocation as a result of the site's distance from the built-up area, its scale and nature and its distance from local amenities and services. Additional services, including the Lingfield Practice, Tesco and the Co-operative are all located over 1.1km east of the site. War Memorial (the closest bus stop) is approximately 1.2km east of the site.</p> <p>In terms of encouraging healthy and active lifestyles, there are no open spaces within proximity to the site; the closest (the Pollards Allotments) are located 500m northeast of the site and across Newchapel Road which may presents a safety issue for residents (particularly older individuals) wishing to access these spaces who may require accessible crossing points.</p> <p>According to the LNP these issues can be remedied with the provision of a direct foot and cycle way across the Lingfield Park estate towards the East Grinstead Road and beyond to the station, making it accessible to the centre of the village. If this is provided a yellow rating may be appropriate.</p>
Transport	<p>The AECOM assessment of this site found it was not suitable to bring forward as their criteria found the distance from the services in the village too great and therefore an unsustainable location. However, this can be remedied with the provision of a direct foot and cycle way across the Racecourse Estate towards the East Grinstead Road and beyond to the station, making it accessible to the centre of the village. As such, the development of this site can contribute to the pathway infrastructure in a sustainable way.</p> <p>In terms of the Public Right of Way (PRoW) network, Felbridge 257 Bridleway and Lingfield 259 Footpath are located directly west of the site near Devil's Den Wood. There is no designated cycle access.</p> <p>Regarding the local transport network, the site does not have an existing access to the public highway, this would need to be provided through the landowner's property to the north of the site. Car ownership and usage is relatively high in the area, this is likely to be related to its rural context that often embeds car dependency as a means of accessing services. It should be noted that this site's distance from public transport services is greater than other options. War Memorial (the closest bus stop) is approximately 1.2km east which may necessitate driving and the site is located on the opposite end of town to Lingfield train station. As discussed under the 'Climate Change' appraisal section, above, an allocation at this site will likely result in increased need for residents to travel via private vehicle to access facilities due to poor provisions of public transport services which will raise the associated greenhouse gas emissions.</p> <p>The area is also in close proximity to Gatwick airport, the A22 and the M23. In this context future development may increase local traffic levels, as access to and use of the wider transport network increases.</p>
Key	
Likely adverse effect (without mitigation measures)	Likely positive effect
Neutral/no effect	Uncertain effect

Table 4.6: Site Assessment – Site LNP5

SEA theme	Commentary, Site LNP5: Star Fields
Biodiversity and Geodiversity	 <p>There are no international or national biodiversity designations within or in immediate proximity to this site. Ashdown Forest Special Protection Area (SPA) is around 9.5km to the south of the site; however, the 'area of influence' for impacts around the SAC is 7km and therefore it does not extend as far north as the site.</p> <p>The site is circa, 2.1 km southeast of the Blindley Heath SSSI and 2.6km west of Lingfield Cemes SSSI. The site is also 3.6km northeast of Hedgecourt SSSI (at their nearest point). It is not within an SSSI Impact Risk Zone for the type of development being proposed.</p> <p>There are no BAP habitats within or in immediate proximity to the site, with the closest being Deciduous Woodland circa 80m north of the site, surrounding Lingfield Cemetery. This site has trees and hedgerows on three of its four sides, which separate Star Field from (for example) the Star Inn and houses along the B2028. These trees and hedgerows are key components of the local ecological network and should be retained and enhanced (where possible) through new development.</p>

SEA theme	Commentary, Site LNP5: Star Fields
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village and an intensification of uses at this location.</p> <p>Car ownership and usage is relatively high in the area, this is likely to be related to its rural context that often embeds car dependency as a means of accessing services. However, this site is considered to be extremely well located in terms of proximity to existing services and Star Bus stop is immediately adjacent to the site. Similarly, Lingfield train station is located only 170m from the site, which connects Lingfield Parish to London Victoria and large local urban areas including East Grinstead, Tunbridge Wells and Crawley. As such, development at this site may reduce the need for residents to travel via private vehicles to access facilities due to good provisions of public transport services, which will lower the associated greenhouse gas emissions. Conversely, it should be noted that the development of the site includes a key route through from the centre of Lingfield to the train station and may cause some temporary obstructions to the public transport system.</p> <p>With regards to flood risk, this site is close to the functional flood plain for the Eden Brook and a small proportion of Flood Zone 2 is exhibited throughout the southeast corner of the site. In addition, there are several areas of high, medium, and low surface water flooding which extend eastward into the site from the Eden Brook. As the site is currently an area of Green Belt land, any new areas of hardstanding (associated with new development) have the potential to exacerbate surface run off issues towards the Lingfield station access points, increasing surface water flooding concerns within the surrounding environment. Nonetheless, it is anticipated that these impacts could largely be mitigated by the incorporation of appropriate surface water management.</p>
Landscape	<p>The site is not within an Area of Outstanding Natural Beauty (AONB) though the village is within 2km of the High Weald AONB to the south and east. It is not likely to be within the AONB setting as inter-visibility is limited.</p> <p>Regarding landscape character, Star Fields is a central green area in Lingfield that plays a key role in maintaining its semi-rural character. The site is largely in the Conservation Area and wholly in the Green Belt.</p> <p>Development of this site would cause significant permanent damage to the character of Lingfield. Although the site is local in character, within the centre of Lingfield, it directly abuts the settlement boundary on the eastern side of the Lingfield Conservation Area.</p> <p>This site has trees and hedgerows on three of its four sides, which separate Star Fields from (for example) the Star Inn and houses along the B2028.</p> <p>With regards to locally important landscape features, the site does not contain a Tree Preservation Order (TPO), however there is a group of TPOs directly east of Star fields at the Old Cottage New Place Station Road (187/TAN) and a large TPO (194/TAN) to the southeast of the site at land bounded by Racecourse Road, Station Road, and the railway. The site lies within the Green Belt, this designation would need to change in order for the site to be developed.</p>

SEA theme	Commentary, Site LNP5: Star Fields
Historic Environment	<p>There are no internationally designated Heritage sites such as World Heritage Sites (WHS) within the immediate proximity of the site.</p> <p>With reference to nationally designated heritage assets, no listed buildings are located within the site. However, New Place Grade II* listed building is immediately east of the site and the Grade I listed Pollard Cottage and Pollard House is located immediately west of the site (along with two other Grade II* and three Grade II listed buildings).</p> <p>In terms of locally designated heritage assets and areas of interest, the Star Fields site is largely in the Lingfield Conservation Area and development of this site would cause significant permanent damage to the character of Lingfield by destroying the setting of several medieval and listed buildings that surround the area. Since over half of the site is within the Conservation Area, this will need to be considered through the development management process. The estimated site yield (50) reflects this constraint; the estimated site yield of a minimum of 60 homes indicates that consideration of this constraint has already been made. However, should a greater number of houses be considered, the harm to the Conservation Area and its setting will need to be fully considered. As such an allocation at this location is perhaps more likely to detract from the special characteristics and setting of Lingfield Conservation Area (and is extremely likely to be visible from locations within the conservation area itself).²⁰</p> <p>Following a high-level search of the Surrey Historic Environment Record (HER) it is concluded there are no locally important heritage assets within the site.²¹</p>
Land, Soil and Water Resources	<p>According to the regional agricultural land classification dataset from Natural England, the site is underlain by Grade 3 (good to moderate) agricultural land. In the absence of a detailed agricultural land classification assessment at this location, it is currently not possible to determine whether the site is underlain by Grade 3a (i.e., BMV land) or Grade 3b land (i.e., not BMV land). However, an allocation at this location would result in the loss of Green Belt, and not promote the most efficient use of land within the Neighbourhood Plan area.</p> <p>With regards to water resources, there are no drains within or in proximity to the site however, the site is close to the functional flood plain for the Eden Brook. The site is not within a groundwater source protection zone (SPZ). The site is within the Eden Brook East of Lingfield (S487) Rodden Surface Water Nitrate Vulnerable Zone (NVZ).</p> <p>There are no active minerals sites within proximity of the site, though the Surrey Minerals Plan (2011) identifies that a site at Sugham Farm at the northern boundary of the plan area is an inactive minerals site. It is not clear if any winnable deposits remain or whether extraction may resume in future though the site appears rehabilitated and unlikely to return to use. The site was closed at the end of 2019.</p>

²⁰ Tandridge District Council (2019) 'Conservation areas' [online] available at: <https://www.tandridge.gov.uk/Planning-and-building/Conservation-and-trees/Conservation-areas>

²¹ Surrey HER (2022) locally Important Heritage Assets Available at: [Search results \(exploringsurreyspast.org.uk\)](https://search.surreyheritage.org.uk/)

SEA theme	Commentary, Site LNP5: Star Fields	
Community Wellbeing	<p>Lingfield has a relatively high proportion of highly qualified professionals and skilled workers and its location on the trainline to central London is likely to ensure that professional workers continue to view it as an attractive place to live. Lingfield has good provision bus services which can connect residents to London Victoria and large local urban areas including East Grinstead, Tunbridge Wells and Crawley. This site is considered to be extremely well located in terms of proximity to existing services and Star Bus stop is immediately adjacent to the site. Similarly Lingfield train station is located only 170m from the site, however the development of the site includes a key route through from the centre of Lingfield to the train station and may cause some temporary obstructions to the public transport system.</p> <p>Additional services, including the Star Inn are all located directly west of the site.</p> <p>In terms of encouraging healthy and active lifestyles, the St Peter and St Paul open spaces are located circa 50m north of the site. Development of this site would also remove a key green corridor used by many people on a daily basis to walk to and from the railway station.</p>	
Transport	<p>The site has road frontage with Town Hill and Station Road, and it has been suggested that access could be sought from Town Hill. In terms of the Public Right of Way (PRoW) network, Lingfield 381a Footpath intersects the site and extends for approximately 400m. Development at this site would need to ensure that access to the PRoW network is maintained and preferably enhanced. There is no designated cycle access in proximity to the site. Development of this site would also remove a key green corridor used by many people on a daily basis to walk to and from the railway station.</p> <p>Regarding the local transport network, car ownership and usage is relatively high in the area, this is likely to be related to its rural context that often embeds car dependency as a means of accessing services. However this site is considered to be well located in terms of proximity to existing services which connects Lingfield Parish to London Victoria and large local urban areas including East Grinstead, Tunbridge Wells and Crawley, and Star Bus stop is immediately adjacent to the site. Similarly Lingfield train station is located only 170m from the site. As discussed under the 'Climate Change' appraisal section, above, an allocation at this site will likely result in reduced need for residents to travel via private vehicle to access facilities due to good provisions of public transport services which will lower the associated greenhouse gas emissions. Conversely it should be noted that the development of the site includes a key route through from the centre of Lingfield to the train station and may cause some temporary obstructions to the public transport system.</p> <p>The site is in close proximity to Gatwick airport, the A22 and the M23. In this context future development may increase local traffic levels, as access to and use of the wider transport network increases.</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect

Summary of site assessment findings

Table 4.7: Summary of SEA site assessment findings

Site	Biodiversity and Geodiversity	Climate Change	Landscape	Historic Env.	Land, Soil and Water Resources	Community Wellbeing	Transport
LNP1							
LNP2							
LNP3							
LNP4							
LNP5							
Key							
Likely adverse effect (without mitigation measures)					Likely positive effect		
Neutral/no effect					Uncertain effect		

Current approach in the Lingfield Neighbourhood Plan and the development of policies

Choice of sites taken forward for the purposes of the Lingfield Neighbourhood Plan

4.27 The LNP seeks to shape development in the Neighbourhood Plan area through a combination of allocations, specifically sites:

- LNP1, Lingfield House;
- LNP2, Land on Godstone Road;
- LNP3, Land to the Southwest of Lingfield; and
- LNP4, Pitts Barn

4.28 Site LNP5 (Star Fields) is not being allocated and no policy provisions are provided for this site in the Neighbourhood Plan.

4.29 Summarising the choice of sites, the LNP states the following:

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

“We have consulted local people and businesses while developing this Plan and have tried to take their views into account in doing so. In addition to the focus on retaining the character of the village, people have expressed great concern about the ability of local infrastructure – notably the surgery and the primary school - to absorb a larger population. Whilst the Plan cannot address

these issues directly, we recognise and accept them. Our surgery is already under great pressure and an increase in the older population will add to that. We wish to see plans for increasing the provision of medical services in Lingfield and believe that any new development should contribute to that.”

Neighbourhood Plan policies

- 4.30 To support the implementation of the vision statement for the Neighbourhood Plan, the Regulation 14 version of the LNP puts forward 26 policies to guide new development within the LNP area.
- 4.31 Policies were developed following extensive community consultation and evidence gathering and are listed below in **Table 4.8**.

Table 4.8: Neighbourhood Plan policies

Reference	Policy Name
Character and Heritage Policies	
CHP1	Managing High Quality Housing in the Parish of Lingfield
CHP2	Protecting character of village gateways, Green Belt boundaries and the views into and out of the built form
CHP3	Managing Development in the Conservation Area
CHP4	Managing Development of Heritage Assets
Environment and Climate Change Policies	
ECC1	Managing Flood Risk
ECC2	Local Green Spaces
ECC3	Veteran trees and Hedges
ECC4	Green Corridors
ECC5	Greening Our Streets
ECC6	Avoiding Overheating Our Buildings
ECC7	Improving Energy Efficiency in Historic and Traditional Buildings
Infrastructure and Development Policies	
ID1	Improve Capacity of Doctors' Surgery
ID2	Improve Capacity of Local Schools
ID3	Assets of Community Value
ID4	Improve Pedestrian and Cycle Access and Promote Their Use
ID5	Improve Pedestrian Safety
Local Economy Policies	
LE1	Shop Fronts
LE2	Change of Use of Buildings with a Commercial Frontage
LE3	Gun Pit Road Car Park
LE4	Street Furniture
LE5	Fibre Broadband Availability
Housing Delivery and Sites Policies	

Reference	Policy Name
LNP1	Lingfield House East Grinstead Road
LNP2	Garth Farm Godstone Road
LNP3	Land Southwest of Lingfield Newchapel Road
LNP4	Pitts Barn Newchapel Road
LNP5	Star Fields

5. What are the appraisal findings at this current stage?

Introduction

- 5.1 The aim of this chapter is to present appraisal findings and recommendations in relation to the Regulation 14 version of the LNP. This chapter presents:
- An appraisal of the current version (i.e., the Regulation 14 version) of the LNP under the seven SEA theme headings.
 - The overall conclusions at this current stage.

Approach to this appraisal

- 5.2 The appraisal of the Regulation 14 version of the LNP is presented below and is structured under the seven SEA themes.
- 5.3 For each SEA theme, 'significant effects' of the Regulation 14 version of the LNP on the baseline are predicted and evaluated. Account is taken of the criteria presented within Schedule 2 of the Regulations. So, for example, account is taken of the probability, duration, frequency, and reversibility of effects as far as possible. These effect 'characteristics' are described within the assessment, as appropriate.
- 5.4 Every effort is made to identify / evaluate effects accurately; however, this is inherently challenging given the high-level nature of the LNP. The ability to predict effects accurately is also limited by understanding of the baseline and the nature of future planning applications. Because of the uncertainties involved, there is a need to exercise caution when identifying and evaluating significant effects to ensure all assumptions are explained. In many instances it is not possible to predict significant effects, but it is possible to comment on merits (or otherwise) in more general terms.

Biodiversity and Geodiversity

- 5.5 Although there are no nationally designated sites within the Neighbourhood Plan area, the Neighbourhood Plan boundary does intersect with the Impact Risk Zones (IRZ) of three separate Sites of Special Scientific Interest. SSSI Impact Risk Zones are a GIS tool/ dataset which map zones around each SSSI according to the sensitivities of the features for which it is notified. They specify the types and thresholds of development that have potential adverse impacts, including residential, rural-residential, and rural non-residential. Whilst the proposed site allocations within Policies LNP1 - LNP5 overlap with SSSI IRZs for some types of development, the total amount and type of development to be brought forward (based on the capacities listed within the policies) is not likely to exceed the IRZ thresholds at any locations. Specifically, none of the sites are within locations where IRZs indicate that residential development would have the potential for adverse effects. As such the allocations proposed through the LNP will be unlikely to have significant impacts on nearby SSSIs.
- 5.6 There are also two adjacent Local Nature Reserves (LNRs) in Lingfield. The Lingfield Wildlife Area is a 6.25 ha area of meadows, hedges, and woodland

copses. In light of the key sensitivities listed above, one of the key objectives within the LNP is the 'enhancement the local environment' (objective 4). This is recognised and acknowledged throughout several LNP policies which will 1) help limit potential effects on features and areas of ecological interest and 2) support the resilience of green infrastructure networks. This is further discussed below.

- 5.7 An environmental net gain principle for development is also embedded within the goals and policies of the Environment Act²² (which received Royal Assent in November 2021). In particular Schedule 14 of the Environment Act makes provision for biodiversity gain to be a condition of planning permission in England. In this respect, Policy ECC3 (Green Corridors) confirms that development must 'provide any local environmental designations with opportunities for enhancement'. This Policy seeks to improve green corridors within the LNP area to maximise the positive outcomes for wildlife and the local community. This includes through improving connections to the extensive flood plains of both Eden Brook and Ray Brook and areas of semi-natural habitat within the Neighbourhood Plan area to form a multifunctional and joined-up landscape. These provisions will safeguard and enhance areas which are likely to provide roosting and foraging sites for protected species, maintaining habitat connectivity and reducing fragmentation. It is anticipated that the provisions of this policy (in its current form) are likely to enhance the natural environment of the LNP area, even if no specific targets are mentioned.
- 5.8 The nature, scale, timing, and duration of some development activities can result in the disturbance of protected species. This can include effects of poor air quality on designated sites, and severance of ecological networks from new development areas. In this respect, the LNP also sets out provisions which will support and enhance habitats, species, and ecological networks.
- 5.9 For example, the proposed site allocations (taken forward through Policies LNP1 – LNP4) contain trees and hedgerows along one (or more) of their boundaries.
- 5.10 Recognising this, Policy ECC4 (Greening our streets) requires proposals for new development, or the replacement of existing development, to incorporate sustainable planting where practical and viable, including tree and shrub planting. Further, the site-specific Policy LNP2 also demonstrates how design options creatively incorporate existing habitat into new development by enhancing part of the site which was used for grazing for biodiversity gain.
- 5.11 Ecological networks will also be strengthened through Policy ECC2 (Local Green Spaces), whereby the LNP wishes to secure the future of the existing allotments to prevent their loss with a Local Green Space designation.
- 5.12 Overall, Neighbourhood Plan policies should help ensure that ecological sensitivities are appropriately considered during the planning, construction, and operational phases for new development proposals which come forward during the plan period, whilst also delivering net gains.

²² GOV.UK (2021): 'Environment Act', [online] available to access via [this link](#)

Climate Change

- 5.13 The extent to which the LNP has the potential to support climate change mitigation efforts is dependent (in part) on a distribution strategy which promotes development at locations in closer proximity to the existing services and facilities in the LNP area. In particular, the site-specific policies LNP1 – LNP3 ensure that developments are well connected to the centre of Lingfield which is well served by services and facilities. As such, new development at these locations has the potential to limit the need to travel to local facilities for some day-to-day activities (and associated greenhouse gas emissions). The Pitts Barn allocation is less well connected in terms of access to services; this is addressed by Policy LNP4, which supports a pedestrian/cycle path to provide connectivity to the village and its services, by using sustainable modes of travel.
- 5.14 Climate change is already causing overheating in buildings, and this is likely to get worse in the future. Accordingly, Policy ECC5 (Avoiding Overheating Our Buildings) states that development proposals should demonstrate how it would minimise overheating and reliance on air conditioning systems. Policy ECC5 also outlines a number of provisions to achieve this including, minimising internal heat generation through energy efficient design; moderating external temperatures through the use of green walls and roofs; and providing natural shade on exposed walls and windows to reduce heat gain.
- 5.15 This concept is further supported by Policy ECC6 (Improving Energy Efficiency in Historic and Traditional Buildings), which seeks to contribute towards tackling climate change through technology improvements, while retaining and being sympathetic toward its historic buildings. Policy ECC6 promotes the use of solar energy panels that replicate the appearance of slate, or the use of painted aluminium secondary glazing.
- 5.16 With reference to adapting to the effects of climate change, Policy ECC1 (Managing Flood Risk) encourages the use of permeable materials and natural features through design (including through sustainable urban drainage) to address any flood risk concerns. This policy specifies that all development requiring a planning application, including alterations and extensions to existing buildings and replacement dwellings, should provide details of a Sustainable Drainage System (SuDS) to demonstrate that no surface run-off will discharge directly into the main drainage network. This applies to all development, irrespective of site size or flood risk zone.
- 5.17 Regarding flood risk, Pitts Barn is a large site and is close to the functional flood plain for the Eden Brook and lies partially within Flood Zone 2. In this respect, new areas of hardstanding at this location have the potential to increase the surface water run-off potential to the surrounding areas (particularly given the sloping aspect of the site). This vulnerability is recognised under Policy LNP4 which encourages development to adhere to the Lingfield Design Code (2020) where specific examples of suitable SuDS are provided. Policy LNP4 also recognises that Pitts Barn has opportunities for significant habitat improvements on the lower slopes of the site, some of which are in Flood Zone 2 where there no houses will be delivered.
- 5.18 More broadly, in relation to adapting to the effects of climate change, the protection of open spaces and habitats within the LNP area through the

provisions of Policy ECC2 (Local Green Spaces) and ECC3 (Green Corridors). These policy provisions will positively respond to the potential effects of climate change (particularly from extreme weather events) through providing summer shading, shelter and reducing surface water run-off issues. It is also anticipated that the provisions of the NPPF and Local Plan policy will help to guide development away from the areas at highest risk of flooding.

Landscape

- 5.19 The spatial strategy of the LNP maximises use of available brownfield sites within the settlement boundary. However, as noted previously, with the level of growth set by the local authority and a Green Belt boundary amendment inevitable, there will no doubt be a degree of landscape impact in implementing any spatial strategy. Several site-specific policies recognise the importance of Green Belt in the context of the LNP and seek to reduce impacts where possible. Specifically, Policy LNP2 directs growth towards Garth Farm and supports the provisions of Brownfield land in the form of a previously developed site within the Green Belt.
- 5.20 This is reinforced by Policy LNP1, which stipulates that any development should be in accordance with the Lingfield Design Code and ensure enhancement and maintenance of the “soft” boundary with the green belt, which should be retained in perpetuity.
- 5.21 More broadly, Policy CHP2 (Protecting character of village gateways, Green Belt boundaries and the views into and out of the built form) sets provisions to enhance and protect the Green Belt boundaries around the parish. It stipulates that development proposals which abut Green Belt boundaries, including those which are wholly within the Green Belt, will need to demonstrate that the existing boundaries will be enhanced and maintained for the duration of the proposal. Together, these help to address policies within the Local Plan Part 2 (adopted in July 2014) pertaining to green belt around Lingfield, such as Local Plan Policy DP13 (Buildings in the Green Belt).
- 5.22 Landscape and villagescape character play an important part in understanding the relationship between people and place, identifying recognisable and distinct patterns which make one area different from another. Landscape and villagescape character can assist in the assessment of the likely significance of effects of change resulting from new development areas, both in visual and amenity terms. The relationship between the LNP area and the High Weald AONB, for example, is a defining feature and contributes strongly to the LNP area's sense of place and quality of its environment. In this context, proposals within the LNP have a strong focus on protecting the sense of place and special qualities which contribute to its character.
- 5.23 Given its location on a slope with long views towards the High Weald AONB and open countryside, particular attention is given to Land to the Southwest of Lingfield in its design and layout to maintain landscape impacts. Specifically, LNP3 seeks to protect the integrity of the AONB and states that development must ensure the visibility through the site, of important views and the character should reflect the proximity to nearby open countryside in line with the Lingfield Design Code (2020).

- 5.24 Policy LNP3 also seeks to improve and expand the existing public rights of way networks within the LNP area to create a joined-up network which is both well managed and maintained for visitors and wildlife. The pathway would emerge on the East Grinstead Road, between the gardens of the houses on Driver's Mead and Lingfield House, providing highly desirable access for recreational walking, linking to the public rights of way beyond and would form a permanent boundary, to ensure the green belt to the south of the village is protected from sprawl. This policy will positively support one of the main objectives within the community vision of the High Weald AONB Management Plan (2019-2024)²³, which is to provide active travel options and wide access to the countryside.
- 5.25 These sensitivities are further reflected by LNP policies and proposals which have a strong focus on protecting and enhancing landscape and villagescape character, the quality of the public realm, sense of place, and local distinctiveness. Key policies in this respect include ECC2 (Local Green Spaces), Policy LE2 (Change of Use of Buildings with a Commercial Frontage), and Policy ID3 (Assets of Community Value). Alongside the Design Code which accompanies the Regulation 14 version of the LNP (see Policy CHP1), these policies will help to facilitate opportunities for high quality design and layout to be incorporated within new development areas.
- 5.26 Policy CHP1 (Managing High Quality Housing in the Parish of Lingfield), will also help preserve and respect the prevailing density in each of Lingfield's character areas and sub-areas and sets out criteria that proposals will be expected to meet. This includes making materials compatible with those used in the immediate area and respecting the character of the street scene by considering spacing between buildings.
- 5.27 Enhanced habitats (trees, hedgerows, grass, shrub, etc.,) can also form important parts of landscape and villagescape character, enhancing the street scene and providing screening to restrict undesirable views. A key policy in this regard includes Policy ECC4 (Greening Our Streets) which seeks to improve green connections between new development areas and the surrounding landscape. In this respect, proposals for new tree and hedgerow planting, habitat creation and wildlife corridors will be supported. This is important in relation to the proposed site allocations, as Lingfield House, East Grinstead Road, Garth Farm Godstone Road, and Star Fields either contain or are adjacent to group TPO designations.

Historic Environment

- 5.28 The LNP area has a rich historic environment, recognised through the diversity of features and areas that are nationally and locally valued for their heritage interest. With reference to the proposed site allocations within Policies LNP1 to LNP4, the key heritage constraints and considerations for development proposals (and how these have been addressed through LNP policy provisions) are identified as follows:
- Site **LNP1** is located approximately 90m to the south of the Grade II listed 'Drivers Cottage' building. The site is largely screened from view from residential properties located along Drivers Mead, and by the existing

²³ High Weald Joint Advisory Committee (2019): 'High Weald AONB Management Plan 2019-2024', [online] available to access via [this link](#)

vegetation along the site boundaries. Site 1 is also located approximately 85m to the south of Lingfield Conservation Area. Given the screening provided by the surrounding buildings and vegetation at this site, an allocation at this location is perhaps less likely to detract from the special characteristics and setting of Lingfield Conservation Area (and is not likely to be visible from locations within the conservation area itself).

- Site **LNP2** is approximately 15m northwest of two Grade II listed buildings (Porters Hall and The Thatched Cottage) and one Grade II* listed building 'The Old House'. Site 2 is 310m to the north of Lingfield Conservation Area and approximately 300m northwest of a scheduled monument. These national and local designated heritage sites are largely screened from view from residential properties located along Bay Trees Road.
- Adjacent to Site **LNP3** is the Grade II* listed building 'The Garth' which would need to be considered through the development management process. Views between these two sites are largely screened by trees located north of Newchapel Road, but any new development should consider the impact on the setting and significance of this designation. The site is located approximately 500m to the west of Lingfield Conservation Area
- **Site LNP4** is over 500m west (and not in the setting) of Lingfield Conservation Area and is therefore not as constrained by this local heritage designation. Two Grade II listed buildings are located immediately to the north of site LNP4; including a barn 50m southeast of Rowlands farmhouse, Newchapel road; and Rowlands farmhouse, itself located along Newchapel Road. However mitigation would be possible, through sensitive design and screening.

5.29 Policy CHP3 (Managing Development in the Conservation Area) directly addresses the constraints associated with the Lingfield Conservation Area and will benefit this theme over the long-term. It states that any development in the Conservation Area that results in the increase of the number of bedrooms or creation of an annexe or new dwelling, must adhere to the Minimum provision as directed in the Tandridge Parking Standards SPD (2012) or any similar replacement policy and brings attention to the amount of additional car parking that will be required to preserve the appearance and setting of the Conservation Area.

5.30 These sensitivities are further reflected by LNP policies and proposals which focus on the conservation and enhancement of both designated and non-designated heritage assets, and their settings. Namely, CHP4 (Managing Development of Heritage Assets), Policy ID3 (Assets of Community Value), CHP1 (Managing High Quality Housing in the Parish of Lingfield), and CHP2 (Protecting character of village gateways, Green Belt boundaries and the views into and out of the built form).

5.31 For example, Policy CHP4 requires proposals to respect the character of Heritage Assets; their adjoining buildings and the wider area. It also includes provisions for the protection of non-designated local buildings (or Tandridge Buildings of Character) to be submitted for adoption by Tandridge. This is supported by several policies which focus on including specific features within

new development which complement the built form of the surrounding areas, including ID3 which focuses on designated assets of community value.

- 5.32 New development within the LNP area shall also be expected to be taken forward in conjunction with the provisions of the Design Code prepared to support the LNP (see Policies LNP1 – LNP4). Given this document sets out a comprehensive range of provisions relating to the built environment, this will help provide an appropriate basis for the conservation and enhancement of the historic environment surrounding any new developments which may be brought forward during the plan period.
- 5.33 More broadly, delivering net gains in biodiversity and facilitating green infrastructure enhancements can have beneficial impacts in terms of the built environment, and by extension, the setting of the historic environment. Key policies in this regard include Policy ECC4 (Greening Our Streets) and Policy ECC3 (Green Corridors) which are discussed in more detail within the ‘Biodiversity and Geodiversity’ and ‘Landscape’ appraisals, above. In addition to supporting enhancements to the setting of features and areas of historic environment interest, these policies have the potential to support and strengthen the ‘Vision for Lingfield’, which seeks to see the village, with its strong historic character, developed in a sensitive way and the LNP.
- 5.34 Whilst the LNP has a strong focus on the conservation and enhancement of the historic environment which help to reduce the significance of the potential impacts of development, in the absence of detailed planning applications and further archaeological evidence, the overall effects on the ‘Historic Environment’ remain uncertain at this stage. In this respect there is scope for the LNP to encourage the use of proportionate heritage impact assessments at the planning application stage to help to understand the significance of the heritage features and the potential impacts of new development areas.

Land, Soil, and Water Resources

- 5.35 Much of the Neighbourhood Plan area is within the Metropolitan Green Belt; the built area of Lingfield village is an exception to this as it is inset from the Green Belt. On this basis, any spatial strategy for the LNP is deemed highly likely to lead to permanent minor negative effects in relation to soil resources, because of development of greenfield land that could potentially support arable use.
- 5.36 Further, an Agricultural Land Classification (ALC) identified that the Neighbourhood Plan area is broadly underlain by areas of Grade 3 land. In this respect, the proposed site allocations within the Regulation 14 version of the LNP have the potential to result in the permanent loss of areas of productive (good to moderate) agricultural land. It is important to note that the proposed site allocations, through Policies LNP1, LNP2, LNP3 and LNP5 are all either within or adjacent to the existing village boundaries, and the scale of development to come forward at these locations is not likely to result in the loss of any significant areas of BMV land. It should be noted that all available brownfield sites form part of the spatial strategy for the LNP. Specifically, Policy LNP2 directs growth towards Garth Farm and supports the provisions of brownfield land in the form of a partially previously developed site within the Green Belt, therefore helping to reduce the degree of impact. In this respect the Neighbourhood Plan seeks as far as possible initiate a brownfield first approach

to development in the Neighbourhood Plan area, which will help support soils resources.

- 5.37 The LNP also has a strong focus on protecting the open countryside from inappropriate levels of development. For example, several policies seek to protect key features of landscape and biodiversity interest and promote green space and open space. Key policies in this regard include Policy ECC2 (Local Green Spaces) and Policy ECC3 (Green Corridors). While these policies do not specifically seek to address land, soil and water resources, the policies will indirectly help promote and protect these resources, including the promotion of high-quality green networks in the LNP area and the protection and enhancement of key landscape and villagescape features. This will help support the capacity of the landscape and villagescape to regulate soil and water quality.
- 5.38 Concerning the protection of water resources, Policy ECC1 (Managing Flood Risk) affirms that new development areas should adopt best practice in sustainable urban drainage. Site-specific policies (see Policy LNP1 – LNP5) also outline a requirement for proposals to provide details of the proposed drainage schemes by adhering to the Lingfield Design Code (2020). This is enhanced by Policy ECC5, which promotes the use of tree planting, landscape, and drainage design, demonstrating how surface water issues will be addressed. This will indirectly contribute to water quality improvements through limiting suspended solids entering watercourses from surface water run-off. Many locations within the LNP area (including all proposed site allocations through Policies LNP1 – LNP5) overlap with a NVZ or Drinking Water Safeguard Zone (DWSZ). New legal advice from Natural England recommends that new developments should only be permitted if they are nutrient neutral. However, this is a regional issue which is beyond the scope of the LNP to address.
- 5.39 Regarding the integrity of mineral resources within the LNP area, none of the sites through Policies LNP1 – LNP5 are adjacent to an existing area of mineral workings and the sites are not currently used for the purposes of extracting mineral resources. In this respect, it is not considered likely that the proposed site allocations would result in the sterilisation of mineral resources.
- 5.40 Overall, despite inevitable permanent minor negative effects arising from Green Belt development, the spatial strategy and plan policies perform well in relation to the ‘Land, Soil, and Water Resources’ theme, particularly through avoidance measures.

Community Wellbeing

- 5.41 With reference to new housing, the LNP supports an approach which seeks to deliver sustainable development which is sensitive to environmental constraints, and which is intended to meet specific housing requirements and other community objectives. In this respect, the LNP allocates five sites for housing development (see Policies LNP1 – LNP5). The choice of site allocations has been informed by the findings of the AECOM (2020) site assessments undertaken for the LNP, consultation events, and community preferences. This is further discussed within **Chapter 4** ‘Assessment of shortlisted sites through the SEA process’ of the Environmental Report.

- 5.42 The 'Infrastructure and Development Policies' of the LNP set out provisions which aim to address the key issues associated with public buildings in the LNP area. For example, residents expressed concerns at the inability of the current doctors' surgery to cope with its increasing patient register. Policy ID1 has been established to address this issue and aims to deliver additional capacity for the doctors' surgery/health centre, so that it can provide better patient experience and accessibility, including sufficient space for consulting rooms. Additional policies which seek to align delivery with needs of residents, include Policy ID2 (Improve capacity at the local schools), Policy ID3 (Assets of Community Value) and Policy ID4 (Improve pedestrian and cycle access) which will be discussed further in the following theme.
- 5.43 Specific issues outlined in the Housing Needs Assessment include a lack of affordable homes for local families and younger people, the need for market housing - mixed but predominantly family housing and less than 5 bedrooms, and a need for older age constrained housing. Key policies in this regard are Policy CHP1 (Managing High Quality Housing in the Parish of Lingfield) and the site-specific policies (LNP1 – LNP5), which seek to deliver an appropriate mix of housing types to match the needs of the LNP area.
- 5.44 A key aspect of the LNP is to ensure that the provision of community facilities continues to reflect the needs of a changing and increasingly diverse population, and that these facilities are accessible to all. LNP policies are therefore consistent with the NPPF (paragraph 93), which encourages planning policies and decisions to *"plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities"* and *"ensure an integrated approach to considering the location of housing, economic uses and community facilities and services."* A key policy in this respect is Policy ID3, which seeks to designate Assets of Community Value including buildings and open spaces.
- 5.45 The LNP also seeks to promote the economic vitality of the LNP area and support employment opportunities. For example, Policy LE1 (Shop Fronts) protects business, commercial, and employment development subject to the criteria listed within the policies. This includes (but is not limited to): new proposal will not result in the loss of a traditional shop front. Recognising the importance of small businesses and homeworking in the area, Policy LE5 (Fibre Broadband Availability) supports residents through improvements to communications networks to provide high-speed broadband access and connectivity (subject to other LNP policies).
- 5.46 More broadly, LNP policies and proposals have a strong emphasis on delivering public realm improvements (including through green infrastructure provision). Green infrastructure provides space for recreation and relaxation, and access to nature has been evidenced to improve people's health and wellbeing, through encouraging healthy outdoor recreation and relaxation²⁴. Key policies in this respect include Policy ECC2 (Local Green Spaces) and Policy ECC3 (Green Corridors). This will support physical and mental health and wellbeing of the local community.

²⁴ Natural England (2021): 'Green Infrastructure Network Framework' [online] available to access via: [this link](#)

Transportation

- 5.47 Through consultation undertaken on the LNP, many residents have requested increased opportunities to cycle, especially if this provides traffic-free routes. Provision of these infrastructure improvements are accommodated through several policies, including ID4 which seeks to creation of a new public right of way (designated as a footpath but with permission to cycle) around the south of the village, connecting Newchapel Road to the railway station and linking existing and future development.
- 5.48 With reference to local public transport networks, the LNP area is served by two train stations. Policies such as ID4 help connect isolated land parcels to the rail network in a sustainable way, which reduces the reliance on cars. This is a particular issue in the LNP area with the most popular mode of transport to work being driving via a car or van at 43.38% (see **Appendix A** – scoping). The A22 is the main north south road which runs to the west of Lingfield. Traffic congestion is a major concern to residents, as drivers use routes to and from East Grinstead, Edenbridge and towards Gatwick Airport, in part to avoid congestion in other areas. This issue will also be partly addressed by the site-specific policy LNP3, which seeks to deliver a connecting pedestrian and cycleway from Newchapel Road to Town Hill and potentially, through to the station. This policy encourages linking housing areas to increase connectivity and has the potential to connect more widely if other development proposals come forward.
- 5.49 Three out of the four site allocations are considered to be well located in terms of proximity to existing services in Lingfield Parish. Although LNP4 was originally deemed as unsuitable in terms of access to services, a recent design change has found that this can be remediated provision of a direct foot and cycle way across the Lingfield Park estate towards the East Grinstead Road. As discussed under the ‘Climate Change’ appraisal section, above, an allocation under Policies LNP1 – LNP3 in particular, will likely result in reduced need for residents to travel via private vehicle to access facilities due to good provisions of public transport services, which will lower the associated greenhouse gas emissions.

Conclusions at this current stage

- 5.50 In the context of the above the assessment has concluded that LNP will bring **positive effects** in relation to the ‘**Biodiversity and Geodiversity**’ SEA Theme, by facilitating proposals to protect existing habitats and wildlife corridors, establish new green spaces, and enhance ecological networks (including through green infrastructure enhancements) to deliver net gains. Specifically, Policy ECC3 (Green Corridors) confirms that development must ‘provide any local environmental designations with opportunities for enhancement’ and seeks to improve green corridors within the LNP area to maximise the positive outcomes for wildlife and the local community.
- 5.51 In relation to the ‘**Climate Change**’ theme, the Neighbourhood Plan policies have a focus on limiting greenhouse gas emissions in the Neighbourhood Plan area and on helping the Neighbourhood Plan area adapt to the effects of climate change. Development proposed through the Neighbourhood Plan is also unlikely to lead to greenhouse gas emissions significantly over and above

that would be seen otherwise through unplanned growth. As such, **broadly neutral** effects are deemed most likely.

- 5.52 Minor **negative effects** are considered likely due to localised impacts in relation to the '**Landscape**', as well as the '**Land, soil, and water resources**' themes. This is largely due to an element of greenfield development which is inevitable in any spatial strategy for the plan. Impacts are somewhat reduced through Policy CHP2, which sets provisions to enhance and protect the Green Belt boundaries and site-specific policies which support the provisions of Brownfield land in the form of a previously developed site within the Green Belt. It should also be noted that LNP policies perform well in relation to water resources, through Policy ECC1 (Managing Flood Risk), and in relation to preserving the integrity of mineral resources.
- 5.53 Overall, it is recognised that the spatial strategy has the potential to impact some heritage settings in the Neighbourhood Plan area. However, potential significant impacts are likely to be limited by the non-allocation of the Star Fields site, a large proportion of which overlaps with the Lingfield Conservation Area. Whilst the LNP policies identify measures which help to reduce the significance of impacts, in the absence of detailed planning applications and further archaeological evidence, the overall effects on the '**Historic Environment**' remain **uncertain** at this stage. In this respect there is scope for the LNP to encourage the use of proportionate heritage impact assessments at the planning application stage to help to understand the significance of the heritage features and the potential impacts of new development areas.
- 5.54 Policies and proposals within the LNP have a strong emphasis on delivering public realm improvements. Further, the 'Infrastructure and Development Policies' of the LNP set out several provisions which aim to address the key issues associated with public buildings, including the capacity of the doctor's surgery and local school. Considering these points, significant **positive effects** are considered a likely outcome in relation to the '**Community Wellbeing**' SEA theme.
- 5.55 Regarding connectivity and accessibility, development proposals and policies encourage opportunities to help increase sustainability, connectivity, and accessibility within the LNP area with site specific policy LNP3 supporting a pedestrian and cycleway from Newchapel Road to Town Hill. As such, **positive effects** are considered a likely outcome in relation to the '**Transportation**' theme.
- 5.56 Considering the above, the LNP is not judged likely to lead to any significant negative effects in relation to any of the seven SEA themes.

6. What are the next steps?

- 6.1 This Environmental Report accompanies the LNP for Regulation 14 consultation.
- 6.2 Following consultation, any representations made will be considered by the LNP Steering Group, and the LNP and Environmental Report will be updated as necessary. The updated Environmental Report will then accompany the LNP for submission to the Local Planning Authority, Tandridge District Council, for subsequent Independent Examination.
- 6.3 At Independent Examination, the LNP will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with local planning policy.
- 6.4 If the Independent Examination is favourable, the LNP will be subject to a referendum, organised by Tandridge District Council. If more than 50% of those who vote agree with the LNP, then it will be 'made'. Once made, the LNP will become part of the Development Plan for the parish.

Appendix A Context Review and Baseline

1. Air quality

Policy context

- 1.1 The UK's Air Quality Strategy²⁵ details a long-term vision for improving air quality in the UK, which involves objectives and policies for the different pollutants and the environmental implications associated with these.
- 1.2 Key messages from the National Planning Policy Framework²⁶ (NPPF) include:
- Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas.
 - Opportunities to improve air quality of mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.
 - Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health.
 - New and existing developments should be prevented from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.
- 1.3 Published in January 2018 by the UK Government, 'A Green Future: Our 25 Year Plan to Improve the Environment' sets out a number of goals and policies in order to help the natural world regain and retain good health. In this context, Goal 1 'Clean Air' and the policies contained within 'Chapter 4: Increasing resource efficiency and reducing pollution and waste' within the 25-year plan directly relate to the air quality SEA theme.

²⁵ DEFRA (2007) The Air Quality Strategy for England, Scotland, Wales and Northern Ireland [online] available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/69336/pb12654-air-quality-strategy-vol1-070712.pdf

²⁶ MHCLG (2019) National Planning Policy Framework [online] available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf

Baseline

Current baseline

- 1.4 There are no Air Quality Management Areas (AQMA) within the Neighbourhood Plan area. Similarly, in the surrounding area and boundary of Tandridge District Council no AQMA have been declared. The main source of air pollution in the district are road traffic emissions from major roads, notably the M25 and the M23, and the A22 and A25. However, with no AQMA designated in the local area, the air quality impact of these roads on the Lingfield Neighbourhood Plan area is not significant.
- 1.5 It is noted that the plan area is located within the flightpath for aircraft arriving at Gatwick Airport, around 7 nautical miles to the west of Lingfield. However, this is not a factor that will influence spatial choices about site selection in the Neighbourhood Plan.

Future baseline

- 1.6 Whilst no significant air quality issues currently exist within Lingfield, new employment and housing provision within the Neighbourhood Plan area has the potential for adverse effects on air quality through increasing traffic flows and associated levels of pollutants such as NO₂.
- 1.7 The A22 is located to the west of the plan area suggesting development to the east of the village may have potential to increase congestion in the village centre as additional road users would need to travel through the village to access the A22. Increased stationary, queueing or idling traffic can have potential to increase air pollution so development which introduces or exacerbates traffic pinch points and bottlenecks could lead to localised air quality issues.
- 1.8 It is not anticipated that future development within Lingfield will lead to appreciable effects that require a declaration of an AQMA. However, as part of efforts to improve local air quality Tandridge District Council are considering new monitoring sites. This may be a suitable step for the Neighbourhood Plan area to consider.

2. Biodiversity

Policy context

2.1 The EU Biodiversity Strategy²⁷ was adopted in May 2011 in order to deliver an established new Europe-wide target to '*halt the loss of biodiversity and the degradation of ecosystem services in the EU by 2020*'.

2.2 Key messages from the National Planning Policy Framework²⁸ (NPPF) include:

- One of the three overarching objectives of the NPPF is an environmental objective to 'contribute to protecting and enhancing our natural, built and historic environment' including by 'helping to improve biodiversity.'
- Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value [...], take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.
- Planning policies and decisions should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with the statutory status or identified quality in the development plan); and minimising impacts on and providing net gains for biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures.
- To protect and enhance biodiversity and geodiversity, plans should:
 - Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
 - Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.
- Take a proactive approach to mitigating and adapting to climate change, considering the long term implications for biodiversity.
- The presumption in favour of sustainable development does not apply where development requiring appropriate assessment because of its potential impact on a habitats site is being planned or determined.

²⁷ European Commission (2011) Our life insurance, our natural capital: an EU biodiversity strategy to 2020 [online] available at: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:52011DC0244&from=EN> [accessed 07/12/18]

²⁸ MHCLG (2019) National Planning Policy Framework [online] available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf

2.3 The Natural Environment White Paper (NEWP)²⁹ sets out the importance of a healthy, functioning natural environment to sustained economic growth, prospering communities and personal wellbeing. It was in part a response to the UK's failure to halt and reverse the decline of biodiversity by 2010, and it signalled a move away from the traditional approach of protecting biodiversity in nature reserves to adopting a landscape approach to protecting and enhancing biodiversity. The NEWP also aims to create a green economy in which economic growth and the health of our natural resources sustain each other, and markets, business and Government better reflect the value of nature. It includes commitments to:

- Halve biodiversity loss, support functioning ecosystems and establish coherent ecological networks by 2020;
- Establish a new voluntary approach to biodiversity offsetting to be tested in pilot areas;
- Enable partnerships of local authorities, local communities and landowners, the private sector and conservation organisations to establish new Nature Improvement Areas; and
- Address barriers to using green infrastructure to promote sustainable growth.

2.4 Biodiversity 2020: A strategy for England's wildlife and ecosystem services³⁰ aims to 'halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people'.

2.5 The 25 Year Environment Plan³¹ sets out the Government's environmental plan of action over the next quarter century, in the context of Brexit. The Plan aims to tackle the growing problems of waste and soil degradation, improving social justice through tackling pollution and promoting the mental and physical health benefits of the natural world. It also sets out how the Government will address the effects of climate change. These aims are supported by a range of policies which are focused on the following six key areas:

- Using and managing land sustainably;
- Recovering nature and enhancing the beauty of landscapes;
- Connecting people with the environment to improve health and wellbeing;
- Increasing resource efficiency, and reducing pollution and waste;
- Securing clean, productive and biologically diverse seas and oceans; and
- Protecting and improving the global environment

2.6 In this context, Goal 3 'Thriving plants and wildlife' and the policies contained within Chapter 2 'Recovering nature and enhancing the beauty of landscapes'

²⁹ HM Gov (2011) The Natural Choice: securing the value of nature [online] available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/228842/8082.pdf [accessed 07/12/18]

³⁰ DEFRA (2011) Biodiversity 2020: A strategy for England's wildlife and ecosystem services [online] available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/69446/pb13583-biodiversity-strategy-2020-111111.pdf [accessed 07/12/18]

³¹ HM GOV (2018) A Green Future: Our 25 Year Plan to Improve the Environment [online] available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf [accessed 07/12/18]

and Chapter 5 ‘Securing clean, productive and biologically diverse seas and oceans’ directly relate to the Biodiversity SEA theme.

- 2.7 At a local scale, the Surrey Nature Partnership has developed a ‘Biodiversity Opportunity Areas’ document which sets out the county’s approach to ‘*conserving and enhancing the biodiversity at a landscape-scale.*’. The approach identifies Biodiversity Opportunity Areas (BOAs) which have been recognised in the Tandridge District Local Plan 2033.
- 2.8 The submission Local Plan 2033 has a number policies with potential to affect biodiversity including:
- Policy TLP30: Green and Blue Infrastructure
 - Policy TLP35: Biodiversity, Ecology and Habitats
 - Policy TLP47: Sustainable Urban Drainage and Reducing Flood Risk

Baseline

Current baseline

Internationally designated sites

- 2.9 There are no European protected sites for biodiversity located within the Neighbourhood Plan area. Ashdown Forest Special Protection Area (SPA) is around 8km to the south of the Neighbourhood Plan area; however, the ‘area of influence’ for impacts around the SAC is 7km and therefore does not extend as far north as Lingfield.

Nationally designated sites

- 2.10 Although there are no nationally designated sites within the Neighbourhood Plan area, the Neighbourhood Plan boundary does intersect with the Impact Risk Zones of three separate Sites of Special Scientific Interest. SSSI Impact Risk Zones (IRZ) are a GIS tool/ dataset which map zones around each SSSI according to the sensitivities of the features for which it is notified. They specify the types and thresholds of development that have potential adverse impacts, including residential, rural-residential and rural non-residential. The following IRZs intersect with the plan area:

- Blindley Heath SSSI IRZ intersects with the north west of the Neighbourhood Plan area;
- Lingfield Cernes SSSI IRZ intersects with the Neighbourhood Plan area’s eastern boundary; and
- Hedgecourt SSSI IRZ intersects with a small section of the southwestern corner of the Neighbourhood Plan area.

- 2.11 However, none of the IRZs identify residential development as having potential for adverse effects and therefore residential development proposals in Lingfield will be very unlikely to impact any of the nearby SSSIs.

Locally designated sites

- 2.12 There are two adjacent Local Nature Reserves (LNRs) in Lingfield. The Lingfield Wildlife Area is a 6.25ha area of meadows, hedges and woodland copses. The area also includes a wetland area and a wildflower meadow. The

Centenary Fields LNR borders the western length of the Lingfield Wildlife Area and is a 4.23ha site with similar features as well as a community orchard.

2.13 There are a range of Biodiversity Action Plan (BAP) priority habitats within and surrounding the Neighbourhood Plan area. The BAP habitats include:

- Lowland meadows;
- Deciduous Woodland;
- Traditional Orchard;
- Ancient and Semi-Natural Woodland; and
- Woodland.

2.14 There are two Sites of Nature Conservation Interest (SNCIs) within the Neighbourhood Plan area:

- Lingfield Orchid Meadow – located between Lingfield village and Lingfield Common Road; and
- Tom's Field – located in the north of the Neighbourhood Plan area, just south of Lingfield Common Road and the northwest of Lingfield Orchard Meadow.

Future baseline

2.15 Habitats and species could potentially face increasing pressures from future development within the Neighbourhood Plan area, with the potential for negative impacts on the wider ecological network. This may include a loss of habitats and impacts on biodiversity networks, which may be exacerbated by the effects of climate change.

2.16 LNRs are places of special local geological and wildlife interest. The potential for new development can not only have a negative impact on the richness and abundance of species but importantly the cultural services they provide the local community such as recreation and education. Development to the north of Lingfield village or along Lingfield Common Road could have a negative impact on both the Lingfield Wildlife Area and Centenary field LNRs, though development elsewhere in the plan area is unlikely to result in direct effects.

2.17 The Neighbourhood Plan presents an opportunity to seek a biodiversity net gain by including consideration opportunities to enhance and connect important habitats, species, and designated and undesignated sites of biodiversity significance. The development process can provide opportunities to deliver on-site biodiversity net gain as well as contribute to enhancement of strategic scale habitat networks.

Figure A2.1 Biodiversity designations

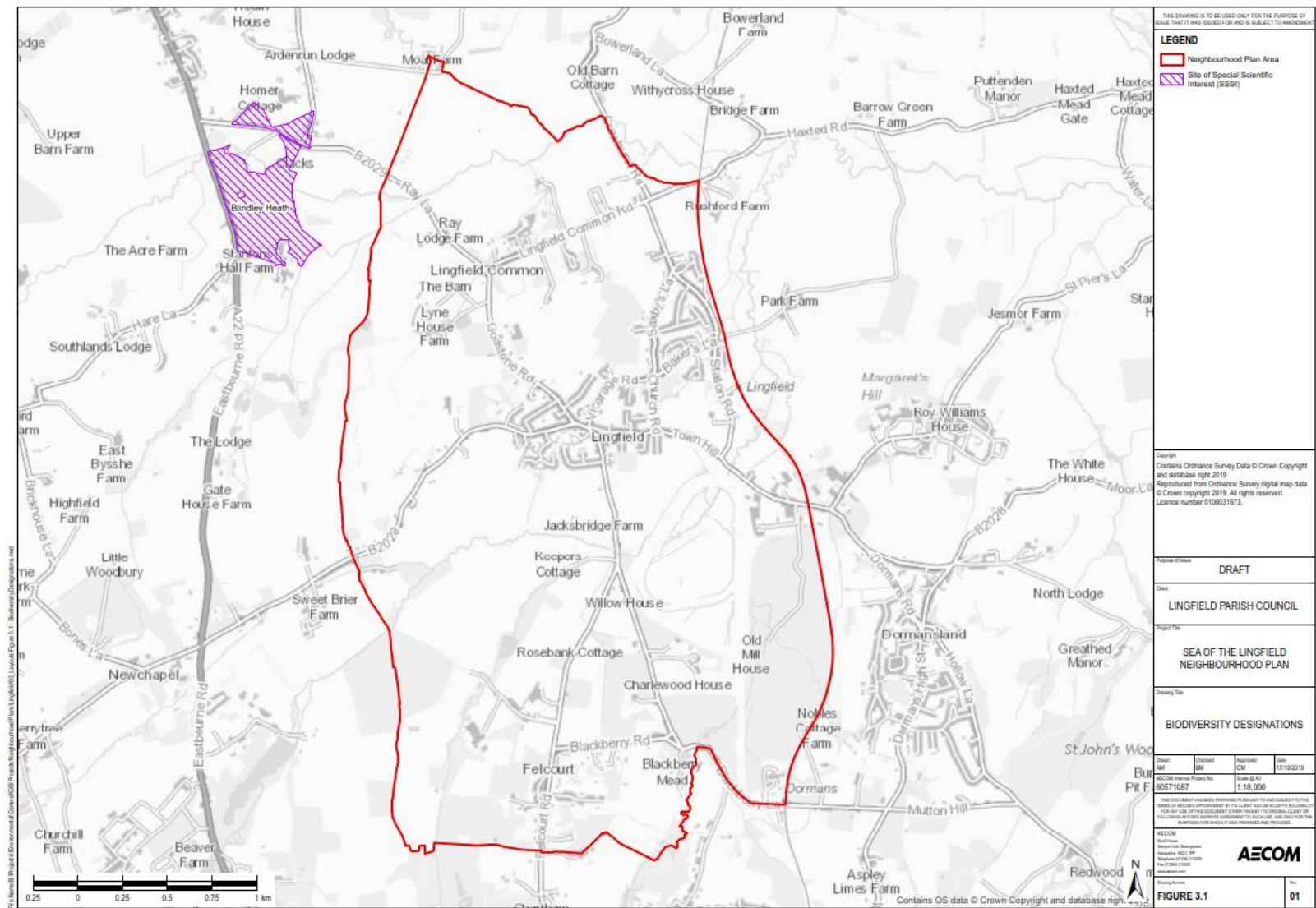
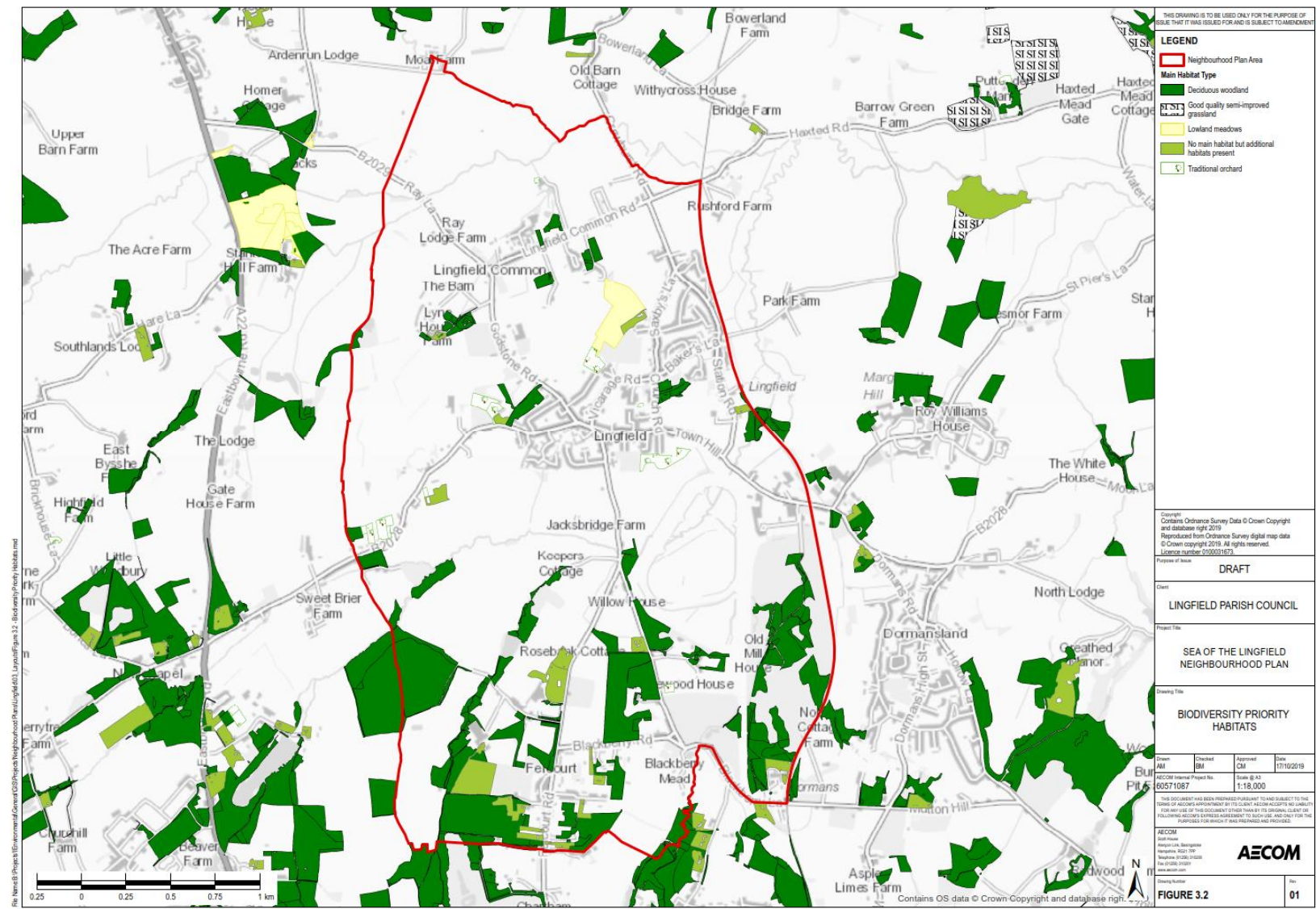


Figure A2.2 Biodiversity priority habitats



3. Climate change

Policy context

3.1 The UK Climate Change Act³² was passed in 2008 and established a framework to develop an economically credible emissions reduction path. It also highlighted the role it would take in contributing to collective action to tackle climate change under the Kyoto Protocol, and more recently as part of the UN-led Paris Agreement. The Climate Change Act includes the following:

- The Act commits the UK to reducing emissions by 100% from 1990 levels by 2050.³³
- The Act requires the Government to set legally binding 'carbon budgets' - a cap on the amount of greenhouse gases emitted in the UK over a five year period. The carbon budgets are designed to reflect the cost-effective path to achieving the UK's long-term objectives. The first five carbon budgets have been put into legislation and run up to 2032.
- The Committee on Climate Change was set up to advise the Government on emissions targets, and report to Parliament on progress made in reducing greenhouse gas emissions. The National Adaptation Programme requires the Government to assess the risks to the UK from climate change, prepare a strategy to address them, and encourage key organisations to do the same.

3.2 The UK Climate Change Risk Assessment is published on a 5-yearly cycle in accordance with the requirements of the Climate Change Act 2008. It required the Government to compile an assessment of the risks for the UK arising from climate change, and then develop an adaptation programme to address those risks and deliver resilience to climate change on the ground. For both the 2012 and the 2017 UK Climate Change Risk Assessment, the Adaptation Sub-Committee commissioned an evidence report aiming to understand the current and future climate risks and opportunities. The evidence report³⁴ contains six priority risk areas requiring additional action in the next five years, identified below:

- Flooding and coastal change risks to communities, businesses and infrastructure;
- Risks to health, wellbeing and productivity from high temperatures;
- Risk of shortages in the public water supply, and for agriculture, energy generation and industry;
- Risks to natural capital, including terrestrial, marine and freshwater ecosystems, soils and biodiversity;

³² GOV.UK (2008) Climate Change Act 2008 [online] available at:
http://www.legislation.gov.uk/ukpga/2008/27/contents?_sm_au=iVVt4Hr6tbjgnqNj

³³ Revised from 80% as per the Climate Change Act 2008 (2050 Target Amendment) Order 2019 [online], available at:
<http://www.legislation.gov.uk/uksi/2019/1056/article/2/made>

³⁴ GOV.UK (2017) UK Climate Change Risk Assessment Report January 2017 [online] available at:
<https://www.gov.uk/government/publications/uk-climate-change-risk-assessment-2017>

- Risks to domestic and international food production and trade; and
- New and emerging pests and diseases, and invasive non-native species, affecting people, plants and animals.

3.3 Published in January 2018 by the UK Government, 'A Green Future: Our 25 Year Plan to Improve the Environment'³⁵ sets out a number of goals and policies in order to help the natural world regain and retain good health. In this context, policies contained within Chapter 1 'Using and managing land sustainably' and Chapter 6 'Protecting and improving the global environment', Goal 4 'A reduced risk of harm from environmental hazards such as flooding and drought' and Goal 7 'Mitigating and adapting to climate change' directly relate to the Climate Change SEA theme.

3.4 Key messages from the National Planning Policy Framework³⁶ (NPPF) include:

- One of the three overarching objectives of the NPPF is an environmental objective to 'contribute to protecting and enhancing our natural, built and historic environment' including by 'mitigating and adapting to climate change' and 'moving to a low carbon economy.' 'The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.'
- Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.
- Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.
- Plans should direct development away from areas at highest risk of flooding (whether existing or future). Where development is necessary, it should be made safe for its lifetime without increasing flood risk elsewhere.

3.5 The Flood and Water Management Act 2010³⁷ highlights that alternatives to traditional engineering approaches to flood risk management include:

³⁵ HM GOV (2018) A Green Future: Our 25 Year Plan to Improve the Environment [online] available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf

³⁶ MHCLG (2019) National Planning Policy Framework [online] available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf

³⁷ Flood and Water Management Act (2010) [online] available at: <http://www.legislation.gov.uk/ukpga/2010/29/contents>

- Incorporating greater resilience measures into the design of new buildings, and retro-fitting properties at risk (including historic buildings);
 - Utilising the environment in order to reduce flooding, for example through the management of land to reduce runoff and through harnessing the ability of wetlands to store water;
 - Identifying areas suitable for inundation and water storage to reduce the risk of flooding elsewhere;
 - Planning to roll back development in coastal areas to avoid damage from flooding or coastal erosion; and
 - Creating sustainable drainage systems.
- 3.6 The 2017 Reigate & Barnstead Borough Council, Mole Valley District Council and Tandridge District Council Level 1 Strategic Flood Risk Assessment (SFRA) was commissioned jointly by all three authorities. The study area includes Lingfield and appraises all potential sources of flooding and identifies recent flood events. This was followed by publication of a detailed SFRA Level 2 in 2018.

Baseline

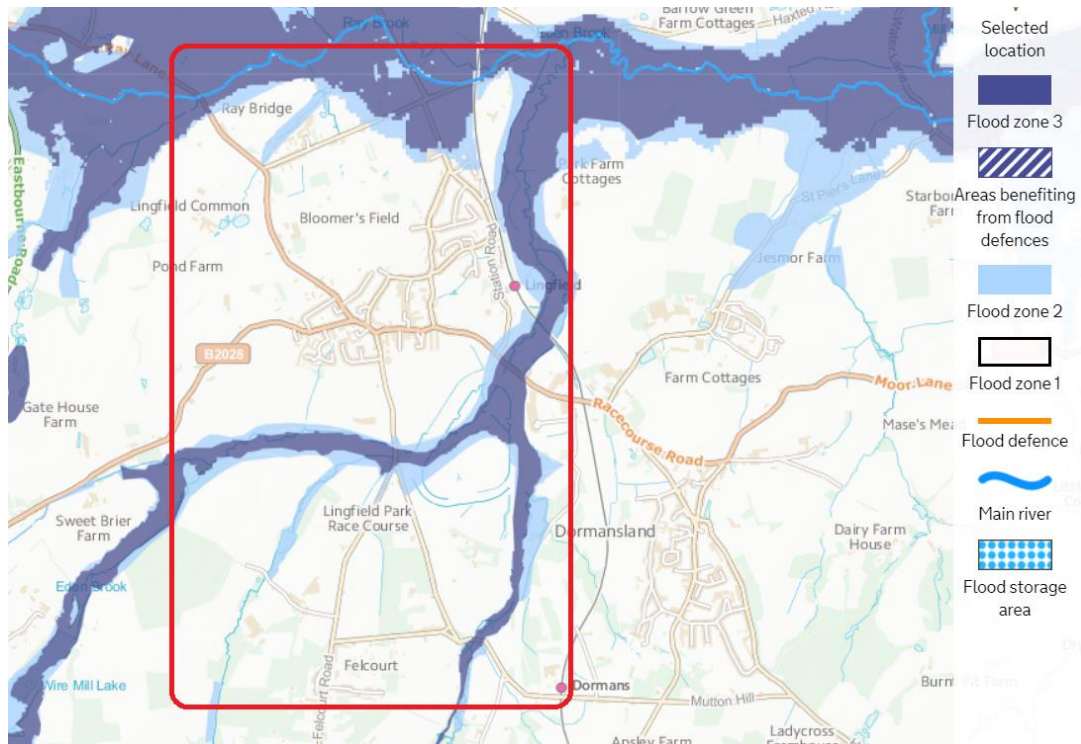
Current baseline

- 3.7 The current baseline is explored in respect of both adapting to the effects of climate change and mitigating the effects of climate change. A key facet of climate change adaptation is flood risk and urban heating, whilst climate change mitigation relates to the extent to which emissions from the built environment are being minimised through intervention and behaviour change. Emissions from transport have been discussed through the Air Quality chapter above.

Climate change adaptation

- 3.8 There are two significant watercourses within the plan area. The first is Eden Brook which is a tributary of the River Eden. The brook flows through the plan area in a broadly west-east alignment before turning sharply and flowing in a south-north alignment just beyond the eastern boundary of Lingfield. Additionally, Ray Brook, also a tributary of the River Eden, flows broadly west-east through the north of the plan area. Broad corridors of fluvial flood risk follow the alignment of each watercourse, which has the effect of nearly encircling Lingfield village by Flood Zone 3, the highest risk designation (i.e. a 1 in 100 or greater annual probability of flooding). The north, south and east of the village are all affected, though the west remains free of fluvial flood risk as it is further from each brook. See Figure A3.1 below:

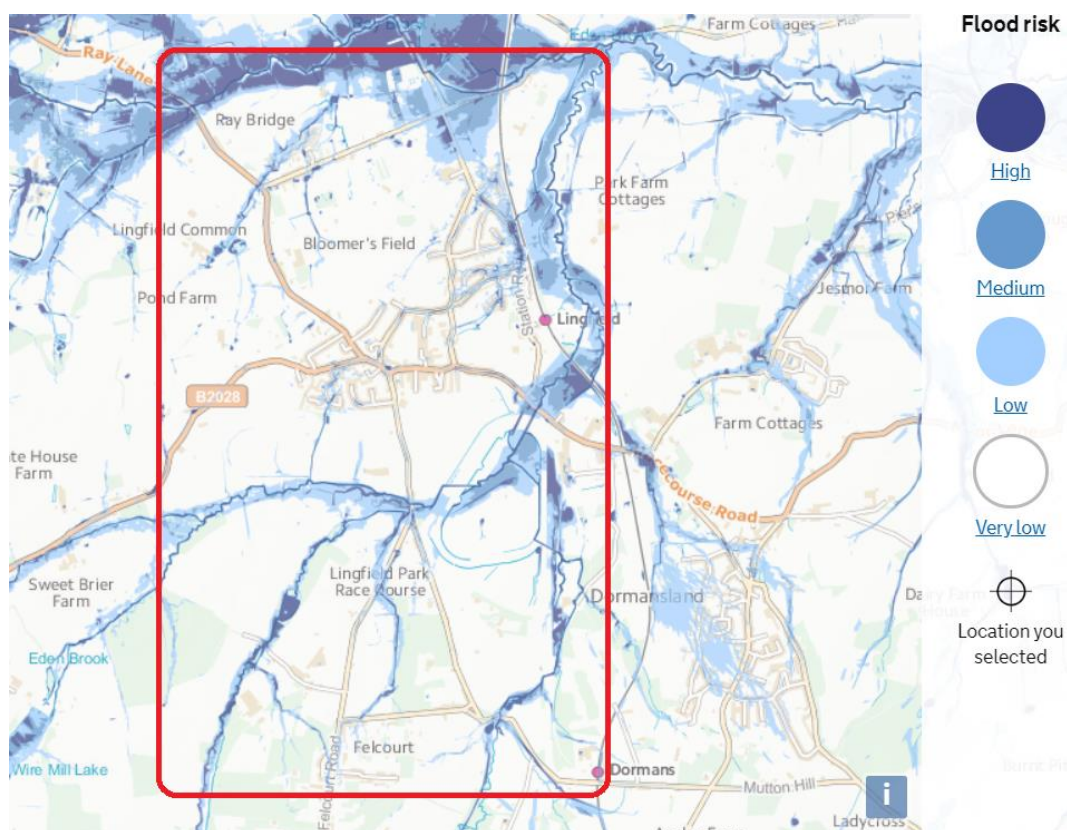
Figure A3.1 Fluvial flood risk (approximate plan area shown in red)³⁸



3.9 There is also extensive surface water flood risk within the plan area, though this broadly corresponds with the extent of the areas of fluvial flood risk. Narrow ribbons of surface water flood risk permeate into some areas beyond the extent of the fluvial risk those these are thin and localised. See Figure A3.2 below:

³⁸ Environment Agency (2019) 'Flood map for planning' [online], available from: <https://flood-map-for-planning.service.gov.uk/>

Figure A3.2 Surface water flood risk (approximate plan area shown in red)³⁹



3.10 The 2017 SFRA Level 1 identifies that a significant flood event occurred in Lingfield in December 2013 following a period of “unprecedented” rainfall of around 275% above the winter average. This event was a mixture of fluvial and surface water flooding.

3.11 The 2017 SFRA Level 1 also notes that the area east of Lingfield village is at increased risk of groundwater flooding as a result of the geology of the area, particularly alluvial deposits of clay, silt, sand and gravel.

Climate change mitigation

3.12 Reducing greenhouse gas (GhG) emissions is widely acknowledged as a key element of climate change mitigation. CO₂ emissions in particular are associated with a changing climate and will become an area of even greater focus for mitigating climate change following Surrey County Council’s declaration of a climate emergency in July 2019.

3.13 CO₂ emissions from the built environment are monitored and recorded at Local Authority level. The most recently published (2019) data shows that CO₂ emissions from Tandridge District steadily declined over the 12 years to 2017, with a 35% fall in total over this period. The decline in emissions for South East England was higher still at 37% over the same time period, whilst emissions from England as a whole declined by 40%. Total CO₂ emissions from Tandridge are on par with the regional total and notably lower than the national total. This data is presented in Table A3.1 on the following page.

³⁹ Environment Agency (2019) ‘Long term flood risk’ [online], available from: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

Table A3.1 Local Authority total per capita CO₂ emissions estimates within the scope of influence of Local Authorities 2005-2017 (kt CO₂)⁴⁰

Year	Tandridge	South East	England
2005	6.5	6.9	8.5
2006	6.5	6.8	8.4
2007	6.2	6.6	8.1
2008	6.1	6.5	7.9
2009	5.7	5.9	7.0
2010	5.8	6.1	7.2
2011	5.3	5.5	6.6
2012	5.5	5.7	6.8
2013	5.4	5.5	6.6
2014	4.8	4.9	5.9
2015	4.7	4.7	5.7
2016	4.5	4.5	5.4
2017	4.2	4.2	5.1

3.14 Surrey County Council declared a climate emergency in July 2019 and has resolved to “*deliver a strategy in 2019/20 that clearly outlines how we plan to deliver the target [of net zero emissions by 2050]*”. The County Council has also resolved to “*support businesses and all local authorities in their work to tackle climate change*”.⁴¹ In this context it will be important that both Neighbourhood Plan-making and Local Plan-making in Surrey are consistent with the County Council’s resolved position and forthcoming climate change strategy.

Future baseline

3.15 New development could have the potential to increase flood risk through factors such as changing surface and ground water flows, overloading existing inputs to the drainage and wastewater networks or increasing the number of residents exposed to areas of existing flood risk.

3.16 Widespread implementation of SuDS could help reduce the risk from surface water runoff, though it will continue to be important that new development

⁴⁰ Department for Business, Energy and Industrial Strategy (2019) UK local authority and regional carbon dioxide emissions national statistics: 2005 to 2017 [online], available from: <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2017>

⁴¹ Surrey County Council (2019) Minutes of the meeting of the County Council, 9 July 2019 [online], available from: <https://mycouncil.surreycc.gov.uk/ieListDocuments.aspx?CId=121&MIId=6659>

avoids introducing large new areas of non-permeable hardstanding where possible.

- 3.17 Per capita emissions in Lingfield are likely to decline over time in line with the trend evident at district, regional and national scale as energy efficiency measures, renewable energy take-up and new technologies, such as electric vehicles, become more widely adopted. The declaration of a climate emergency in Surrey will likely see greater focus on the role that plan-making can play in tackling harmful emissions.

4. Health and wellbeing

Policy context

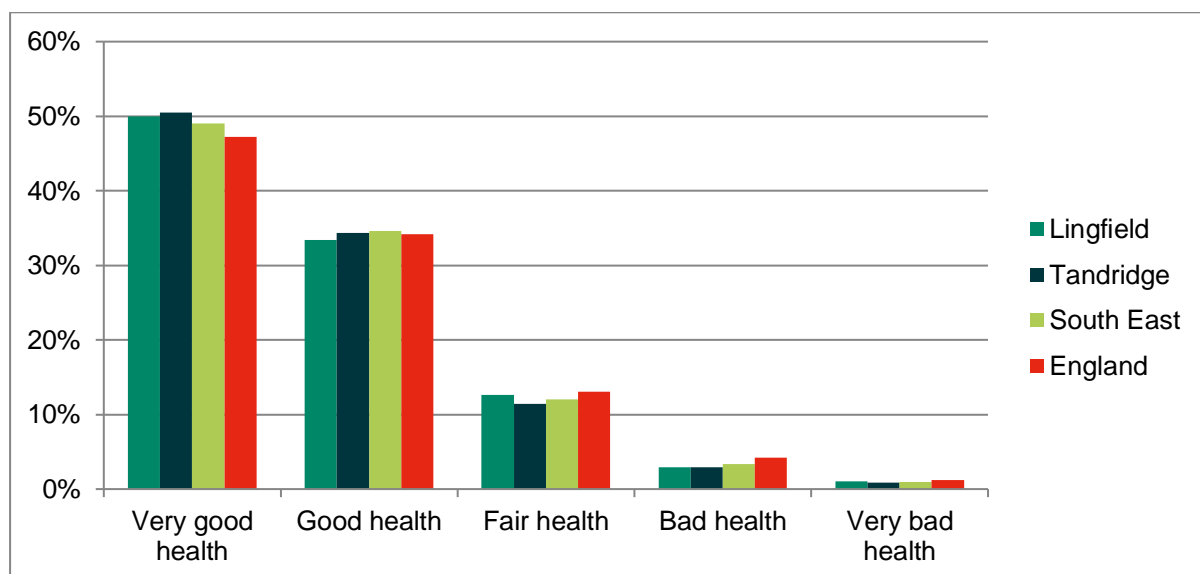
- 4.1 Key messages from the National Planning Policy Framework (NPPF) include that planning policies should:
- Enable and support healthy lifestyles through provision of green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.
 - Take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.
 - Help deliver access to high quality open spaces and opportunities for sport and physical activity to contribute to the health and well-being of communities.
- 4.2 The Surrey Joint Health and Wellbeing Strategy (2018) identifies three strategic priorities as a focus to 2030: *“Helping people in Surrey to lead healthy lives”*; *“Supporting the mental health and emotional wellbeing of people in Surrey”*; *“Supporting people in Surrey to fulfil their potential”*.
- 4.3 Policy TLP17 of the submission Local Plan states that the Council will *“support programmes and strategies which aim to reduce health inequalities and promote healthier lifestyles”*, specifically stating that development will be required to promote *“healthy, safe and active living”* and to *“support and deliver Green Infrastructure initiatives”*.

Baseline

Current baseline

- 4.4 General health outcomes within the plan area are broadly in line with the average for Tandridge District and the South East region, though are more positive than for England as a whole. Around 83% of Lingfield residents report ‘good’ or ‘very good’ health, compared with around 85% within Tandridge and 83% for the South East. This is a higher proportion than England as a whole, where around 81% report ‘good’ or ‘very good’ health. Around 4% of Lingfield residents report ‘bad’ or ‘very bad’ health which is broadly aligned with Tandridge and with the South East region, though is lower than the average of 5.4% for England as a whole. See Figure A4.1 below:

Figure A4.1 General Health (2011 census)



4.5 Long term health refers to the degree to which day-to-day activities are routinely limited by health conditions. Table A4.1 below shows that the total percentage of Lingfield residents whose activities are 'limited a lot' and 'limited a little' by their health is slightly higher than at district or regional level. Despite this, the proportion of residents who are limited 'a lot' is lower than the national average, whilst the proportion who are limited 'a little' is consistent with the national average. See Table A4.1 below.

Table A4.1 Long term health category (2011 census)

	Lingfield	Tandridge	South East	England
Day-to-day activities limited a lot	7.39%	6.43%	6.88%	8.30%
Day-to-day activities limited a little	9.31%	8.40%	8.83%	9.30%
Day-to-day activities not limited	83.30%	85.17%	84.29%	82.40%

4.6 Primary healthcare facilities are available at the Lingfield Surgery on East Grinstead Road. The practice currently has the full time equivalent (FTE) of 5.5 GPs and around 10,600 registered patients, giving it a ratio of around 1,930 patients per FTE GP.⁴² This is equivalent to around 0.52 FTE GPs per 1,000 patients.

4.7 The NHS does not have a recommended number of GPs per 1,000 patients per practice. However, for purposes of comparison the average number of GPs per 1,000 patients in England was 0.47 as at the September 2019 General Practice Workforce data.⁴³

⁴² NHS (2019) Find GP Services [online], available from:

<https://www.nhs.uk/Services/GP/Overview/DefaultView.aspx?id=40798>

⁴³ NHS Digital (2019) General Practice Workforce Interactive Dashboard [online], available from: <https://digital.nhs.uk/data-and-information/data-tools-and-services/data-services/general-practice-data-hub/workforce>

Future baseline

- 4.8 There is little to indicate that health outcomes in Lingfield will deviate from current trends going forward. Good or very good health was reported by nearly 85% of residents suggesting that a pattern of healthy lifestyle choices and behaviours has been sustained over time. However, new development could have potential to load additional pressure on the Lingfield Surgery through the addition of new service users.

5. Historic environment

Policy context

5.1 Key messages from the National Planning Policy Framework (NPPF) include:

- Strategic policies should set out an overall strategy making provision for ‘conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure.
- Planning policies and decisions should ensure that developments ‘are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation of change (such as increased densities).
- Heritage assets should be recognised as an ‘irreplaceable resource’ that should be conserved in a ‘manner appropriate to their significance’, taking account of ‘the wider social, cultural, economic and environmental benefits’ of conservation, whilst also recognising the positive contribution new development can make to local character and distinctiveness.
- Plans should set out a ‘positive strategy’ for the ‘conservation and enjoyment of the historic environment’, including those heritage assets that are most at risk.
- When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss of less than substantial harm to its significance.

5.2 These messages are supported by the national Planning Practice Guidance (PPG)⁴⁴ which itself includes the key message that local authorities should set out in their Local Plans a positive strategy for the conservation and enjoyment of the historic environment which recognises that conservation is not a passive exercise and that identifies specific opportunities for the conservation and enhancement of heritage assets.

5.3 Historic Environment for England (2010)⁴⁵ sets out the Government’s vision for the historic environment. It calls for those who have the power to shape the historic environment to recognise its value and to manage it in an intelligent manner in light of the contribution that it can make to social, economic and cultural life.

5.4 The emerging Tandridge District Council Local Plan: 2033⁴⁶ (submitted in Jan 2019) includes a Historic Environment, Heritage and Conservation chapter which asserts the need for future development proposals to “*conserve and*

⁴⁴ Ministry of Housing, Communities and Local Government (2016), Planning Practice Guidance [online], available from: <https://www.gov.uk/government/collections/planning-practice-guidance>

⁴⁵ HM Government (2010) The Government’s Statement on the Historic Environment for England [online] available at: http://webarchive.nationalarchives.gov.uk/+/http://www.culture.gov.uk/reference_library/publications/6763.aspx

⁴⁶ Tandridge District Council (2019) ‘Our Local Plan: 2033’ [online] available at: <https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Local%20plan/Local%20plan%202033/Examination%20library/MAIN%20DOCUMENTS/MD1-Our-Local-Plan-2033-Submission-2019.pdf>

enhance the character and appearance of designated and non-designated heritage assets, through high-quality sensitive design.”

Baseline

Current baseline

- 5.5 The Neighbourhood Plan area contains **38** Grade II (of special interest), **eight** Grade II* (of greater special interest) and **three** Grade I (of exceptional interest) listed buildings.
- 5.1 There are no Registered Parks and Gardens (RPGs) within the Neighbourhood Plan area, though the Grade II-listed Greathed Manor RPG is around a kilometre to the east of Dormans station at the south east corner of the plan area.
- 5.2 There is one scheduled monument within the Neighbourhood Plan area, the Village Cage and St Peter's Cross.⁴⁷ This monument is an important focal point near the centre of Lingfield, including a standing cross and a village lock-up. Together these remains provide valuable record of the history of the village and represent an important educational and recreational resource.
- 5.3 Lingfield has one Conservation Area which is an amalgamation of what were originally three separate areas. These areas (Gun Pond, Church Town and High Street) were originally designated in 1972 and cover a total of 19 ha.⁴⁸ Within conservation areas there are controls over demolition, minor developments, protection of trees and design of any new developments so that the intrinsic character and historic value of the built environment is protected.
- 5.4 The Tandridge District Council maintains a list of buildings of character within their district. These buildings are not given statutory protection, but they have been identified as buildings worthy of conservation due to their local interest or character. In Lingfield there are 28 of these locally listed buildings.⁴⁹
- 5.5 The Historic Environmental Record (HER) for Surrey is maintained by Surrey County Council and identifies a wide range of non-designated sites of historic or archaeological interest in the plan area. Non-designated assets provide an important element to the historic interest of a plan area. Harm to non-designated assets and their settings should be avoided where possible.

Future baseline

- 5.6 New development in the Neighbourhood Plan area has the potential to impact on the fabric and setting of cultural heritage assets; for example, through inappropriate design and layout. It should be noted however that existing historic environment designations offer a degree of protection to cultural heritage assets and their settings.

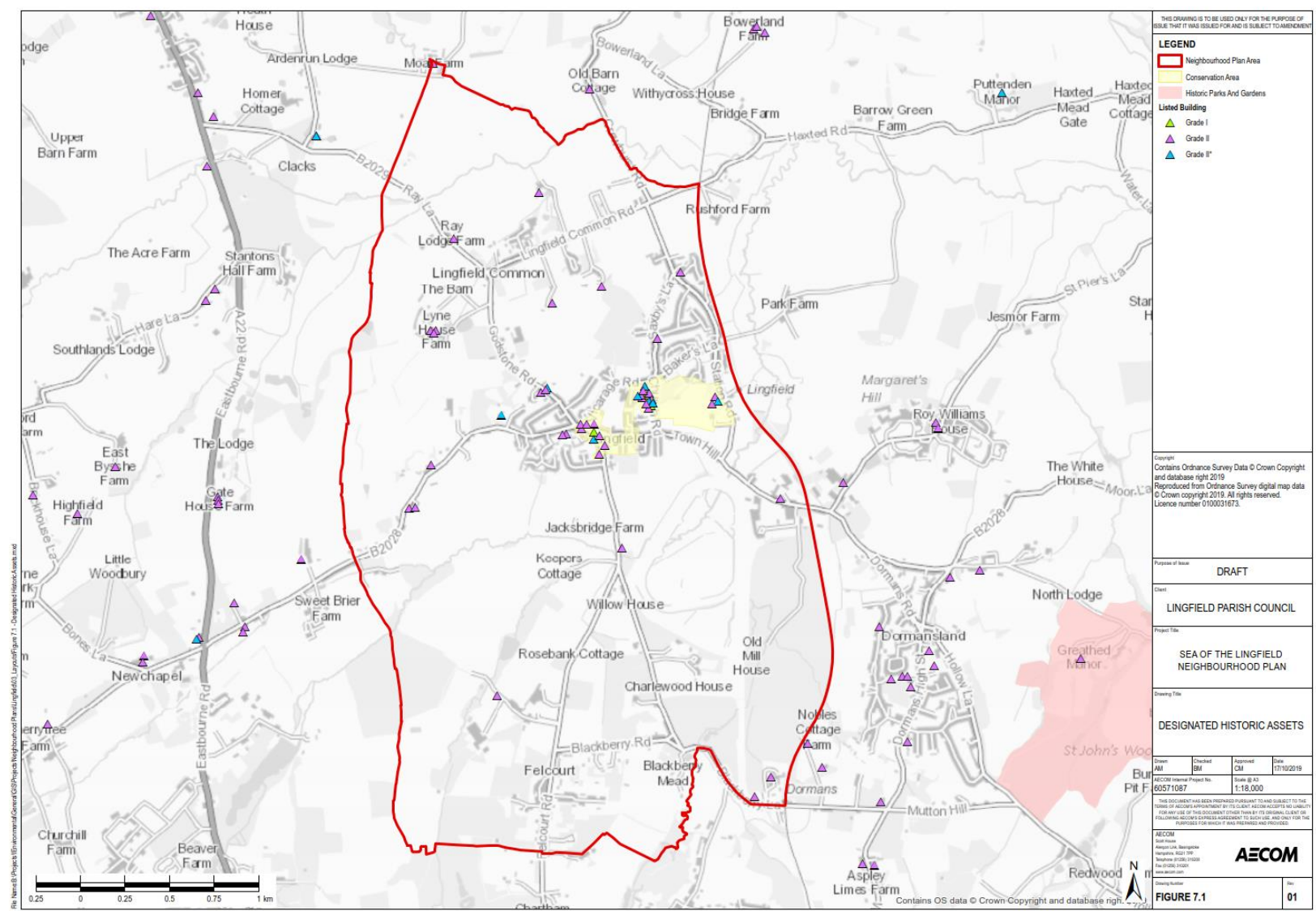
⁴⁷ Historic England (2019) 'Village cage and St Peter's Cross' [online] available at: <https://historicengland.org.uk/listing/the-list/list-entry/1005942>

⁴⁸ Tandridge District Council (2019) 'Conservation areas' [online] available at: <https://www.tandridge.gov.uk/Planning-and-building/Conservation-and-trees/Conservation-areas>

⁴⁹ Tandridge District Council - Buildings of Character (2013) [online] available at: <https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Conservation%20and%20trees/Conservation%20areas/Buildings-of-Character.pdf>

- 5.7 Conversely, well designed and laid out new development need not be harmful to the significance of a heritage asset or to wider historic character. In the context of the Neighbourhood Plan area there may be opportunities for new development to enhance the historic setting of the village and better reveal assets' cultural heritage significance.

Figure A5.1 Historic environment designations



6. Landscape

Policy context

- 6.1 Key messages from the National Planning Policy Framework (NPPF) include:
- Protect and enhance valued landscapes, giving particular weight to those identified as being of national importance.
 - Develop 'robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics'.
 - Consider the effects of climate change in the long term, including in terms of landscape. Adopt 'proactive strategies' to adaptation and manage risks through adaptation measures including well planned green infrastructure.
- 6.2 Along with the policies contained within Chapter 2 'Recovering nature and enhancing the beauty of landscapes', Goal 6 'Enhanced beauty, heritage and engagement with the natural environment' of the Government's "A Green Future: Our 25 Year Plan to Improve the Environment" directly relates to the Landscape SEA theme.
- 6.3 At the local level, the emerging Tandridge District Council Local Plan: 2033⁵⁰ includes a Green and Blue Infrastructure, Landscape and the Natural Environment chapter which has a section for Landscape Character. This section details the need for all new proposals to protect and enhance key landscape features and visual sensitivities of the landscape character areas.
- 6.4 The emerging Tandridge Local Plan has been informed by the Tandridge Landscape Capacity and Sensitivity Study (2017) and subsequent addendum (2018).

Baseline

Current baseline

- 6.5 The Neighbourhood Plan area is not within an Area of Outstanding Natural Beauty (AONB) though the village is within 2km of the High Weald AONB to the south and east. It is not likely to be within the AONB setting as inter-visibility is limited.
- 6.6 Lingfield is part of the Low Weald National Character Area⁵¹ in south east England. The village is situated on an elevated position within the wider undulating Low Weald Farmland which forms a swathe across the southern half of Tandridge. This area is predominately agricultural underlain by mudstone,

⁵⁰ Tandridge District Council (2019) 'Our Local Plan: 2033' [online] available at: <https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Local%20plan/Local%20plan%202033/Examination%20library/MAIN%20DOCUMENTS/MD1-Our-Local-Plan-2033-Submission-2019.pdf>

⁵¹ Natural England (2013) National Character Area: 121 Low Weald, [online] available at: <http://publications.naturalengland.org.uk/publication/12332031?category=587130>

siltstone and sandstone⁵². The area is generally wet and woody – with ponds, floodplains, and wooded areas. There are small patches of wooded areas in the south of Lingfield, otherwise the majority of the landscape is comprised of agriculture and settled areas.

- 6.7 The Landscape Capacity and Sensitivity Study (2017) notes that Lingfield village has spread away from its historic core over time, following the alignment of roads along high ground. The high ground falls away towards the watercourses at the north and south of the village, presenting opportunities for medium range views from the village over the lower lying landscape beyond. This landform has informed the growth of the settlement over time as the built area largely remains on the high ground.
- 6.8 Local intelligence suggests there are a number of non-designated but locally valued views and view corridors within the plan area. It is important that non-designated assets which contribute to local landscape character are not adversely affected through development where possible.

Future baseline

- 6.9 New development in the Neighbourhood Plan area has the potential to impact on the landscape setting and townscape character of Lingfield through factors such as inappropriate design and layout.
- 6.10 The landform of the area partly informs the character of Lingfield village so if future development was to extend to areas that are lower in the landscape this could potentially alter the setting and intrinsic character of the village.

⁵² Landscape Capacity and Sensitivity Study (2018) [online] available at: <https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Local%20plan/Evidence%20base%20and%20technical%20studies/Landscape-Capacity-and-Sensitivity-Study-Add-B-%282018%29.pdf>

7. Land, soil and water resources

Policy context

7.1 The EU's Soil Thematic Strategy⁵³ presents a strategy for protecting soil resources in Europe. The main aim of the strategy is to minimise soil degradation and limit associated detrimental effects linked to water quality and quantity, human health, climate change, biodiversity, and food safety.

7.2 The EU Water Framework Directive⁵⁴ (WFD) drives a catchment-based approach to water management. In England and Wales there are 100 water catchments and it is Defra's intention to establish a 'framework for integrated catchment management' across England. The Environment Agency is establishing 'Significant Water Management Issues' and recently presented second River Basin Management Plans to ministers. The plans seek to deliver the objectives of the WFD, namely:

- Enhance the status and prevent the further deterioration of aquatic ecosystems and associated wetlands which depend on aquatic ecosystems;
- Promote the sustainable use of water;
- Reduce the pollution of water, especially by 'priority' and 'priority hazardous' substances; and
- Ensure the progressive reduction of groundwater pollution.

7.3 Key messages from the National Planning Policy Framework⁵⁵ (NPPF) include:

- Planning policies and decisions should contribute to and enhance the natural and local environment by:
 - protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; and
 - recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.'
 - Prevent new or existing development from being 'adversely affected' by the presence of 'unacceptable levels' of soil pollution or land instability and be willing to remediate and mitigate 'despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
 - Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for

⁵³ European Commission (2006) Thematic Strategy for Soil Protection [online] available at: http://ec.europa.eu/environment/soil/three_en.htm

⁵⁴ European Commission (2000) Directive 2000/60/EC of the European Parliament and of the Council establishing a framework for the Community action in the field of water policy [online] available at: http://ec.europa.eu/environment/water/water-framework/index_en.html

⁵⁵ MHCLG (2019) National Planning Policy Framework [online] available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf

accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

- Encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains.
- Planning policies and decisions should 'give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs', and 'promote and support the development of under-utilised land and buildings.'
- Taking a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for water supply.
- Prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.
- The government has produced a separate plan that specifically deals with planning policy in relation to waste management; this should be read in conjunction with the NPPF.

7.4 Other key documents at the national level include Safeguarding our Soils: A Strategy for England⁵⁶, which sets out a vision for soil use in England, and the Water White Paper⁵⁷, which sets out the Government's vision for a more resilient water sector. It states the measures that will be taken to tackle issues such as poorly performing ecosystems, and the combined impacts of climate change and population growth on stressed water resources.

7.5 The National Waste Management Plan⁵⁸ provides an analysis of the current waste management situation in England and evaluates how it will support the implementation of the objectives and provisions of the revised Waste Framework Directive⁵⁹. This includes an assessment of the need for new collection schemes, additional waste infrastructure and investment channels, as well as providing general or strategic waste management policies.

7.6 The EU Nitrates Directive (91/676/EEC) requires member states to identify areas where groundwater has nitrate concentrations of more than 50 mg/l nitrate or is thought to be at risk of nitrate contamination. These areas are designated as Nitrate Vulnerable Zones (NVZs) and as such are recognised as being at risk from agricultural nitrate pollution. Member states are required to establish Action Programmes in order to reduce and prevent further nitrate contamination

7.7 In the local context, Surrey County Council has developed the Surrey Minerals Plan Core Strategy Development Plan 2011⁶⁰ which sets out the county's vision

⁵⁶ DEFRA (2009) Safeguarding our Soils: A strategy for England [online] available at:

<https://www.gov.uk/government/publications/safeguarding-our-soils-a-strategy-for-england>

⁵⁷ DEFRA (2011) Water for life (The Water White Paper) [online] available at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/228861/8230.pdf

⁵⁸ DEFRA (2013) Waste Management Plan for England [online] available at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/265810/pb14100-waste-management-plan-20131213.pdf

⁵⁹ Directive 2008/98/EC

⁶⁰ Surrey County Council (2011) Minerals Plan Core Strategy [online], available at: <https://www.surreycc.gov.uk/land-planning-and-development/minerals-and-waste/minerals-core-strategy-development-plan>

of how mineral working within the authority's boundaries should be restored between 2011-2026.

- 7.8 Surrey County Council have recently updated the Surrey Waste Plan⁶¹ which is currently being reviewed and is expected to be adopted in 2019. The plan sets out how and where different types of waste will be managed in Surrey between 2019 – 2033.
- 7.9 The Tandridge District Council Water Cycle Study 2018 (WCS) provides a robust evidence base for the Tandridge Local Plan to assesses the potential issues relating to future development within the district and the impacts on the water supply, wastewater collection and waste water treatment.

Current baseline

Green Belt

- 7.10 Much of the Neighbourhood Plan area is within the Metropolitan Green Belt, including the settlement of Felcourt which is washed over. The built area of Lingfield village is an exception to this as it is inset from the Green Belt.

Agricultural Land Classification

- 7.11 The Agricultural Land Classification (ALC) classifies land into six grades (plus 'non-agricultural' and 'urban'), where Grades 1 to 3a are recognised as being the 'best and most versatile' land (BMV) and Grades 3b to 5 are of poorer quality.
- 7.12 The Neighbourhood Plan area is broadly underlain by areas of Grade 3 land with small areas of Grade 4 evident in the north and the south east. Localised detailed survey work has indicated that the south east of Lingfield Village has small areas of Grade 3a and Grade 2 land which are considered 'best and most versatile' (BMV). There are small areas of Grade 3b land in the north west of the of the Neighbourhood Plan area.

Land Contamination

- 7.13 The Neighbourhood Plan area does not have a history of heavy industrial land use and is considered unlikely to have areas of significant contamination based on past uses. This does not preclude the potential for localised soil or groundwater contamination to be present, particularly on land surrounding the built-up area.

Minerals

- 7.14 There are no active minerals sites within the plan area, though the Surrey Minerals Plan (2011) identifies that a site at Sugham Farm at the northern boundary of the plan area is an inactive minerals site. It is not clear if any winnable deposits remain or whether extraction may resume in future though the site appears rehabilitated and unlikely to return to use. The site was closed at the end of 2019.

Water

- 7.15 The Lingfield Wastewater Treatment Works (WwTW) is located at the far north of the plan area on Crowhurst Road. The WwTW is operated by Southern Water.

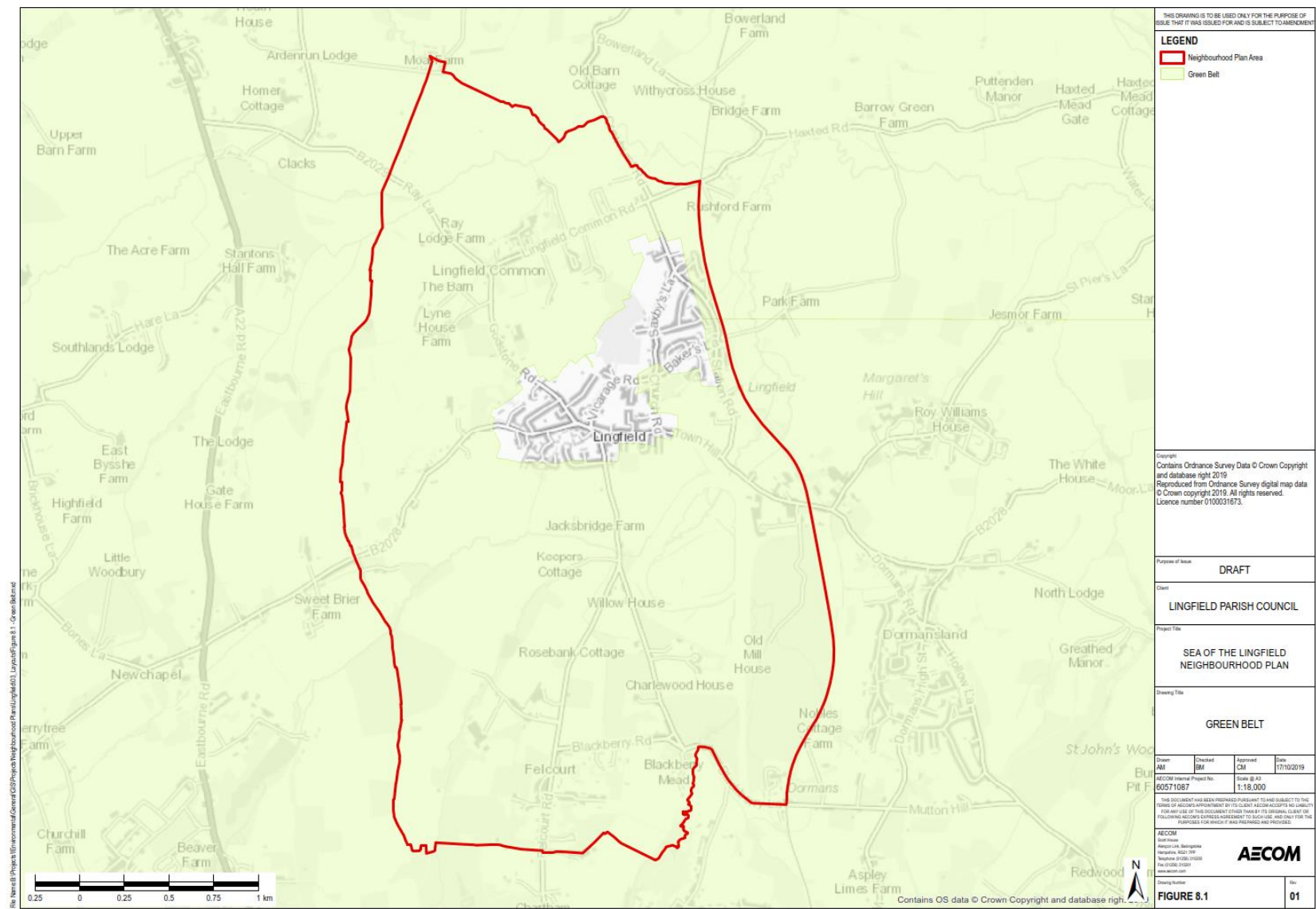
⁶¹ Surrey County Council (2019) Waste Local Plan 2019-2023 [online], available at: <https://www.surreycc.gov.uk/land-planning-and-development/minerals-and-waste/waste-plan/2019-2033>

- 7.16 The entire Neighbourhood Plan area is considered a Nitrate Vulnerable Zone (NVZ). Nitrate Vulnerable Zones (NVZs) denote areas at risk from agricultural nitrate pollution.
- 7.17 The entire Neighbourhood Plan area has been identified as a medium priority area for two Water Quality Priority Area categories: Phosphate and Groundwater Pesticides.
- 7.18 The entire Neighbourhood Plan area falls within a Drinking Water Safeguard Zone (DWSZ). DWSZs are catchment areas at risk of failing drinking water protection objectives and are the focus of targeted action to address water contamination to avoid the need for extra treatment by water companies.

Future baseline

- 7.19 Future development has the potential to affect water quality through increased consumption, diffuse pollution, wastewater discharges, water run-off, and modification. Water companies are likely to maintain adequate water supply and wastewater management over the plan period, and the requirements of the Water Framework Directive are likely to lead to continued improvements to water quality within the Neighbourhood Plan area and wider area. However, it will be important for new development to avoid impacts on water quality and support the opportunities to reduce consumption and improve efficiency.
- 7.20 In the absence of detailed survey work at a site specific scale it is unclear whether future development will directly result in the loss of 'best and most versatile' agricultural land, though available evidence suggests this is a possibility.
- 7.21 It is considered unlikely that limited development in the Neighbourhood Plan area will have a significant impact on the wider area's Nitrate Vulnerable Zone and Drinking Water Safeguard Zone designations given the strategic scale of the overall NVZ and DWSZ.

Figure A7.1 Green Belt



8. Population and communities

Policy context

8.1 Key messages from the National Planning Policy Framework⁶² (NPPF) include:

- Support strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations.
- The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site where possible.
- In rural areas, planning policies and decisions should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Authorities should consider whether allowing some market housing would facilitate the provision of affordable housing to meet local needs.
- Promote the retention and development of local services and community facilities such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.
- Ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. Places should contain clear and legible pedestrian routes, and high-quality public spaces, which encourage the active and continual use of public areas.
- Promote the retention and development of local services and community facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.
- Ensuring that there is a sufficient choice of school places and taking a proactive, positive and collaborative approach to bringing forward development that will widen choice in education.

8.2 The 'Ready for Ageing?' report (2013), published by the Select Committee on Public Service and Demographic Change⁶³ warns that society is underprepared for an ageing population. The report states that 'longer lives can be a great benefit, but there has been a collective failure to address the implications and without urgent action this great boon could turn into a series of miserable crises'. The report recognises that the supply of specialist housing for the older generation is insufficient for the demand. There is a need for central and local Government, housing associations, and house builders to ensure that these

⁶² MHCLG (2019) National Planning Policy Framework [online] available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf

⁶³ Select Committee on Public Service and Demographic Change (2013) Ready for Ageing? [online] available at: <https://publications.parliament.uk/pa/ld201213/ldselect/ldpublic/140/140.pdf>

housing needs are better addressed, giving as much priority to promoting an adequate market of social housing for the older generation as is given to the younger generation.

Baseline

Current baseline

8.3 The population of Lingfield grew by around 400 people, or nearly 7.5%, in the period between the 2001 census and the 2016 mid-year population estimate. This was broadly in line with the rate of population growth in Tandridge District, the Southeast region and England as a whole over the same period. See Table A8.1 below.

Table A8.1 Population growth 2001-2016

	Lingfield	Tandridge	South East	England
2001 census	4,215	79,267	8,000,645	49,138,831
2011 census	4,467	82,998	8,634,750	53,012,456
2016 (mid year estimate) ⁶⁴	4,663	86,527	9,030,347	55,268,067
Population change 2001 – 2016 (%)	7.38%	7.28%	7.52%	7.49%

8.4 Table 9.2 below illustrates that as at the 2011 census there was a notable majority of residents over the age of 60, in contrast to district, regional and national averages. Correspondingly, Lingfield has a much lower proportion of residents in the 16-24 age bracket, potentially reflecting the need for younger people to move away to access further education and employment. The average age of Lingfield residents is therefore relatively high.

Table A8.2 Age structure (2011 census)

	Lingfield	Tandridge	Southeast	England
0-15	19.52%	19.37%	19.02%	18.90%
16-24	7.84%	9.51%	11.22%	11.90%
25-44	23.04%	24.29%	26.51%	27.50%
45-59	21.49%	21.56%	19.88%	19.40%
60+	28.12%	25.26%	23.36%	22.30%

⁶⁴ ONS (2018), 'Population estimates for Parishes in England and Wales, mid-2002 to mid-2017' [online], available from: <https://www.ons.gov.uk/file?uri=/peoplepopulationandcommunity/populationandmigration/populationestimates/adhocs/009305populationestimatesforparishesinenglandandwalesmid2002tomid2017/parish110217popest.zip>

Household deprivation

8.5 Census statistics measure deprivation across four 'dimensions' of deprivation, summarised below:

- **Employment:** Any person in the household (not a full-time student) that is either unemployed or long-term sick.
- **Education:** No person in the household has at least a level 2 qualification and no person aged 16-18 is a full-time student.
- **Health and disability:** Any person in the household that has generally 'bad' or 'very bad' health or has a long term health problem.
- **Housing:** The household accommodation is either overcrowded (with an occupancy rating of -1 or less), in a shared dwelling or has no central heating.

8.6 Table A8.3 below shows that 51.2% of households in Lingfield are deprived in at least one dimension. This is higher than the percentage for Tandridge District (47.52%), but lower than for the South East (52.3%) and England as a whole (57.5%).

Table A8.3 Relative household deprivation dimensions (2011 census)

	Lingfield	Tandridge	South East	England
Household not deprived	48.85%	52.48%	47.70%	42.50%
Deprived in 1 dimension	32.99%	32.11%	32.23%	32.70%
Deprived in 2 dimensions	15.15%	12.65%	16.02%	19.10%
Deprived in 3 dimensions	2.80%	2.54%	3.65%	5.10%
Deprived in 4 dimensions	0.22%	0.21%	0.39%	0.50%

Housing

8.7 As per Figure A8.1 below, home ownership stands in Lingfield is around 73%. This is notably high in relation to the average for the Southeast region (68%) and the national average (63%), though is slightly lower than Tandridge District (76%). High rates of home ownership can be indicative of an older, more affluent population and this is consistent with the earlier findings that the demographic of the plan area is older than the regional and national averages.

9. Transport

Policy context

9.1 Key messages from the National Planning Policy Framework⁶⁵ (NPPF) include:

- Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:
 - The potential impacts of development on transport networks can be addressed.
 - Opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised.
 - Opportunities to promote walking, cycling and public transport use are identified and pursued.
 - The environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account.
 - Patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.
- Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

9.2 At the local level, each Local Transport Authority in England and Wales has a statutory duty to produce and adopt a Local Transport Plan through the Local Transport Act 2000, as amended by the Local Transport Act 2008.⁶⁶ The Surrey Local Transport Plan (LTP) is the relevant LTP for the Lingfield Neighbourhood Plan area. The document's vision is to improve the economy, environment and quality of life in Surrey, through meeting the following objectives:

- Effective Transport;
- Reliable Transport;
- Safe Transport; and
- Sustainable Transport.

9.3 The Surrey LTP is supported by the Tandridge Local Transport Strategy (LTS) 2014 has been published. The objectives of this document are to:

- Provide greater sustainable transport choices;
- Relieve local bottlenecks on the road network; and

⁶⁵ MHCLG (2019) National Planning Policy Framework [online] available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf

⁶⁶ Local Transport Act 2008 [online] available at: <http://www.legislation.gov.uk/ukpga/2008/26/contents>

- Manage HGVs on the road network.
- 9.4 The Surrey LTP supports and informs the Tandridge Local Plan 2033, which itself sets out policies to support a sustainable transport and road infrastructure network. The submission Local Plan 2033 has a number of relevant policies for this SEA theme, including:
- Policy TLP06: Urban Settlements
 - Policy TLP17: Health and Wellbeing
 - Policy TLP46: Pollution and Air Quality
 - Policy TLP50: Sustainable Transport and Travel

Baseline

Current baseline

National rail network

9.5 The Neighbourhood Plan area is served by two train stations. Adjacent to Lingfield Village is Lingfield train station, which is on the East Grinstead Thameslink line, providing access to London Bridge, Kings Cross St Pancras and Luton Airport. It is also served by the East Grinstead Southern line to Clapham Junction and London Victoria. In the southeastern corner of the area is Dormans train station which is also served by same Southern and Thameslink trains.

Bus network

9.6 There are a number of bus services run by two bus companies Metrobus and Southdown PSV which service the Neighbourhood Plan area. These services provide routes to Tunbridge Wells, Oxted, Crawley, East Grinstead and Redhill.

Cycle and footpath network

9.7 Although there are no national cycle routes through the Neighbourhood Plan area, there is a signed advisory route that passes the Lingfield Park Racecourse and travels northwards through Lingfield Village. There are a number of public footpaths that run throughout the area and a bridleway in the south east section of the area.

Flight network

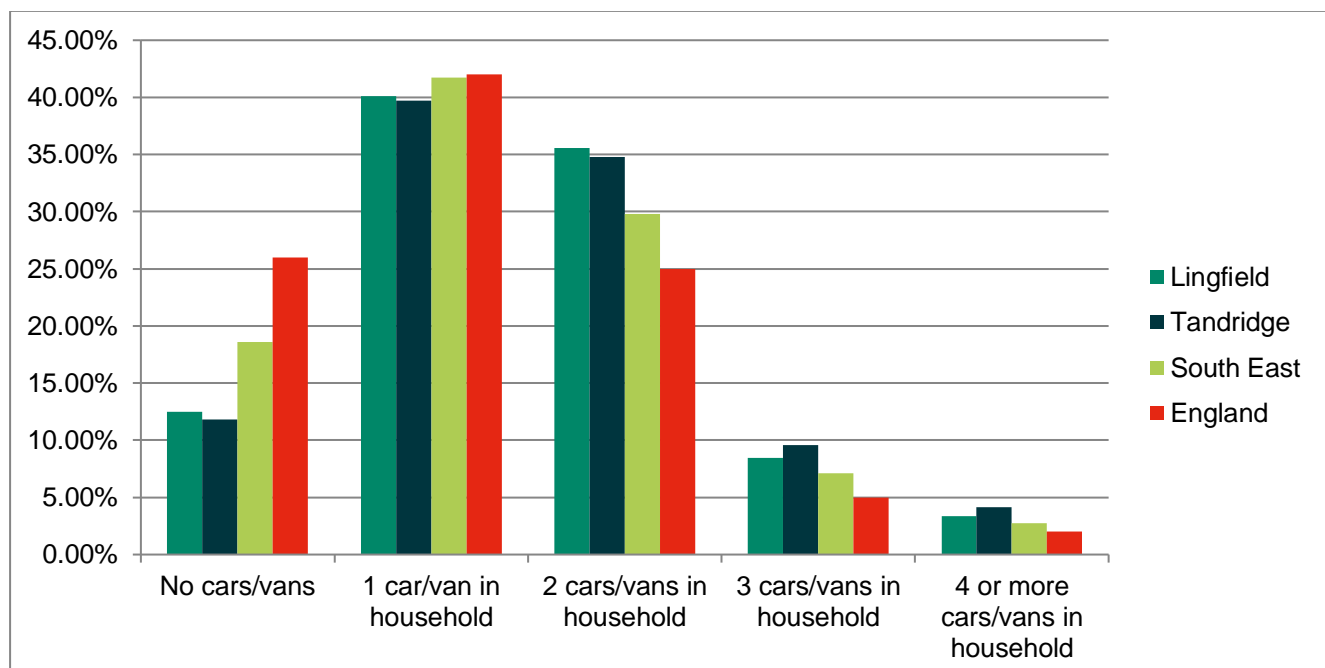
9.8 In the context of its rural location and character Lingfield has unusually good access to an international airport by virtue of London Gatwick Airport being located approximately 16km to the west. Gatwick Airport has recently announced its intention to explore the release of its reserve runway for regular use to increase capacity.

Availability of cars and vans

9.9 Figure A9.1 shows 87% of the plan area residents have access to at least one car or van. This figure is slightly lower than the Tandridge District rates (88%), but much higher than the rates for the Southeast region (81%) and significantly higher than the national rates (74%). This pattern is similarly demonstrated when focusing on the total number of households with 2 or more cars. The proportion of households in the neighbourhood plan area (44%) is slightly lower than the district (48%) but higher than the regional figure (40%) and the national figure (32%). Such high rates car ownership rates may reflect the rural

nature of the area as residents are likely to need to drive to larger settlements for goods and services.

Figure A9.1: Car and van ownership (2011 census)⁶⁷



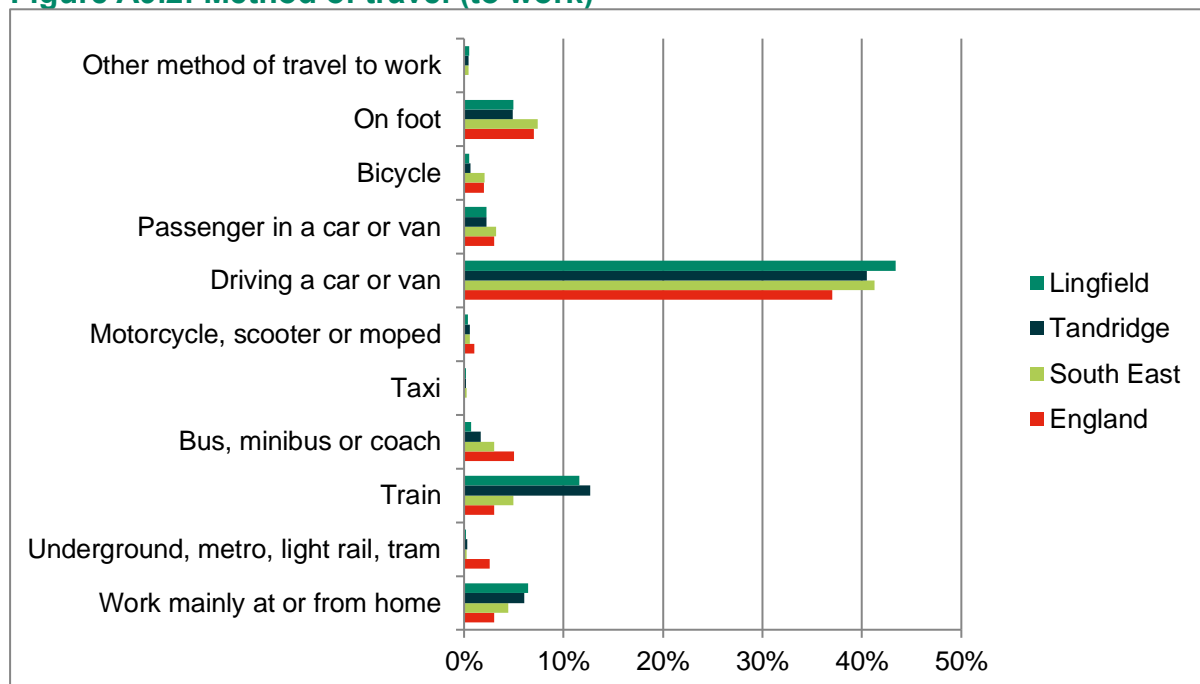
Travel to work

9.10 As shown in Figure A9.2, the most popular mode of transport to work in the Neighbourhood Plan area is driving via a car or van (43.38%) which is higher than the district figure (40.5%), the South East of England (41.29%), and England (37%). Comparatively, within figure 10.2, a slightly higher percentage of economically active residents in the Neighbourhood Plan area choose to work from home (6.44%) in comparison to the borough (6.02%), regional (4.46%) and national (3.0%) trends.

9.11 The total percentage of the working population in the Neighbourhood Plan area choosing to walk or cycle (5.51%) is nearly identical to the district total (5.52%) but lower than the regional (9.42%) and national figures (9%). Yet the percentage of economically active residents using trains (11.57%) is much higher than regional (4.97%) and national (3%) levels but lower than district wide (12.71%) levels. This relatively high proportion is likely to reflect Lingfield's proximity to London and the direct rail links to London Bridge and London Victoria.

⁶⁷ ONS (no date): 'Car or Van Availability 2011'

Figure A9.2: Method of travel (to work)⁶⁸



Future baseline

- 9.12 New development has the potential to increase traffic and lead to additional congestion issues within the Neighbourhood Plan area. However, with access to two train stations, located on the area's boundary that have direct links to London and emphasis on moving to sustainable modes of transport in the Surrey's LTP, there could be scope for car dependency to reduce over time. However, it is recognised that Lingfield is a rural plan area and there will naturally be a range of needs which will continue to be met by higher tier services centres, many of which will be most easily accessed by road.
- 9.13 The area is in close proximity to Gatwick airport, the A22 and the M23. In this context future development may increase local traffic levels, as access to and use of the wider transport network increases. The impact of new development on the local road network will likely depend to an extent on the degree to which access to the rail network is provided and enhanced.

⁶⁸ ONS (no date): 'Method of Travel (to work) 2011'

