ENF/2026/205 (Land Off Bowerland Lane, Lingfield, RH7 6DF)

Crowhurst Parish Council (CPC) support the proposed Article 4 Direction relating to Bowerland Lane. The Council's support reflects concerns raised locally about the cumulative impact of development and the need to protect the character and environmental qualities of the area. It is not intended to prejudge any future planning application, which should continue to be considered on its individual merits.

The Parish Council notes that the existing land has been divided into smaller parcels, that are being sold individually. We consider that this reinforces the importance of appropriate planning oversight of any future changes to the use or development of this land. CPC would also highlight that in the recently published, Tandridge Local Plan, Crowhurst was specifically ruled out for any further residential development.

If unauthorised development or changes to the use of the land were to take place, then this significantly increases the risk of the following:

1) Damage to the existing biodiversity of the current site – This land has been used for agricultural and equine purposes for many years and over the last few years has been through a rewilding exercise. Any change to this usage could have a significant impact on the local biodiversity and wildlife. The land within the scope of the Article 4 notice is known to be home to circa 20 deer, badgers traverse the land, birds of prey, specifically buzzards, red kites and barn owls use the land area for hunting and a large number of bats live in the hedgerows.

2) Change to the natural landscape character - particularly the potential effect of development on the rural and open character of the site and surrounding area.

3) Flood risk and drainage –
    a. The overall area of land suffers from significant flooding, placing any users of the land at risk of impeded access when the land does flood.

    b. The land under the Article 4 forms the floodplain for water from both the north and south.
        i. To the north, for the overflow from the old brickworks quarry, with the water passing across Bowerland Farm, gathering additional volume as it travels, under Bowerland Lane and into the land.
        ii. To the south, the Eden Brook, in winter months, regularly floods across Crowhurst Road into the land.

    Any changes to these natural water meadows through tracks, hardstanding or built development needs to be subject to appropriate assessment of their potential impacts on drainage, flood storage and flood risk both on and beyond the site.

c. Bowerland Lane itself already suffers from flooding during the winter months, any development that could make this situation worse needs to be fully considered.

The Article 4 being in place removes specified permitted development rights from the land in question, meaning that development falling within the scope of the Direction requires proper consideration through the full planning process.