



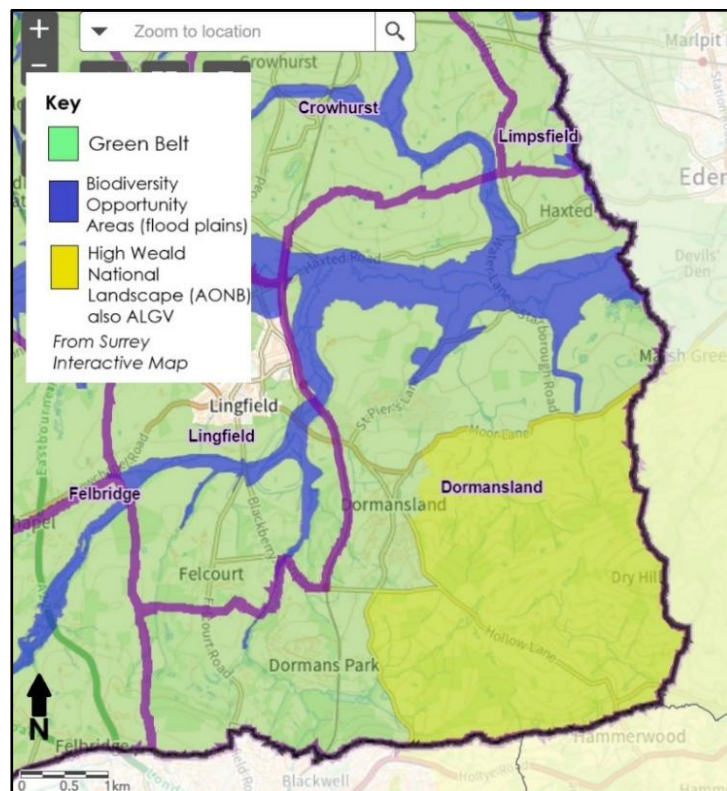
Dormansland Neighbourhood Plan

Environment and Countryside Report

January 2017 Updated July 2025

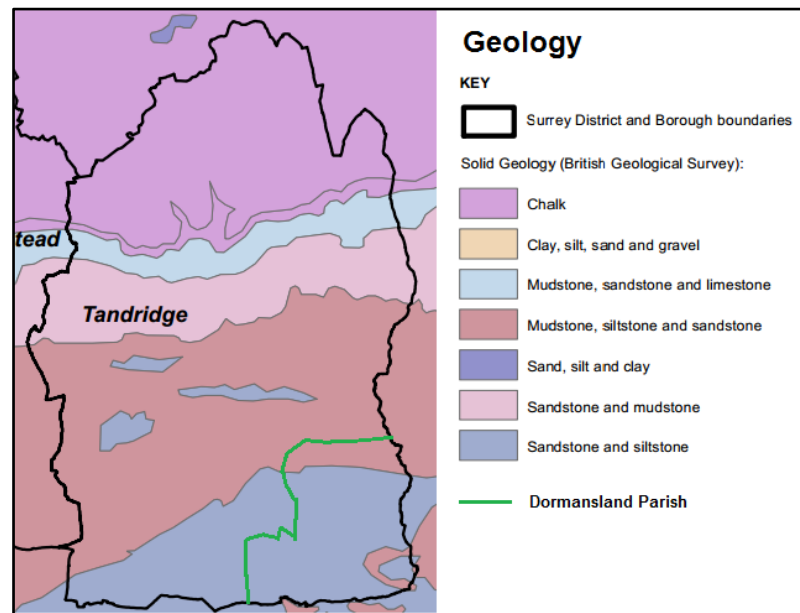
1. Introduction

- The parish area of Dormansland consists of High Weald National Landscape (formerly Area of Outstanding Natural Beauty - AONB) and flood plain identified as Biodiversity Opportunity Areas, which correspond to Environment Agency Flood Zones 2 and 3. It is entirely washed over with Green Belt.



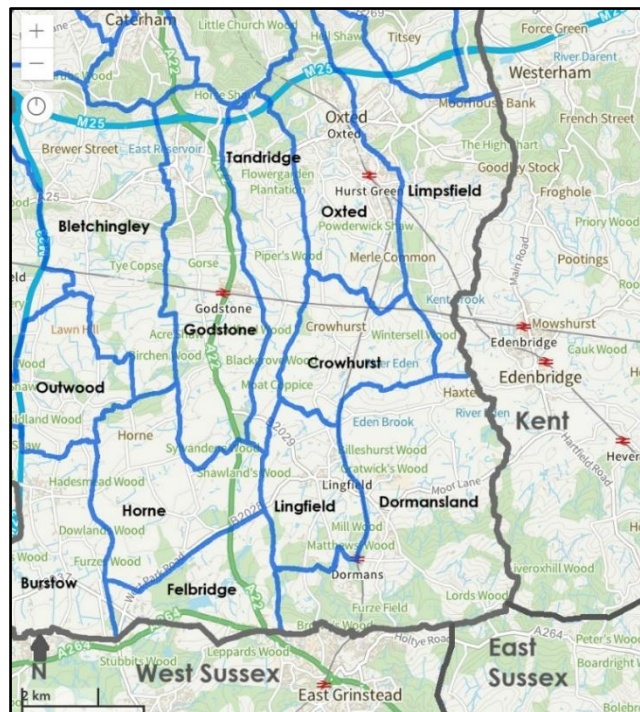
Map 1 Parish of Dormansland showing extent of flood plain and National Landscape

- The underlying geology is extensively Wealden Greensand



Map 2 Geology of Tandridge from Surrey CC ¹

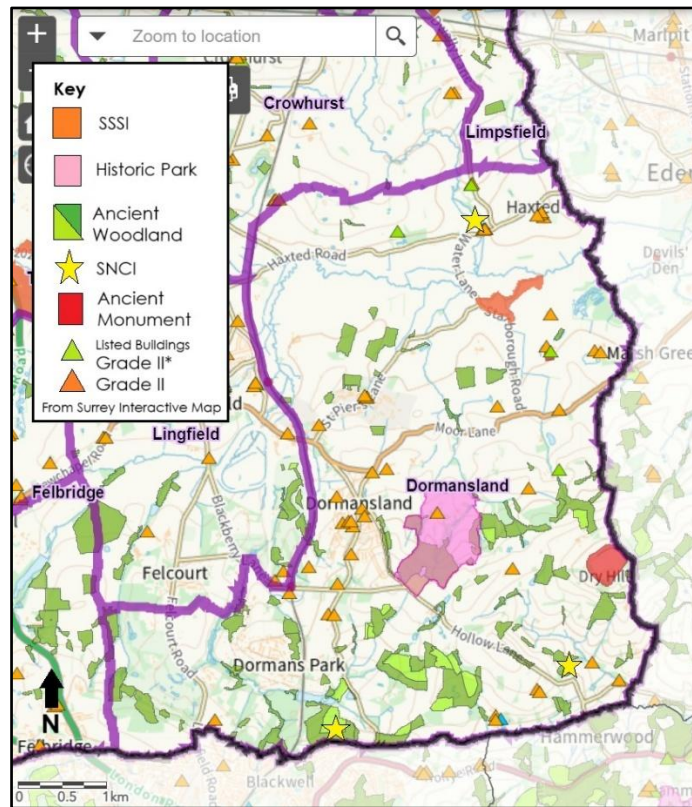
- Dormansland village is a settlement within the Green Belt. The parish area is flanked by Kent to the east with East and West Sussex to the south. The north and east are adjoining Lingfield, Crowhurst and Limpsfield Parishes in Tandridge.



Map 3 Location of Dormansland Parish (Surrey Interactive Map)

¹ https://www.surreycc.gov.uk/data/assets/pdf_file/0007/82276/Surrey-LCA-2015a-figure-01-to-09.pdf

- Dormansland contains a number of designated heritage and natural assets: Historic Park (Ford/Greathead Manor) , Sites of Special Scientific Interest (SSSI) (Lingfield Cerns), 3 Sites of Nature Conservation Importance (SNCI), Scheduled Ancient Monuments (Starborough Castle and Dry Hill Camp), Ancient Woodland, numerous potential sites of nature conservation (PSNCI), and 47 listed buildings (These are listed in the Appendix).

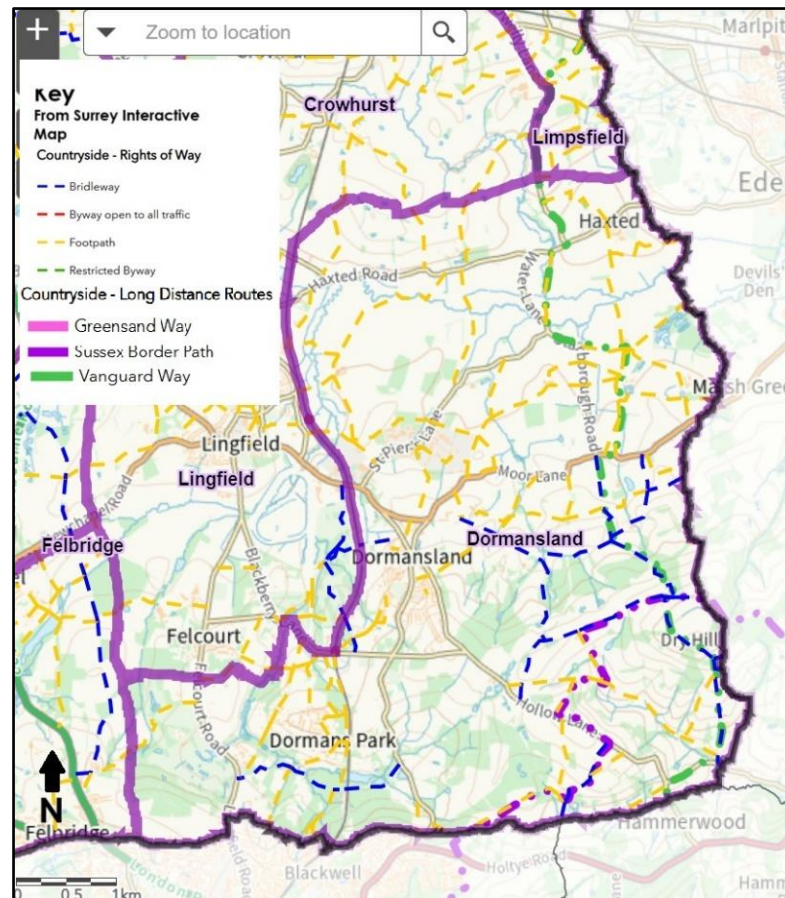


Map 4 Natural and Heritage Assets in Dormansland

- Dormansland is the only parish within Surrey that has an area of the High Weald National Landscape (AONB) within it, making up approximately one third of the parish (see map 1).
- Natural England describes this National Landscape (AONB) as “a national character area. It is an area of ancient countryside and one of the best surviving medieval landscapes in northern Europe. Prominent medieval patterns of small pasture fields enclosed by thick hedgerows and shaws remain fundamental to the character of the landscape.”²

² <https://nationalcharacterareas.co.uk/high-weald/description/#::~:~:text=The%20area%20gradually%20sank%20below,Weald's%20social%20and%20economic%20history.>

- Dormansland benefits from being surrounded by woodland and wooded shaws, in a rural, peaceful and intimate landscape, with a sense of tranquility appreciable from the many public rights of way.



Map 5 Public Rights Of Way in Dormansland Parish

This Report recommends that the Dormansland Neighbourhood Plan prioritises the following:

- No more degradation of this landscape, especially on the western fringes and at Dry Hill and Moons Lane.
- Supports the reinstatement of the designation of Local Landscape Significance and it is applied to this area. To be precise the land adjacent to the High Weald National Landscape designated area to the south and south/west of the village finishing at the railway line to the west. This will give the High Weald a much-needed buffer zone.
- Due regard to be given when determining planning applications and enforcement actions against inappropriate development to ensure the protected landscape and the character of the area is preserved.

2. Areas of Local Visual Importance

The photographs below show views from the recreation ground north to the Surrey Hills National Landscape (AONB), from Moons Lane north to the Surrey Hills and south to the Ashdown Forest and South Downs National Park.



View (1) from Dormansland recreation ground to the Surrey Hills National Landscape



***View (2) from Dormansland recreation ground to the Surrey Hills National Landscape
(Note the spire of Lingfield Village church in the middle distance)***



View to the north (Surrey Hills AONB) from Moons Lane



View to the south (Ashdown Forest) from Moons Lane

3. Surrey Landscape Character Assessment 2015: Tandridge District:

Surrey Landscape Character Assessment (SLCA³) for the High Weald National Landscape (AONB) states: "This is a highly rural, peaceful and intimate landscape, with a sense of tranquillity appreciable from the many public rights of way."

SLCA Landscape Strategy:

The landscape strategy for the Wooded High Weald is to conserve its areas of intimate, peaceful landscape, primarily through protection of its woodland, and boundary vegetation, along with limiting the spread of settlements and other development. Opportunities for enhancement are in improvement in the hedgerow network.

Land Management

- Protection and management of ancient woodlands and wooded gill valleys and winding watercourses.. This character area type coincides with Surrey's Rivers biodiversity opportunity area in relation to the River Eden, its tributaries, and catchment.
- Conserve historic elements of the landscape.
- Promote traditional woodland management techniques such as coppicing to maintain the varied character of the woodlands.
- Promote sensitive management of plantations, and the use of locally appropriate species.
- Encourage consistent management and restocking of hedgerows.
- Conserve and enhance the low key, rural character of the footpaths through appropriate surfacing, materials and signage.
- Maintain areas of unsettled wooded skyline.

Built Development

- Conserve the rural, largely unsettled landscape.
- Conserve the pattern and character of existing settlements.
- Any new development should conserve the wooded setting and character of the surrounding landscape.
- Encourage use of traditional building materials and signage.
- Conserve areas of undisturbed wooded skyline.

This report recommends the NP considers:

- full implementation of the Surrey Landscape Strategy for all land management and development in Dormansland.

3

<https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Local%20plan/Local%20plan%202033/Examination%20library/LANDSCAPE/LAN25-Surrey-Landscape-Character-Assessment-Tandridge-District-2015.pdf>

4. High Weald National Landscape Management Plan 2024 – 2029

The Management Plan⁴ introduces the High Weald as “One of the best surviving medieval landscapes in north-west Europe, the High Weald has remained a unique and recognisable area for at least the last 700 years”

With a key aim of the management plan to meet the requirements of the Countryside and Rights of Way Act (2000) to **conserve and enhance natural beauty** within the protected landscapes, it sets out a number of objectives covering the following Character Components:

Character Components

- Natural Systems (Geology, Soils, Water and Climate)
- Settlement
- Routeways
- Woodland
- Fieldscape and Heath
- Dark Skies
- Aesthetic and Perceptual qualities
- Land-based Economy and Rural Living

The following cross cutting themes have been identified as areas for concentrated investment and action:

Cross-cutting Themes

- Restoring Soil Health and Regenerative Land Management
- Nature Recovery and Biodiversity
- The Climate Crisis: Achieving Net Zero
- People and Access
- Planning and Development in the High Weald AONB

Most of the High Weald management plan objectives build on those in the Surrey Landscape Character Assessment Strategy, with the addition of objectives to preserve the traditional routeways and consolidate the Dark Skies element. The cross-cutting theme relating to planning is supported by a comprehensive Design Guide for the High Weald Design Guide (2019)⁵

This report recommends the NP considers:

The High Weald Management Plan generally and the Design Code specifically, be used as a template for policies and objectives throughout the NP.

⁴ <https://highweald.org/document-library/aonb-management-plan/high-weald-aonb-management-plan-2024-2029/?layout=default>

⁵ <https://highweald.org/~documents/publications/legislation-and-planning/high-weald-design-guide-final/?layout=default>

5. Tandridge Core Strategy (2008)⁶:

CSP 20 AONB states: "the conservation and enhancement of the natural beauty of the landscape is of primary importance within the two AONB's, reflecting their national status. (Surrey Hills AONB and High Weald AONB) The principles to be followed in the area are to be:

- a) Conserve and enhance the special landscape character, heritage, distinctiveness and sense of place of the locality.
- b) Conserve and enhance important viewpoints, (Dry Hill, Moons Lane) protect the setting and safeguard view out of and into the AONB.
- c) Protect prominent locations on skylines and slopes and for development to take advantage of existing landscape features and tree screening.
- d) Support suitable located sustainable development necessary to facilitate the environmental, economic and social well-being of the AONBs and their communities;
- e) Promote access to, particularly by means other than by car, recreation within and enjoyment of the area;
- f) Apply the highest environmental design standards to development.

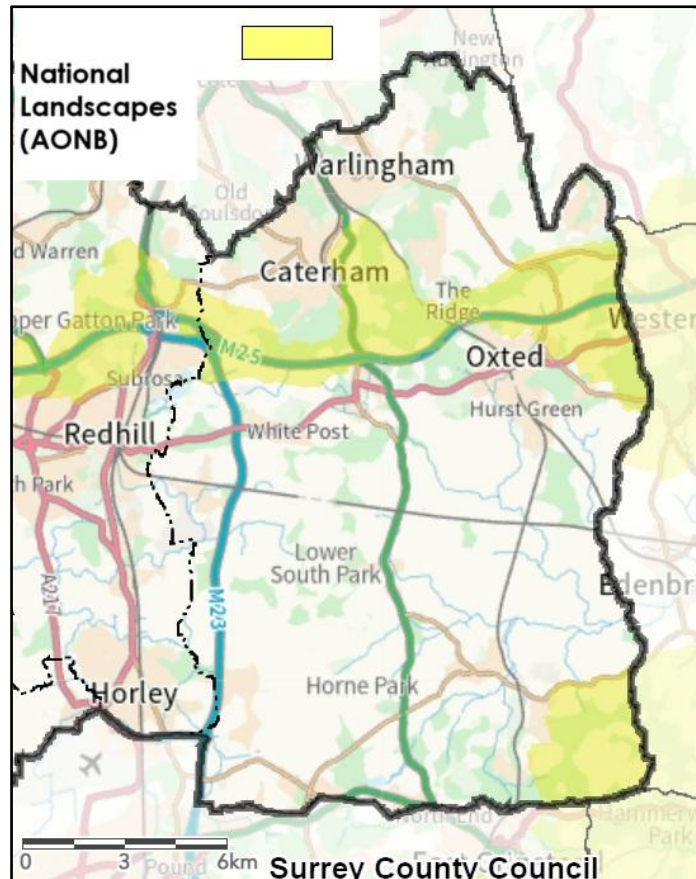
CSP 21, landscape and countryside states: "the character and distinctiveness of the district's landscapes and countryside will be protected for their own sake, new development will be required to conserve and enhance landscape character."

This report recommends the NP considers:

- The Green Belt designation between the National Landscapes of the Surrey Hills and the High Weald AONB should be upgraded to an area of great landscape value (AGLV). This would connect the AGLV on the northern boundary to the High Weald AONB in the south of the parish, thus creating a buffer zone and protection of the visual importance of these two historic landscapes.
- Consideration of Article 3 and 4 directions to restrict future development rights for Starline Farm and the Starborough Nursery

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<https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Current%20and%20adopted%20planning%20policies/Core%20strategy/Core-Strategy.pdf>



Map 6 National Landscapes in Tandridge

6. Ancient Woodland

Natural England Standing Advice for Ancient Woodland and Veteran Trees January 2022 (planning guidance)⁷ states: “Ancient woodland is an irreplaceable resource of great importance for its wildlife, soils, recreation, cultural value, history and the contribution it makes to our diverse landscapes. It is a scarce resource, covering only 3% of England's land area. Veteran trees can be hundreds of years old, provide habitat for many different species and are a part of our landscape and cultural heritage. Local authorities have a vital role in ensuring the protection and conservation of ancient woodland and veteran trees, through the planning system.

Ancient Woodland is shown on Map 4 and the named woodlands are listed in Appendix 1.

Effects from development within ancient woodland:

- Destruction of an area of ancient woodland;
- Loss of whole veteran trees and/ or loss of limbs;
- Ground damage, loss of understorey, and/ or soil and/ or root disturbance, and changes to hydrology from drainage within ancient woodland;

⁷ <https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions>

- Damage to archaeological or historical features within ancient woodland or associated with ancient or veteran trees.

Effects from development of adjacent land:

- Fragmentation and loss of ecological connections with surrounding woodland/ veteran trees and the wider natural landscape;
- Effects on the root protection area of individual trees;
- Impacts on local hydrology through drainage or water table levels changing;
- Increased activity near veteran trees leading to possible damage to trees;
- Change to the landscape context for ancient woods and veteran trees."

This report recommends the NP considers:

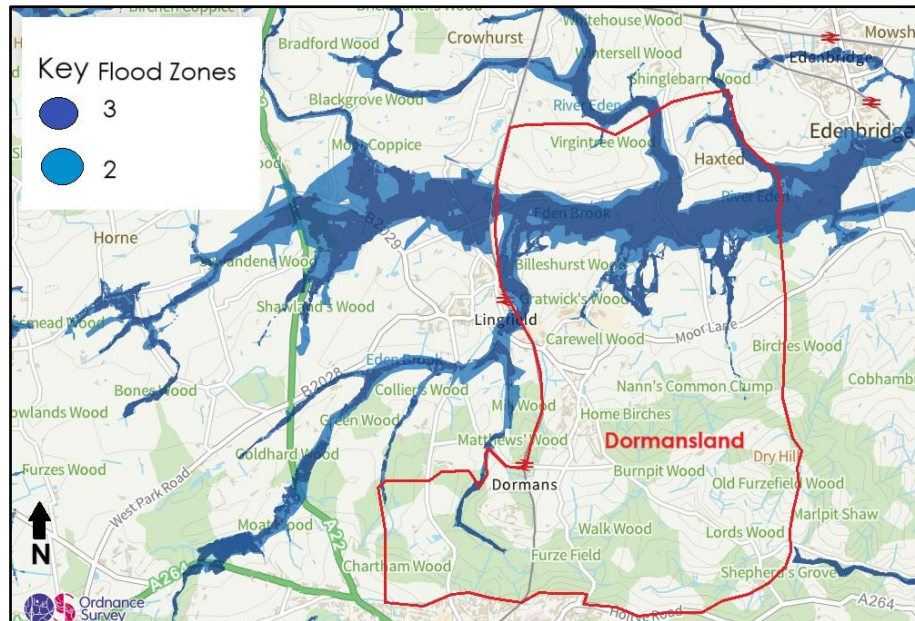
- Protection of our woodlands from the effects of development in woodland and adjacent land adhering to the planning guidance supplied by Natural England referred to above;
- A buffer area must be maintained between the ancient woodland and any development boundary;
- The permanent retention of buffer zones must be secured as part of the planning permission. Developments such as gardens must not be included within buffer zones as there is limited control over how they may be used or developed in the future
- Adherence to the Trees and Soft Landscaping Supplementary Planning Guidance (Tandridge 2017) ⁸

7. Biodiversity (surface water and wildlife corridors)

- The north part of the parish is covered by the Upper Medway Drainage Board, which supervises all matters relating to the drainage of land inside this area. Within the flood plain, there is a site of Special Scientific Interest (SSSI) and site of Nature Conservation Importance; and several Potential Sites of Nature Conservation interest (PSNCI). The River Eden Biodiversity Opportunity Area is shown on Map 1.
- Parts of the parish are at risk from local flooding by the river Eden, its tributaries and also from poor drainage and blocked ditches.

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<https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Local%20plan/Evidence%20base%20and%20technical%20studies/Trees-and-soft-landscaping-SPD.pdf>



Map 7 Environment Agency Flood Map for Planning – Risk from Rivers

This report recommends the NP considers:

- no new development on flood plain or other areas liable to flooding and to preserve the various sites of special interest;
- a statutory 8m clearance of all drains on any development;
- regular clearance of ditches and drains;
- support for proposals which enable sensitive stewardship to retain the biodiversity and special character of these areas.

8. Allotments.

There is currently no allotment provision within the parish. However, Dormansland residents share the Lingfield parish allotments in Newchapel Road, Lingfield, supported by Dormansland Parish Council. Allotment provision in the parish area, ideally close to the village, would be more sustainably located and likely to generate more interest.

This report recommends the NP considers:

- The identification of a suitable site for allotments, in order to meet local needs.

9. Potential for conservation of the setting of Heritage Assets

- There are forty-seven listed buildings (Historic England) within the parish and two ancient monuments. The Local List, of non-designated Heritage Assets, produces in 2013 has identified Buildings of Character. These are detailed in Appendix 2.

This report recommends the NP considers:

- Identification of the historic character areas and buildings within the Design Code to ensure enhancement and protection of the character of the areas where they are located.
- Additions to the Local List for consideration as non-designated Heritage Assets be complied.

10. Buildings of community importance

Key buildings within the parish area provide a range of services and amenities which are considered essential to the community. The following have been identified through community engagement:

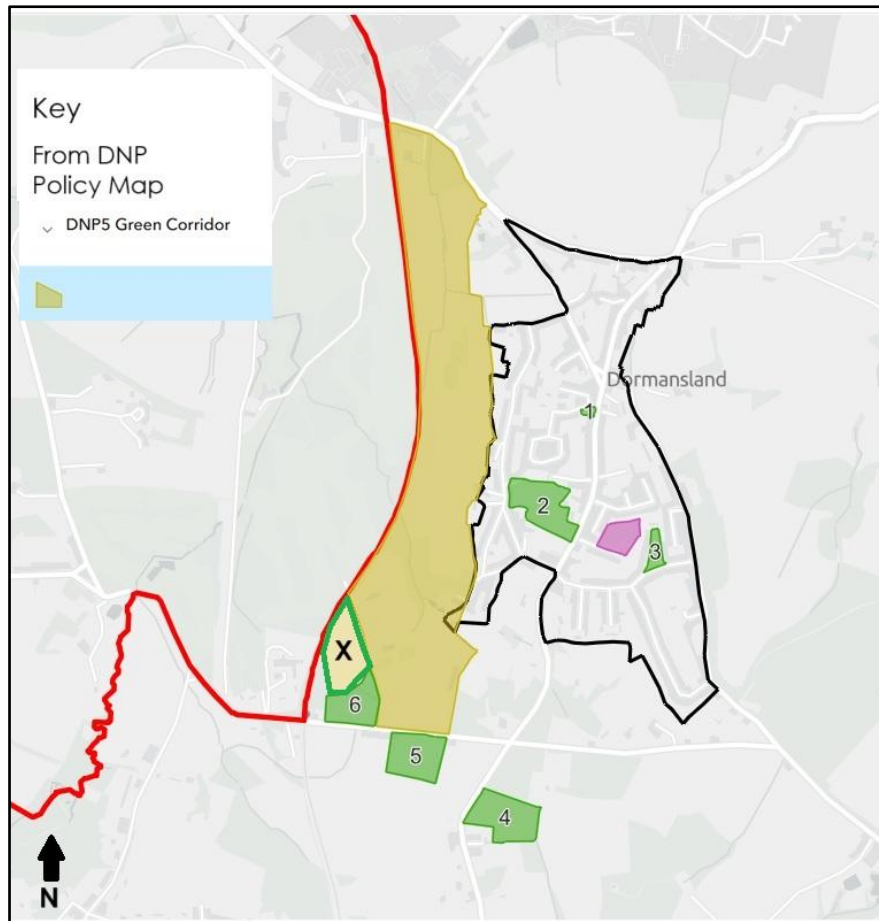
- a) The Old House at Home, The Plough and the Royal Oak Public Houses
- b) St John's Church, the Centenary Rooms and the Parish Room (Green Hut)
- c) The Baptist Church
- d) The Dormansland War Memorial Community Hall
- e) Dormans Station
- f) The Village Stores and Post Office (formerly known as Potter's Stores)

The NP recommends This report recommends the NP considers

- That all the above buildings should be retained, unless appropriate replacements are provided, as they are vital to the community.
- Applications are submitted to Tandridge Council for these to be registered as Assets of Community Value, along with public open spaces and sports and recreation facilities which were identified in community engagement as being essential facilities and amenities in the area.

11. Green corridors

- The Green Belt between the villages of Dormansland and Lingfield; and Dormans Park and East Grinstead forms a vital buffer zone and green corridor for wildlife linking the Biodiversity Opportunity Area, SSSIs and SNCIs, Ancient Woodland. The natural boundary to the west formed by the railway line and the village boundary to the east provide a permanent edge to the area which could act as a green corridor. This will assist in preventing the loss of important Green Belt between the two villages should the railway line be relied on solely to prevent the two villages from merging.



Map 8 Green Corridor from Dormansland neighbourhood Plan Policy Map (X could be included in the buffer zone – see note below)

This report recommends the NP considers:

- This Green Belt area should be maintained as a buffer zone and green corridor between the villages of Dormansland and Lingfield.
- The Green Belt area in the SW corner of the parish around Dormans Park and Chartham Park should be maintained as a buffer zone between the village, Dormans Park and East Grinstead.
- “Station Fields”, the area between the railway, Station Road and Racecourse Road, (identified with the No 6 on the map) and to include the woodland immediately to the north up to the railway line (marked X), should be designated as a PSNCI and Biodiversity Opportunity Area (BOA). This would protect the great variety of fauna and flora identified on the site, creating focus for the green corridor for wildlife and provide an important buffer zone between the villages of Lingfield and Dormansland, Full details of this site is in Appendix 3

12. Renewable Energy

The NPPF (2024) recognises that the location of renewable energy in the Green Belt is considered inappropriate development and Very Special Circumstances will need to be demonstrated for such development be deemed acceptable.

Although the parish of Dormansland is relatively close to the large built-up area of Greater London, the whole of the District of Tandridge, is a very rural district without extensive and numerous population centres. It is 94% Green Belt and is predominantly productive farmland. Historically the parish is therefore not well supplied by the key power, water supply and waste infrastructure services. This is a problem when considering connection to the power networks by renewable energy supply developments. There is the potential for significant loss of energy as it is transferred from the renewable electricity generation infrastructure into the grid, due to the long distances because Dormansland is in effect the “end” of the network.

Larger solar farms have the potential to impact negatively on the local ecology and heritage assets because of the distribution of areas of Ancient Woodland and other protected habitats. The flight paths into and out of Gatwick Airport across the parish area will need to be considered, when large areas of reflective solar panels or tall wind turbines are being proposed.

- Two planning applications for a solar farm within the parish of Dormansland were refused by TDC, as “the proposal would compromise inappropriate development within the green belt and would have a significant adverse impact upon its openness resulting in substantial encroachment into the countryside. Very special circumstances do exist in the form of the generation of renewable energies and relatively constrained site selection process. However, these very special circumstances are not sufficient to clearly outweigh the substantial actual and defined harm to the openness of the green belt”. (2014/1014 refused; 2015/57 refused and dismissed at appeal). A similar application was refused in the adjoining parish, Limsfield (2022/963)

This report recommends the NP considers:

- Unobtrusive renewable energy, such as solar and wind farms, should only be considered if they meet the very special circumstances concerning the site and size, as specified by TDC.

13. Aviation

The proximity of Gatwick Airport has a major impact on the parish area, with flight paths for arrivals and departures overflying both the village of Dormansland and the open countryside. It generates noise pollution in an area where the rural tranquility is characterized by a low ambient noise level. Changes in the flight paths or significant increases in the number of flights will affect the parish area. Pollution generated by the surface traffic to and from the airport has an impact on the parish area, especially when traffic is detoured off the major trunk roads into the rural roads in the area.

This report recommends the NP considers:

- No more expansion of Gatwick airport because of the impact of noise and air quality within the parish of Dormansland.
- Monitor any flight path changes.

14. Oil, Gas And Mining

This report recommends the NP considers:

- No circumstances will be considered for the exploration or exploitation of oil, gas or minerals within or under the parish of Dormansland.

15. SWOT Analysis of Dormansland environment & countryside

Strengths: • Views & landscapes • Part of the High Weald AONB • Surrounded by Green Belt • Listed ancient woodland (37 named woods) • Good network of footpaths & bridleways (58 miles) • Open spaces within the village • Community spirit • Footpath to railway station • Buildings & garden of historic interest (47 listed buildings)	Weaknesses: • Aircraft noise & pollution • Lack of off-street car-parking for station • Commuter parking in Station Road & Mutton Hill • Lack of parking for the recreational ground • No allotments
Opportunities: • Promote nature conservation • Promote unobtrusive renewable energy • Provide cycle storage facilities at the station • Promote car sharing • Provision of area for allotments	Threats: • Expansion of Gatwick • Change of Gatwick flight-paths • Use by cars & hgvs to by-pass East Grinstead • Pressure for development • Encroachment on green belt • Growth of litter, dog-fouling, vandalism

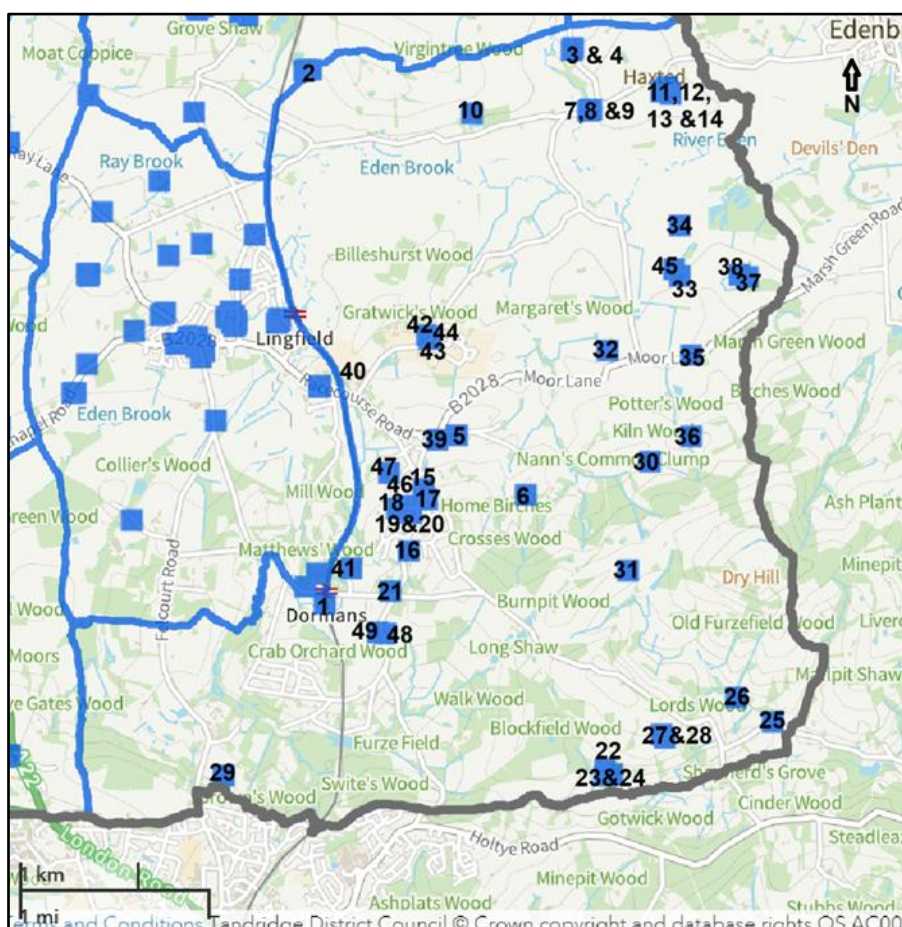
Appendix 1 Woodland including Ancient Woodland in Dormansland

There are 37 named woods in Dormansland classified as ancient woodland plus several pockets of woodland which do not have specific names. **indicates that part of the wood is classified as ancient woodland

Bidbury wood	Home birches
Billeshurst wood**	Littleworth wood
Blackhatch wood	Long shaw
Blockfield wood	Long walk shaw
Bog wood **	Lords wood
Bottoms wood	Margaret's wood
Boxin wood	Moor wood
Brown wood	Moorhawes wood
Bulls wood	Nappers wood
Burnpit wood **	Nine acre wood**
Carewell wood	Old furzefield wood
Chartham wood **	Reynold's wood
Crab orchard wood	Spring wood
Crosses wood	St john's wood
Dairy wood	Stockriding wood **
Dencher wood	Swites wood
Frith manor **	The alders **
Gratwick's wood	Walk wood
Gunners wood	

Appendix 2: Listed buildings, houses and gardens of historic interest, ancient monuments

Listed buildings, Dormansland ⁹



**Listed Buildings in Dormansland (from Tandridge Planning Search Map
https://tdcmaps.tandridge.gov.uk/myHouse/myHouse_main.html)**

	Description	Address	Grade	Building	Age
1	Nobles Mead (formerly Nobles Cottage)	Blackberry Lane Dormansland	II	Cottage	C17
2	Barn 80 yards NE of Bowerland Farmhouse	Bowerland Lane	II	Barn	C18
3	Dwelly Farm House	Dwelly Lane Edenbridge	II*	House	C16
4	Barn 12 yds north of Dwelly Farm House	Dwelly Lane Edenbridge	II	Barn	C16
5	The Old Post House	Ford Manor Road Dormansland	II	House	C18
6	Greathed Manor	Ford Manor Road Dormansland	II	Country House	1862
7	Haxted Mill	Haxted Road Edenbridge	II	Mill Former Museum	C18
8	Stable block 10 yds SW of Haxted Mill (GV only)	Haxted Road Edenbridge	II	Office	C18

⁹ <https://historicengland.org.uk/>

9	The Mill House (GV only)	Haxted Road Edenbridge	II	House	C17
10	Puttenden Manor House	Haxted Road Edenbridge	II*	House	C15
11	Haxted House	Haxted Road Edenbridge	II	House	C17
12	Barn 15 yds SW of Haxted House	Haxted Road Edenbridge	II	Barn	C18
13	Old East Haxted Farm House	Haxted Road Edenbridge	II	House	C15
14	East Haxted Farm Cottage	Haxted Road Edenbridge	II	Cottage	C18
15	Hillside Cottage (No 11)	High Street (E Side) Dormansland	II	Cottage	C17
16	Old Farthingdale House	High Street (E Side) Dormansland	II	House	C17
17	Holly Bush Cottage (No 39)	High Street (E Side) Dormansland	II	Cottage	C17
18	Walls Cottage (No 28)	High Street (W Side) Dormansland	II	Cottage	C17
19	Locks Cottage (No 30)	High Street (W Side) Dormansland	II	Cottage	C17
20	The Hidden Hut (No 62)	High Street (W Side) Dormansland	II	Cottage	C17
21	The Beacon	High Street (W Side) Dormansland	II	House	1820
22	Old Surrey Hall (Great Hall Range Only)	Hollow Lane East Grinstead	I	Country House	C15
23	The Barn At Old Surrey Hall	Hollow Lane East Grinstead	II	Barn/Oast House	C18
24	Coach House (Previously Stable Cottage)	Hollow Lane East Grinstead	II	Barn, now house	C18
25	Smithers	Hollow Lane Cowden	II	House	C16
26	Lower Stonehurst Farm House	Hollow Lane East Grinstead	II	House	C17
27	Lullenden Manor House	Hollow Lane East Grinstead	II	House	C15
28	The Barn (20 Yds NW of Lullenden Manor House)	Hollow Lane East Grinstead	II	Barn, now house	C15
29	Frith Manor	Lingfield Road East Grinstead	II	House	C17
30	Littleworth Cottage	Marsh Green Road Edenbridge	II	Cottage	C19
31	Old Lodge Farm House	Moons Lane Dormansland	II	Farm House	C16
32	Moor Farm House	Moor Lane Marsh Green Edenbridge	II	House	C17
33	Starborough Castle Walls And Garden House	Moor Lane Marsh Green Edenbridge	II*	Castle Walls	1431
34	Cernes Farm House	Moor Lane Marsh Green Edenbridge	II	House	C16
35	The Old Forge	Moor Lane Marsh Green Edenbridge	II	House	C16
36	Hoopers Farm House	Moor Lane Marsh Green Edenbridge	II*	House	C16
37	Lingfield Lodge Farm House	Moor Lane Marsh Green Edenbridge	II	House	C17
38	Oast House & Granary 60 Yds West Of Lingfield	Moor Lane Marsh Green Edenbridge	II	Oast house/ Granary	1775
39	The Plough Inn	Plough Road Dormansland	II	Public House	C16
40	Lingfield College (Notre Dame Convent)	Racecourse Road (main part in Lingfield)	II	School	1589
41	Nobles	Station Road Dormansland	II	House	C17
42	St Piers School (Old Farmhouse)	St Piers Lane Lingfield	II	House	C16

43	Granary 30 Yds Sw Of St Piers School	St Piers Lane Lingfield	II	Granary	C18
44	Barn 5 Yds East Of St Piers School	St Piers Lane Lingfield	II	Barn	C18
45	The Coach House And Stable Cottage	Moor Lane Marsh Green	II	Stable/Coach House Now Houses	C18
46	Little Bassetts (No 71)	West Street Dormansland	II	House	C17
47	Cherry Cottage (No 40)	West Street Dormansland	II	Cottage	C17
48	Apsley Grange – Now Apsley Lodge, Midwick & Apsley Grange West	Wilderwick Road East Grinstead	II	House Now Divided	C15
49	Farmbuilding 25m N Of Worth House Farmhouse	Wilderwick Road East Grinstead	II	Farmbuilding	1765

Houses of historic interest (Tandridge Buildings of Character 2013). These are non-designated heritage assets (NPPF 2024 – glossary)

1 West Haxted Cottages Haxted Road Lingfield
 2 West Haxted Cottages Haxted Road Lingfield
 Bankside Cottage Blackberry Lane Lingfield
 Charlocks High Street Dormansland Lingfield
 Farindons High Street Dormansland Lingfield
 Old Farthingdale Cottage High Street Dormansland Lingfield
 54 High Street Dormansland (Potters)
 Baptist Chapel High Street Dormansland Lingfield
 Hillside 9 High Street Dormansland Lingfield
 6 Bassetts Hill Dormansland
 Colburn House, The Platt Dormansland
 Bidbury Hollow Lane East Grinstead
 West Lodge, Hollow Lane Dormansland
 1 Ford Manor Cottages Hollow Lane Dormansland Lingfield
 2 Ford Manor Cottages Hollow Lane Dormansland Lingfield
 3 Ford Manor Cottages Hollow Lane Dormansland Lingfield
 4 Ford Manor Cottages Hollow Lane Dormansland Lingfield
 Ford House Ford Manor Road Dormansland Lingfield
 Old Post Cottage Ford Manor Road Dormansland Lingfield
 Morven Lodge Ford Manor Road Dormansland Lingfield
 Stable Cottage Ford Manor Road Dormansland
 Clock tower, old workshops and stables, Ford Manor Road
 Garage Flat, Ford Manor Road Dormansland
 Woodgates Cottages Ford Manor Road Dormansland Lingfield
 Larksmead Ford Manor Road Dormansland Lingfield
 68 West Street Dormansland Lingfield
 70 West Street Dormansland Lingfield
 32 Plough Road Dormansland Lingfield
 42 Plough Road Dormansland Lingfield
 Old Mousers Racecourse Road Dormansland Lingfield

Cromwell Hall Felcourt Road East Grinstead
Nobles Barn Station Road Dormansland Lingfield
Moorhawes Farm Wilderwick Road East Grinstead (range of buildings)
Burnt Pit Farm Moons Lane Dormansland Lingfield

Suggestions for inclusion in the 2025 Local List of non-designated heritage assets have been included in the DNP

Garden of historic interest

Greathed Manor (Ford Manor) Dormansland is listed on the national register of parks and gardens of historic interest (maintained by English Heritage), as a site of exceptional historic interest, which make a significant contribution to the richness of the local scene and to the diversity and pattern of the national landscape.

Ancient monuments and county sites of archaeological importance

Starborough Castle and Dry Hill camp are **both** scheduled under the ancient monuments and archaeological areas act 1979.

- Dry Hill Camp (172 m. above sea level) is the archeological remains of a large Iron Age hillfort, dating from about 100BC. Most of the earthen ramparts remain, encircling a roughly rectangular area of approximately 10 hectares.
- Starborough Castle – the remains of a 14th century moated castle; originally comparable with Bodiam Castle, East Sussex.

Ref: <http://list.historicengland.org.uk>

Appendix 3 Station fields

This area forms part of a green corridor between Dormansland and the railway line; and is crossed by a footpath from the Mill Lane Bridleway to Dormans Station. It is identified on the Policy Map and Local Green Spaces Report as site No 6.

To the immediate north of this site is an area of woodland protected with a Tree Preservation Order (26/GOD, 25 November 1955) for 9 mature oak trees which bound the edge of the site. The Public Footpath (393) linking the village to Dormans Station passes through this site.

The strip of land immediately behind station house currently has an extant planning permission (2017/212) and whilst it is hoped Biodiversity improvements are made during the completion of the development, it is not included in the Station Fields assessment.

Description of Station Fields and its ecology:

Near to the bridleway end there is a copse of silver birch, oak and hazel. In April the following migrant birds arrive from Africa: chiffchaff, blackcap and willow warbler followed by whitethroat in early May. The chiffchaffs in some numbers spread right through from this field to the upper field bordering the railway. All our native birds can be heard and seen: robin, blackbird, thrush, 3 kinds of tits, green woodpecker, great spotted woodpecker.

There are some very mature oaks which are known to have roosting bats.

In this wooded area and in the open part of the field in late June, glow worms can be seen at dusk in the undergrowth. These have been recorded by Surrey Wildlife Trust.

There is a wide variety of butterflies in the grassland areas and on the woodland edge.

The following plant species have been recorded:

violets, bluebells, buttercups, clover,	garlic mustard ragwort milkwort bugle	oak* ash silver birch hazel
sorrel, tormentil, birds-foot-trefoil, knapweed (hardheads) blackberry hemp agrimony	greater & lesser stitchwort germander speedwell thistle self heal, enchanted nightshade common agrimony	hawthorn elder sallow holly* scotts pine

Ferns: shield, lady, male, buckler, golden scale**

(*mature specimens)

(** would need to be verified)