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25 July 2025

Head of Development Management
Tandridge District Council
Council Offices
8 Station Road East,
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FAO: Cliff Thurlow

Dear Cliff

OUTLINE PLANNING APPLICATION (WITH ACCESS TO BE DETERMINED) - Application Number 2025/245

Land South of Barrow Green Road, Oxted

Outline application for a residential development of up to 190 dwellings (including affordable homes) (Use Class C3), an extra care facility with up to up 80 beds (Use Class C2), together with the formation of vehicular access, landscaping, parking, open space, green and blue infrastructure, and all other associated development works. All matters reserved except access

Further to correspondence with the Council and the Local Lead Flood Authority (LLFA) regarding the above application, we enclose herewith additional information in response to queries and points of clarification which have been raised:

- 'Technical Note 2: Resolving LLFA Objection to Tandridge District Council Planning,' (Motion, 24 July 2025) – this technical note sets out a detailed response to the points raised by the LLFA in their 8 July 2025 consultant response.
- Updated Motion drawing number 2404081-0500-01 P06 [Drainage Strategy] is contained within Appendix B to that Technical Note. Note that this drawing shows the location of the attenuation basins and outfalls, as well as the position of the existing watercourse in relation to the site boundary and the 15m Ancient and Semi Natural Woodland (ASNW) buffer.
- Updated Illustrative Landscape Strategy Plan (Drawing Reference 6514_100 Rev B) which has been updated to show the position of the 15m ASNW buffer.

- Arboricultural Impact Assessment (Rev B) (Barton Hyett Associates, July 2025) which has been updated to assess the impact of the drainage outfall routes. (Refer in particular to paragraph 6.14 and Figure 2 of the report).

LLFA Consultation Response

In response to the LLFA's consultation response (8 July 2025), the Applicant's team have met with the LLFA and prepared further information to address the various queries raised. A Technical Note is provided with this letter, setting out detail on the clarifications sought.

The Technical Note is also accompanied by an updated Drainage Strategy drawing (Appendix B to the Technical Note) which details the drainage strategy. That Updated Drainage Strategy drawing provides the clarification sought by Council officers as to the position of the stream within the Site boundary and the parts of stream where works to discharge surface water will be located within the Site. It also now shows the 15m ASNW buffer line marked green). The drainage outfalls will be located wholly within the Site boundary, to allow for ongoing management and maintenance.

Figure 1, below, is a marked up excerpt of that drawing, to aid the Council in identifying that the drainage strategy involves drainage outfalls *within* the Site boundary, which are *within* the ASNW 15m buffer (but *beyond* the ASNW itself).

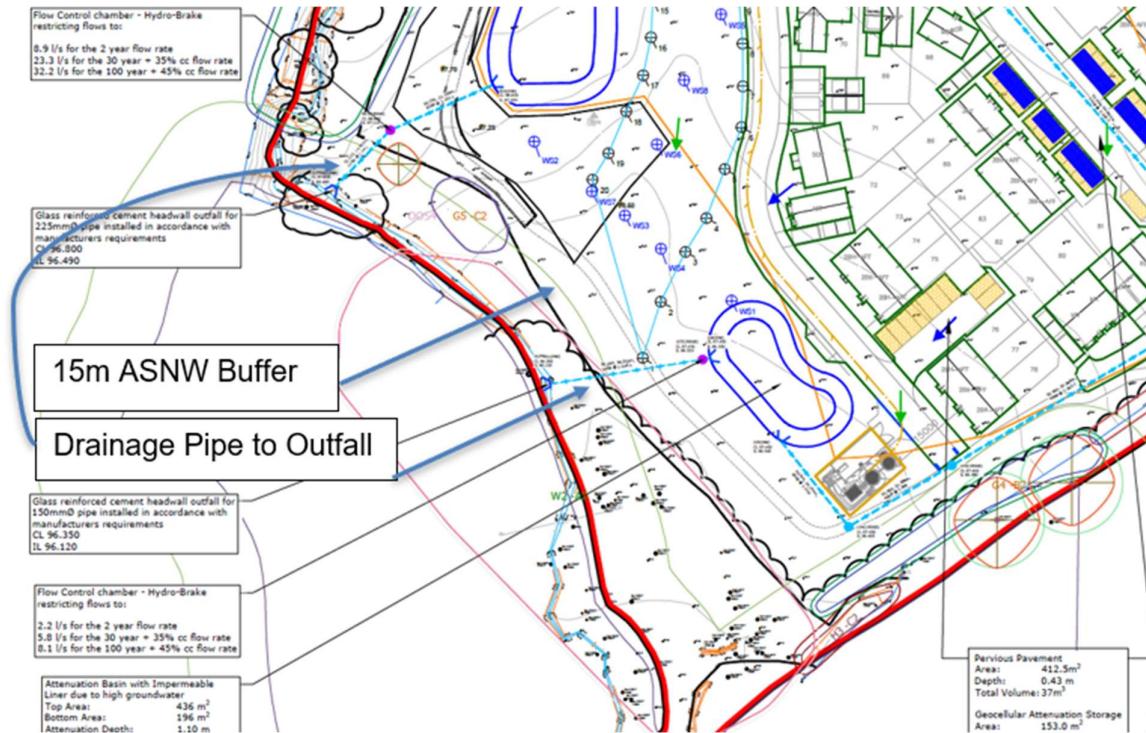


Figure 1 Excerpt of Motion's Drainage Strategy

Ancient and Semi Natural Woodland Matters (ASNW)

The potential for direct and indirect impacts on ASNW (such as relational impacts, direct harm during construction, or hydrological changes due to implementation of the drainage strategy) has been assessed in the package of information submitted with the Application.

In particular, the Preliminary Ecological Appraisal (PEA) submitted with the Application (Ecology Partnership, December 2024) identifies that whilst the Site itself does not contain any parcels of ASNW, the Bogs, adjacent to the south-west of the Site is designated as such, and accordingly the necessary 15m buffer around the ASNW extends into the Site. In particular we refer the Council to paragraph 3.4 of the PEA, which identifies the presence of 2.2ha of ancient woodland adjacent to the southern site boundary; and Figure 3 of the PEA, which identifies that the ASNW lies wholly outside the Site boundary. That figure also identifies that there is a pocket of woodland within the Site boundary, adjacent to the ASNW, but which is not designated as such.

The ecologist's conclusion on the extent of ASNW is based upon the Ancient Woodland Inventory (AWI) which was created through review of old maps to determine areas that had been continuously wooded for over 500 years. The woodland within the Site itself is not included in the inventory and did not feature the ancient woodland indicators typical of ancient woodland, instead comprising alder, with very sparse understorey and a ground layer dominated by nettles and other species associated with nutrient enrichment.

The Ecological Impact Assessment (EIA) contained within the Environmental Statement (ES) provides further assessment on potential impacts to the ASNW at the Bogs; at table 10.7 The Bogs is identified as a high sensitivity receptor, containing a significant area of irreplaceable priority habitat. At paragraph 10.7.11 – 10.7.12 the ES confirms that all proposed works will be outside the 15m buffer from the ASNW and reaches the conclusion that there will be negligible/ neutral effect.

The Arboricultural Impact Assessment has been updated to provide additional assessment on the impact of the outfall pipework. (Paragraph 6.14 and Figure 2 have been updated to report on the potential for any ASNW and TPO impacts). The report identifies that the 150mm pipe will be installed just below the ground surface via hand dig methods and will not require removal of any established trees, only understorey vegetation (primarily elder, alder and goat willow) which will be restocked appropriately. No significant adverse impacts arise.

The surface water drainage proposals for the proposed development incorporate provision for no diminution in the supply of water from the application site by way of surface water run off to The Bogs by:

- using a staged discharge approach whereby post development flows to the ordinary watercourse running down the western edge of the application site will replicate the greenfield Q2, Q30 and Q100 rates for the corresponding storm events, and
- the proposed development will be kept out of the existing spring area.

As shown on the Illustrative Landscape Strategy Plan no development is proposed within 15m of the ASNW boundary. The drainage attenuation basins, roads and development plots (shown for illustrative purposes on the Illustrative Masterplan) are all located beyond the 15m buffer. This is compliant with the Government's Ancient Woodland Guidance¹.

¹ See <https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions>

Figure 2 below is an excerpt of the submitted Illustrative Landscape Strategy Plan showing the 15m buffer marked in orange. This plan is annotated to show that a 1.2m high fence will be erected along the edge of the (non ASNW) woodland within the Site to discourage recreational access/ disturbance.

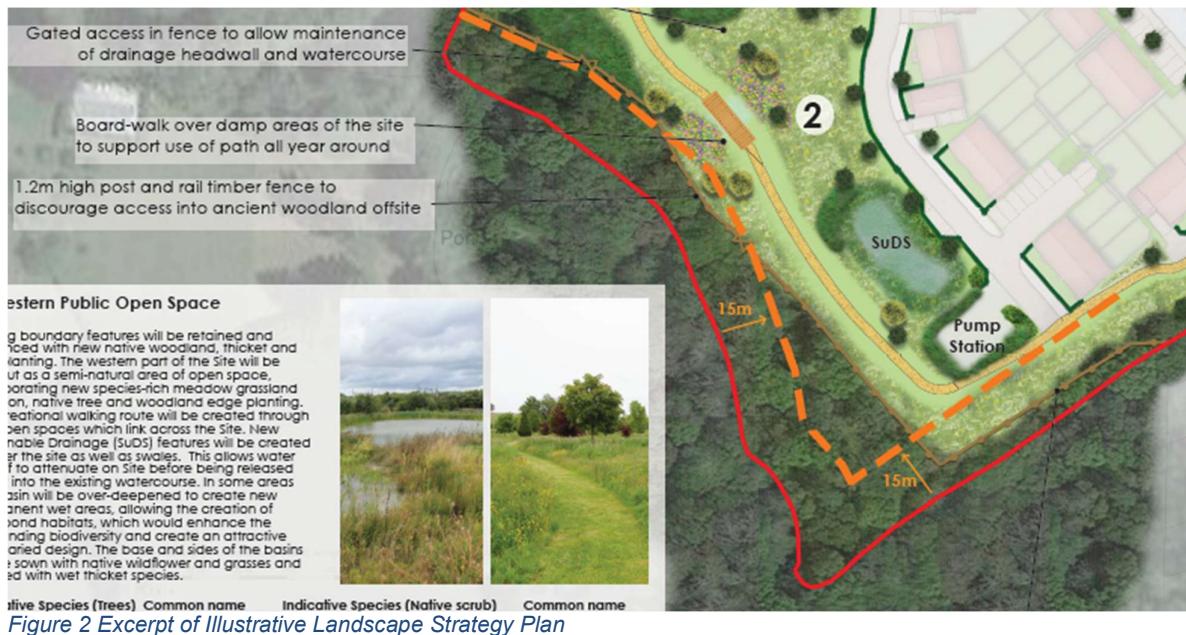


Figure 2 Excerpt of Illustrative Landscape Strategy Plan

PROW

The Council has also raised queries in relation to the existing bridleway through the Site and its proposed point of connection to Barrow Green Lane. In particular, the Council refers to the drawing in section 3.2 of the Design and Access Statement (DAS), as compared with the indicative detail shown on the Illustrative Landscape Strategy Plan.

In response, we note that the Application package includes an Access Parameter Plan which is submitted for approval (Drawing Reference 3129_A_1201_PL-B). That plan shows the existing (and proposed) route of the PROW through the Site including the connection to the roads. The Illustrative Landscape Strategy Plan shows that same detail. The route of the PROW on those plans replicates the definitive map. No PROW diversion is proposed. Parts of the bridleway as it passes through the Site will be upgraded to a 'made' path as outlined clearly on the Landscape Strategy Plan and parts of the route will remain informal as existing. There PROW terminate onto Barrow Green Road as it does at present. We note that there is a triangular parcel of land outside the Site boundary which the PROW passes through before joining the road. It is anticipated that at reserved matters stage, once the detailed layout is developed, further detail would be provided to ensure the route is suitable as both a bridleway and pedestrian PROW and the applicant's team has experience of designing suitable arrangements elsewhere.

The drawing included in section 3.2 of the DAS is an initial concept framework sketch, which was later developed iteratively (taking account of the ongoing technical site analysis) to arrive at the parameter and illustrative plans submitted with the Application. Therefore, to be clear, the plans which are submitted for approval include the Access Parameter Plan and the other supporting illustrative plans (such as the Illustrative Landscape Strategy Plan) which demonstrate principles which can be maintained in the reserved

matters application (subject to suitable condition). Other drawings such as that at section 3.2 of the DAS show the design development process.

Yours faithfully,

Woolf Bond Planning Ltd

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