

**From:** LPC Clerk <clerk@limpsfieldparishcouncil.gov.uk>  
**Sent:** 23 July 2025 07:30  
**To:** comaps; Statutory  
**Subject:** 2025/245 - OBJECTION on behalf of Limpsfield Parish Council

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**2025/245 – Stoney Field, Barrow Green Road, Oxted - Outline application for a residential development of up to 190 dwellings (including affordable housing) (Use Class C3), and an extra care facility with up to 80 beds (Use Class C2)**

Whilst the proposed development (as above) is not in Limpsfield Parish, it raises a number of important issues relating to development adjacent to the built-up area of Limpsfield and Oxted and, in this context, Limpsfield Parish Council considers it appropriate to make comments.

At the outset it is acknowledged that, across Tandridge District as a whole, there is an issue relating to the supply of land for housing. This is an important issue which, in our view, will not and cannot be successfully resolved through the grant of planning permission for housing on land where development would otherwise be unacceptable.

In our view, the only acceptable way forward is through the preparation of the new Local Plan, through a coordinated strategic approach, which ensures that new housing development adds to rather than detracts from the character and sustainability of the local community.

In this context there is a number of issues which the Parish Council wish to raise:

- 1. Green Belt.** The site lies in the Green Belt and borders on the built-up area of Oxted. In this context, the proposed development would be wholly inappropriate, changing the character of the area permanently and contributing to the sprawl of the built-up area. Planning permission would act as a signal to other landowners and developers that piecemeal development can take place in the wider green belt area around Oxted and Limpsfield in an uncontrolled and unplanned manner.
- 2. National Landscape.** In recognition of the quality of the landscape and having carried out extensive research and consultation, Natural England is proposing that, alongside other land in the area, the site should be included within an extended boundary of the Surrey Hills National Landscape. The proposed development would permanently remove the natural beauty identified by Natural England. Given Natural England's conclusions and the stage which the process has reached, the Parish Council considers that it would be wholly inappropriate to grant planning permission on this site.
- 3. Pressures on Local Infrastructure.** The Parish Council is aware that, over recent years, there have been increasing pressures on the infrastructure which supports the local community, including, but not confined to, local health services and schools, some of which, such as Oxted Health Centre, lie within Limpsfield Parish. The proposed development would significantly add to those pressures. We consider that, before a major development such as this is granted planning permission, infrastructure issues should be addressed through the production of the new Local Plan, with new housing development playing an appropriate role in helping to deliver the improvements which are needed.

We are aware that there are other issues which affect the proposed development and may warrant a refusal of planning permission. As the site falls outside Limpsfield Parish, we have decided not to comment on these issues. However, on the basis of the issues outlined above, we would ask the District Council to note our OBJECTION to the proposed development and we would recommend that planning permission be refused.

With thanks and best regards,

Sophie Martin, on behalf of Limpsfield Parish Council Planning Committee

**Sophie Martin**

**Clerk / RFO Limpsfield Parish Council**

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