

Core Document List

PINS Reference: APP/M3645/W/24/3345915

LPA Reference: 2023/1345

Appellant: Cala Homes (South Home Counties) Ltd

Site Address: Land at Chichele Road, Oxted

Proposal: Proposed residential development 116 Dwellings (Class C3) including affordable housing with associated access, car parking, soft landscaping and play provision

CD1.0	Application Documents and Plans
CD1.1	Planning Statement, including Appendices (Five-Year Housing Land Supply Assessment, Economic and Social Benefits Statement, and Affordable Housing Statement) (October 2023)
CD1.2	Design and Access Statement (October 2023)
CD1.3	Transport Assessment (October 2023)
CD1.4	Travel Plan (October 2023)
CD1.5	Flood Risk and Drainage Strategy (October 2023)
CD1.6	Energy and Sustainability Statement (October 2023)
CD1.7	Arboricultural Impact Assessment and Method Statement (October 2023)
CD1.8	Site Location Plan (ref. CB_36_313_000 Rev A)
CD1.9	Planning Layout (ref. CB_36_313_001)
CD1.10	Proposed Drainage Strategy Layout (ref. 2205025-0501 Rev B)
CD1.11	Environmental Statement Chapter D Landscape and Views (October 2023)
CD1.12	Environmental Statement Chapter E Ecology and Biodiversity (October 2023)
CD1.13	Environmental Statement Appendix D4.1 Illustrative Photomontage
CD1.14	Environmental Statement Appendix D4.2 Illustrative Photomontage
CD1.15	Environmental Statement Appendix D4.3 Illustrative Photomontage
CD1.16	Environmental Statement Appendix D4.4 Illustrative Photomontage
CD1.17	Air Quality Assessment (October 2023)
CD1.18	Environmental Statement Appendix D3 Response to AONB Boundary Review
CD2.0	Additional/Amended Reports and/or Plans submitted after validation
CD2.1	Updated Arboricultural Impact Assessment and Method Statement Revision A (January 2024)
CD2.2	Tree Protection Plan – Sheet 1 (ref. CALA24033-01C Sheet 1 of 3 Rev C)
CD2.3	Tree Protection Plan – Sheet 2 (ref. CALA24033-01C Sheet 2 of 3 Rev C)
CD2.4	Tree Protection Plan – Sheet 3 (ref. CALA24033-01C Sheet 3 of 3 Rev C)
CD2.5	Tree Survey Revision C (January 2024)
CD2.6	Planning Layout (ref. CB_36_313_001 Rev C)
CD3.0	Committee Report and Decision Notice
CD3.1	Officer's Delegated Report dated 26 February 2024
CD3.2	Decision Notice dated 26 February 2024
CD4.0	The Development Plan
CD4.1	TDC Core Strategy (October 2008)
CD4.2	TDC Local Plan Part 2: Detailed Policies (July 2014)
CD4.3	TDC Adopted Planning Policies Map (extract of interactive map)
CD5.0	Emerging Development Plan and Relevant Evidence Documents

CD5.1	Tandridge Our Local Plan 2033 (Regulation 22 Submission) January 2019
CD5.2	Inspector's Final Report on the Examination of the Tandridge Local Plan (14 February 2024)
CD5.3	Updating the Objectively Assessed Housing Needs of Tandridge (December 2018)
CD5.4	SHMA Affordable Housing Needs Assessment Update (June 2018)
CD5.5	Green Belt Assessment (Part 1) 2015
CD5.6	Green Belt Assessment (Part 3) Exceptional Circumstances and Insetting (June 2018)
CD5.7	Green Belt Assessment (Part 3) Appendix 1 (2018)
CD5.8	Surrey Landscape Character Assessment: Tandridge District (April 2015)
CD5.9	Green Belt Assessment (Part 2) Appendix 2 Areas for Further Investigation (2016)
CD5.10	Settlement Hierarchy: Addendum (June 2018)
CD5.11	Tandridge Open Space Study (October 2017)
CD5.12	Tandridge Open Space Strategy 2021-2025
CD6.0 Relevant Appeal Decisions*	
CD6.1	Land West of Limpsfield Road, Warlingham, Tandridge (APP/M3645/W/22/3309334) ¹
CD6.2	Land to the southwest of Haywards Heath known as Bolnore Village, Phases 4 & 5 (APP/D3830/A/05/1195897 – 11982883) ²
CD7.0 Additional/Amended Reports and/or Plans Submitted After Determination	
CD7.1	Planning Layout (ref. CB_36_313_001 Rev D)
CD7.2	Housing Mix Plan (ref. CB_36_313_003 Rev C)
CD7.3	Affordable Housing Plan (ref. CB_36_313_004 Rev C)
CD7.4	Landscape Masterplan (ref. 3179-5-2 (DR-5000) Rev P5)
CD7.5	Illustrative Ancient Woodland Mitigation Plan (ref. 3179-5-2 DR-5703 Rev P5)
CD7.6	Statutory Biodiversity Net Gain Metric (updated 19 August 2024)
CD7.7	Interim Ecology Update Note (dated 25 June 2024)
CD7.8	Environmental Statement Addendum and Appendices (dated 23 August 2024)
CD7.9	Environmental Statement Revised Non-Technical Summary (August 2024)
CD7.10	Grassland and Woodland Habitat Survey (dated 22 August 2024)
CD7.11	Badger Survey (dated 12 August 2024)
CD7.12	Bat Survey (dated 22 August 2024)
CD7.13	Breeding Birds (dated 12 August 2024)
CD7.14	Reptile Survey (dated 12 August 2024)
CD7.15	Amphibian Survey (dated 12 August 2024)
CD7.16	Invertebrate Survey (dated June 2024)
CD7.17	Planning Layout (ref. CB_36_313_001 Rev E)
CD7.18	Land Use Plan (CB_36_313_002 Rev C)
CD7.19	Housing Mix Plan (CB_36_313_003 Rev D)

¹ Relates to the consideration of Very Special Circumstances and the factors that have gone into that consideration, including Local Plan, Green Belt and housing supply and delivery considerations. The Appellant references this decision in that context within planning and housing evidence.

² Relates to the Secretary of State's preference for the use of buffer zones between ancient woodlands and new residential developments, and the required width of those buffer zones. The Appellant references this decision in that context within arboricultural evidence.

CD7.20	Affordable Housing Plan (CB_36_313_004 Rev D)
CD7.21	Building Heights Plan (CB_36_313_005 Rev C)
CD7.22	Parking Strategy Plan (CB_36_313_006 Rev C)
CD7.23	Bin & Cycle Storage Plan (CB_36_313_007 Rev C)
CD7.24	External Finishes Plan (CB_36_313_008 Rev C)
CD7.25	External Enclosures Plan (CB_36_313_009 Rev C)
CD7.26	Character Area Plan (CB_36_313_012 Rev C)
CD7.27	Woodlands Edge: Willow Elevations and Floorplans (CB_36_313_WE_WIL_02)
CD7.28	Woodlands Edge: Yew Elevations and Floorplans (CB_36_313_WE_YEW_02 Rev A)
CD7.29	Landscape Masterplan (ref. 3179-5-2 (DR-5000) Rev P6)
CD7.30	Landscape Proposals Sheet 5006 (ref. 3179-5-2 (DR-5006) Rev P5)
CD8.0	Documents Relating to National and Local Planning Policy and Guidance
CD8.1	National Planning Policy Framework (NPPF) (December 2023)
CD8.2	Proposed reforms to the NPPF and other changes to the planning system (published 30 July 2024, updated 2 August 2024)
CD8.3	Draft NPPF - draft text for consultation (published 30 July 2024, updated 2 August 2024)
CD8.4	Planning Practice Guidance (PPG) on Green Belt (2023)
CD8.5	Written Ministerial Statement 30 July 2024 – Building the homes we need (Deputy Prime Minister and Secretary of State for Housing, Communities and Local Government)
CD8.6	Letter from the Deputy Prime Minister and Secretary of State for Housing, Communities and Local Government to all local authority leaders and chief executive leaders in England (dated 30 July 2024)
CD8.7	Tandridge Annual Monitoring Report 2023/24 (AMR) May 2024
CD8.8	Tandridge Housing Delivery Test Action Plan (HDTAP) May 2024
CD8.9	Interim Policy Statement for the Housing Delivery (IPSHD) (September 2022)
CD8.10	National Guidance 'Ancient woodland, ancient trees and veteran trees: advice for making planning decisions' – Natural England and Forestry Commission, January 2022
CD9.0	Documents Relating to Landscape and AONB/National Landscape
CD9.1	Surrey Hills AONB – Building Design into the Surrey Hills
CD9.2	Surrey Hills AONB Management Plan 2020-2025
CD9.3	Surrey Design Guide (2002)
CD9.4	Response of Mr Smith, the SHNL Planning adviser (dated 2 January 2024)
CD9.5	Institute of Environmental Management and Assessment and the Landscape Institute (2013) – 'Guidelines for Landscape and Visual Impact Assessment' Third Edition
CD9.6	Landscape Institute TGN 02/21 Assessing landscape value outside national designations
CD9.7	Natural England Surrey Hills AONB: Boundary Variation Project – Consultation Document (2023)
CD9.8	Alison Farmer Associates on behalf of Natural England (February 2023) Surrey Hills AONB; Boundary Variation Project – Natural Beauty Assessment
CD9.9	Surrey Hills AONB Variation Project - Consultation Analysis Report (July 2024)

CD9.10	Surrey Hills AONB Boundary Variation Project - Consultation Analysis Report – Appendix 21 July 2024
CD9.11	Chris Burnett Associates (June 2007) ‘Surrey Hills AGLV Review’
CD9.12	Surrey Hills AONB Variation Project 2023 Boundary Maps Part 2 – Figure 23 Limpsfield
CD9.13	Surrey Hills AONB Boundary Variation Project Consultation Analysis Changes 2024 – Fig 23.a Limpsfield
CD10.0 Documents Relating to Transport	
CD10.1	Manual for Streets 1 (2007)
CD10.2	Manual for Streets 2 (2010)
CD10.3	Healthy Streets for Surrey Design Guide (June 2023) [ONLINE ONLY]
CD10.4	The Chartered Institution of Highways and Transportation (CIHT) ‘Planning for Walking’ (2015)
CD10.5	The Chartered Institution of Highways and Transportation (CIHT) ‘Planning for Cycling’ (2014)
CD10.6	The Chartered Institution of Highways and Transportation (CIHT) ‘Guidelines for Providing for Journeys on Foot’ (2000)
CD10.7	National Travel Survey (2015)
CD10.8	Cycle Infrastructure Design LTN 1/20 (July 2020)
CD10.9	Transport Analysis Guidance (TAG) Unit M1.2 ‘Data Sources and Surveys’ (May 2024)
CD10.10	594/595 Bus Timetable
CD11.0 Inquiry Documents (Appellant)	
CD11.1	Appellant's Statement of Case (June 2024)
CD11.2	Appellant’s Planning Proof of Evidence (Simon Slatford) including Appendix
CD11.3	Appellant’s Summary Planning Proof of Evidence (Simon Slatford)
CD11.4	Appellant’s Housing Need and Supply Proof of Evidence (Martin Taylor)
CD11.5	Appellant’s Housing Need and Supply Proof of Evidence (Martin Taylor) Appendices: TDC Housing Waiting List and Appeal Decision Extracts
CD11.6	Appellant’s Arboricultural Proof of Evidence (Mark Carter)
CD11.7	Appellant’s Arboricultural Proof of Evidence (Mark Carter) Appendices: CV and Illustrative Ancient Woodland Mitigation Plan
CD11.8	Appellant’s Ecology and Biodiversity Proof of Evidence (Jim Phillips)
CD11.9	Appellant’s Ecology and Biodiversity Proof of Evidence (Jim Phillips) Appendices: Surveys
CD11.10	Appellant’s Highways Proof of Evidence (Andrew Whittingham)
CD11.11	Appellant’s Highways Proof of Evidence (Andrew Whittingham) Appendices
CD11.12	Appellant’s Landscape and Visual Matters Proof of Evidence (Paul Gibbs)
CD11.13	Statement of Common and Uncommon Ground (TDC and the Appellant)
CD12.0 Inquiry Documents (Tandridge District Council)	
CD12.1	Tandridge District Council’s Statement of Case (August 2024)
CD12.2	Tandridge District Council’s Planning Proof of Evidence of Clifford Thurlow
CD12.3	Tandridge District Council’s Landscape Proof of Evidence of Louise Hooper
CD13.0 Inquiry Documents (Rule 6 Party)	
CD13.1	Rule 6 Statement of Case (August 2024)

CD13.2	Rule 6 Statement of Case – Appendix 1: Letter of Objection (January 2024)
CD13.3	Proof of Evidence of Jackie Wren
CD13.4	Proof of Evidence of Mike Hurman
CD13.5	Proof of Evidence of Peter Giles
CD13.6	Rebuttal Proof of Evidence of Jackie Wren
CD13.7	Rebuttal Proof of Evidence of Mike Hurman
CD13.8	Rebuttal Proof of Evidence of Peter Giles
CD13.9	View 1 of the Appeal Land from Viewpoint D
CD13.10	View 2 of the Appeal Land from Viewpoint D
CD13.11	View 3 of the Appeal Land from Viewpoint D
CD14.0	Documents presented after opening of the Inquiry
CD14.1	Land at the Old Cottage, Station Road, Lingfield (APP/M3645/W/23/3319149)
CD14.2	Surface Water Run Off
CD14.3	Opening Statement for Reuben Taylor
CD14.4	Opening Statement for LPA
CD14.5	Opening Statement for Rule 6 Parties
CD14.6	Supplementary Statement of Common and Uncommon Ground
CD14.7	Statement of Common Ground for Cala Homes
CD14.8	Mr Heath photographs
CD14.9	Ms Hooper Errata
CD14.10	Landscape Institute Notes and Clarifications
CD14.11	Extracts from Tandridge Capacity and Sensitivity Study
CD14.12	Draft Planning Conditions
CD14.13	Draft S106
CD14.14	Wren Comments
CD14.15	Settlement Hierarchy 2015
CD14.16	Final Boundary Report 28 Feb 2023
CD14.17	Extract from Mrs Wren presentation
CD14.18	CIL Compliance Statement
CD14.19	Rebuttal to Comments Made by Jackie Wren
CD14.20	Draft Planning Conditions
CD14.21	Draft S106
CD14.22	Rule 6 Closing Statement
CD14.23	LPA Closing Statement
CD14.24	High Court Judgement - Forest of Dean
CD14.25	Closing Statement for Appellant