

Site: Land South of Barrow Green Road, Oxted
Appellant: Croudace Homes Ltd
PINS Ref: APP/M3645/W/25/3372747
LPA Ref: 2025/245

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4th February 2026

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- CD1.22.AL Environmental Statement Volume 3 – Annex H2: Extract of Surrey Hills Area of Outstanding Natural Beauty (AONB) Landscape Assessment: LCA The North Downs Scarp and Holmesdale (Surrey County Council)
- CD1.22.AM Environmental Statement Volume 3 – Annex H3: Extract of Tandridge Landscape Capacity and Sensitivity Study: Site OXT007 (Tandridge District Council)
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- CD2.3. Land Use Parameter Plan No. 3129-A-1200-PL-D
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- CD2.11. Illustrative Landscape Strategy Plan No. CSA/6514/100 Rev B
- CD2.12. Arboricultural Impact Assessment Rev B (Baryton Hyett Associates)
- CD2.13. Technical Note 2: Resolving LLFA Objection to Tandridge District Council Planning Application Number 2025/245 (Motion)
- CD2.14. Appeal technical Note 3: Flood Risk Assessment & Surface Water Drainage Strategy (Motion)
- CD2.15. Letter from Southern Water Dated 31/10/2025
- CD2.16. Policy Statement: Network Capacity Modelling (Southern Water)
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CD4.16.	Inspector's Report on the Examination of the Core Strategy (2008)
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- CD9.7. Land at Franklands Drive, Addlestone, Surrey (PINS Ref: APP/Q3630/A/05/1198326)
- CD9.8. Land at Filands Road/Jenner Lane, Malmesbury SN16 9HZ (PINS Refs: APP/Y3940/W/21/3278256, APP/Y3940/W/21/3282365)

- CD9.9. Land to the west of Langton Road, Norton (PINS Refs: APP/Y2736/W/15/3136237, APP/Y2736/W/15/3136233)
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- CD9.26. Land north of Highgrove Farm, Main Rd, Bosham (PINS ref APP/L3815/W/23/3322020).
- CD9.27. Land off Coate Rd, Devizes (PINS ref APP/Y3940/W/22/3312268)
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- CD11.2. "Building the Homes We Need" Written Ministerial Statement (13 December 2024)
- CD11.3. "Further Support for Social and Affordable Housebuilding and Next Steps on Supported Housing" Written Ministerial Statement (12 February 2025)
- CD11.4. Written Ministerial Statement November 2024
- CD11.5. The MHCLG's Press Release: Housebuilding around train stations will be given a default 'yes' (18 Nov 2025)
- CD11.6. "Planning Reform: Next Phase" Written ministerial Statement (16 December 2025)

CD12 Affordable Housing

- CD12.1. Children's Commissioner Report "Bleak Houses: Tackling the Crisis of Family Homelessness in England" (August 2019)
- CD12.2. Shelter "Denied the Right to a Safe Home – Exposing the Housing Emergency" (May 2021)
- CD12.3. Shelter "Unlocking Social Housing: How to fix the rules that are holding back building" (April 2022)
- CD12.4. Shelter "Briefing: Cost of Living Crisis and the Housing Emergency" (September 2022)

CD13 Heritage Documents

- CD13.1. ~~Draft Heritage Impact Assessment (TCMS)~~ [Not Used]
- CD13.2. Church of St Mary the Virgin Historic England Listing Ref. 1189608
- CD13.3. Court Farm House Historic England Listing Ref. 1029739
- CD13.4. GPA2: Managing Significance in Decision Taking in the Historic Environment
- CD13.5. GPA3: The Setting of Heritage Assets (Historic England)
- CD13.6. Extensive Urban Survey of Surrey (June 2003)

CD14 Highways Documents

- CD14.1. TA Scoping Report D01
- CD14.2. Technical Note: Trip Distribution and Assignment' 6th November 2024 (Pell Frishmann)
- CD14.3. Guidelines for Providing for Journeys on Foot (IHT) (2000)

- CD15 Landscape Documents**
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 - CD15.2. 2016 Tandridge Landscape Capacity and Sensitivity Study
 - CD15.3. TGN 02/21 Assessing undesignated landscapes (Landscape Institute guidance)
 - CD15.4. The Surrey Hills Landscape Character Assessment
 - CD15.5. Surrey Hills Boundary Review project: Appendix 1 Detailed Analysis of Method and Approach Responses
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 - CD15.8. Landscape Institute technical Guidance Note 02/21: Assessing Landscape Value Outside National Designations
 - CD15.9. Guidelines for Landscape and Visual Impact Assessment Third Edition (Landscape Institute)

- CD16 Older Persons Accommodation**
- CD16.1. Older Persons Housing Taskforce Report (November 2024)
 - CD16.2. Planning guidance for accommodation with care for older people (October 2025)
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 - CD17.4. Environment Agency: Flood Estimation Guidelines (September 2025)

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 - CD18.2. Ecology Technical Note: Ancient Woodland (October 2025) (Ecology Partnership)
 - CD18.3. The Statutory Biodiversity Metric: User Guide (July 2025) (DEFRA)
 - CD18.4. A Guide to Monitoring Water Levels and Flows at Wetland Sites
 - CD18.5. Eco-hydrological guidelines for wet woodland - Phase I
 - CD18.6. The Bogs and the Local Nature Recovery Strategy
 - CD18.7. Local Nature Recovery Strategy
 - CD18.8. Guidelines for Ecological Impact Assessment – Terrestrial, Freshwater, Coastal and Marine
 - CD18.9. Definition of Favorable Conservation Status for wet woodland
 - CD18.10. English Nature – A review of seepage invertebrates in England

- CD19 Court Judgements**
- CD19.1. CPRE (Kent) v SSCLG AC 2024-LON-004265
 - CD19.2. [2024] EWHC 1272 SARAH MOAKES - and - CANTERBURY CITY COUNCIL Defendant - And - GARY WALTERS (ON BEHALF OF HICO GROUP)
 - CD19.3. Hopkins Homes Ltd v SSCLG [2017] UKSC 37
 - CD19.4. Wokingham BC v SSCLG [2019] EWHC 3158 (Admin)
 - CD19.5. Mole Valley DC v SSHLC [2025] EWCH 2127

- CD19.6. CPRE v SoSHCLG [2025]
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- CD19.8. Hallam Land Management Ltd V SoSHCLG [2018]
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CD20 Documents submitted during the Inquiry

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- ID2. Council's Opening Statement
- ID3. Rule 6 Party's Opening Statement