

From: KSLPlanning <KSLPLANNING@environment-agency.gov.uk>
Sent: 24 June 2025 14:29
To: Statutory
Subject: RE: Notification for 2025/245

Dear Cliff,

Thank you for consulting us on the above planning application.

We have assessed this application as having a low environmental risk. We therefore have no comments to make.

Non planning consents

Although we have no comments on this planning application, the applicant may be required to apply for other consents directly from us. The term 'consent' covers consents, permissions or licences for different activities (such as water abstraction or discharging to a stream), and we have a regulatory role in issuing and monitoring them.

The applicant should contact 03708 506 506 or consult our website (<https://www.gov.uk/guidance/check-if-you-need-an-environmental-permit>) to establish whether a consent will be required.

Drainage may be restricted in a Source Protection Zone or over an aquifer where groundwater is at shallow depths. Foul drainage should be discharged to mains sewers where possible. Developers should check <https://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h> for Binding Rules information for small scale non mains discharges.

If you feel we should assess this planning application in more detail due to local issues please email KSLPLANNING@environment-agency.gov.uk.

Thank you

Briana King

Planning Advisor – Kent and South London Sustainable Places
Environment Agency | Orchard House, Endeavour Park, Addington, West Malling, Kent, ME19 5SH
kslplanning@environment-agency.gov.uk

Working pattern: Monday to Friday 9am-5pm
Pronouns: she/her ([why is this here?](#))



**Creating a better place
for people and wildlife**



From: noreply@salesforce.com <noreply@salesforce.com> **On Behalf Of** Customer Services
Sent: 19 June 2025 13:44
To: KSLPlanning <KSLPLANNING@environment-agency.gov.uk>; sbailey2@tandridge.gov.uk
Subject: Notification for 2025/245

Dear Environment Agency,

You are being notified of the following planning application

Application: 2025/245

Proposal: Outline application for a residential development of up to 190 dwellings (including affordable homes) (Use Class C3), an extra care facility with up to 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

Location: Land South Of Barrow Green Road Oxted,

If calling please ask for Cliff Thurlow

On

Email: cthurlow@tandridge.gov.uk

Fax: 01883 722015

I refer to the above application and would be grateful if you would send me your formal observations **33** days of the date of this email.

The quickest and most efficient way to send your observations is by email to statutory@tandridge.gov.uk. However, if this is not possible please post (or fax) your response to reach the Council within the 33 day period. Please quote the application number clearly in your response. When commenting please let us know your full postal address.

All comments received by the Council on planning applications are scanned and made available on the Council's website. Where applicable, you may prefer that certain personal details, such as a private telephone number or email address or other personal details (including signature) are not published on the internet, in which case you should ensure that such details are not contained in your response.

Details of the application, including plans and supporting documentation, can be viewed online at <https://tdcplanningsearch.tandridge.gov.uk>. You can also comment on the application directly from the web site although long responses should still be emailed. Full instructions are enclosed. If you feel you require a paper copy of some of the documentation or need to have a direct link to the application documents page then please email us at planningadministration@tandridge.gov.uk.

Yours faithfully,

David Ford

Chief Executive



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