

**From:** Christopher Reynolds <Christopher.Reynolds@surreycc.gov.uk>  
**Sent:** 15 February 2023 11:30  
**To:** Sean Scott  
**Subject:** RE: 2022/685 Land at The Old Cottage

Dear Sean,

Thank you for providing the attached sections. I have reviewed these and they have reinforced my concerns.

As is clear from section B-B, the topography is largely quite flat particularly between The Star Inn and the proposed dwellings. There is a real risk that a lot of these dwellings are going to be visible from Church Road and risk causing a lot of harm. For this reason I do not think the outline application has clearly demonstrated that the level of harm should be considered acceptable.

I continue to disagree with the applicant about the scheme not reducing the prominence/dominance of the Church. While I note that section C-C shows the oast buildings are smaller than the church, this takes no account of perspective. In reality the oast buildings would form the dominant structure in the view the applicants are offering us as part of the application.

I hope the above is of assistance. If you have any further questions, please do not hesitate to ask.

Kind regards,

**Chris Reynolds**

**Senior Historic Buildings Officer**

Historic Environment Planning, Surrey County Council, Quadrant Court, 35 Guildford Road, Woking, GU22 7QQ  
07790 952958\*

\*I have limited access to this phone so please email in the first instance

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**From:** Sean Scott <SScott@tandridge.gov.uk>  
**Sent:** 15 February 2023 11:08  
**To:** Christopher Reynolds <Christopher.Reynolds@surreycc.gov.uk>  
**Subject:** RE: 2022/685 Land at The Old Cottage

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Hi Chris,

I believe the attached is what you were seeking?

Please let me know if you have any further comments – I would be grateful if this would be provided ASAP.

Thanks,

Sean

**Sean Scott**  
Principal Planning Officer  
Planning  
Tel: 01883 732833

Tandridge District Council  
The Council Offices  
8 Station Road East  
Oxted, Surrey  
RH8 0BT

[sscott@tandridge.gov.uk](mailto:sscott@tandridge.gov.uk)

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**From:** Christopher Reynolds <[Christopher.Reynolds@surreycc.gov.uk](mailto:Christopher.Reynolds@surreycc.gov.uk)>  
**Sent:** 30 January 2023 15:54  
**To:** Sean Scott <[SScott@tandridge.gov.uk](mailto:SScott@tandridge.gov.uk)>  
**Subject:** RE: 2022/685 Land at The Old Cottage

Dear Sean,

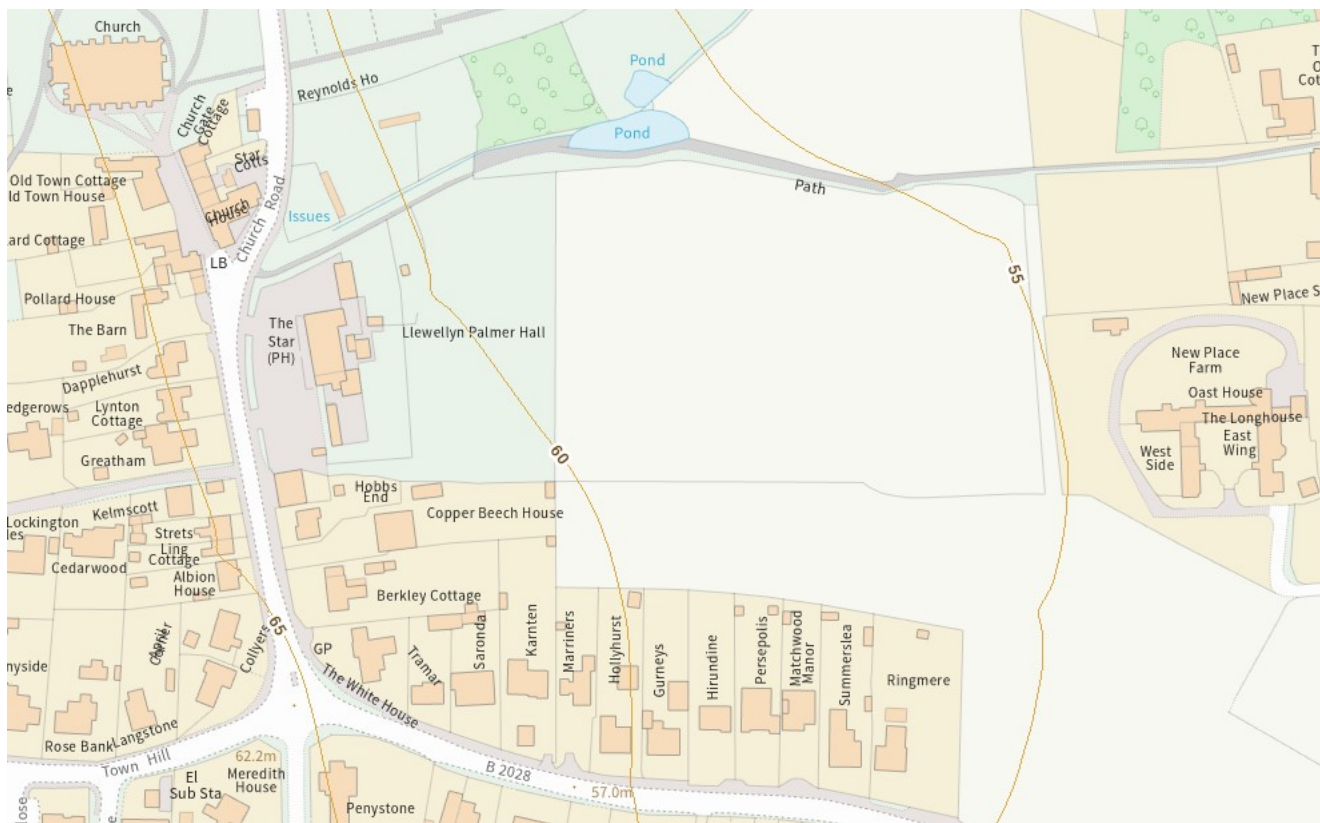
Thank you for the email. Please accept my apologies for the delayed response; I have only just got back from annual leave. I hope this email finds you well too.

I have reviewed the letter provided by the applicants and have provided some general comments below. However, I note they are meant to have provided a series of sections through the site, which I have not received in your email. I would be grateful if you could provide me with a copy of this.

With regard to the points raised by the applicant:

- They are correct that I have not advocated refusal solely on built heritage grounds. The reason I have done this is to allow you assess the housing need within the district which I do not feel is within my remit. Having said that, I would still support the application being refused should that be your assessment. I remain very concerned by the lack of detail in this application.
- The applicant has noted a number of matters at the end of my comments which do not relate to the outline scheme. For the avoidance of doubt these points should not be used as reasons for refusal and I have not taken them into account in determining the level of harm. They were merely provided to help guide the proposals put forward by the applicant. I believe this is quite clear in my comments.
- The applicant appears to have misunderstood my comments about the impact on the prominence of the church as a Grade I listed building. The issue is that the proposed housing will block views of the church tower which is visible along Station Road. The ridge height of the buildings is largely irrelevant to this point.
- The only instance where the ridge height is an issue are the proposed oast house buildings shown clearly in 5.11 Illustrative Sketch Vignette of the Design and Access Statement. These clearly challenge the prominence of the church tower because of their height which detracts the eye away from the viewpoint. If you feel 'dominance' would be better word here, then I would be willing to accept this. Removing these would improve the scheme.
- I note that in my original comments I raised concerns about trees at the end of this view which would sit in front the church. The latest sketch (1005 SK Rev 5D) seems to show these have now been removed. Should the oast houses also be removed from the illustrative layout then I would be willing to consider any harm to views of the church to be low.

I hope the above is useful as a starting point. If you can provide me with the sections through the site that would be appreciated. From my own site and mapping, the contours look very flat to me:



Kind regards,

**Chris Reynolds**

**Senior Historic Buildings Officer**

Historic Environment Planning, Surrey County Council, Quadrant Court, 35 Guildford Road, Woking, GU22 7QQ  
07790 952958\*

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**From:** Sean Scott <[SScott@tandridge.gov.uk](mailto:SScott@tandridge.gov.uk)>

**Sent:** 23 January 2023 10:10

**To:** Christopher Reynolds <[Christopher.Reynolds@surreycc.gov.uk](mailto:Christopher.Reynolds@surreycc.gov.uk)>

**Subject:** RE: 2022/685 Land at The Old Cottage

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Hi Chris,

I hope all is well on your side.

We had the attached response from the applicant following your comments – I would be grateful if you would review and respond.

Many thanks,

Sean

**Sean Scott**  
Principal Planning Officer  
Planning  
Tel: 01883 732833

Tandridge District Council  
The Council Offices  
8 Station Road East  
Oxted, Surrey  
RH8 0BT

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**From:** Christopher Reynolds <[Christopher.Reynolds@surreycc.gov.uk](mailto:Christopher.Reynolds@surreycc.gov.uk)>

**Sent:** 10 August 2022 18:08

**To:** Sean Scott <[SScott@tandridge.gov.uk](mailto:SScott@tandridge.gov.uk)>

**Cc:** Statutory <[Statutory@tandridge.gov.uk](mailto:Statutory@tandridge.gov.uk)>

**Subject:** 2022/685 Land at The Old Cottage

Dear Sean,

Please find attached our comments on 2022/685 Land at The Old Cottage.

Kind regards,

**Chris Reynolds**

**Senior Historic Buildings Officer**

Historic Environment Planning, Surrey County Council, Quadrant Court, 35 Guildford Road, Woking, GU22 7QQ  
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