



Woolf Bond Planning

Chartered Town Planning Consultants

Our Ref: SB/9060

Email: s.brown@woolfbond.co.uk

27 February 2025

Head of Development Management
Tandridge District Council
Council Offices
8 Station Road East,
Oxted, Surrey RH8 0BT

Dear Sirs,

OUTLINE PLANNING APPLICATION (WITH ACCESS TO BE DETERMINED)

Land South of Barrow Green Road, Oxted

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

General

On behalf of our client, Croudace Homes Ltd, please find enclosed an outline planning application proposing development of the site in the manner described above.

The Application Site is shown edged red on the accompanying Site Location Plan, 3129-A-1000-PL-A, with the proposals shown indicatively on Illustrative Masterplan 3129-C-1005-PL-B.

As this is an **outline planning application**, only the principle of developing the Site for up to 190 dwellings and an 80 bed extra care facility, along with the details of the means of access, are to be determined as part of the planning application.

Appearance, landscaping, layout and scale are reserved for subsequent determination.

Pre-application Engagement

The Applicant has engaged with the Council and a number of key statutory consultees in a positive and proactive way, thus following the guidance set out in the National Planning Policy Framework as it relates to pre-application engagement.

The Applicant has also presented the scheme proposals to the local community and the feedback received has informed the evolving design proposal. Consultation was first undertaken in July 2023, and again in July 2024. A community drop-in event was held during the second consultation period, providing the chance for the Applicant to explain the refinements which have been made. A community newsletter/ flyer was also distributed during both consultation phases to invite feedback from local stakeholders.

Application Plans and Particulars

The application particulars comprise as follows:

- Application Form
- CIL form
- Draft Heads of Terms
- Planning and Affordable Housing Statement (Woolf Bond Planning)
- Design and Access Statement and Design Commitment Statement (Omega Architects)
- Transport Assessment (Pell Frischmann)
- Framework Travel Plan (Pell Frischmann)
- Heritage Impact Assessment (RPS)
- Archaeological Desk Based Assessment (RPS)
- Flood Risk Assessment and Drainage Strategy (Motion)
- Energy Strategy (Energist)
- Preliminary Ecological Appraisal and Protected Species Survey Reports (Ecology Partnership)
- Biodiversity Net Gain Metric Calculation and Feasibility Assessment report (Ecology Partnership)
- Arboriculture Impact Assessment (Barton Hyett Associates)
- Older Persons Needs Assessment (Tetlow King Planning)
- Environmental Statement (Volumes 1-3) (Temple)([see below](#)).

The planning application comprises the following plans:

- (i) Site Location Plan No.3129-A-1000-PL-A
- (ii) Land Use Parameter Plan No.3129-A-1200-PL-C
- (iii) Illustrative Masterplan No.3129-C-1005-PL-B
- (iv) Illustrative Masterplan in Context No.3129-C-1006-PL-B
- (v) Illustrative Landscape Strategy Plan No.6514_100_A
- (vi) Proposed Site Access Barrow Green Road Drawing 107491 PEF XX XX D H 0300 Rev P01 (in Appendix C to Transport Assessment)
- (vii) Proposed Site Access Wheeler Avenue Drawing 107491-PEF-XX-XX-DR-H-0200 Rev P02 (in Appendix C to Transport Assessment)
- (viii) Proposed Refuse Access Barrow Green Road Drawing 107491 PEF XX XX D H 0300 Rev P01 (in Appendix C to Transport Assessment)

As planning permission is sought for the principle of the proposed uses and the means of access, the plans to be 'approved' as part of the application comprise (i) Site Location Plan No.3129-A-1000-PL-A; (ii) the Land Use Parameter Plan No.3129-A-1200-PL-C and the access plans, Barrow Green Road 107491 PEF XX XX D H 0300, Wheeler Avenue 107491-PEF-XX-XX-DR-H-0200 and Refuse Access Barrow Green Road 107491 PEF XX XX D H 0300 (in Appendix C to Transport Assessment).

The remaining plans are provided for illustrative purposes only and are not for approval as part of the application.

We welcome the opportunity to discuss additional plans to be approved as part of the application.

Additional supporting information is included in the accompanying Environmental Statement (see below).

Environmental Impact Assessment

Pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, an Environmental Impact Assessment ("EIA") has been prepared in support of the application on a voluntary basis.

The site exceeds 5ha and comprises a development in excess of 150 dwellings. As such, it falls within a Schedule 2 Urban Development Project. The Council has determined that the proposal amounts to EIA Development so accordingly, and in accordance with the EIA Regulations, the application is accompanied by an Environmental Statement.

The supporting Environmental Statement ("ES") has been prepared by Temple, and comprises the following volumes and technical information:

- **ES Volume 1: Non-Technical Summary.** This document provides a clear and concise summary of the proposed development, alternative designs that were considered, environmental impacts and mitigation measures;
- **ES: Volume 2: Main Text.** This section of the ES contains the main body and assessment contained within the EIA, with the various chapter headers addressing Socio-economics; Air Quality; Noise and Vibration; Traffic and Transport; Ecology; Built Heritage and Landscape and Visual Impacts and Effect Interactions.
- **ES Volume 3: Technical Appendices.** The Appendices provide supplementary details of the environmental studies conducted during the EIA including relevant data tables, figures and photographs.

Application Submission and Next Steps

The planning application has been submitted on the Planning Portal under reference 13733955. The requisite planning application fee has also been paid.

We would be obliged if you would register the application as soon as possible and, in the meantime, please confirm its receipt. We look forward to discussing the application with the Case Officer in due course.

We trust the above is clear. If there are any queries, please do not hesitate to contact the writer.

Yours faithfully,

Woolf Bond Planning Ltd

Steven Brown BSc Hons DipTP MRTPI

for Woolf Bond Planning Ltd (obo Croudace Homes Ltd)