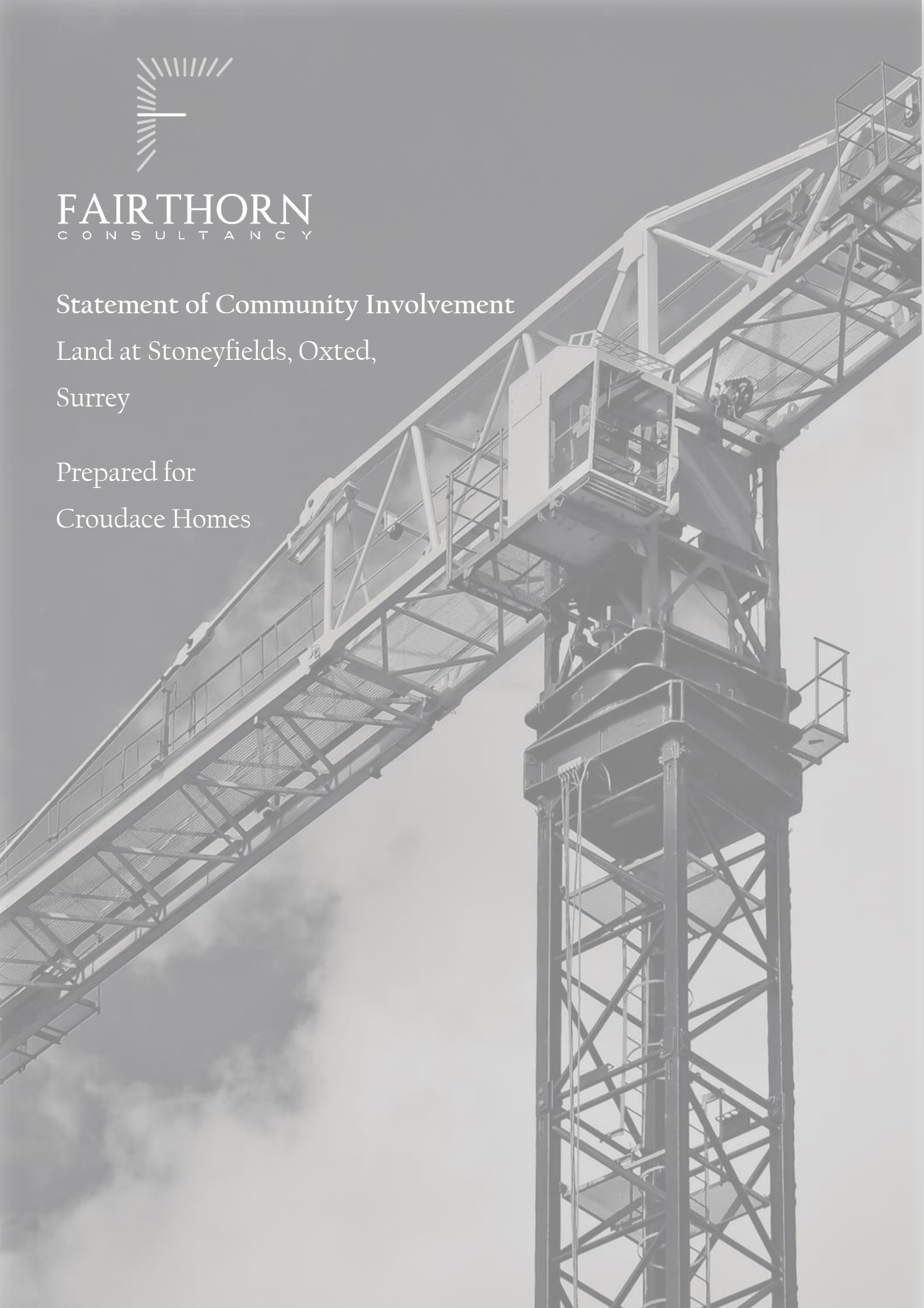




FAIRTHORN  
CONSULTANCY

Statement of Community Involvement  
Land at Stoneyfields, Oxted,  
Surrey

Prepared for  
Croudace Homes



## Contents page

Contents page .....	1
Executive summary .....	2
1. Introduction .....	4
2. Background.....	5
2.1 Proposal site.....	5
2.2 Proposals .....	5
3. Community Engagement.....	6
3.1 Statement of community involvement.....	6
3.2 Engagement with statutory bodies .....	7
3.3 Stakeholder engagement .....	7
3.4 Wider community engagement .....	7
3.5 Virtual consultation.....	9
3.6 Community drop-in event.....	10
3.7 Dedicated project email address .....	11
3.8 Freephone 0800 comment facility.....	11
4. Feedback .....	12
4.1 Feedback overview .....	12
4.2 Feedback in detail .....	12
4.3 Response to comments .....	29
5. Appendices .....	30
• Copy of the community newsletter from July 2023 .....	30
• Copy of the community flyer from July 2024 .....	30
• Copy of the community drop-in exhibition boards from July 2024 .....	30
• Copy of the community update newsletter from January 2025.....	30

## Executive summary

Croudace Homes is committed to consulting with the community regarding its proposals for land at Stoneyfields, Oxted, Surrey.

Residents and stakeholders were given two opportunities to give feedback regarding the proposals via a host of different channels. The first consultation phase was held from **Wednesday 5<sup>th</sup> July to Wednesday 19<sup>th</sup> July 2023**. The second took place between **Wednesday 3<sup>rd</sup> July and Sunday 28<sup>th</sup> July 2024** and provided the chance for the applicant to update residents and other important local stakeholders on what improvements and refinements had been made to the initial vision.

On both occasions, a freephone information line along with a project email address were made available throughout the process for interested parties to receive further details and to provide feedback. Additionally, a virtual consultation was hosted on the project website on both occasions where stakeholders could learn more about the scheme and leave comments.

For the second consultation phase, a community drop-in event was also held in Oxted, providing stakeholders with an opportunity to meet the project team, view the consultation materials (which were identical to those displayed on the website) and submit feedback.

Both phases were promoted with a community newsletter or flyer, which also included details on how residents and other important local stakeholders could request paper copies of the plans along with a feedback form and return postage if they were unable to access the internet. This was to ensure everyone was able to comment who wished to do so.

During the first consultation period, we received a total of **223** responses. It comprised **134** feedback forms submitted by those who visited the website and **89** emails received via the project's dedicated email address.

Regarding the second phase, there were **97** responses. It comprised **34** feedback forms submitted by those who visited the website or the community drop-in session. There were also **63** emails received via the project's dedicated email address. When combining the comments from both phases of the consultation, **320** responses were received.

The feedback across both phases included some positive features, such as the need for more housing for local families, and there was support for the importance placed on environmental and sustainability measures. However, there were also a significant number of respondents who were opposed to the principle of developing the site, regardless of what the proposals entailed.

Concerns were also raised regarding the development of a greenfield site, the impact on the local road network, and the ability of Oxted's infrastructure to accommodate more homes. It is worth noting that in the event of planning permission being granted, contributions would be made to address the majority of these issues, for example, infrastructure improvements.

The project team has carefully reviewed all the feedback received, and the main comments raised have been addressed within this document and the wider material submitted as part of the application. This document also provides a chronological account of the pre-application consultation undertaken and a review of the feedback received.



# 1. Introduction

- 1.1 Croudace Homes is bringing forward development proposals at Stoneyfields on the northwest side of Oxted in Surrey.
- 1.2 From the outset, Croudace has been committed to consulting local stakeholders with regards to its proposals. They have included locally elected councillors, businesses, and residents living near the site.
- 1.3 This document has been produced to clearly and concisely detail a chronological account of the two phases of community engagement undertaken by the applicant in respect of its proposals.
- 1.4 To assist with the community engagement process, Croudace brought Fairthorn Consultancy, a specialist communications agency, into its wider project team for the proposed development.
- 1.5 All feedback received is accounted for and represented within this document.

## 2. Background

### 2.1 Proposal site

- 2.1.1 The application site at Stoneyfields lies towards the northwest side of Oxted in Surrey. It is a greenfield plot within easy walking distance of the centre of Oxted.



The proposal site at Stoneyfields in Oxted, outlined in red

### 2.2 Proposals

- 2.2.1 Croudace Homes is bringing forward an 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 are reserved except access.

## 3. Community Engagement

### 3.1 Statement of community involvement

#### 3.1.1 The Localism Act 2011

Section 122 of the Localism Act 2011 outlines that a person proposing to make a planning application on land in England should carry out consultation on the proposed application. This should include publicity considered likely to bring the application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.

#### 3.1.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the Government's policies for England and outlines how these policies should be applied. The applicant has had regard to the NPPF at Paragraph 39 when it states that *"early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties."*

#### 3.1.3 The NPPF goes on to highlight at Paragraph 40 that *"Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications."*

#### 3.1.4 Paragraph 41 outlines that the Local Planning Authority should encourage other parties to take maximum advantage of the pre-application stage, noting that *"the more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits."*

#### 3.1.5 Tandridge District Council

Engagement activities have been undertaken with due regard to the expectations laid out in Tandridge District Council's Statement of Community Involvement document, which was adopted in September 2020. Based on that document, in conjunction with developing the plans, Croudace undertook a programme of community engagement, as outlined in this report.

### 3.2 Engagement with statutory bodies

- 3.2.1 Before the proposals were shared with the community, appropriate steps were taken to discuss the principle of development with statutory bodies and other experts. The detail of this is included within the planning statement.

### 3.3 Stakeholder engagement

- 3.3.1 Croudace felt it was important to engage proactively with key stakeholders regarding its proposals at Stoneyfields in Oxted. As a result, the project team reached out to local politicians shortly before both rounds of the wider community consultation began. This ensured they had early sight of the proposals ahead of residents raising any queries or comments with them about the scheme.

- 3.3.2 The stakeholders contacted shortly before both phases of the wider public consultation included:

- Leader of Tandridge District Council
- Relevant cabinet members at Tandridge District Council
- District Councillors for Oxted North & Tandridge Ward
- Surrey County Council division member for Oxted
- Oxted Parish Council

### 3.4 Wider community engagement

- 3.4.1 After reaching out to key stakeholders, Croudace launched its first phase of wider community consultation on **Wednesday 5<sup>th</sup> July 2023**. The second round was launched on **Wednesday 3<sup>rd</sup> July 2024** and followed a similar format.

- 3.4.2 To commence the process on each occasion, a community newsletter/flyer was circulated in the area surrounding the proposal site. It outlined the vision for the land and details about the virtual consultation. It also included the freephone information line number and project email address.

- 3.4.3 A total of **1,102** copies were sent via Royal Mail first class postage on **Wednesday 5<sup>th</sup> July 2023**, and the distribution area included residential and commercial properties. The same area was chosen for the community flyer circulated on **Wednesday 3<sup>rd</sup> July 2024** to ensure consistency regarding the consultation area.



3.4.4 A map of the distribution area for the newsletter/flyer is shown below.



A map depicting the newsletter/flyer distribution area – the proposal site lies in the centre and is marked with the red 'x'

3.4.5 On each occasion, the invitation newsletter/flyer contained the following:

- Background to the site
- An overview of the proposals
- Details regarding the community consultation
- Information about Croudace Homes
- Details of the project team's freephone information line and email address

3.4.6 A copy of the invitation newsletter and flyer can both be found in the Appendices.

### 3.5 Virtual consultation

- 3.5.1 In the wake of the Covid-19 pandemic, Croudace recognises that the way in which community consultations are carried out has fundamentally changed, and hosting a virtual engagement is now considered a vital component of any such exercise.
- 3.5.2 As a result, a virtual consultation regarding the proposals was hosted on the project website for both phases of the community engagement.
- 3.5.3 The virtual consultation was open for comments on the project's website between **Wednesday 5<sup>th</sup> July 2023** and **Wednesday 19<sup>th</sup> July 2023**. It was then updated with the revised proposals, and reopened for comments from **Wednesday 3<sup>rd</sup> July** to **Sunday 28<sup>th</sup> July 2024**.
- 3.5.4 The website was hosted at <https://oxted.your-feedback.co.uk/> and remains live.
- 3.5.5 The information displayed on the website included:
- Welcome and overview
  - Details about Croudace Homes and the site
  - Information about the proposals, including the affordable housing and care home
  - Details about landscaping, greenspace, transport, access, and ecology
  - Key benefits of the scheme
  - Next steps and how to provide feedback



A screenshot of our project website for the proposed Oxted development

### 3.6 Community drop-in event

- 3.6.1 To provide the maximum opportunity for residents and other local stakeholders to comment on the proposals, once they had been refined and improved, they were unveiled at a community drop-in session where the project team was present to answer questions and listen to comments.
- 3.6.2 The event was held from 3:30 to 7pm on Monday 15th July 2024 at Oxted Community Hall, 53 Church Lane, Oxted, Surrey, RH8 9NB.
- 3.6.3 At the event, the same exhibition materials were displayed that were on the website, and visitors were invited to complete feedback forms at the event, or take them away and complete them at a more convenient time, and post them back free of charge.



Our community drop-in session at Oxted on Monday 15<sup>th</sup> July 2024



### 3.7 Dedicated project email address

- 3.7.1 A specific project email address – [mail@your.feedback.co.uk](mailto:mail@your.feedback.co.uk) – was set up to receive feedback and answer any queries throughout the consultation period.

### 3.8 Freephone 0800 comment facility

- 3.8.1 Additionally, access to a freephone telephone information line – **0800 099 6712** – was offered to those who wished to find out more about the proposals.

## 4. Feedback

### 4.1 Feedback overview

The first phase of community consultation generated **223** items of feedback. It included **134** forms submitted via the project website and **89** emails.

The second round of engagement led to **97** items of feedback. It included **34** forms submitted at the community drop-in event or via the project website, and **63** emails.

Combined, the amount of feedback during both phases came to **320** responses. The project team has carefully reviewed the data and all responses have been accounted for in the tables and graphs that follow.

### 4.2 Feedback in detail

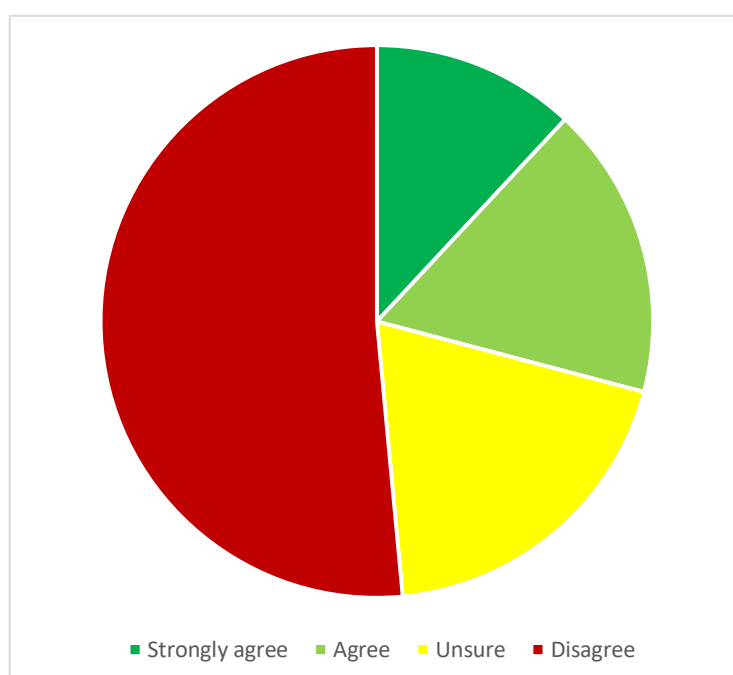
Phase one - the first question we asked on the feedback form in July 2023 was:

**Q1: Do you feel more housing is required for local buyers?**

The project team acknowledges that the majority of respondents disagreed with this statement, but nearly half took a different view, and **29%** either agreed or strongly agreed, so views were mixed.

Strongly agree:	16	12%
Agree:	23	17%
Unsure:	26	19%
Disagree:	69	52%
<b>Total replies:</b>	<b>134</b>	

The project team then looked into the comments in more detail and all the issues raised by respondents have been catalogued in the table that follows overleaf:

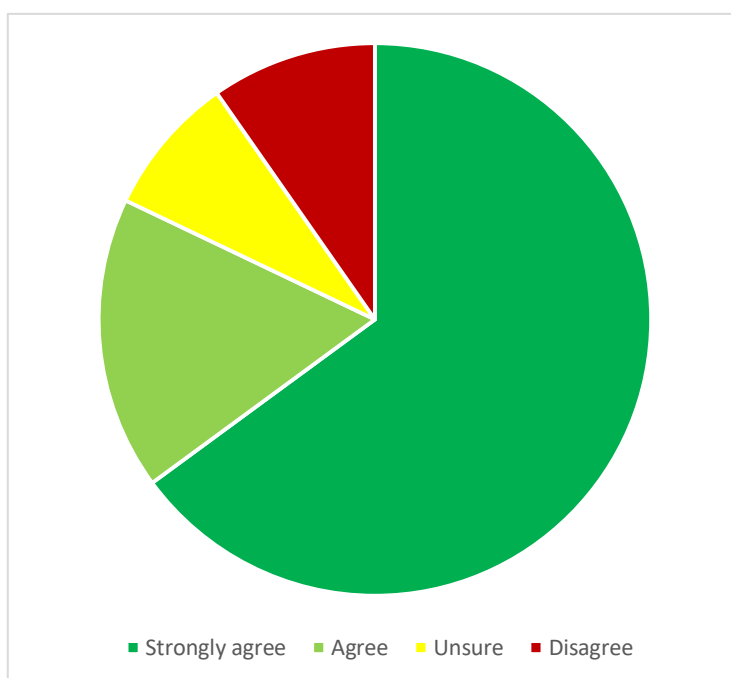


Issue	Frequency of being raised
Local infrastructure cannot support more homes	44
General support for new housing	34
Against greenfield / Green Belt development	33
More affordable homes are needed in Oxted	31
There is a shortage of capacity for doctors and dentists	23
There is a lack of local school places	19
Development will generate too much traffic	14
Oxted already has enough housing / is too crowded	12
Oxted is currently unaffordable for many people	12
Proposal site is currently popular with walkers and dog walkers / should be preserved for its existing use	11
Local road network will be unable to cope	10
General opposition to the scheme without giving any reasons	9
Proposals will harm the environment	8
Proposals are being driven by profit	7
Would support more homes for the elderly	6
Oxted doesn't have enough housing for younger people	6
Many people in Oxted are forced to rent because they cannot get onto the property ladder	5
Proposals are not in keeping with the character of Oxted	5
New homes must blend in with the character of Oxted	4
Affordable homes for rent are needed urgently in Oxted	3
Development will trigger parking problems	3
Would prefer to see brownfield land developed	3
Smaller homes are needed more than large executive housing	2
The site shouldn't be developed because it's in a flood plain	1
Unconvinced the new housing will be energy efficient	1
Existing homes in Oxted cannot be sold, so extra ones aren't needed	1

**Q2: Do you feel it's important to include sustainability and biodiversity measures in our plans?**

Generally, the feedback was overwhelmingly positive, with **82%** of respondents agreeing, of which **65%** strongly agreed. Only **8%** of those who replied were unsure, while **10%** believed sustainability and biodiversity measures were unimportant. Further data is shown below.

Strongly agree:	87	65%
Agree:	23	17%
Unsure:	11	8%
Disagree:	13	10%
<b>Total replies:</b>	<b>134</b>	



The project team then looked into the comments in more detail and all the issues raised by respondents have been catalogued in the table that follows. In many cases, they ticked the box for 'strongly agree' but then left no further comments.

Issue	Frequency of being raised
Protecting the environment is important	21
Building on the site will not promote biodiversity	19
Against greenfield / Green Belt development	18
Proposals will damage the environment	8
Do not support the site being developed	8
The existing farmland is home to a large number of species	6
It is a leading question	4
Oxted does not need more housing	3
If the site is developed then the scheme must be eco-friendly	3
Development cannot go ahead without improved infrastructure	3

The site is in a sustainable location	2
Concerns about the impact on “The Bogs” part of the site	2
The harm caused by the development will outweigh any benefits	1
Would prefer to see brownfield land developed	1
Proposals will harm the character of Oxted	1
The circular footpath around the site looks too narrow	1
Would like to see cycle paths included in the scheme	1
Site is vital in soaking up rainwater and should not be developed	1

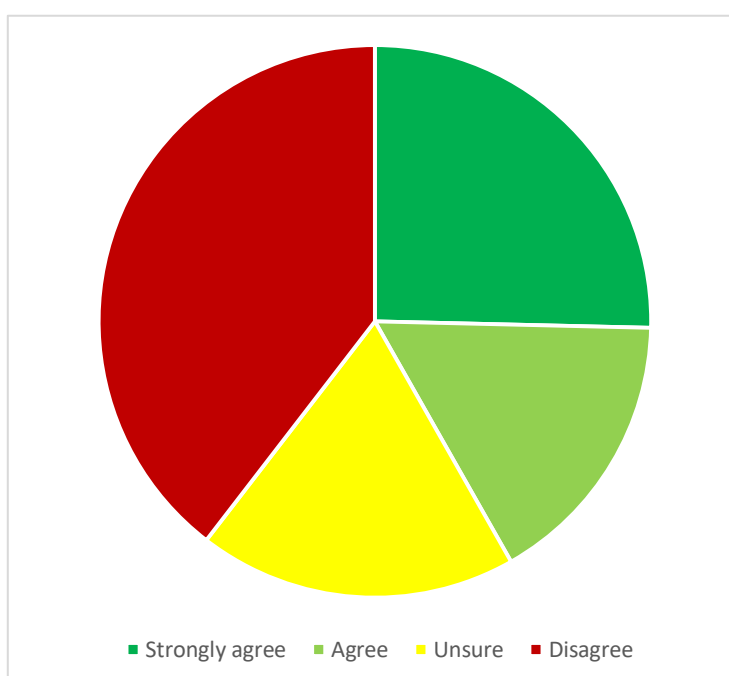
**Q3: We plan to deliver connectivity improvements as part of our proposals, for example, new footpaths. Do you feel this would be beneficial?**

Regarding this question the feedback was evenly split, with **40%** of respondents disagreeing, while **41%** either agreed or strongly agreed. The remaining **19%** were unsure.

Strongly agree:	34	25%
Agree:	22	16%
Unsure:	25	19%
Disagree:	53	40%

**Total replies: 134**

The project team then looked into the comments in more detail and all the issues raised by respondents have been catalogued in the table that follows overleaf:



Issue	Frequency of being raised
The site already has footpaths / existing footpaths are fine	25
Opposed to any development at the site	11
Against the development of green field / Green Belt land	10
The proposals will harm the environment	6
Do not want to see any changes at the site	5
General opposition to the scheme without citing any reasons	4
More doctors' surgery places are needed	3
Developing the site would make it less suitable for dog walkers	3
The land is already a green corridor and should not be developed	3
Additional footpaths are not required	2
A lack of footpaths isn't the main issue, which is the wider lack of infrastructure in Oxted	2
New footpaths will have poor sight lines and will be used for criminal activity	1
Would support improved infrastructure	1
Improved rail services are more important than new footpaths	1
Oxted does not have sufficient infrastructure for any development	1
Prefer existing dirt paths to asphalt ones	1
Would welcome new footpaths without the houses	1
The site includes a bridleway so the new footpaths would end up covered in horse manure	1
A new school is needed more urgently than footpaths	1
Would support improved access for mobility scooter / wheelchair users	1
For horse riders, the existing bridleway is more useful than a path	1
Barrow Green Road is unsuitable for mobility scooter / wheelchair users	1
The lower part of the proposal site can be very boggy and it would be better if the drainage was improved	1
Unclear who would be responsible for maintaining the new paths	1
The development will lead to more traffic	1
Unclear where the new footpaths would be provided	1
Keen to know what kind of surface the footpaths would have – open soil, asphalt etc.	1

New footpaths would not provide any benefit	1
More roads are needed, not footpaths	1
Concerns that the existing bridleway will be lost	1
The new homes would need good pedestrian access to the centre of Oxted	1

#### **Q4: Do you have any further comments about our scheme?**

As this question was an invitation for residents and other important stakeholders to cover any points not already raised, these responses were not grouped into categories as with the previous three questions. However, the project team paid close attention to the replies, and all the issues raised, and their frequency, is detailed in the table below:

Issue	Frequency of being raised
There is a shortage of capacity for doctors and dentists	48
Development will place more strain on school places	43
Oxted's infrastructure will not be able to cope with the scheme	31
Do not want to see greenfield / Green Belt land developed	23
Would welcome more affordable housing	13
General opposition to the scheme without citing any reasons	12
Proposals will harm the environment	11
The scheme will damage the character of Oxted	10
Concerns that the new homes will not be "affordable"	8
Local road network would be inadequate for the development	8
General support for the development	6
Concerns over dog walkers no longer being able to use the site	6
Would prefer to see brownfield sites developed	6
The site is unsuitable for development	5
Would welcome new homes being delivered in Oxted	4
There should be no vehicular access via Barrow Down Road due to safety concerns	3



Calls for the affordable homes to include socially rented properties	3
The site has inadequate drainage	3
There are already enough homes in Oxted	3
Concerns that utilities (water, electricity etc.) will be unable to cope with the development	3
Would like more information about what size the homes will be	2
Opposed to any access via Wheeler Avenue	2
Proposals are driven by profit	2
The new housing will lead to more antisocial behaviour	2
Would like more information about what size the homes will be	2
Younger people cannot afford to buy homes in Oxted	2
The site is suitable for development	2
Too many homes are being proposed for the site	2
Unclear how long it would take to build the development	2
Oxted needs better rail services	2
More housing is needed in Oxted	2
Priority should be placed on re-using empty properties	1
Homes should be built in larger towns, not smaller ones and villages	1
Scheme will not benefit the wider community	1
New homes will not help local families as buyers from London will purchase them all	1
Not enough detail provided (street layout etc.) to comment	1
While Oxted needs more homes, "Nimbys" are bound to block them	1
Allegations the scheme will be approved by corrupt politicians	1
More information requested on how to purchase the new homes	1
Tandridge's Local Plan keeps getting thrown out because too few homes are being built, so housing is needed	1

## Email feedback – phase one

- 4.2.1 In addition to the feedback forms received via the website, the dedicated project email address received **89** messages during the consultation period.
- 4.2.2 All comments received via email have been reviewed and the project team has tallied the issues that have been raised, which are presented in the table below. As a result, all email feedback has been accounted for, and recorded accurately.

Issue	Frequency of being raised
Do not want to see greenfield / Green Belt land developed	32
There is a shortage of capacity for doctors and dentists	26
Development will place more strain on school places	23
Oxted's infrastructure will not be able to cope with the scheme	22
General opposition to the scheme without citing any reasons	10
Proposals will harm the environment	8
The scheme will damage the character of Oxted	8
Local road network would be inadequate for the development	7
Concerns over dog walkers no longer being able to use the site	5
Would prefer to see brownfield sites developed	5
The site is unsuitable for development	4
The site has inadequate drainage	3
There are already enough homes in Oxted	2
Concerns that utilities (water, electricity etc.) will be unable to cope with the development	2
There should be no access vehicular via Barrow Down Road due to safety concerns	2
Opposed to any access via Wheeler Avenue	2
Proposals are driven by profit	2
The development will have a negative impact on nearby homes	2
Too many homes are being proposed for the site	2
Concerns about disruption while building the development	2
Oxted needs better rail services	2

Priority should be placed on re-using empty properties	1
Homes should be built in larger towns, not smaller ones and villages	1
Scheme will not benefit the wider community	1
New homes will be bought by people from outside Oxted	1
Would need much more information about the scheme before commenting	1
The new housing will lead to more antisocial behaviour	1

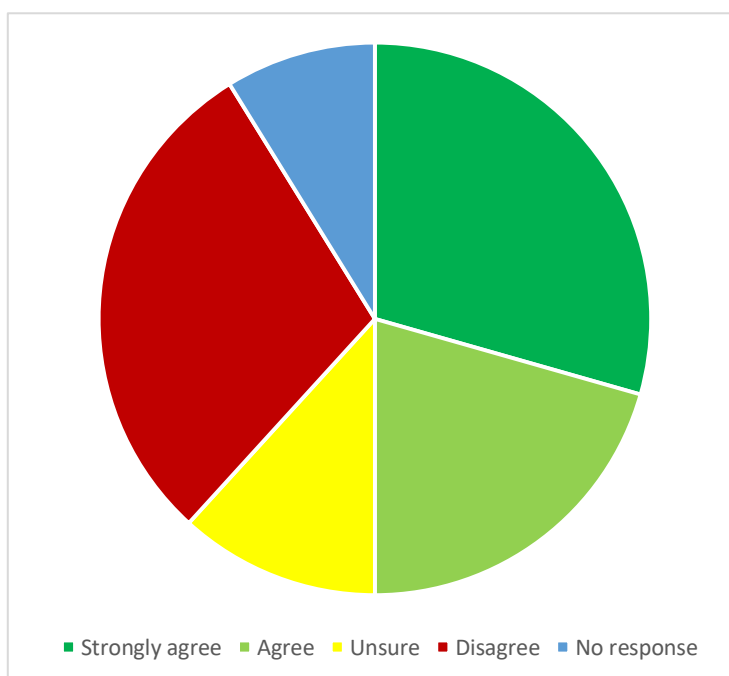
## Consultation phase two

The first question we asked on the feedback form in July 2024 was:

**Q1: We propose to deliver 44% affordable housing at our scheme in Oxted – do you feel there is an unmet need for affordable homes?**

Regarding the opening question, half of those who responded recognised the current unmet need for affordable housing. Meanwhile, 29% disagreed that more affordable homes were needed, while the remainder were unsure or did not tick any of the boxes on the form.

Strongly agree:	10	29%
Agree:	7	21%
Unsure:	4	12%
Disagree:	10	29%
No response:	3	9%
<b>Total replies:</b>	<b>34</b>	



The project team then looked into the comments in more detail and all the issues raised by respondents have been catalogued in the table that follows below:

Issue	Frequency of being raised
There is a lack of affordable housing in Oxted / Tandridge	7
Oxted's infrastructure will be unable to cope, for example, utilities and a shortage of capacity for doctors, dentists, and schools	5
Against the principle of building homes on the proposal site	4
Local roads cannot cope with more development	4
Do not support the proposed vehicle access route into the site	3
General support for the development	3

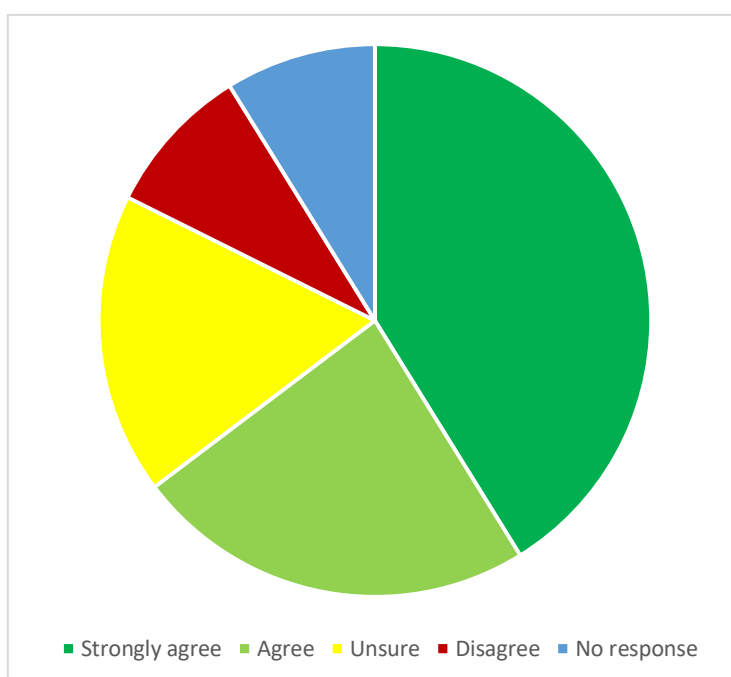
Would like to have an affordable home in the proposed scheme	2
There is a national shortage of affordable homes	2
More housing is needed in Oxted of all types	2
Oxted needs more starter homes	1
The development would harm the character of Oxted	1
Concerns about overspill parking from the proposed scheme	1
The proposed development should have a wide range of house prices for all buyers	1
Unsure if Royal Mail would have enough staff resource to deliver to the new homes	1
Concerns about the impact on the local sewer network	1
Would like more information about the property management arrangements for the new development	1
Concerns about drainage	1
Do not feel there is a strong enough case to develop a Green Belt site	1
Worried that unmet costs for new infrastructure will be passed onto local taxpayers	1
The current site is used for recreational purposes by local people and this would be lost	1
Extra properties are needed in Oxted for downsizers	1
All properties should be freehold and not leasehold	1
Do not believe the affordable homes will be affordable	1
The number of homes being proposed is too many for the site	1
Opposed to developing the site without providing any reasons	1
Development should be on brownfield sites instead	1
There are already enough care homes in the local area	1

**Q2: Do you feel it's important to include sustainability and biodiversity measures in our plans?**

Generally, the feedback was overwhelmingly positive, with **64%** of respondents agreeing, of which **40%** strongly agreed. Meanwhile **18%** of those who replied were unsure, while **9%** either believed sustainability and biodiversity measures were unimportant, or did not tick any of the boxes on the form.

Further data regarding this question is displayed below.

Strongly agree:	14	40%
Agree:	8	24%
Unsure:	6	18%
Disagree:	3	9%
No response:	3	9%
<b>Total replies:</b>	<b>34</b>	



The project team then looked into the comments in more detail and all the issues raised by respondents have been catalogued in the table that follows. In many cases, they ticked the box for 'strongly agree' but then left no further comments.

Issue	Frequency of being raised
Building on the site will not promote biodiversity	4
Protecting the environment is important	3
Against greenfield / Green Belt development	3
Proposals will damage the environment	3
Improving biodiversity is a requirement for planning permission so it needs to happen anyway	2
The site is a good example of 'grey belt' land	1
New housing is not as important as protecting existing countryside	1
There is already plenty of greenspace in the local area	1

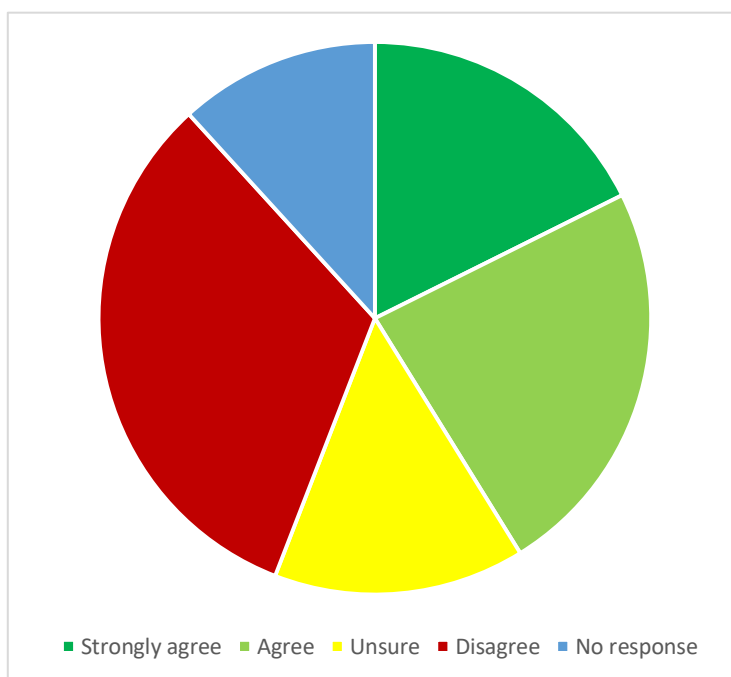
Calls for heat pumps and no use of gas boilers in the development	1
There must be a balance between human needs and protecting the environment	1
The new homes must be energy efficient	1
Would like to see a 'focal point' in the new development	1
Do not support more homes being built in Oxted	1
Concerns about overspill parking from the proposed scheme	1
Do not support the proposed vehicle access route into the site	1
Unsure if Royal Mail would have enough staff resource to deliver to the new homes	1
Concerns about the impact on the local sewer network	1
Would like more information about the property management arrangements for the new development	1
Concerns about drainage	1
Do not feel there is a strong enough case to develop a Green Belt site	1
Worried that unmet costs for new infrastructure will be passed onto local taxpayers	1
The current site is used for recreational purposes by local people and this would be lost	1



**Q3: We are proposing to deliver a care home as part of our vision – would this be useful?**

Regarding this question, **42%** of respondents agreed that a care home would be useful, of which **18%** strongly agreed. Meanwhile, **31%** did not support the proposal, while **15%** were unsure, and **12%** did not tick any boxes on the feedback form.

Strongly agree:	6	18%
Agree:	8	24%
Unsure:	5	15%
Disagree:	11	31%
No response:	4	12%
<b>Total replies:</b>	<b>34</b>	



The project team then looked into the comments in more detail and all the issues raised by respondents have been catalogued in the table that follows below:

Issue	Frequency of being raised
Would support a care home in principle	5
There are already enough care homes locally	4
There is a shortage of care homes locally	2
Would support a care home as there is an ageing population	2
Would like to see care home places reserved for Tandridge residents	1
Do not support any development on the proposal site	1
Concerns over proposed vehicular access to the site	1
Offering a care home is irrelevant as the development is not sustainable	1
Doubtful if sufficient employees could be found in Oxted to staff the proposed care home	1

My grandmother is from Oxted but couldn't get a care home place and had to go elsewhere	1
Would need more information about the proposed care home before deciding whether to support it or not	1
Additional infrastructure, such as school and health surgery places, must also be provided along with a care home	1
Sheltered flats might be a better alternative to a care home	1
Calls for the proposed care home to have adequate on-site parking	1

#### Q4: Do you have any further comments about our scheme?

As this question was an invitation for residents and other important stakeholders to cover any points not already raised, these responses were not grouped into categories as with the previous three questions. However, the project team paid close attention to the replies, and all the issues raised, and their frequency, is detailed in the table below:

Issue	Frequency of being raised
Oxted's infrastructure will be unable to cope, for example, utilities and a shortage of capacity for doctors, dentists, and schools	11
Do not want to see greenfield / Green Belt land developed	8
Do not support the proposed vehicle access route into the site	6
The local road network will not be able to cope	6
Would like to see additional vehicular access via Barrow Down Road	4
General support for the proposed development	4
Proposals will harm the environment	3
Against the development of farmland / agricultural land	3
The amount of housing proposed would result in overdevelopment	3
Supportive of the delivery of affordable housing	3
Young people are being priced out of Oxted	3
Would like to see high-quality housing for downsizers	2
General opposition to the scheme without citing any reasons	2
There should be no vehicular access via Barrow Down Road due to safety concerns, and Wheeler Avenue would be more appropriate	2

Worried that unmet costs for new infrastructure will be passed onto local taxpayers	2
Concerns about drainage	2
Concerns about overspill parking from the proposed scheme	2
Would like assurances the new properties would be energy efficient	1
The properties should be sold as freehold, not leasehold	1
Proposals are only driven by profit	1
The new housing will harm the bridleway running through the site, making it less appealing for horse riders	1
The agricultural land is poor quality, making it suitable for building homes instead	1
Oxted does not have enough shops and services, especially banks	1
Residents should be more supportive of development and stop trying to turn schemes away	1
Suspect that the affordable homes will not be affordable	1
The design of the proposed properties needs to be improved	1
Would like to see brownfield land developed instead	1
Unsure if Royal Mail would have enough staff resource to deliver to the new homes	1
Concerns about the impact on the local sewer network	1
Would like more information about the property management arrangements for the new development	1
Suggestion that a roundabout at the entrance to the development would slow down traffic	1
Do not feel there is a strong enough case to develop a Green Belt site	1
There is a lack of employment in Oxted, so people would have to commute for work	1
The current site is used for recreational purposes by local people and this would be lost	1

## Email feedback – phase two

4.2.3 In addition to the feedback forms received via the website, the dedicated project email address received **63** messages during the second consultation period.

4.2.4 All comments received via email have been reviewed and the project team has tallied the issues that have been raised, which are presented in the table below. As a result, all email feedback has been accounted for, and recorded accurately.

Issue	Frequency of being raised
Concerns regarding the impact on highways and access to the site	55
Oxted's infrastructure will be unable to cope, for example, utilities and a shortage of capacity for doctors, dentists, and schools	55
Against development in the Green Belt / Area of Outstanding Natural Beauty (now known as National Landscape)	50
Concerns regarding the impact on biodiversity, including impact on ancient woodland, 'the bogs', and wildlife	46
General opposition to the scheme without being specific	14
Concerns about the impact on bridleways and footpaths	12
Unsure/unsupportive of the provision of a new care home	4
Concerns regarding drainage and flooding	3
Do not think the affordable homes will be affordable or will not be delivered as promised	3
Concerns about the impact on the nearby churchyard	2
The development will harm Oxted's character	2
Concerns regarding parking	1
Query whether the proposed homes would be sustainable	1
Do not support the design of the development	1
Concerns over construction noise and dust	1

### 4.3 Response to comments

- 4.3.1 All comments received during both phases of the consultation have been reviewed and the project team has attempted to respond to the most recurring themes that have been raised.
- 4.3.2 The project team noted that there was support for the emphasis placed on sustainability measures proposed in the plans, along with the need for new housing, especially affordable homes. However, there were also a significant number of respondents who were opposed to the principle of developing the site, regardless of what the proposals entailed.
- 4.3.3 Concerns were also raised regarding the development of a greenfield site, the impact on the local road network, and the ability of Oxted's infrastructure to accommodate more homes including school and health surgery places. It is worth noting that in the event of planning permission being granted, contributions would be made towards local infrastructure improvements, helping to address these issues.
- 4.3.4 Additionally, as a clear example of responding to feedback, in the first round of consultation, respondents highlighted the lack of healthcare along with care sector services in Oxted. The applicant took this feedback on board, and introduced a care home into the proposals for the second round of community engagement, and this now forms part of the proposals going forward. Whilst some respondents questioned the need for a care home during the second phase of consultation, they were in the minority, with more of those who responded in favour.
- 4.3.5 Croudace recognized it was vital to keep residents and other important local stakeholders updated on its plans. As a result, a further community newsletter was circulated in January 2025 which outlined the latest refinements to the scheme and next steps in the planning process. A copy of this newsletter is included in the appendices.
- 4.3.6 The project team is seeking to continue its dialogue with residents and other local stakeholders as the scheme moves forward.

## 5. Appendices

- Copy of the community newsletter from July 2023
- Copy of the community flyer from July 2024
- Copy of the community drop-in exhibition boards from July 2024
- Copy of the community update newsletter from January 2025



Above, an example of Croudace Homes' high-quality housing

Our proposal site in Oxted, with the boundary marked by the red line



# COMMUNITY CONSULTATION

## Proposals for housing in Oxted

**Croudace Homes is bringing forward proposals to develop land at Stoneyfields, Oxted, featuring plans for new housing, public open space, tree planting and enhanced landscaping.**

Based on our local knowledge, we have identified the proposal site as suitable for development and we are keen to share our vision with residents and other important local stakeholders.

Our proposals feature an attractive mixture of 250 homes of which at least 40 per cent would be affordable, helping local families.

**Scan the QR code to the right to visit our project website:**



SCAN ME

## About Croudace Homes

**Croudace was founded in 1946 and to this day remains a family-owned business.**

We are based in Caterham and we are committed to building high-quality homes backed up with a first-class customer service. Our strength lies in the care and attention given to the internal and external design, specification of fixtures and fittings, and a quality finish.

This applies equally to the buildings and the landscaping and surroundings which enhance the street scene.

Our expertly designed homes are built by experienced professionals using high-quality materials.

The social and environmental effects of the developments we design and build are always considered and we take our responsibility towards the

immediate and wider community seriously.

Incorporating open spaces, protecting local wildlife, hosting community events and raising money for charity are all part of a commitment to make Croudace developments desirable and socially pleasant places to live.

Further details about the project can be found at [oxted.croudaceconsults.com](https://oxted.croudaceconsults.com)

croudacehomes







Above, an indicative layout for our development in Oxted

## Our vision for the site

**Croudace is seeking to bring forward a high-quality development at Oxted with a host of community benefits.**

Our proposals include a good mixture of 250 homes. A minimum of 40% would be affordable, helping local families. We would also plant new trees, creating a woodland area on the lowest-lying part of the land. This will help towards providing sustainable drainage systems on the site.

Our green vision also includes electric vehicle charging points and promoting the use of sustainable travel. We would also use energy efficient construction materials and heating systems, helping to reduce costs for the incoming residents, and the carbon footprint of the development.

## Development at Stoneyfields, Oxted, will deliver a host of key benefits, which will include:



Delivering high-quality, much-needed homes, including at least 40 per cent affordable housing



Seeking to protect existing habitats and create new ones



Installing footpaths and promoting green transport



Helping Tandridge District Council to meet its housing needs



Tree planting and providing new woodland



Croudace Homes is a local family-owned developer with a proven track record



Creating new public open green spaces for all to enjoy



Creating local jobs during the construction phase



Promoting sustainable travel on a site close to Oxted railway station



Investing in the local economy

## Take part in our consultation

Croudace will be running a community consultation regarding the Oxted scheme, and we are keen to receive feedback from residents and other important local stakeholders. As a result, we are holding a virtual exhibition with further details about the project, which can be found at [oxted.croudaceconsults.com](https://oxted.croudaceconsults.com) and it will run until Wednesday 19th July 2023.

To ensure everyone can take part in our consultation we are also happy to provide printed copies of the materials displayed on the website on request. Simply contact us via the details at the foot of this page. Feel free to raise any questions you might have with our project team via the following channels:



Email: [oxted@croudaceconsults.com](mailto:oxted@croudaceconsults.com)



Phone: **0800 099 6712** – leave a message and a member of our project team will call you back.

Scan our QR code  
here to visit our  
website:



SCAN ME

# HIGH-QUALITY HOMES AT STONEYFIELDS, OXTED

Affordable housing, public green space, and a new care home

## Consulting the community

Market-leading housebuilder Croudace Homes is seeking to develop Land at Stoneyfields in Oxted, Surrey.

We are a local developer based in Caterham, and sustainability and high-quality is at the forefront of our vision.

Our homes are designed by experienced professionals using high-quality materials, fixtures and fittings. There will also be a net gain in biodiversity and promotion of green travel, including cycle storage, and electric vehicle charging points.

Our scheme also features a much-needed care home, helping to meet pressing local needs.

Regarding housing, we are proposing 190 dwellings including 83 that will be affordable, comprising 44% of the total scheme, which is above current local policy requirements.

Before submitting our planning application, we wanted to engage with residents and other important local stakeholders.

This is our second round of consultation, following an initial phase last year when our vision for the Stoneyfields site was unveiled.

In the months since then, we have refined our plans, and want to share the latest version with the community.



Our proposal site at Oxted is marked by the red line

## Our exhibition

Our proposals are being displayed on our project website - [oxted.your-feedback.co.uk](https://oxted.your-feedback.co.uk) – and there is the opportunity to leave feedback up until **Sunday 28th July 2024.**

We are also holding a community drop-in session where you can meet the project team, learn more about our plans, and leave feedback. This is taking place from **3:30 - 7:00pm on Monday 15th July 2024** at **Oxted Community Hall, 53 Church Lane, Oxted, Surrey, RH8 9NB.**

## Contact us



[mail@your-feedback.co.uk](mailto:mail@your-feedback.co.uk)



Call **0800 099 6712**, leave a message, and our project team will ring you back

Please scan the QR code to visit our project website:



## Key benefits

Croudace Homes is a local family-owned business with a proven track record of delivering high-quality housing. Developing the site at Stoneyfields in Oxted will deliver a host of significant benefits, including:



Delivering much-needed homes, including 44 per cent affordable housing, exceeding local policy targets



Promoting sustainable travel on a site close to Oxted railway station



Providing a new care home to meet local needs



Seeking to protect existing habitats and create new ones



Installing footpaths and promoting green transport



Helping Tandridge District Council to meet its housing needs



Tree planting and providing new woodland



Creating local jobs during the construction phase



Creating new public open green spaces for all to enjoy



Investing in the local economy



# WELCOME

Land at Stoneyfields, Oxted

## CONSULTING THE COMMUNITY

**Market-leading housebuilder Croudace Homes is seeking to develop Land at Stoneyfields in Oxted, Surrey.**

We are a local developer based in Caterham, and sustainability and high-quality are both at the forefront of our schemes. Our homes are designed by experienced professionals using carefully chosen materials, fixtures and fittings.

There will also be a net gain in biodiversity and promotion of green travel, including cycle storage, and electric vehicle charging points.

Our scheme also features a much-needed care home, helping to meet pressing local needs.

Regarding housing, we are proposing 190 dwellings including 83 that will be affordable, comprising 44% of the total scheme, which is above current local policy requirements.

Before submitting our planning application, we wanted to engage with residents and other important local stakeholders. This is our second round of consultation, following an initial phase last year when our vision for the Stoneyfields site was unveiled.

In the months since then, we have refined our plans, and want to share the latest version with the community. As a result, we are holding this consultation, and would welcome your feedback.

Croudace Homes' high-quality new development at Kings Weald in Burgess Hill



## OUR EXHIBITION

**We welcome feedback from residents and other important local stakeholders and we are keen to share our vision for the proposal site at Stoneyfields in Oxted with you.**

Our exhibition includes:

- ✓ Welcome
- ✓ About us and the site
- ✓ Our vision
- ✓ Environment and transport
- ✓ Key benefits
- ✓ Feedback and next steps



Croudace Homes delivers high-quality housing, including the interiors



# ABOUT US AND THE SITE

## Land at Stoneyfields, Oxted

### ABOUT THE SITE

**The northern edge of the proposal site adjoins Barrow Green Road with the junction of Chalkpit Lane to the northwest.**

The boundary is formed by a hedgerow with the road on the other side. The railway line north of Oxted adjoins part of the northeastern boundary.

The rest of the eastern boundary comprises a fence with intermittent tree and hedgerow planting, with the Oxted Burial Ground adjoining the site.



The western boundary is beside woodland and a tree belt around a small stream. The southern boundary is well screened by mature trees and hedgerows. A public right of way links the site with Court Farm Lane and Master Park, and extends through the site. An informal opening has been made in the boundary to allow walkers access to the site from Wheeler Avenue.

Lying within easy reach of the centre of Oxted and its railway station, and adjacent to existing homes, the proposal site would make a logical extension to the town in a highly sustainable location.

### ABOUT CROUDACE HOMES

**Croudace was founded in 1946 and to this day remains a family-owned business.**

We are based in Surrey and we are committed to building high-quality homes backed up with a first-class customer service. Our strength lies in the care and attention given to the internal and external design, specification of fixtures and fittings, and a quality finish. This applies equally to the buildings, landscaping and surroundings which enhance the street scene.



An example of one of Croudace Homes' high-quality developments

Our expertly designed homes are built by experienced professionals using high-quality materials, fixtures, and fittings, and the environmental effects of the developments we design and build are always considered. We take our responsibility towards the immediate and wider community seriously.

Incorporating open spaces, protecting local wildlife, and hosting community events and raising money for charity are all part of a commitment to make Croudace developments desirable places to live.



# OUR VISION

Land at Stoneyfields, Oxted

## DELIVERING MUCH NEEDED AFFORDABLE HOMES

At Croudace Homes, being based in Caterham, we recognise the Tandridge district has an urgent need for more affordable housing.

With our proposed scheme at Oxted, we are willing to go above and beyond the number of units required to meet local policy targets.

We aim to deliver 44% affordable housing, which equates to 83 of the 190 of the dwellings proposed.

We will also provide a host of other significant benefits including payments towards local infrastructure and a biodiversity net gain. Our sustainable plans also feature extensive landscaping works, informal recreation space, and sustainable drainage systems. We will also promote greener travel by delivering cycle storage and electric vehicle charging points.

Overall, we aim to create a development that is attractive, sustainable, green, and provides much-needed affordable housing for local families.



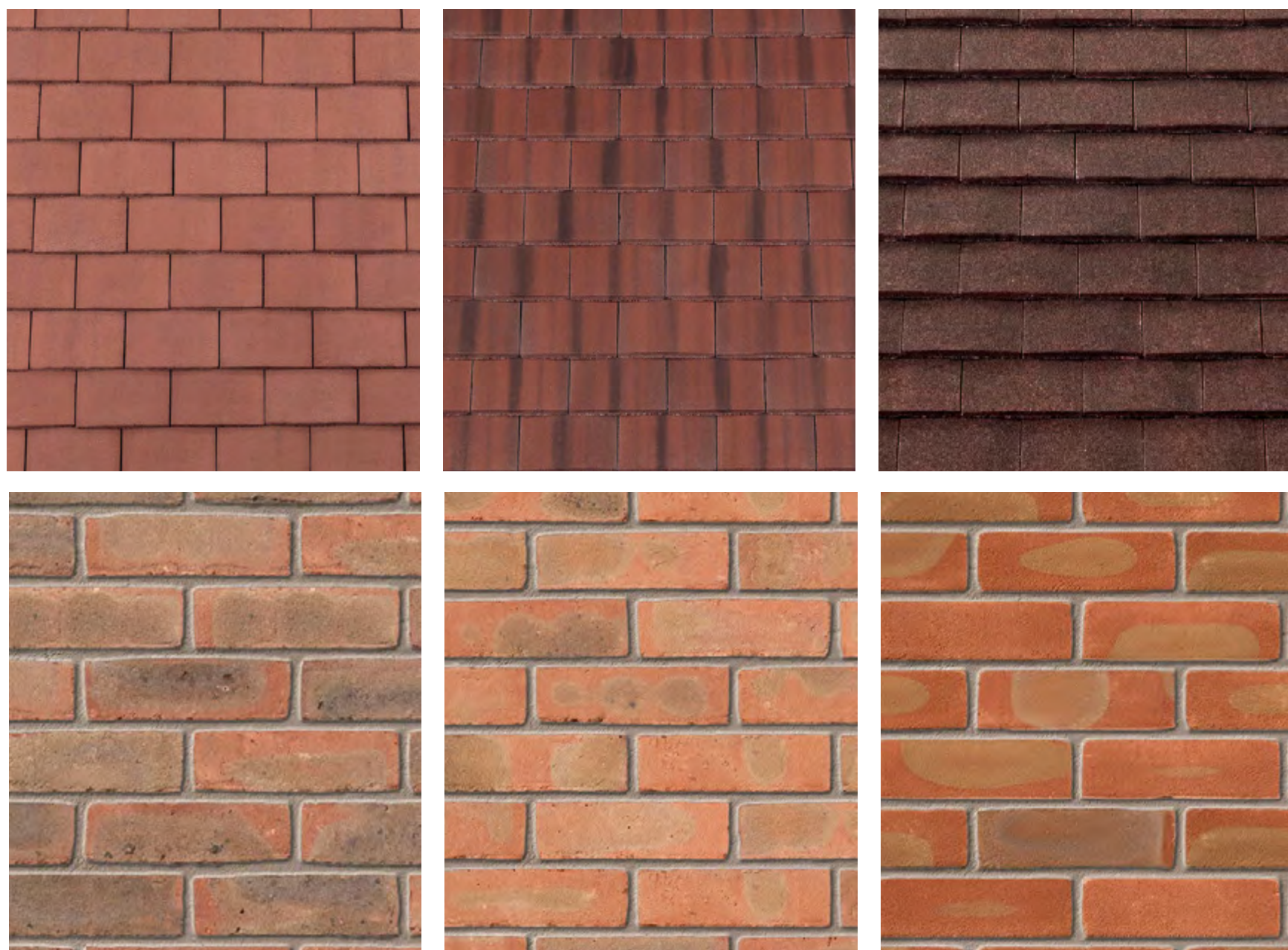
An illustration of our proposed street scene

## OUR PROPOSALS AT A GLANCE

Our sustainable development at Stoneyfields in Oxted includes:

- ✓ 190 dwellings including 83 affordable homes
- ✓ Landscaping and biodiversity improvements
- ✓ A care home to meet local needs
- ✓ Informal recreation space
- ✓ Promoting greener travel including cycling
- ✓ Electric vehicle charging points
- ✓ More than the minimum number of affordable homes
- ✓ Sustainable drainage systems

We will use sustainable and high-quality materials that complement the character of Oxted



## THE CASE FOR CARE HOMES



Britain has an ageing population and more people require high-quality care services.

To keep pace with demand, more care homes are required, ensuring those in need can live with dignity and security, providing peace of mind for their loved ones. Our proposals at Stoneyfields in Oxted include a new care home, helping to meet local demand.

Not only do such facilities provide improved outcomes for those in need, but it also reduces the pressure on strained NHS and council care services. As a result, we believe a new care home will make a significant contribution to the community, and improve the lives of many vulnerable people and provide peace of mind for their families.





# OUR PROPOSALS

Land at Stoneyfields, Oxted



## SITE PROPOSALS

- 1 Access from Wheeler Avenue
- 2 Landscape buffer with new planting to screen the development
- 3 'Feathered' edge to the building line ensuring sympathetic views facing the countryside
- 4 Key buildings at the entrance to create a sense of arrival
- 5 Existing public right of way retained and set within a green, tree-lined corridor
- 6 Vehicle crossing points to ensure pedestrians and cyclists have priority
- 7 Development overlooking the public right of way, making it safer to use
- 8 Suggested location for the care home
- 9 Gardens angled away from the railway to make them more peaceful
- 10 Homes angled to minimise overlooking of Oxted Burial Ground
- 11 Open space with the potential for more planting
- 12 Existing tree retained as the centrepiece for a new greenspace
- 13 Providing views past the existing tree to the tower of St. Mary's Church
- 14 Landscape buffer beside the existing woodland, bolstering sustainable drainage
- 15 Series of informal footpaths to promote walking and exercise routes
- 16 New homes with attractive views overlooking greenspaces, making them safer to use



# ENVIRONMENT AND TRANSPORT

Land at Stoneyfields, Oxted

## OUR GREEN VISION

**Our proposals at Stoneyfield in Oxted would lead to a significant amount of new public open space being provided.**

We take our environmental responsibilities seriously and will deliver biodiversity improvements at the site. This will include planting greenery, retaining mature trees, and delivering sustainable drainage systems.

We will also provide informal recreation space and footpaths to improve connectivity and promote health and wellbeing along with greener travel.

Other sustainable features include cycle storage along with electric vehicle charging points.

Parking will also be provided to ensure there is no overspill into neighbouring areas, with access provided via Wheeler Avenue.

Oxted railway station is also within easy reach of the site, providing an accessible alternative to vehicle use.

Coupled with our environmental and landscaping improvements, we will deliver a scheme that is attractive, pleasant, green, and sustainable.



Our site at Stoneyfields – marked by the red line – is in a sustainable location for pedestrians, cyclists, the wider road network, and provides easy access to Oxted railway station



Our landscaping plan has taken careful consideration of the site's existing natural features

- KEY
- Green Corridor
  - Landscape Buffer
  - Existing Landscape Feature (Mature Tree)
  - Internal Open Space Network
  - Views from landscape buffer towards St. Mary's Church
  - Proposed Access Location



## OUR ENVIRONMENTAL CREDENTIALS

**Our scheme at Oxted will deliver a host of sustainable features, including:**

- Significant landscaping improvements
- Delivering a biodiversity net gain
- New footpaths to improve connectivity and promote health and wellbeing
- Greenery planting and retaining mature trees
- Informal recreation space
- Promoting greener travel with secure cycle storage
- Electric vehicle charging points
- Easy access to Oxted railway station
- Sustainable drainage systems
- Delivering a development that is attractive, pleasant, green, and sustainable

## DELIVERING SUSTAINABLE DRAINAGE

**As part of submitting a planning application, we will include a robust Flood Risk Assessment.**

The document will demonstrate that once construction is complete, the potential flood risk at the site and nearby will not increase. We will also comply with existing national and local standards relating to minimising flood risk. Our proposals will also demonstrate how Sustainable Drainage Systems (SuDS) will be delivered at the site.



Sustainable Drainage Systems (SuDS), will minimise impact on the existing drainage network

Sustainability will be at the heart of our proposals at Stoneyfields in Oxted



# KEY BENEFITS

Land at Stoneyfields, Oxted

## KEY BENEFITS

Croudace Homes is a local family-owned business with a proven track record of delivering high-quality housing. Developing the site at Stoneyfields in Oxted will deliver a host of significant benefits, including:



Delivering much-needed homes, including 44% affordable housing, exceeding local policy targets



Promoting sustainable travel on a site close to Oxted railway station



Providing a new care home to meet local needs



Seeking to protect existing habitats and create new ones



Installing footpaths and promoting green transport



Helping Tandridge District Council to meet its housing needs



Tree planting and providing new woodland



Creating local jobs during the construction phase



Creating new public open green spaces for all to enjoy



Investing in the local economy

Croudace Homes is committed to high-quality design and sustainability. This is one of our recent schemes in Binfield, Berkshire





# FEEDBACK AND NEXT STEPS

croudacehomes

Land at Stoneyfields, Oxted



An illustration of our proposed street scene

## NEXT STEPS

**Thank you for viewing our updated proposals regarding sustainable development at Stoneyfields in Oxted.**

Once this consultation closes, Croudace's project team will go through the feedback received from residents and other important local stakeholders and take this into consideration before refining our plans and submitting them to Tandridge District Council. If you provide us with your details, you will be kept up to date on our progress as the proposals for the site move forward.

Thank you for your time.

## FOR THOSE WITHOUT INTERNET ACCESS

If you have requested to receive these consultation materials by post in paper format, please return your comments on the feedback form provided and by using the enclosed freepost envelope.

Alternatively, you can address your comments to **Freepost, Fairthorn Consultancy** and no stamp is required.

## YOUR FEEDBACK

**Croudace Homes believes the views of residents and other important local stakeholders are important. Please submit your comments by Sunday 7th July 2024.**



Complete the feedback form on our website, **[oxted.your-feedback.co.uk](https://oxted.your-feedback.co.uk)**



If you are attending the drop-in session, please leave your feedback in the comments box, or take a form with you and post it back to our project team.



Email us at **[mail@your-feedback.co.uk](mailto:mail@your-feedback.co.uk)**



Call **0800 099 6712**, leave a message, and our project team will ring you back.





Community update

croudacehomes

Land South of Barrow Green Road, Oxted

Latest news - a new care home and affordable housing in Oxted

Croudace Homes has updated its proposals for land South of Barrow Green Road, Oxted, featuring much-needed affordable housing, public open space, tree planting, and a new care home.

Croudace is a family-owned residential developer based in Caterham which has operated across the South East since 1946.

Based on our local knowledge, and multiple meetings with stakeholders, we have shaped our proposals to meet local needs. As a result, along with new housing, we will provide land for an 80-bed care home to meet rising demand. This will make it easier for those who need care to access it much nearer to their families, friends, and support.

The facility would also help to relieve pressure on NHS and council services, delivering a clear benefit to the wider community. Additionally, we will provide 190 homes, of which 95 will be affordable, exceeding local policy targets.

We will also deliver landscaping and biodiversity improvements, and measures to promote greener travel, such as electric vehicle charging points.



An indicative view of our development at land South of Barrow Green Road, Oxted, overlooking the rural edge

Refining our plans

Based on two previous rounds of public engagement, we have responded to community feedback, and have updated our plans as follows:

- ✓ Adding a second vehicular access on the site’s northern side, which will serve the majority of the development including the care home. As a result, the southern access via Wheeler Avenue will serve fewer homes
- ✓ The proposed care home has been relocated towards the north of the site
- ✓ Providing green corridors, with a new route running east to west, linking with the existing Public Right of Way running north to south
- ✓ More green space and screening towards the north of the site, providing a wider buffer between the boundary and new homes

Key benefits

	Delivering much-needed homes, including 50% affordable housing, exceeding local policy targets		Promoting sustainable travel on a site close to Oxted railway station
	Providing a new care home to meet local needs		Protecting existing habitats, creating new ones, and delivering a biodiversity net gain of at least 10%
	Improving the existing Public Right of Way and installing new footpaths		Helping Tandridge District Council to meet its housing needs
	Tree planting and providing new woodland		Creating local jobs during the construction phase
	Creating new public open green spaces for all to enjoy, along with three new play areas		Investing in the local economy



## Listening to feedback

Croudace has taken careful note of the comments received from residents and other important stakeholders during the previous rounds of public engagement.

While maintaining a substantial provision of affordable housing, a much-needed care home, and incorporating landscaping and biodiversity enhancements, we have made the following changes to our proposals, as illustrated by the numbers on the plan to the right.

**① & ② : Revised vehicular access / northern access** - Introducing an additional access point towards the northern part of the site, designed to accommodate the majority of the new homes.

**③ : Southern access** - Acting as a 'secondary access,' (with 'no through' access proposed) this will significantly reduce traffic, with less than half the vehicles using the southern access via Wheeler Avenue.

**④ : Care home** - The proposed care home has been repositioned towards the northern part of the site.

**⑤ : Northern corridor** - Enhancing green space and screening along the northern boundary, creating a wider buffer zone between the new homes and the site boundary.

**⑥ : Green corridors** - Establishing green corridors, including a new east-west route that integrates with the existing north-south Public Right of Way.



## Get in touch

If you need further details about our updated plans for land South of Barrow Green Road, Oxted, please do not hesitate to contact us:

 Leave a message on our freephone line - **0800 099 6712** - and we will call you back

 Email [mail@your-feedback.co.uk](mailto:mail@your-feedback.co.uk)

**croudacehomes**