

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

CORE DOCUMENTS LIST

7th January 2025

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CD1.2.	CIL Form
CD1.3.	Supporting Planning and Affordable Housing Statement (Woolf Bond)
CD1.4.	Covering letter (Woolf Bond)
CD1.5.	Validation Checklist
CD1.6.A	Design and Access Statement (Omega Architects) PART 1
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CD1.6.C	Design and Access Statement (Omega Architects) PART 3
CD1.7.	Design Commitment Statement (Omega Architects)
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CD2 Documents Submitted During the Application

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CD2.3.	Land Use Parameter Plan No. 3129-A-1200-PL-D
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CD2.6.	Green Infrastructure Parameter Plan No. 3129-A-1203-PL-B
CD2.7.	Agricultural Land Classification & Considerations (Kernon)
CD2.8.	Design Commitment Statement (July 2025) (Omega)
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CD2.10.	Foul Capacity Letter to Chris Gray 02/12/2024 (Southern Water)
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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
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CD3.3 Decision Notice

CD4 The Development Plan & Other Policy Documents

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- CD4.1. Tandridge Core Strategy (2008)
- CD4.2. Tandridge Local Plan Part 2: Detailed Policies (2014)

Guidance & Evidence Base

- CD4.3. Tandridge Trees and Softy Landscaping SPD (2012)
- CD4.4. Tandridge parking Standards SPD (2012)
- CD4.5. Surrey Hills National Landscape Management Plan (2025-2030)
- CD4.6. Surrey Hills AONB Environmental Design Guidance
- CD4.7. Surrey Design Guide
- CD4.8. Tandridge Corporate Plan 2024 to 2028
- CD4.9. Tandridge Housing Strategy 2019-2023
- CD4.10. Tandridge Homelessness Prevention and Rough Sleeping Strategy 2019-2023 extended to 2025)
- CD4.11. East Surrey Strategic Housing Market Assessment (April 2008)
- CD4.12. TDC Affordable Housing Needs Assessment Technical Paper (September 2015)
- CD4.13. TDC Affordable Housing Needs Assessment Updated Technical Paper (June 2018)
- CD4.14. TDC Authority Monitoring Report 2023/24 (May 2024)
- CD4.15. Tandridge District Council Interim Policy Statement for Housing Delivery (IPSHD) (2022)
- CD4.16. Inspector's Report on the Examination of the Core Strategy (2008)
- CD4.17.A Green Belt Assessment Part 1 (December 2015)
- CD4.17.B Extract from Green Belt Assessment Part 1 Appendix D (December 2015)
- CD4.17.C Green Belt Assessment Part 2 (October 2016)
- CD4.17.D Green Belt Assessment Part 2: Appendix 1 (October 2016)
- CD4.17.E Green Belt Assessment Part 3 (June 2018)
- CD4.17.F Extract from Green Belt Assessment Part 3 Appendix 1 (June 2018)
- CD4.18.A Settlement Hierarchy 2015
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- CD4.19.A Urban Capacity Study (2017)
- CD4.19.B Brownfield Register (2018)
- CD4.20. Housing Need evidence base documents
- CD4.21. Housing and Economic Land Availability Assessment
- CD4.22. Inspector's Report in connection with 'Our Local Plan 2033' dated February 2024
- CD4.23. TDC Housing Delivery Action Plan (June 2025)
- CD4.24. TDC Local Plan Withdrawal Statement (April 2024)
- CD4.25. TDC Local Development Scheme (June 2024)
- CD4.26. TDC Local Development Scheme (February 2025)

CD5 National Policy and Guidance

- CD5.1. National Planning Policy Framework (2024)
- CD5.2. PPG – Flood Risk and Coastal Change
- CD5.3. The SuDS Manual (C753) - December 2015 – CIRIA
- CD5.4. National Planning Policy Framework: Draft Text for Consultation (December 2025)

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CD7.3. TDC Local Development Scheme (Jun 2024)

CD7.4. Planning Policy Committee Agenda, Item 5

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CD8.3 Natural England Surrey Hills Draft Order Map 12 Godstone Hills

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CD8.7 Natural England Surrey Hills Final Natural Beauty Assessment September 2025

CD8.8 Natural England response to TDC August 2025

CD8.9 Defra Guidance December 2024

CD8.10 Extracts from Landscape Institute Guidelines (GLVIA3).

CD8.11 Landscape Institute LITGN-2024-01 Notes and Clarifications

CD8.12 Surrey Hills Natural Beauty Assessment June 2023.

CD8.13 Louise Hooper Landscape proof.

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- CD8.15 Appendix 2 Landscape and Visual Impact Assessment.
- CD8.16 Appendix 3 Louise Hooper professional experience
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- CD9.2. Land at The Old Cottage, Station Road, Lingfield RH7 6PG (PINS Ref: APP/M3645/W/23/3319149)
- CD9.3. Land at Sondes Place Farm, Westcott Road, Dorking RH4 3EF (PINS Ref: APP/C3620/W/23/3324631)
- CD9.4. Land At Site of Former North Worcestershire Golf Club Ltd, Hanging Lane, Birmingham B31 5LP (PINS Ref: APP/P4605/W/18/3192918)
- CD9.5. Land at the corner of Oving Road and A27, Chichester PO20 2AG (PINS Ref: APP/L3815/W/16/3165228)
- CD9.6. Oxford Brooks university, Wheatley Campus, College Close, Wheatley, Oxford, OX33 1HX (PINS Ref: APP/Q3115/W/19/3230827)
- 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)
- CD9.10. Land at Coombebury Cottage, Dunsfold Common Road, Dunsfold GU8 4NB (PINS Ref: APP/R3650/W/23/3332590)
- CD9.11. Land at Firlands Farm, Hollybush Lane, Burghfield Common, Reading, Berkshire (PINS Ref: APP/W0340/A/14/2228089)
- CD9.12. Agricultural land to both the north and south of Mans Hill, Burghfield Common, Reading, Berkshire (PINS Ref: APP/W0340/A/14/2226342)
- CD9.13. Land to the East of Highgate Hill and South of Copthall Avenue, Hawkhurst, Kent, TR18 4LR (PINS Ref: APP/M2270/W/21/3282908)
- CD9.14. Land West of Chapel Road, Smallfield, Surrey, RH6 9JH (PINS Ref: APP/M3645/W/24/3355743)
- CD9.15. The Grasshopper Inn, Westerham Road, Westerham, Surrey TN16 2EU (PINS Ref: APP/M3645/W/25/3359711)
- CD9.16. Land East of Turners Hill Road, Fellbridge, Crawley, RH10 4HH (PINS Ref: APP/D3830/W/21/3281350)
- CD9.17. Royal Cambridge Home, 82-84 Hurst Road, East Molesey KT8 9AH (PINS ref: APP/K3605/W/20/3257109)
- CD9.18. Copythorne Road, Brixham (PINS ref APP/X1165/W/24/3354507)
- CD9.19. Land adjacent to Turnden, Hartley Rd, Cranbrook (PINS ref APP/M2270/V/21/3273015)
- CD9.20. Land at Oakley Farm, Cheltenham (PINS ref APP/B1605/W/21/3273053)
- CD9.21. Land to the east of Highgate Hill and south of Copthall Ave, Hawkhurst (PINS ref APP/M2270/W/21/3282908)
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- CD9.23. Land north of Ward's Drove, Blandford St Mary (PINS ref APP/D1265/W/24/3351896)
- CD9.24. Land at Coombebury Cottage, Dunsfold Common Road, Dunsfold (PINS ref APP/R3650/W/23/3332590)
- CD9.25. Land at Sondes Place Farm, Westcott Road, Dorking (PINS ref APP/C3620/W/23/3324631)
- 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)
- CD9.28. Land between Lodge Lane and Burtons Lane, Little Chalfont, Amersham (PINS ref: APP/X0415/W/22/3303868)
- CD9.29. Land off Aviation Lane, Burton-upon-Trent (PINS Ref: APP/B3410/W/20/3245077)
- CD9.30. Bullens Green Lane, Colney Heath (PINS Ref: APP/B1930/W/20/3265925 & APP/C1950/W/20/3265926)
- CD9.31. Land South of Shenley Road, Radlett (PINS Ref: APP/N1920/W/23/3320599)
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- CD9.34. Land at Grove End, Bagshot (PINS Ref: APP/D3640/W/24/3347530)
- CD9.35. Land at Little Bushey Lane, Bushey (PINS Ref: APP/N1920/W/23/3314268)
- CD9.36. Land at Witney Road, Ducklington, Oxfordshire (PINS Ref: APP/D3125/W/22/3297487)
- CD9.37. Land at Maitland Lodge, Southend Road, Billericay CM11 2PT (PINS Ref: APP/V1505/W/22/3296116)

CD10 Statements of Common Ground

- CD10.1. Planning Statement of Common Ground
- CD10.2. Five Year Housing Land Supply Statement of Common Ground
- CD10.3. Highways Statement of Common Ground

CD11 Written Ministerial Statements

- CD11.1. “Building the Homes We Need” Written Ministerial Statement (30 July 2024)
- 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)
- 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. Urban Survey

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

- CD15.1. Surrey Landscape Character Assessment (SLCA)
- 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
- CD15.6. Surrey Hills Boundary Review project: Appendix 2 Detailed Analysis of Desirability Responses
- CD15.7. Surrey Hills Boundary Review project: Appendix 16 Godstone Hills Analysis
- CD15.8. Landscape Institute technical Guidance Note 02/21: Assessing Landscape Value Outside National Designations

CD16 Older Persons Accommodation

- CD16.1. Older Persons Housing Taskforce Report November 2024

CD.17 Drainage Documents

- CD17.1. Ardent Hydraulic Modelling Report 1 (December 2024)
- CD17.2. Ardent hydraulic Modelling Report 2 (October 2025)
- CD17.3. Ardent Hydraulic Modelling Report 3 (October 2025)
- CD17.4. Environment Agency: Flood Estimation Guidelines (September 2025)

CD18 Ecology Documents

- CD18.1. Ecology Technical Report (October 2025) (Ecology Partnership)
- 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

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] EWHC 2127
- CD19.6. CPRE v SoSHCLG [2025]