

**TANDRIDGE DISTRICT COUNCIL**  
Town & Country Planning Act 1990

Steven Brown  
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Reading  
RG7 1AT

On behalf of Croudace Homes Ltd,

The TANDRIDGE DISTRICT COUNCIL as District Planning Authority under the provisions of Part III of the Town and Country Planning Act 1990 hereby **REFUSES** outline planning permission for: -

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

At

Land South Of Barrow Green Road Oxted,

in accordance with the application registered by the Council on the 25 April 2025.

The reason(s) for REFUSAL are:-

- 1) The proposed residential development represents inappropriate development in the Green Belt that would result in definitional harm and significant harm to openness both spatially and visually. The proposed development would also result in significant other planning harm. The Green Belt harm and other planning harm is not clearly outweighed by the benefits of the proposal (nor by any other material consideration(s)), such that very special circumstances do not exist. As such, the proposed development is contrary to paragraph 153 of the NPPF and Tandridge Local Plan Part 2: Detailed Policies (2014) policy DP10.
- 2) The application site is sensitive being in the setting of the Surrey Hills National Landscape. The proposed development would adversely impact upon the character and distinctiveness of the landscape and countryside of the site and wider area and significantly detract from the overall character and appearance of the area and thereby the setting of the National Landscape. As such, the proposed development is contrary to the provisions of NPPF paragraph 189 and Core Strategy Policies CSP20 and CSP21 and Tandridge Local Plan Part 2: Detailed Policies (2014) policy DP7.
- 3) The current proposal by Natural England to include the application site in the Surrey Hills National Landscape, based on advice of expert landscape consultants, has reached an advanced stage and is now a material planning consideration in the determination of this planning application. A grant of planning permission that would nullify this proposal would be unjustified. Planning permission should not be granted for development such as now proposed that would prejudice the outcome of the proposal to include the site in the National Landscape and damage an environmental asset contrary to Tandridge Local Plan Part 2: Detailed Policies (2014) policy DP7.

- 4) The applicant has not demonstrated that the proposed development, and in particular the outline drainage proposals, will not result in the loss or deterioration of an irreplaceable habitat both on-site and off-site, that is The Bogs ancient woodland, within and adjoining the site boundary. This is contrary to NPPF 2024 paragraph 193 (c) which requires that such development should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists. The proposal is also contrary to Tandridge Local Plan Part 2: Detailed Policies (2014) policy DP7 which requires that proposals protect and, where opportunities exist, enhance valuable environmental assets. The proposal is similarly contrary to Tandridge Local Plan Part 2: Detailed Policies (2014) policy DP19 which provides that where a proposal is likely to result in direct or indirect harm to an irreplaceable environmental asset of the highest designation, such as ancient woodland, the granting of planning permission will be wholly exceptional, and in the case of ancient woodland exceptions will only be made where the need for and benefits of the development in that location clearly outweigh the loss, and that impact or loss should not just be mitigated but overall ecological benefits should be delivered.
- 5) The information provided with the application is insufficient to show that there will not be adverse impacts on biodiversity as a result of the proposed development contrary to the provisions of paragraphs 187 and 193 of the NPPF and Tandridge Local Plan Core Strategy policy CSP17 and Tandridge Local Plan Part 2: Detailed Policies (2014) policy DP19.
- 6) The proposed development would cause less than substantial harm to the setting of St Mary's Church, a Grade I listed building, and Court Farm House a Grade II listed building and is thereby contrary to paragraph 215 of the NPPF and Tandridge Local Plan Part 2: Detailed Policies (2014) policy DP20 because it has not been satisfactorily demonstrated that the public benefits of the development would outweigh that harm.
- 7) The proposed development would lead to the loss of a significant area of best and most versatile agricultural land contrary to the provisions of NPPF paragraph 187 b).
- 8) The proposed development would have a major adverse effect for users of public bridleway 97 which would not just be limited to the loss of views of the National Landscape but the degradation and loss of experience of open countryside that is a valued landscape and an important recreational and well-being resource for local residents, contrary to policies 96( c) and 105 of the NPPF and Tandridge Local Plan Core Strategy policy CSP13.
- 9) The harm that would arise to the Green Belt, the setting of the National Landscape, open countryside and Bridleway 97, and potentially biodiversity, from the development proposals makes the development unsustainable in the context of paragraph 8( c) of the NPPF and Tandridge Local Plan Part 2: Detailed Policies (2014) policy DP1.

Informative:

1. The Local Planning Authority has acted in a positive and creative way in determining this application, as required by the NPPF (2024), and has assessed the proposal against all material considerations including the presumption in favour of sustainable development and that which improves the economic, social and environmental conditions of the area, planning policies and guidance and representations received.
2. This decision relates to drawings numbered and titled, as follows:
  - vi) Location Plan No.3129-A-1000-PL-A.
  - vii) Land Use Parameter Plan No.3129-A-1200-PL-D.

- viii) Site Access Barrow Green Road Drawing 107491 PEF XX XX D H 0300 Rev P01 (in Appendix C to Transport Assessment).
- ix) Site Access Wheeler Avenue Drawing 107491-PEF-XX-XX-DR-H-0200 Rev P01 (in Appendix C to Transport Assessment).
- x) Refuse Access Barrow Green Road Drawing 107491 PEF XX XX D H 0300 Rev P01 (in Appendix C to Transport Assessment).

Dated: 15 August 2025



**David Ford**  
**Chief Executive**

NB: *Please also see attached notes*