

**From:** LPC Clerk clerk@limpsfieldparishcouncil.gov.uk  
**Subject:** Response from Limpsfield Parish Council to Elivia Homes consultation - Land South of Westerham Road, Oxted  
**Date:** 10 June 2026 at 07:48  
**To:** mail@eliviaconsultation.com  
**Cc:** [REDACTED]



Dear Sir, Madam

Thank you for the invitation to comment on your proposal for the "Land south of Westerham Road" / west of Wolfs Row.

Limpsfield Parish Council is fortunate to have the Limpsfield Neighbourhood Plan (LNP), formally adopted by Tandridge District Council in 2019. In addition, in April this year the Parish Council considered the implications of both the revised NPPF and, in its role as a consultee to Tandridge District Council's emerging Local Plan, the issue of Green Belt/Grey Belt development.

Accordingly, our position has been brought together on the LNP website, where you will find both documents on the Planning page: <https://limpsfieldparishcouncil.gov.uk/planning/>

[Green Belt Policy Summary: <https://limpsfieldparishcouncil.gov.uk/2026/04/09/limpsfield-parish-councils-approach-to-the-issue-of-green-belt-grey-belt-development/>]

This sets out our approach to any proposed development on Green Belt-designated land and is directly applicable to the land west of Wolfs Row. We would particularly draw your attention to the following points.

We fully acknowledge the need for new housing within Tandridge District. However, subject to the provisions of the NPPF, we consider that any release of Green Belt land around the built-up area of Oxted, Limpsfield and Hurst Green should be addressed through the current Local Plan review. Only through this process can development be planned in a way that fully contributes to housing needs, provides appropriate infrastructure and avoids undue harm to the character of the area.

We therefore object to the proposed development, as we see no reason to assess the Wolfs Row proposal differently.

A recent planning application is also relevant when considering this proposal: application reference 2025/1287 for four dwellings on land at Thornhill, Westerham Road, RH8 0ED. Limpsfield Parish Council objected to that application (<https://plandocs.tandridge.gov.uk/w2webparts/Resource/Civica/Handler.ashx/Doc/pagestream?cd=inline&pdf=true&docno=25418151>), and it was subsequently refused by Tandridge District Council. The applicants have since lodged an appeal.

If the argument for Grey Belt designation were to apply in this case, then the whole tract of land south of the A25 could potentially become applicable for development. We consider that such development would contribute directly to the "unrestricted sprawl" of a "large built-up area" (purpose (a) of the Green Belt, as identified in the NPPF).

We regard Oxted, Limpsfield and Hurst Green as comprising a large built-up area. Furthermore, the presence of other land in close proximity to the application site - either wholly undeveloped or occupied by single dwellings within large curtilages - creates a situation in which further sprawl is likely to occur south of Westerham Road. We would also note that the site lies adjacent to the Limpsfield Village Conservation Area.

As you will be aware, one of the purposes of the Green Belt is "to preserve the setting and special character of historic towns". Before any further progress is made on development proposals, we would therefore expect to see a full assessment of the site in the context of its location adjacent to the Conservation Area.

We reserve our position on the detailed aspects of the proposed development and would strongly urge you to engage with the current Tandridge Local Plan process, delaying the submission of any development proposals until that process has been completed.

Yours sincerely,

**Jenny Williams (Chair LPC Planning Committee)**

**Sophie Martin**  
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