

SUMMARY OF PLANNING APPLICATION 2025/579, SUBJECT OF REVIEW AT TANDRIDGE DISTRICT COUNCIL PLANNING COMMITTEE 1.10.26

Planning Application 2025/579

Land Adjacent to Edenbrook, 45a East Hill, Oxted, Surrey, RH8 9AE

Proposal: Erection of a detached 'self-build' two-bedroom dwelling with associated amenity space, landscaping, parking and use of the existing vehicular access (amended plans).

Planning process and Parish Council involvement

The application relates to land adjacent to Edenbrook, 45a East Hill, Oxted. Although the site is close to the boundary between Oxted and Limpsfield parishes, it is located within the **Limpsfield Parish Council** boundary.

The site has a history of planning applications, with **five previous applications dating back to 1987**. The most recent application, submitted in 2021 for a self-build dwelling, was refused by Tandridge District Council and subsequently dismissed at appeal.

Limpsfield Parish Council's Planning Committee reviewed the current application and submitted an objection. The Parish Council remained concerned that the proposal did not adequately address the flooding risks associated with the site, or its potential impact on neighbouring properties.

The Parish Council's formal response stated:

"Taking the previous applications into account as well as surrounding applications, we do not believe that the current application addresses the issues of flooding and impact on the surrounding area and neighbouring properties."

The response highlighted that the proposed development is located within **Flood Zone 2**, with the access located within **Flood Zone 3**, and also raised concerns regarding the impact on neighbouring residential properties in Johnsdale and Snatts Hill.

The Parish Council concluded that, having considered the previous planning applications, the Planning Inspector's comments and the officer's reports relating to the earlier proposals, it **strongly objected to any building on the site**.

Call-in to TDC Planning Committee

Where a planning application is considered contentious, residents and parish councils can ask their District Councillor to request that an application is "**called in**" for consideration by the full Tandridge District Council Planning Committee, rather than being determined under delegated powers by a planning officer.

In this case, the application was **called in by District Councillor Ian Booth** and was subsequently considered by the Tandridge District Council Planning Committee on **1 October 2026**.

Representation at the Planning Committee

Limpsfield Parish Council was represented at the meeting by **Jenny Williams and Mark Wilson**. Mark Wilson addressed the Committee on behalf of the Parish Council.

He noted that although Limpsfield Parish Council was a statutory consultee, its detailed objection had not been included in the planning officer's report. He therefore read the Parish Council's previous formal response to the Committee.

Mark Wilson then made a three-minute representation setting out the Parish Council's reasons for objecting to the proposal.

The representation highlighted:

- The site's history of **five previous planning applications**, dating back to 1987.
- The refusal of the previous 2021 self-build application, which was subsequently dismissed at appeal.
- The location of the site within areas designated as **Flood Zones 2 and 3**, associated with the adjacent River Eden.
- The particular significance of Flood Zone 3 as part of the river's functional floodplain.
- Concerns that increasing instances of heavier and more intense rainfall could increase the risk of surface water and river flooding.
- The Parish Council's view that rainwater harvesting or drainage measures associated with the proposed dwelling would not remove the wider flood risk associated with developing the site.
- The fact that the **Environment Agency had objected to the proposal as recently as 26 June 2026**.
- The Local Lead Flood Authority's description of the site as a **challenging site**.
- Concerns that development could increase flood risk to neighbouring properties and properties downstream.
- The potential for approval to create a precedent for further development on similarly vulnerable sites.

Mark Wilson concluded by asking the Committee to refuse the application.

Decision

Following consideration by the Tandridge District Council Planning Committee on **1 October 2026**, **Planning Application 2025/579 was refused**.

The full application documents, officer's report, Committee agenda and minutes are available on the **Tandridge District Council website**.

Documents: <https://plandocs.tandridge.gov.uk/planning/planning-documents?SDescription=2025/579>

Planning Committee details: <https://tandridge.moderngov.co.uk/ieListDocuments.aspx?MIId=1611>