Summary of public discussion on 30/9/26 regarding the proposed development adjacent to Wolf's Row/Land East of Rowlands on Westerham Road

The following summarises the main points discussed at the meeting on 30/9/26 regarding the proposed development of the former allotment site.

LPC's position

The Parish Council remains firmly opposed to the proposed development and has unanimously agreed to **object to the planning application**.

The principal concern is that the site is currently **Green Belt land**. LPC believes that any decision to remove land from the Green Belt or classify it as "Grey Belt" should be considered as part of the wider Tandridge Local Plan process, rather than on an individual site-by-site basis. This would allow the Council to take a consistent and holistic approach to Green Belt, housing need and the appropriate mix and location of new homes.

There is also concern that allowing development on this site, together with the proposed development at **Thornhill** further along the south side of the A25, could contribute to urban sprawl. The Thornhill application has been refused and is currently subject to appeal, and LPC is keen to see the outcome of that appeal before the allotments application progresses.

Historic character and Conservation Area

The site is immediately adjacent to the **Limpsfield Village Conservation Area and listed buildings**, and LPC is concerned that the proposed development would adversely affect the historic character and setting.

Tandridge planning officers have previously recognised the importance of the surrounding countryside in providing the setting for this historic area (Oxted/Limpsfield/Hurst Green).

Design and impact on neighbouring properties

Concerns were raised about the proposed three-storey and semi-detached houses, their positioning and the density of the development. It was suggested that the layout could create a substantial "wall" of houses, with potential impacts on **light and privacy**, particularly for properties in Wolf's Row.

The proximity of the development to existing homes was therefore considered an important issue.

Sustainability and infrastructure

The Committee also questioned whether the site represents a sustainable location, given its distance from the railway station and local shops and the limitations of existing bus connections.

There were concerns about the additional pressure that a development of this scale could place on **local services, utilities and community infrastructure**. LPC is considering asking TDC to review this issue before the new unitary authority is established.

Developer contributions towards infrastructure are normally secured through the **Community Infrastructure Levy (CIL)**, although the forthcoming Local Plan may result in different or increased requirements.

What residents can comment on

Residents wishing to comment on the planning application should focus on matters that are relevant to planning, such as:

- Green Belt and potential urban sprawl
- Impact on the historic character of the area
- Impact on the Limpsfield Village Conservation Area and listed buildings
- The design, scale, density and housing mix
- Privacy and loss of light
- Sustainability and accessibility
- Pressure on local infrastructure and community services

A **loss of a private view or potential impact on property values is not normally a material planning consideration**. Similarly, general concerns about noise and disturbance are not usually determining factors unless they relate to specific planning matters.

One planning response per household is considered sensible.

Wolf's Row residents

It was noted that residents of Wolf's Row had not initially appeared on the consultation list. The Chair has raised this with the planning officer and letters are now due to be sent to affected residents.

Residents who receive a late notification and need additional time to respond should **reasonably request an extension**.

Next steps

LPC has requested an extension to the deadline for its formal response to TDC until **27 October**, which is the date of its next meeting. This has been granted if required.

The Planning Committee unanimously voted **to object to the application**, on the grounds that it represents inappropriate development in the Green Belt, consistent with LPC's original response to the developer's consultation.

Councillors **Jenny Williams and Co-optee Ted Beresford-Knox** will now prepare the Parish Council's formal submission to Tandridge District Council.