

ITEM

Application: 2025/947

Location: 15 Mount Avenue, Chaldon, Caterham, Surrey, CR3 5BB

Proposal: Demolition of the existing dwelling and erection of 8x dwellings, along with associated parking and landscaping

Ward: Chaldon

Decision Level: Chief Planning Officer (delegated decision)

Constraints

ROAD_LOCAL	3 2
URB	3 2
PARISHES	3 2
ANC_WOOD500	3 2
EA_ROFSW_1_IN_1000	3 2
BIGGINHILLSAFEGUARDING	3 2
WARDS	3 2
SOURCE_PROTECTION_ZONES	3 2

RECOMMENDATION: Approve, subject to conditions

Summary

Planning permission is sought for the demolition of the existing dwelling and erection of 8x dwellings, along with associated parking and landscaping

The application site is in the urban area of Caterham which is a Category 1 settlement where the principle of development is considered acceptable.

The proposal is considered to be acceptable with regards to housing mix and density, character and appearance and amenity. Subject to conditions the proposal would also be acceptable with regards to surface water drainage, ecology, biodiversity, contaminated land, highway safety and impact on trees.

There are no adverse impacts of the proposed development which would significantly and demonstrably outweigh the benefits, when assessed against the policies in the

development plan and the Framework taken as a whole. The presumption in favour of sustainable development remains to be applied. It is therefore the officer recommendation that planning permission be granted.

Site Description

The application site consists of a two storey dwelling, with an access from Mount Avenue. The site itself is roughly square and unusual in that it is set back from the building line along compared to the other dwellings along Mount Avenue. It is set back and the only prominence within the street, of the site is the access. The site is residential in character, but to the west is open area and the site is adjacent to the Green Belt. To the north, south and east is characterised by residential development.

The site is roughly square in shape and is defined by mature planting along the boundaries. The site is relatively flat.

The site lies within an established residential area, with the surrounding area predominantly characterised by a spacious feel created by larger, single-dwelling houses. Within Mount Avenue it is noted that there is a mixture of detached and semi-detached houses, which have a mix of bungalows and two storey dwellings, it is noticeable that the bungalows are the predominant character, however as you approach the entrance to the site, two storey dwellings are positioned at the bell of the cul-de-sac.

Relevant History

2008/1379 - Demolition of 24 chaldon common road and 15 mount avenue. erection of 14 dwellings with garaging, parking and access. Refuse 19/12/2008

2007/209 - Demolition of house and garage. erection of 7 dwellings in total (2 x 2-bed and 4 x 3-bed semi detached houses and 1 x 4-bed detached house), and 4 bay car port with associated access and parking. Refuse 13/04/2007 Appeal Dismissed

2006/1183 - Demolition of 24 chaldon common road. erection of 4 x 3-bed and 4 x 4-bed semi detached houses (total 8 units) with detached double garage and double car port and additional parking (total 14 spaces). formation of associated access. Refuse 05/10/2006 Appeal Dismissed

85/1025 - Single storey rear extension to provide bedroom and sitting room accommodation for elderly relative Approved (full) 17/12/1985

CAT/10982 - ERECTION OF 4 DETACHED HOUSES 3 DETCHED BUNGALOWS ALL WITH DOUBLE GARAGES WITH ACCESS ROAD FROM ROOK LANE Refuse 09/01/1974

CAT/10125 - DETACHED BUNGALOW AND GARAGE Refuse 11/08/1972

CAT/9671 - ERECTION OF DETACHED BUNGALOW AND GARAGE Refuse 04/01/1972

CAT/3926 - DWELLING Refuse 07/12/1959

CAT/3706 - DETACHED BUNGALOW & GARAGE Approved 28/05/1959

CAT/1025 - ERECTION OF A HOUSE Approved 03/06/1952

Key Issues

The key issue is whether principle of development acceptable. Then a fuller assessment would be on the character and appearance, landscape character, residential amenity (existing and future occupiers), highways, parking provision, , landscaping, biodiversity, renewable energy, 'is appropriate.

Proposal

The application is for the demolition of 15 Mount Avenue and the erection of 8 dwellings with associated parking and landscaping.

During the course of the application, it was considered that more landscaping was required to the front of properties to break up car parking. The applicants have provided an amended plan to reflect this.

The proposal will deliver 8 new dwellings, 5no. 4 bed dwellings and 3No. 5 bed properties are proposed. Each dwelling would be provided with 3 car parking spaces to the front and would be two storey in height with hipped roofs.

Landscaping would be provided within the main spine road serving the development and within the car parking area. The mature planting along the boundaries would be retained.

Development Plan Policy

Tandridge District Core Strategy 2008 – Policy CSP1: Location of Development .CSP2: Housing Provision, CSP7:Housing Balance, CSP12: Managing Travel Demand, CSP14: Sustainable Construction, CSP15: Environmental Quality ,CSP17: Biodiversity, CSP18: Character and Design, CSP19: Density.

Tandridge Local Plan: Part 2 – Detailed Policies 2014 – Policy DP1: Sustainable Development, DP5: Highway Safety and Design, DP7: General Policy for New Development, DP8: Residential Garden Land Development; DP19: Biodiversity, Geological Conservation & Green Infrastructure, DP21: Sustainable Water Management, DP22: Minimising Contamination, Hazards & Pollution

Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021 – Policies CCW1; Housing Requirement, CCW2: Maximising Opportunities for Housing Provision, CCW3: Housing Density Outside the Caterham Masterplan Area, CCW4: Character of Development, CCW5 : Design of Development; CCW6: Environmentally Sustainable Design

Supplementary Planning Documents (SPDs), Supplementary Planning Guidance (SPGs) and non-statutory guidance

Tandridge Parking Standards SPD (2012)

Tandridge Trees and Soft Landscaping SPD (2017)

Surrey Design Guide (2002)

National Advice

National Planning Policy Framework (NPPF) (2024)

Planning Practice Guidance (PPG)

National Design Guide (2019)

Consultation Responses

County Highway Authority – The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision. Their comments are as follows:

The proposed development has been considered by THE COUNTY HIGHWAY AUTHORITY(CHA) who having assessed the application on safety, capacity and policy grounds, recommends conditions be imposed in any permission granted.[Condition relate to Cycle storage, vehicle parking, Construction Transport Management Plan and Pedestrian crossing]

Chaldon Parish Council -

Planning Application Reference 2025/947

We object to the planning application that has been made for 8 dwellings by way of removing one property and replacing it with multiple new properties.

Green Belt

The site is located within the Green Belt. The proposals would comprise inappropriate development in the Green Belt which, by definition, is harmful to the Green Belt. No very special circumstances have been demonstrated to clearly outweigh the harm caused by reason of inappropriateness and the other harm that has been identified. There is no justification for the sites release from the Green Belt.

The Green Belt remains relevant at this site, as it is still important as it meets the key Green Belt purposes as outlined in the National Planning Policy Framework, including

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns/villages merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns/villages;
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

It should also be noted that the application fails to meet the “Golden Rules” for development within the Green Belt, which have been introduced for major development on newly released Green Belt land. There is limited provision for necessary improvements in local infrastructure and new (or improvements to existing) green spaces that are accessible to the public.

The applicant suggested the site is bounded on three sides by residential properties, which is not the case.

The applicant’s conclusion that the site is a non-functioning part of the Green belt” is incorrect.

Sustainability

Chaldon is not a sustainable location for development of the scale being proposed.

Intensification of use

The significantly higher density development goes against the neighbourhood plan. Inadequate access.

The access used by the site at present is arguably inadequate for one property. It will need significant improvements if it can be used safely for an additional 7 properties.

Harmful to Character of the Site

It is also considered that the proposed development, by reason of the increase in built form and the intensification of the use of the site would cause harm to the open rural character of the site and surrounding area.

The design of the scheme, especially its density is against the Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2018 – 2033 (adopted 2021).

Unsuitable Location for Development

The application site is also located in an unsustainable location, without suitable access to public transport, services or local amenities, with limited active travel opportunities and where the only realistic means of transport would be the private car due to the location and limited public transport services. This is contrary to the aims of the NPPF (2021), the Surrey Local Transport Plan 4 (2022) and policy CSP1 of the Tandridge District Core Strategy. The gradient of Church Hill leading to Caterham (the nearest station) at 16% means that cycling is not a feasible option, and the narrowness of the roads, with limited safe overtaking being possible, means it is dangerous (hence its infrequent use as a cycling route in a region that is popular with fit recreational cyclists who enjoy the challenge of the hills). There are pavements which mean walking is more feasible than cycling, but the gradient means that it is not particularly feasible. The application does not adequately address the distance from the site to amenities such as local state schools or private schools and the ages catered for by them (rather than identifying more generically the number of schools in the area).

Flooding

Development on the site is unsuitable as it will lead to an increase in flooding in the surrounding areas. All new built areas have an adverse impact on local ground water retention and the proposed scheme would have a very serious impact. Insufficient work has been undertaken to assess whether mitigation is possible.

As such, we object to this planning application.

Surrey Wildlife Trust have made the following comments:

Summary of Recommendations

A summary of our advice and recommendations is provided in Table 1. The detail is provided further in this document.

Table 1 Summary of Recommendations	
Planning Stage	Recommendation
Prior to determination	LPA should consult Tree Officer regarding the extent
Prior to commencement	Badger walkover survey
	General Biodiversity Gain Condition (including on-site HMMP and off-site strategy)
	Ecological Enhancement Plan (EEP)

Prior to occupation	N/A
General recommendations	Any external lighting installed should follow BCT & ILP guidelines Demolition and vegetation clearance should take place outside of breeding bird season or following nesting bird checks Precautionary approach to vegetation clearance to ensure that the possible presence of hazel dormouse is considered Amphibian and reptile precautionary method of working Precautions should be taken during construction to ensure the protection of terrestrial mammals Implementation of best practice methods of construction and a biosecurity protocol to prevent the spread of invasive non-native plant species

Tree and Landscape Officer:

It is clear from the aerial photographs of the site that a fairly substantial group of trees and shrubs has been removed prior to the application being made, and prior to the tree survey being undertaken. Whilst covering a large area, I do not believe that large trees would have been present. Indeed a tree survey accompanying the plans of an historical application 2011/363 notes this area as being comprised of 'hazel coppice'. Of course, this may well be of interest to SWT in terms of BNG as hazel coppice can be an important habitat for Dormice, amongst other species.

In terms of the existing trees to be removed, I note a single category 'C' tree and the selective (partial) removal of G3 on the eastern boundary - the arboricultural report being slightly vague about which trees are to be retained and which are to be removed within this group. They are shown as retained on the impact plan, whereas the schedule states *"Remove individual trees from within group and reduce lateral growth extending into site on selected trees."* G3 is also stated to be removed within the 'Trees to be removed' section of the report. This needs to be clarified with the applicant.

All other trees (which are located on the boundaries) are to be retained. However, I have some concerns as the proposed site plan does not appear to include any of the existing trees - rather it shows tree shapes more indicative of potential proposed trees. The landscape plan does appear to indicate the retention of the existing trees, however, including several from group G3 on the eastern boundary.

Offsite trees within 12m of the boundary will also need to be protected from construction activity, or specifically surveyed to provide a lesser root protection area as appropriate to their stem diameters.

In terms of the proposed tree and hedge planting, I am satisfied that the proposed Alder, Field maple and birch trees are a good choice, being both very good for biodiversity and attractive species. However it is not clear which trees are proposed in which location, and this would need to be clarified as part of a comprehensive landscaping scheme and management plan.

In conclusion, I raise no objections to the proposals, subject to conditions [Conditions relating to Arboricultural Method Statement and Tree protection Plan and Hard and Soft Landscaping]

Public Representations/Comments

Third Party Comments

61 third party comments have been received. It is noted that there have been multiple comments from the same address. Their main concerns are as follows:

- Impact on the Green Belt
- Not in a sustainable location
- Inadequate housing mix
- Inadequate access and parking provision
- Impact on TPO trees
- Density is not in keeping with the Neighbourhood Plan
- Impact upon the NAOB
- Impact on wildlife
- Lack of Infrastructure
- Highway safety for all users especially during construction
- Impact on character and context of the area through over development of the site
- Residential amenity through noise, loss of privacy and light
- No community engagement
- Flooding to other areas
- Drainage already at capacity
- Previous mining affecting dwellings
- Adjoining development will make Mount Avenue even more hazardous

2 Comments have been received in support of the application

- Site is not in the Green Belt
- Provision of 8 new dwellings will help in overall short fall.
- The new dwellings would be part of the growing community.
- No impact on adjoining neighbours
- Capacity at doctors and infrastructure
- In keeping with the general area
- Could possibly reduce it to 6 dwellings
-

Assessment

Procedural note

The Tandridge District Core Strategy and Detailed Local Plan Policies predate the NPPF as published in December 2024. However, paragraph 232 of the NPPF (Annex 1) sets out that existing policies should not be considered out-of-date simply because they were adopted prior to the publication of the Framework document. Instead, due weight should be given to them in accordance to the degree of consistency with the current Framework.

In the absence of a five-year supply of housing, it is necessary to apply the presumption in favour of development as set out in paragraph 11 of the NPPF. For decision making, this means that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance⁷ provides a strong reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination

In this case the site does not lie within a protected area or asset of particular importance as set out within footnote 7. The tilted balance under Paragraph 11 (d) (ii) will therefore apply, an assessment of which will be undertaken at the end of the report.

Principle of development

The application site lies within the urban area of Caterham a defined Category 1 Settlement within which development is encouraged on sustainability grounds. The development would sit within an established residential area with local amenities close by. Therefore, being in the Urban Area, the principle of residential development is acceptable and would accord with the requirements of Core Strategy Policy CSP1 which seeks to promote sustainable patterns of travel and in order to make the best use of previously developed land. The scheme would also be consistent with the provisions of the National Planning Policy Framework (NPPF) December 2024

Housing Mix and Density

Policy CSP19 sets out the density ranges for different areas of the district. The application site falls within the criteria of a built-up area. For built-up areas it sets out that the density should be in the range of 30-55 dwellings per hectare (dph), unless the design solution would conflict with the local character and distinctiveness of an area. The supporting text to policy CSP1 (para 6.8) similarly notes this density range but acknowledges that a lower density may be appropriate to ensure there is no adverse impact on the special character of particular areas. In residential areas with good accessibility to public transport and services, including convenience shopping, higher densities may be possible, but subject to the overriding need for good design and the protection of character.

Policy CCW3: Housing Density Outside The Caterham Masterplan Area states that “development proposals for housing prepared to optimise housing delivery in accordance with the guidance in the Urban Capacity Study (2017) and in accordance with Policies CCW4 and CCW5 of this neighbourhood plan will be supported. Where development is proposed on land not covered by the Urban Capacity Report, housing densities in the range of 30 to 55 dwellings per hectare otherwise in accordance with the relevant policies in this neighbourhood plan will be supported”.

The NPPF December 2024 is a material consideration, which, at para 124, requires decisions to promote an effective use of land and should support development that makes efficient use of land (para 129), making optimal use of the potential of each site (para 130). A balance therefore needs to be struck between ensuring sites are used to their optimal level whilst ensuring the character and appearance of the locality is not harmed.

The proposed development would provide 8 dwellings on 0.363 hectares, resulting in a density of 22 dwellings per hectare. Whilst there would be an intensification of the

site, it is considered acceptable in relation to the site's context and the surrounding residential area and would meet the requirements of Policy CCW3.

The scheme will not fully meet the test of Policy CSP7 which requires that development of five or more dwellings should contain an appropriate mix of dwelling sizes in accordance with current identified needs. However, in this regard, the Council's Strategic Housing Market Assessment (SHMA) (2018) identifies a need for 1, 2, 3, and 4+ bedroom dwellings to be provided at rates of 10%, 26%, 35%, and 29% respectively.

The proposed development would include 4 and 5 bedroom dwellings which will all be detached, this equates to 62.5% 4 bed dwellings and 37.5% 5 bed dwellings. These will be detached properties and the Housing Strategy (2019 -2023) sets out that there is still a need for these types of properties.

The proposal would help to meet identified housing need for the district as set out in the Housing Strategy and it is welcomed that it would meet some of the aspirations of Core Strategy CSP7.

Character and Appearance

Paragraph 131 of the NPPF (December 2024) states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It goes on to state that planning decisions should ensure that developments will function well, add to the overall quality of the area, be sympathetic to local character and history (whilst not discouraging innovation) and establish a strong sense of place. It also states that development that is not well designed should be refused.

Policy CSP18 of the Core Strategy requires that new development should be of a high standard of design that must reflect and respect the character, setting and local context, including those features that contribute to local distinctiveness. Development must also have regard to the topography of the site, important trees or groups of trees and other important features that need to be retained.

Policy DP7 of the Local Plan Part 2: Detailed Policies requires development to, inter alia, respect and contribute to the distinctive character, appearance and amenity of the area in which it is located, have a complementary building design and not result in overdevelopment or unacceptable intensification by reason of scale, form, bulk, height, spacing, density and design. Policy CCW4 contains similar provisions.

Caterham, Chaldon and Whyteleafe Neighbourhood Plan Policy CCW5 relates to the design of development which is expected to be of high quality integrating well with its surroundings.

The site lies within the character area of Queen's Park, but not within any Supplementary Planning Guidance documents for the Neighbourhood Plan area. The Neighbourhood Plan states that development shall conform to policy CCW4.

The design approach would utilise the site and provide for a central road with dwellings facing each other, this is consistent with the layout of Mount Avenue. As expected the intensification of the site would mean that plot sizes would reduce, however, it is felt that the proposal would provide a more efficient use of land and would be reflective of the urban grain of the area.

The development pattern along Mount Avenue would be respected through the use of gable features and hipped roofs. The use of traditional materials in a modern style, introducing a contemporary approach while remaining sympathetic to the context. On-site parking would be provided to the front of each property and is reflective of the layout within the wider area.

Overall, the scheme it would provide an attractive group of buildings that would acceptably respond to the characteristics of the wider area.

For the reasons outlined above, the proposal would not have significant impacts in terms of character and appearance and would therefore comply with the provisions of Policies DP7 and DP8 of the Tandridge Local Plan: Part 2 – Detailed Policies, Policy CSP18 of the Core Strategy, Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021 Policies CCW3, CCW4 and CCW5 and the NPPF (December 2024).

Impact on Neighbouring Amenity

Policy CSP18 of the Core Strategy advises that development must not significantly harm the amenities of the occupiers of neighbouring properties by reason of overlooking, overshadowing, visual intrusion, noise, traffic and any adverse effect. Criteria 6-9 of Policy DP7 of the Local Plan Part 2: Detailed Policies seek also to safeguard amenity, including minimum privacy distances that will be applied to new development proposals.

The above Policies reflect the guidance at Paragraph 135(f) of the NPPF (December 2024), which seeks amongst other things to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users of development.

The proposed development will retain and supplement existing mature tree and hedgerow planting particularly along the boundaries with neighbouring residential properties. The presence of these intervening landscape features and the considerable separation distance available between the proposed dwellings and their neighbours will ensure that the privacy and amenity of neighbouring properties is safeguarded.

The proposal would see the removal of the existing building on site, with the erection of two-storey dwellings in a linear arrangement. There will be built form that will be positioned close to the boundaries. Separation distances between the proposed development and neighbouring dwellings would largely conform with the minimum distances specified within policy DP7.

The eastern facing windows would provide views to the existing building facing Chaldon Common Road. The upper floor rooms serve bedrooms. There is a distance of 50m from the application site boundary to rear elevation of the Chaldon Common Road properties and therefor would provide a significant distance between the site and these properties.

In terms of looking north there are no windows proposed in the side elevations on the northern or southern boundaries. There will be a separation between the rear elevation to the common boundary with the application site, ranging between 26m to 47m. There are windows in the roof which serve habitable rooms. It is considered, from that high level there would be opportunity to overlook these gardens, but considering the separation distances and the intervening vegetation it is not likely there will be a significant impact on overlooking and loss of privacy.

In terms of the southern end, there is a dwelling in close proximity to the common boundary, which is named Field View. This is a bungalow and has a summer house and garage adjacent to the common boundary. The other properties on Birchwood Lane would be between 32m to 42m from the common boundary with the application site.

There would be roof lights on all units facing both north and south and therefore as these are serving habitable rooms it is considered that a obscure glazing condition is required and that any part of the window below 1.8m shall be fixed shut.

In terms of facing west, this is an open field currently and therefore would have no impact upon any residential occupiers.

It should be acknowledged that the intervening flank boundary and dense, mature trees and vegetation would be in place along some of the boundary which will further mitigate any overlooking and loss of privacy.

Considering the above, the proposal is not considered to be likely to result in a significant impact on the residential amenity of the neighbours in terms of loss of light, loss of privacy or overbearing impact.

For the reasons outlined, the proposal is considered acceptable in terms of the potential impact upon the residential amenities and privacy of existing properties and therefore no objection is raised in this regard against Policy DP7 of the Local Plan Detailed Policies Part 2 (2014), Policy CSP18 of the Core Strategy (2008), Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021 Policies CCW2, CCW3 and CCW4 and the NPPF (December 2024).

Living conditions for future occupiers

Policy DP7 also requires that development provides acceptable living conditions for occupiers of the new dwellings. In terms of internal accommodation, the proposed dwellings would satisfy the minimum dwelling sizes set out in the Government's Nationally Described Space Standards.

The technical housing standards – nationally described space standard 2015 sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.

Proposals should provide a satisfactory environment for the occupiers of both the existing and new development, and appropriate facilities should be provided for individual and communal use including bicycle storage, amenity areas and garden areas (proportionate to the size of the residential units and appropriate for the intended occupiers); as well as facilities for the storage and collection of refuse and recycling materials which are designed and sited in accordance with current Council standards, avoiding adverse impacts on the street scene and the amenities of the proposed and existing properties.

The size of the dwellings would all conform to the required space standards contained within the Nationally Described Space Standards 2015 with regards to internal floor space. Each of the dwellings would have access to a private amenity space. In addition, the fenestration arrangements would be sufficient to provide natural light and adequate outlook for all habitable rooms associated with the dwellings.

The proposal would therefore comply with Policy DP7

Parking Provision and Highway Safety

The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and is satisfied that the proposed development would not have a material impact on the safety and operation of the adjoining public highway subject to conditions and informatives.

In line with Tandridge District Council's parking standards, the development would provide adequate off-street parking, with 3 spaces for the four and five-bedroom house, the proposed parking spaces would conform to the adopted Car Parking Standards and therefore the proposal is acceptable in this regard.

Additionally, two visitor space would be provided for the 8 houses. The Car Parking Standards set out that for every 4 houses 1 visitor space will be required. The proposal would conform to this standard.

The Energy Statement does not set out the level of EV charging points that the properties would have however, it is considered that there is ample room on site to deliver this, and therefore a suitable condition is recommended.

Subject to appropriate conditions, the development is therefore considered to generally accord with Policy CSP12 of the Core Strategy and Policies DP5 and DP7 of the Local Plan.

Drainage

Policy DP21 of the Local Plan seeks to ensure that development should reduce the causes and impacts of flooding and that development within flood zones 2/3 will only be permitted if it can be shown that the proposal would reduce flood risk to and from the development and that appropriate mitigation and adaptation measures are included to reduce risks to acceptable levels.

The application is supported by a Flood Risk Assessment (FRA) and Drainage Strategy prepared by G.D.C Partnership, 9484-GDC-00-XX-RP-C-0001 dated 25/07/2025 and a Proposed Drainage Strategy Plan, Drawing No. GDC-00-00-DR-C-2011, Rev: P01, Dated: 25/07/25, as well as Drainage Construction Details, Drawing No. GDC-00-XX-DR-C-2012 Rev.P01 dated: 25/07/2025.

The development site falls entirely within Flood Zone 1, which is classified as low probability of flooding.

The applicants submit that in line with the SuDS hierarchy, surface water soakage tests have been carried out, but these have revealed that traditional on-site soakaways are not a suitable solution for this site.

The current design proposes an on-site attenuation system and discharge into a rainwater combined sewer. This system would temporarily store surface water runoff, which would then be released into the public sewer network at a controlled rate using flow control. This approach would prevent overloading of the sewer system.

As the proposal will provide a suitable Sustainable Drainage System, a sustainable drainage being secured by condition is recommended, the proposed development is considered to be able to manage its own surface water impact so as to not add to any existing flood risk within the locality. The proposal would therefore not conflict with the

requirements of the NPPF and Policy DP21 of Tandridge Local Plan Detailed Policies (2014 – 2029).

Renewables

Policy CSP14 requires the reduction of carbon dioxide (CO₂) emissions by means of on-site renewable energy technology.

The application is supported by an Renewable Energy Strategy prepared by Highgate dated September 2025.

The statement sets out that Air source heat pumps (ASHPs) would be installed, as well as roof-mounted Solar Photovoltaic (PV) panels.

The energy efficient measures would result in a site wide improvement of CO₂ emissions.

There are no details of how these measures will provide the CO₂ reduction and therefore it is considered a full details calculations showing the reduction of the CO₂ emissions and the proposed renewable technologies will be required.

Subject to an appropriate condition, the proposed scheme would comply with Policy CSP14.

Ecology and Biodiversity

Policy CSP17 of the Core Strategy requires development proposals to protect biodiversity and provide for the maintenance, enhancement, restoration and, if possible, expansion of biodiversity, by aiming to restore or create suitable semi-natural habitats and ecological networks to sustain wildlife in accordance with the aims of the Surrey Biodiversity Action Plan.

Policy DP19 of the Local Plan Part 2: Detailed Policies 2014 advises that planning permission for development directly or indirectly affecting protected or Priority species will only be permitted where it can be demonstrated that the species involved will not be harmed or appropriate mitigation measures can be put in place.

A Preliminary Ecological Appraisal (PEA), Biodiversity Net Gain Assessment (BNG) prepared by arbtech has been submitted with the current planning application.

The Surrey Wildlife Trust has commented on the submitted details. They have concluded that the proposal is acceptable subject to conditions. Their comments have been set out in full above.

The proposed redevelopment of the site would include a range of avoidance, mitigation, compensation and enhancement measures for badgers, habitats of foraging and commuting bats, breeding birds, Hazel dormouse, great crested newts, hedgehog, reptiles, terrestrial mammals, tree loss, to ensure there would be no adverse impacts on protected species or habitats.

The BNG report states that *the application site currently provides 8.90 Biodiversity Units (BU) for area-based habitats. Post-development, the site would deliver a loss of 4.04 units (45.38% loss). There would be a loss of habitat units and therefore the trading rules have not been satisfied.*

Off site units will be required and therefore it is considered a Biodiversity Gain Plan is required and a completed metric calculation tool. As there is an off site gain is proposed the unit provider's Habitat Management and Monitoring Plan, secured via planning condition.

This would be secured via suitable condition requiring the submission of a 30-year management plan to ensure created habitats make a valuable contribution to local wildlife at the site.

In addition to the above ecological enhancements are recommended in the PEA and BERS and these should be integrated into the design.

Subject to appropriate conditions being secured, the proposal would accord with the requirements of Policy CSP17 of the Core Strategy and the NPPF.

Landscaping and Trees

Policy CSP18 of the Core Strategy requires that development must have regard to the topography of the site, important trees and groups of trees and other important features that need to be retained. Criterion 13 of the Local Plan Policy DP7 required that where trees are present on a proposed development site, a landscaping scheme should be submitted alongside the planning application which makes the provision for retention of existing trees that are important by virtue of their significance within the local landscape.

The Tandridge Trees and Soft landscaping SPD (2017) outlines the importance of landscaping which applies to urban and rural areas and advises that it is 'essential that the design of the spaces around building is given the same level of consideration from the outset as the design of building themselves'. Trees are not only a landscape environmental benefit but, as the SPD outlines, a health benefit for people which enhances their environment.

The application is supported by a Tree Survey, Arboricultural Impact prepared by Usherwood Arboriculture which concludes that the arboricultural impact of the proposed scheme would be minor as the trees to be removed as a result of the proposed development are of low quality.

The Council's Tree Officer comments are set out in full above. In essence the proposal is acceptable subject to conditions, relating to Arboricultural Method Statement and Tree Protection Plan, Hard and Soft Landscaping.

In view of the above, Officers consider that subject to an appropriate compliance condition, the proposal would comply with the requirements of Policy CSP18 of the Core Strategy and Policy DP7 of the Tandridge Local Plan Detailed Policies.

CIL

This development is CIL liable.

Planning Balance

The Council is currently unable to demonstrate a 5-YHLS. The 'tilted balance' at paragraph 11(d) of the NPPF is therefore engaged. No strong footnote 7 reason for refusal has been identified, and permission should therefore be granted unless *"any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole,*

having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”

The proposed development would provide 7 additional dwellings in a sustainable brownfield location, which in the context of the Council's supply position described above would provide a significant benefit. This is considered a matter of substantial weight as per paragraph 125 (c) of the NPPF. The proposed development would deliver BNG. This weighs moderately in favour of the development. The proposed dwellings would achieve a reduction in CO2 emissions significantly in excess of the requirement within policy CSP14. This carries moderate weight in favour of the development. The economic benefits of the construction and additional occupation to the local economy is given limited weight in the planning balance.

The above assessment considers there have been no adverse impacts of the development which are not considered to be suitably addressed within the submission or by way of condition.

As such there are no adverse impacts of the proposed development which would significantly and demonstrably outweigh the benefits, when assessed against the policies in the development plan and the Framework taken as a whole. The presumption in favour of sustainable development remains to be applied. It is therefore the officer recommendation that planning permission be granted.

The recommendation is made in light of the National Planning Policy Framework (NPPF) and the Government's Planning Practice Guidance (PPG). It is considered that in respect of the assessment of this application significant weight has been given to policies within the Council's Core Strategy 2008 and the Tandridge Local Plan: Part 2 – Detailed Policies 2014 in accordance with paragraph 232 of the NPPF. Due regard as a material consideration has been given to the NPPF and PPG in reaching this recommendation.

All other material considerations, including third party comments, have been considered but none are considered sufficient to change the recommendation.

RECOMMENDATION: APPROVE subject to the following conditions

1. The development hereby permitted shall start not later than the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This decision refers to drawings numbered 2025-454-060, 2025-454-110, 2025-454-200, 2025-454-130, 2025-454-120, 2025-454-205, 2025-454-220, 2025-454-210, 2025-454-230, Proposed Drainage Strategy Plan, Drawing No. GDC-00-00-DR-C-2011, Rev: P01, Drainage Construction Details, Drawing No. GDC-00-XX-DR-C-2012 Rev.P01, received: 14 August 2025 and 2025-454-050 Rev.13 received 13 Jan 2026. The development shall be carried out in accordance with these approved drawings. There shall be no variations from these approved drawings.

Reason: To ensure that the scheme proceeds as set out in the planning application and therefore remains in accordance with the Development Plan.

3. Prior to the commencement of development full details of a badger walkover survey undertaken by a suitably experienced ecologist to check for badger setts within the application site boundary, and a 30m buffer, where accessible. If any badger activity is detected an appropriate method of working, including details of any licences that are required, shall be submitted to and approved in writing by the local planning authority. The development shall then be implemented in accordance with the approved details and retained as such.

Reason: To ensure that the ecological interests of the site and any protected species are adequately safeguarded throughout the development, in accordance with Policy CSP17 of the Tandridge District Core Strategy 2008 and Policy DP19 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

4. The development shall not commence until a [Habitat Management and Monitoring Plan (the **HMMP**)], prepared in accordance with the approved Biodiversity Gain Plan and including:

- (a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority.

Reason: In the interests of ecology and biodiversity and to secure significant on-site biodiversity net gain in accordance with Policy CSP17 of the Tandridge Core Strategy 2008 and Schedule 7A of the Town and Country Planning Act 1990.

5. No development shall take place until:

the habitat creation and enhancement works set out in the approved [HMMP] have been completed; and

a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority. The created and/or enhanced habitat specified in the approved [HMMP] shall be managed and maintained in accordance with the approved [HMMP].

Monitoring reports for the management and maintenance for 30 years, shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved [HMMP].

Reason: In the interests of ecology and biodiversity and to secure significant on-site biodiversity net gain in accordance with Policy CSP17 of the Tandridge Core Strategy 2008 and Schedule 7A of the Town and Country Planning Act 1990.

6. Prior to the commencement of development, a Ecological Enhancement Plan shall be submitted to and approved in writing by the local planning authority. The Ecological Enhancement Plan should be based on impact avoidance, mitigation and enhancement measures specified in the final ecological report and should include, but not be limited to the following:
- a) Description and evaluation of features to be provided
 - b) Location plan of all ecological enhancement features being provided
 - c) Ecological trends and constraints on site that might influence management
 - d) Prescriptions for management actions
 - e) Ongoing monitoring and remedial measures
 - f) Consideration for hedgehogs

Reason: In the interests of ecology and biodiversity and to secure significant on-site biodiversity net gain in accordance with Policy CSP17 of the Tandridge Core Strategy 2008 and Schedule 7A of the Town and Country Planning Act 1990.

7. No development shall commence until a Construction Transport Management Plan, to include details of has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones
- (f) HGV deliveries and hours of operation
- (g) vehicle routing
- (h) measures to prevent the deposit of materials on the highway
- (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (j) no HGV movements to or from the site shall take place between the hours of 8.30 and 9.15 am and 3.15 and 4.00 pm nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in Rook Lane during these times
- (k) on-site turning for construction vehicles

Reason: the development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2024, the Surrey Local Transport Plan 4 and the Tandridge Local Plan Policy DP5.

8. Before the development hereby approved is occupied the air source heat pumps (ASHPs) and the roof-mounted solar photovoltaic (PV) panels. as specified in the Energy and Sustainability Statement prepared by Highgate, shall be installed and this system shall thereafter be retained in perpetuity in accordance with the approved details.

Reason: To ensure on-site renewable energy provision to enable the development to actively contribute to the reduction of carbon dioxide emissions in accordance with CSP14 of the Tandridge District Core Strategy 2008.

9. Prior to works above ground full details of the materials to be used on the external faces of the proposed development shall be submitted to and approved in writing by the local planning authority. The development shall then be implemented in accordance with the approved details and retained as such.

Reason: To ensure that the new works harmonise with the existing building to accord with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

10. No development shall start until a detailed tree protection plan and detailed arboricultural method statement, for the protection of all trees and hedges to be retained on site or trees located offsite within 12 metres of the site boundary and in full accordance with sections 5.5 and 6.1 of BS5837:2012 Trees in relation to design, demolition and construction - Recommendations [appropriate and specific to the approved scheme] has been submitted to and agreed in writing by the Local Planning Authority. Thereafter, all works shall be carried out and constructed in accordance with the approved details and shall not be varied without the written consent of the Local Planning Authority.

Reason: To prevent damage to trees in the interest of the visual amenities of the area in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

11. No development shall start until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:
- proposed finished levels or contours
 - means of enclosure
 - car parking layouts
 - other vehicle and pedestrian access and circulation areas
 - hard surfacing materials
 - minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.).
 - tree, shrub and hedgerow planting

Details of soft landscape works shall include proposed and retained trees, hedges and shrubs; ground preparation, planting specifications and ongoing maintenance, together with details of areas to be grass seeded or turfed. Planting schedules shall include details of species, plant sizes and proposed numbers/densities.

All new planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the completion or occupation of any part of the development (whichever is the sooner) or otherwise in accordance with a programme to be agreed. Any trees or plants (including those retained as part of the development) which within a period of 5 years from the completion of the development die, are removed, or, in the opinion of the Local Planning Authority, become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The hard landscape works shall be carried out prior to the occupation of the development.

Reason; To maintain and enhance the visual amenities of the development in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

12. The development shall be implemented in accordance with the submitted details Flood Risk Assessment (FRA) and Drainage Strategy prepared by G.D.C Partnership, 9484-GDC-00-XX-RP-C-0001 dated 25/07/2025 and a Proposed

Drainage Strategy Plan, Drawing No. GDC-00-00-DR-C-2011, Rev: P01, Dated: 25/07/25, as well as Drainage Construction Details, Drawing No. GDC-00-XX-DR-C-2012 Rev.P01 dated: 25/07/2025 for surface water drainage scheme. The development shall be implemented to satisfy the SuDS Hierarchy and be compliant with the NPPF and the accompanying PPG and retained as such.

Reason: To ensure the development does not increase flood risk on or off site in accordance with Policy DP21 of the Local Plan Part 2: Detailed Policies.

13. The development hereby approved shall not be first occupied unless and until the following cycle facilities have been provided within the development site to be in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority:

- (i) High quality, secure, lit and covered cycle parking for each dwelling;
- (ii) Charging points with timers for e-bikes within said facilities and;
- (iii) Clear hardstanding routes between the cycle stores and the site access;

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and/or are required in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework (December 2024).

14. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans (drawing reference 25-569-TR03, 25-569-TR04, 25-569-TR06, 25-569-TR07 and 25-569-TR08) for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear.

Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, and to ensure that parking is provided and maintained in accordance with the Council's adopted standards, in accordance with Policy CSP12 of the Tandridge District Core Strategy 2008 and Policies DP5 and DP7 of the Tandridge Local Plan: Part 2 - Detailed Policies 2014.

15. The development hereby approved shall not be first occupied unless and until a continuous pedestrian crossing has been provided along the access junction on to Rook Lane in accordance with section 5.2 of the Healthy Streets for Surrey guidance.

Reason: the development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2024, the Surrey Local Transport Plan 4 and the Tandridge Local Plan Policy DP5.

16. The development hereby approved shall not be first occupied unless and until a highways improvement scheme including kerb build-out on Rook Lane and footway extension along the north side of Rook Lane connecting to the public right of way route, along with any necessary traffic calming measures in general accordance with the submitted plans, subject to amendments through the Section 278 Application process and subject to Road Safety Auditing.

Reason: the development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2024, the Surrey Local Transport Plan 4 and the Tandridge Local Plan Policy DP5.

17. Prior to first occupation of each dwelling any rooflights within that dwelling shall be fitted with obscure glass (Pilkington Glass level 3 or above, or equivalent) and shall be non opening unless the part(s) of the window(s) which can be opened is/are more than 1.8m above the floor of the room in which the window(s) is/are installed and shall be permanently maintained as such.

Reason: To protect the amenities and privacy of occupiers of adjoining properties in accordance with Policy CSP18 of the Tandridge Local Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

18. The development hereby permitted shall be carried out in accordance with the recommendations and mitigation measures set out in the precautionary method of working as set out in the arbtech Preliminary Ecological Appraisal and Preliminary Roost Assessment dated 28 May 2025.

Reason: To ensure the development does not cause undue harm to ecology in accordance with Policy CSP17 of the Core Strategy and Policy DP19 of the Local Plan Part 2: Detailed Policies.

Informatives

1. Condition 2 refers to the drawings hereby approved. Non-material amendments can be made under the provisions of Section 96A of the Town and Country Planning Act 1990, and you should contact the case officer to discuss whether a proposed amendment is likely to be non-material. Minor material amendments will require an application to vary condition 2 of this permission. Such an application would be made under the provisions of Section 73 of the Town and Country Planning Act 1990. Major material amendments will require a new planning application. You should discuss whether your material amendment is minor or major with the case officer. Fees may be payable for non-material and material amendment requests. Details of the current fee can be found on the Council's web site.

2. The applicant is advised that in line with the NPPF (2024), paragraph 187, bat roosting opportunities should be incorporated as integral design features within the built development.

3. We advise that in line with the NPPF (2024), paragraph 187, the applicant should incorporate bat roosting opportunities as integral design features within the built development.

4. The applicant is advised to ensure that the proposed development will result in no net increase in external artificial lighting at the development site, to comply with legislation, planning policy and best practice guidance (BCT and Institute of Lighting Professionals, 2023).

5. We advise that the applicant takes action to ensure that development activities such as demolition and vegetation or site clearance are timed to avoid the breeding bird season of early March to August inclusive.

6. We advise that in line with the NPPF (2024), paragraph 187, the applicant should incorporate features for breeding birds, including swifts, as integral design features within the built development.

7. We advise the applicant that habitat for the species does exist and should hazel dormouse be recorded during works, all work should cease immediately and advice sought from Natural England or a suitably experienced ecologist to agree on the appropriate actions.

8. We advise the applicant that habitat for great crested newt does exist within the site, and should the species be recorded during works, all work should cease immediately, and advice sought from Natural England or a suitably experienced ecologist to agree on the appropriate actions.

9. We advise that in line with the NPPF (2024), paragraph 187, the applicant should incorporate features for hedgehogs as integral design features within the built development. These can include, but not be limited to:

- a) Ensuring the species can move across the landscape by creating gaps into all closeboarded fencing
- b) Creating habitat connectivity across the landscape
- c) Creating a wild corner with minimal habitat management
- d) Incorporating hedgehog homes into development.

10. The applicant should ensure that construction activities on site have regard to the potential presence of terrestrial mammals to ensure that these species do not become trapped in trenches, culverts, or pipes. All trenches left open overnight should include a means of escape for any animals that may fall in.

11. We advise the applicant ensures they do not cause any invasive non-native species to spread as a result of the works associated with the proposed development through the implementation of best practice methods of construction and a biosecurity protocol.

12. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

13. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.

14. The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, (www.ccscheme.org.uk) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm.

15. It is the responsibility of the developer to provide e-bike charging points with socket timers to prevent them constantly drawing a current over night or for longer than required. Signage should be considered regarding damaged or shock impacted batteries, indicating that these should not be used/charged. The design of communal bike areas should consider fire spread and there should be detection in areas where charging takes place. With regard to an e-bike socket in a domestic dwelling, the residence should have detection, and an official e-bike charger should be used. Guidance on detection can be found in BS 5839-6 for fire detection and fire alarm systems in both new and existing domestic premises.

16. The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway or any works that may affect a drainage channel/culvert or water course. In instances where the applicant is not the Highway Authority the applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see: <http://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/traffic-management/permit-scheme>

17. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see: www.surreycc.gov.uk/people-and-community/emergency-planning-and-communitysafety/flooding-advice

18. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to streetlights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.

19. The details of the internal site layout will need to prioritise movements for pedestrians and cycles and to comply with the guidance provided in the Healthy Streets for Surrey Guidance. Please see: <https://www.surreycc.gov.uk/land-planning-anddevelopment/healthy-streets>

20. The Local Planning Authority has acted in a positive and proactive way in determining this application, as required by the NPPF (December 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.

This decision relates to drawings numbered 2025-454-060, 2025-454-110, 2025-454-200, 2025-454-130, 2025-454-120, 2025-454-205, 2025-454-220, 2025-454-210, 2025-454-230, Proposed Drainage Strategy Plan, Drawing No. GDC-00-00-DR-C-2011, Rev: P01, Drainage Construction Details, Drawing No. GDC-00-XX-DR-C-2012 Rev.P01, received: 14 August 2025 and 2025-454-050 Rev.13 received 13 Jan 2026.

	Signed	Dated
Case Officer	Amit Patel	26/01/26
Checked ENF		
Final Check	PB	09/02/2026