

Appeal 6006497

Submitted on 17 March 2026.

Before you start

Local planning authority	Tandridge District Council
Appeal type	Full planning
Decision date	5 November 2025

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	Damian Sullivan Sigma Homes
Contact details	Louis Earle-Davis Montagu Evans LLP
What is your phone number?	
What is the address of the appeal site?	Land at Mount Avenue Chaldon CR3 5BB
What is the area of the appeal site?	1.45 ha
Is the appeal site in a green belt?	Yes
Do you own all of the land involved in the appeal?	No
Do you own some of the land involved in the appeal?	No
Do you know who owns the land involved in the appeal?	Yes, I know who owns all the land
Have the landowners been told about the appeal?	I confirm that I've told all the landowners about my appeal within the last 21 days using a copy of the form in annexe 2A or 2B
Is the appeal site part of an agricultural holding?	No
Access for inspection	Yes The site can be viewed from a public road,

	however there are trees and shrubbery on the boundaries and therefore an inspector may benefit from accessing the land.
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	TA/2025/771
What date did you submit your application?	1 July 2025
Was your application for a major or minor development?	Major development
Was your application about any of the following?	Dwellings
Enter the description of development that you submitted in your application	“Outline planning application for the erection of up to 30 dwellings (including 50% affordable) including provision of vehicular and pedestrian access, landscaping (incorporating SUDS) and other associated infrastructure provision. All matters reserved except access”.
Did the local planning authority change the description of development?	Yes, I agreed a new description with the local planning authority
How would you prefer us to decide your appeal?	Inquiry
Why would you prefer an inquiry?	A) that the planning application relates to the delivery of a significant amount of housing, particularly in the context of the absence of a five-year housing land supply in the District; b) the issues are complex and not simply matters of judgement. Points of legal interpretation and policy approach will be significant in relation to the site’s Green Belt and grey belt designation. There is a need to cross examine the Council’s Expert Witness, particularly on Green Belt / grey belt and housing land supply; c) the significant amount of public interest in the Appeal Scheme as demonstrated by the 207 representations that were submitted in relation to the Appeal Application, as well as an objection from the Parish Council. A councillor has also called-in the application to be determined at Planning Committee; d) the Development Plan policies require a mix of evidence and legal submissions; and e) The Appellant disputes the Council’s published housing land supply position.

How many days would you expect the inquiry to last?	4
How many witnesses would you expect to give evidence at the inquiry?	4
Are there other appeals linked to your development?	No

Upload documents

Application form	03. Application Form - UPDATED.pdf (/document/2c471f21-f0a0-41bd-8db6-5a7c9d6a2d54)
Agreement to change the description of development	Standard Acknowledgment Letter.pdf (/document/f49c26c9-d372-46d0-a395-1de87fe35752)
Do you plan to submit a planning obligation to support your appeal?	No
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No

Appeal statement	Appendix 7.0 - 270126 Email Correspondance.pdf (/document/5cb72b53-5331-4595-b66c-0aaa0e53864a) Appendix 18.0 - Appendix J.1.pdf (/document/caa2237b-39f3-4de8-b0d3-13f1b72beb04) Appendix 8.0 - Letter to Chief Executive.pdf (/document/02969195-74fa-4afc-9958-168127aad621) Appendix 18.0 - Appendix J.pdf (/document/edb12e72-f582-4f3e-ba1f-1aa7beb08783) Appendix 15.0 - 100326 Email Correspondance.pdf (/document/e5de14ad-4169-4959-a930-2c184c164080) Appendix 18.0 - Appendix K.pdf (/document/f1fa30cc-1347-4a11-8dc3-31178140ca9e) Appendix 14.0 SCC Highways Response.pdf (/document/24b86732-a638-4791-a97e-35419adccc22) Appendix 9.0 - 040226 Email Correspondance.pdf (/document/4050cfc5-cdf0-4957-85f6-395a598633ee) Appendix 4.0 - Validation Letter.pdf (/document/63385ffe-fe23-47f9-b878-3f76a9f2dc23) Appendix 1.0 - Site Location Plan.pdf (/document/39e8f699-0fb0-4880-9131-50c07b0e949d) Appendix 19.0 - SCC Highways Response.pdf
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[\(/document/1da3d473-467a-4a7e-b28e-5962f4bc073e\)](#)

[Appendix 13.0 - 030326 Email Correspondance.pdf \(/document/08100c32-7e92-4679-b3a3-5d0099b44bc8\)](#)

[Appendix 18.0 - Appendix D.pdf \(/document/ea0a3a9c-98e5-4a7a-835d-68b07c9750d6\)](#)

[Appendix 17.0 - Appeal Decision.pdf \(/document/be7474cd-514e-4646-afc2-6ef76eb73a38\)](#)

[Appendix 22.0 - SCC Archaeology.pdf \(/document/83dcca21-6499-4337-9e7e-7b04a2b13724\)](#)

[Appendix 12.0 - Response from Chief Executive.pdf \(/document/63c3f536-1961-4c91-9ae6-7cf7e006f4c4\)](#)

[Appendix 18.0 - Housing Land Supply Statement Final 13.3.26.pdf \(/document/292ea085-358d-47f4-8954-7ff93eaf4a59\)](#)

[260313 - Mount Avenue - SoC - FINAL.pdf \(/document/cc7de97e-0d5f-427f-a299-82039fae0e70\)](#)

[Appendix 16.0 - Regulation 18 Representations.pdf \(/document/cfc8434d-093b-4631-9d20-8291d4c8bb7b\)](#)

[Appendix 20.0 - LLFA Response.pdf \(/document/0e8b548e-397f-48b2-8d40-82fd68e636dc\)](#)

[Appendix 18.0 - Housing Land Supply Statement.pdf \(/document/03ec1086-0272-4e62-845e-8998ac8cc5e8\)](#)

[Appendix 11.0 - 120226 Email Correspondance.pdf \(/document/6516f96e-0a25-4c66-97ca-8b19e89886b5\)](#)

[Appendix 18.0 - Appendix I.pdf \(/document/8f00fe46-0b9d-4c2a-a60a-96c0d18832c1\)](#)

[Appendix 18.0 - Appendix H.pdf \(/document/449b65bb-696e-432d-af11-a4c72f688909\)](#)

[Appendix 3.0 - Notification of Intention to Submit an Appeal.pdf \(/document/21ee6543-71a2-4687-830d-a4fad7a60358\)](#)

[Appendix 5.0 - 231025 Email Corerespondance.pdf \(/document/e9606ac6-6a5f-4658-bb50-aaf7a77e3c5f\)](#)

[Appendix 18.0 - Appendix G.pdf \(/document/07121291-50dc-4ca7-8f61-becd4d80b071\)](#)

[Appendix 6.0 - 271125 Email Correspondance.pdf \(/document/ebb45741-a96a-4f1d-bfd3-c976e9e14c5f\)](#)

[Appendix 18.0 - Appendix C.pdf \(/document/aa4bcc0a-ab0a-4751-9196-cb0d4852ede4\)](#)

[Appendix 21.0 - SWT Response.pdf](#)

	(/document/18e4e8e1-dd71-4e95-a45b-cbacfc3ba533) Appendix 18.0 - Appendix F.pdf (/document/6c8225cb-eb88-47ab-872d-d307f2ae15c9) Appendix 18.0 - Appendix B.pdf (/document/75e346c2-3c4a-4d83-8bb0-d844db1bd58a) Appendix 2.0 - Invalidation Letter.pdf (/document/36ecea53-c1f0-4f9a-8293-dc48f857c25f) Appendix 18.0 - Appendix E.pdf (/document/6d2a2242-5bf4-4837-aebd-eaacdc6eac9e) Appendix 1.0 - Site Plan.pdf (/document/bdef306f-827b-41c8-809d-f4a23be71ba8) Appendix 10.0 - 060226 Email Correspondance.pdf (/document/657765ab-4b1a-471c-9d7a-f692158e2181) Appendix 18.0 - Appendix A.pdf (/document/7ae98c3f-cfc5-4ae2-a629-ff3747e43ec5)
Draft statement of common ground	Mount Avenue Tandridge Housing Land Supply SoCG 13.3.2026 draft.pdf (/document/df0ea27e-629b-4c5e-9a55-2f6f0162f32c) Appendix 3.0 - Schedule of Application Documentation.pdf (/document/e5a9e2aa-a170-4f50-8b09-5c12df3a4190) Appendix 1.0 - Validation Letter.pdf (/document/37298feb-febb-4e43-94a8-96de30c5c5dd) 260312 - Mount Avenue SoCG - SUBMISSION DRAFT.pdf (/document/0a693bb1-b91f-4c33-914f-a403c411206a) Appendix 2.0 - Planning Statement.pdf (/document/078c2a59-8d9c-472a-ae02-f0d3622693ec)
Do you want to apply for an award of appeal costs?	No
Did you submit a design and access statement with your application?	Yes
Design and access statement	07. Updated DAS.pdf (/document/0eec92e2-f07d-4906-ab27-1f0a533bcd5)
Plans, drawings and supporting documents	List of all plans, drawings and documents.pdf (/document/647bab22-f831-4cb0-8726-04e0f6232ef3) 7583 - PL05 Building Heights.pdf (/document/68a515eb-e661-460c-84b4-075e5936478f) 12. Archaeological Desk Based Assessment.pdf (/document/2d796aec-d52c-4b00-a5d7-08d8f0d06df7) 01. Schedule of Application Documentation.pdf (/document/1e3bbb86-a8fa-45ca-a74b-0b13998fe24e)

[02. Application Covering Letter - UPDATED.pdf \(/document/d59d8f1f-5deb-4590-b0f0-0b9e2e114e5f\)](#)
[19. FRA Part 9.pdf \(/document/742915a8-26b9-4888-a1db-0bdf8da147b3\)](#)
[19. FRA Part 3.pdf \(/document/0a288adc-5323-456e-8f52-11d2cfba6fcf\)](#)
[16. AIA.pdf \(/document/67a1538f-1e14-4b78-8631-15f5f5141ef1\)](#)
[20. Chaldon SCI.pdf \(/document/75ded6a7-efba-49a2-a722-1c0ea1a8488f\)](#)
[08. Landscape Concept Plan.pdf \(/document/ebb9e380-08d6-4f5c-847f-1c19532fe307\)](#)
[18. Transport Statement.pdf \(/document/7e4982ac-89c0-4825-8dec-216ad9e16b10\)](#)
[19. FRA Part 12.pdf \(/document/8b61c8cc-663c-4c37-b6a3-23434f444a8f\)](#)
[05. Schedule of Application Drawings.pdf \(/document/d7fd9c0f-859c-43e6-a2ab-28b5cd5aba9d\)](#)
[21. Draft HoTs.pdf \(/document/6c772838-ea76-49ea-b4e8-3429e9d9649e\)](#)
[19. FRA Part 4.pdf \(/document/b0fbaa05-5987-4263-a5bd-350f71d463cd\)](#)
[02. Application Covering Letter.pdf \(/document/4ad627d7-af0c-4ba8-8b09-3804c24cafea\)](#)
[19. FRA Part 2.pdf \(/document/2f753f71-f7cd-49b3-b76b-3dd5dedaa1ec\)](#)
[19. FRA Part 11.pdf \(/document/58bc102f-79b1-4fa3-919c-3fa05d3a0e94\)](#)
[N01-Highways Response-simoun-2025-09-23.pdf \(/document/e43b4f3c-c6b5-4a9b-9acd-41edcf15c3df\)](#)
[24. Hazel Dormouse Survey.pdf \(/document/5a5618ec-f77a-4c51-a7b4-43f1ec0ad99a\)](#)
[23. Validation Checklist.pdf \(/document/3445aa1a-6cf6-4c5c-8220-458534c83d25\)](#)
[03. Application Forms.pdf \(/document/6f3ab75b-cd70-45f1-91d6-4f6b708e8f62\)](#)
[22. CIL Additional Information Form.pdf \(/document/5d6ded73-2350-46ba-a775-4f9e2343eda6\)](#)
[7583-PL-02P1 Illustrative Site Plan.pdf \(/document/e1ade276-6e22-4066-b970-52926c9ff4e0\)](#)
[04. 7583-PL-01P1 Site Location Plan.pdf \(/document/ceba6197-1273-4b38-8927-63163fda7c49\)](#)
[19. FRA Part 5.pdf \(/document/ecf564d3-0e57-4f79-884f-64008d31223b\)](#)
[7583-PL-04P1 Illustrative Street Scenes.pdf \(/document/53aa137c-71bc-42fa-b42e-68d332aa2990\)](#)
[7583-PL-02P2 Proposed Site Plan.pdf](#)

[\(/document/5090f5eb-bbf6-46a9-8451-6b8d0a361902\)](#)
[18. Travel Plan.pdf \(/document/e1861c5a-3f3b-40b7-8aca-74a27e102642\)](#)
[07. Updated DAS.pdf \(/document/959b4166-697f-4884-aaa8-75f213599e17\)](#)
[Written Consent Form.pdf \(/document/64bb7064-6ff6-4aa2-92d6-7cee3173e8c1\)](#)
[19. FRA Part 7.pdf \(/document/6f9ca34e-a5d9-46ae-805e-7cf481a32d94\)](#)
[10. GBAA.pdf \(/document/24fbc47e-6c20-4784-a21c-97c8cc45b331\)](#)
[17. Preliminary Ecological Appraisal.pdf \(/document/bd30f9aa-dfff-4dec-8f8c-9bb54caac879\)](#)
[19. FRA Part 6.pdf \(/document/574137b7-4a58-405d-ba3c-9fd6e42094eb\)](#)
[09. Mt Ave Planning Statement.pdf \(/document/d7ac43dd-95aa-4f31-90a4-aa1ff7f21717\)](#)
[13. Biodiversity Net Gain Survey and Report.pdf \(/document/ea1ce013-400d-47e4-8990-b4a4c822ef4a\)](#)
[11. LVIA.pdf \(/document/186e42e5-dfbd-480c-8df6-b524da51dc02\)](#)
[19. FRA Part 8.pdf \(/document/2f19d745-fb44-42d7-879b-c010735a9069\)](#)
[09. Planning Statement - UPDATED.pdf \(/document/750df14d-01a1-44e2-8afb-ce8214d35e1e\)](#)
[19. FRA Part 1.pdf \(/document/e8b67b58-39bb-4028-9a59-d05b6c80c344\)](#)
[19. FRA Part 10.pdf \(/document/890a69f9-1cab-415d-a5b1-e93af15dd89a\)](#)
[15. Sustainability and Energy.pdf \(/document/091db959-1b00-4524-b7c4-f5ff225a2ca5\)](#)
[19. FRA Part 13.pdf \(/document/a59fec30-4ed4-4810-8662-fac435825b9a\)](#)
[03. Application Form - UPDATED.pdf \(/document/fc00554c-7fcc-4c70-a7cf-fe92fa118f1d\)](#)
[7583-PL-03P1_Site Block Plan.pdf \(/document/3202afb7-40dc-4da4-a662-fecfd1aa529\)](#)

Do you have any new plans or drawings that support your appeal?

No

Do you have any other new documents that support your appeal?

No
