

Appeal 6006497

Interested party comments

Appeal type	Planning
Appeal procedure	Inquiry
Appeal site	Land at Mount Avenue, Chaldon, CR3 5BB
Agent contact details	Louis Earle-Davis
Local planning authority	Tandridge District Council
Application number	TA/2025/771

Interested party 1

Comments	Added as a document
Supporting documents	T Hill - Planning Appeal 6006497.pdf (/published-document/6d7c519e-bf80-4cae-93b3-b4bfeee415d5)

Interested party 2

Comments	Added as a document
Supporting documents	Richard Marsh (Redacted).pdf (/published-document/5e28f312-f3a0-4de4-8665-f0d0500f4afb)

Interested party 3

Comments	I understand that Tandridge council planning department have been under a tremendous work load since the latest government has changed the planning legislation. I therefore think they were taking their time with all the large developments being submitted to the council to find out what development sites are best suited (rightly so). There are plenty of (brown field) sites within Tandridge much better suited. Please refer to the original objections. Since the application of 2025/771 I am sure they haven't updated their traffic management program since the approval of 2025/947 let alone any other environmental impacts etc. We are not totally against the application of 8 new houses (net7) we do have concerns regarding the deliverability and lawfulness of the access. Mount avenue was considered when the expansion of St Peter and St Pauls school as a 'park and stride' which got rejected by Surrey Highways
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as the road is too tight a swept access into Mount avenue therefore not a deliverable option.

With the approval of 7 new additional houses in Mount Avenue this makes this application 2025/771 non deliverable on so many areas as stated in the hundreds of objections originally posted from the community of Mount Avenue and Chaldon residence as a whole.

The original 16 houses on Mount Avenue has been increased by 43.75% since the approval of TA 2025/947 if this application were to be approved would increase to 231.25%. This is not sustainable for such a small narrow road. [Read more](#)

Supporting documents

No documents

Interested party 4

Comments

As per my previous objection to this development going ahead there is now an even greater concern for the volume of traffic that will now be pushed onto this small quiet road. With the recent approval of the 8/7 house development at the end of the road I strongly feel that 30 more units is not suitable for both the size of the road and the tight access.

The original 16 houses on Mount Avenue has been increased by 43.75% since the approval of TA 2025/947 if this application were to be approved would increase to 231.25%. This is not sustainable for such a small narrow road.

Along with my original objection I would like to reiterate my point of that the proposed development would fundamentally alter the character of our road and wider village. Mount Avenue is a quiet cul-de-sac, chosen by residents specifically for its limited traffic, safe environment, and strong sense of community. Introducing a new housing development at the end would turn a peaceful residential road into a through-route, destroying the very qualities that make it a desirable and family-friendly place to live. [Read more](#)

Supporting documents

No documents

Interested party 5

Comments

Mount Avenue is not suitable as an access road. It was considered for a park and stride scheme to St Peter and St Paul's school but was rejected by Surrey County Council as the road is too tight for a suitable swept access turn into Mount Avenue from Rook Lane. The approval of application TA 2025/947 for 8 new homes to replace the existing property at 15 Mount Avenue has increased the original 16 properties on Mount Avenue by 43.75%. If TA2025/771 was also approved it would increase properties by 231.25% and access for all these new homes would still have to be from a road that is wholly unsuitable.

Mount Avenue does not meet suitable carriageway width for a

development under current planning requirements.
There are plenty of brown field sites within Tandridge that would support the building of 30 new homes that should be considered before a green field area is sacrificed, especially when that green field area is at the end of a road that is not suitable for so many additional properties.
Has application TA2025/771 been re-assessed for suitability, traffic management plan, access and environmental impact following the approval of application TA2025/947? [Read more](#)

Supporting documents

No documents

Interested party 6

Comments

There are plenty of sites within Tandridge much better suited for this type of application. My concerns and appeals include:

- Mount avenue was considered when the expansion of St Peter and St Pauls school as a 'park and stride' location and got rejected by Surrey Highways as the road is too tight a swept access into Mount avenue therefore this is not a deliverable option.
- We do like others have concerns regarding the deliverability and lawfulness of the access.
- With the approval of 7 new additional houses in Mount Avenue this makes this application 2025/771 non deliverable on so many areas as stated in the hundreds of objections originally posted from the community of Mount Avenue and Chaldon residence as a whole
- The original 16 houses on Mount Avenue has been increased by 43.75% since the approval of TA 2025/947 if this application were to be approved would increase to 231.25%. This is not sustainable for such a small narrow road.
- It is not fair to the owners of current properties down Mount Avenue. They bought their property on the information that the street was a quiet cul-de-sac road. This is simply going to change the road in so many ways that are un just and will make logistics impossible. Negative impact on neighbouring properties' value and enjoyment.
- New buildings will overlook existing homes, reducing privacy.
- Definite harm to wildlife, trees, or protected species on the land which is simply unacceptable.
- Local utilities, schools, and public services will likely not be able to support additional residents especially to the extent of this application.
- Drainage risk given the increased population.
- Construction and future use could create noise, disrupting the peaceful environment. The scale of the proposal is too large for the area, impacting the character and infrastructure of the current road.
- Increased traffic will cause congestion and safety risks, especially as the road is narrow & residential.
- Children currently play at the end of the road. This will disrupt their evenings and prevent further play or socialisation.
- Loss of Green Space or Open Land as the development will destroy valuable natural habitat & reduce community green areas.
- Enough is enough, please also refer to the original objections & do not disturb our road further than what it already will be with the other proposal being approved. [Read more](#)

Supporting documents	No documents
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Interested party 7

Comments	Added as a document
Supporting documents	Response to Mr Marsh.docx (/published-document/365f5dbf-8188-406f-b784-03a59ddaf64d)