

Policy Comments

Amit Patel
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Planning

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From: Nick Perrins [REDACTED]
Sent: 17 April 2026 16:06
To: Amit Patel [REDACTED]
Cc: Paul Batchelor [REDACTED] Thomas James
[REDACTED]
Subject: RE: Appeal 6006497 - Land at Mount Avenue, Chaldon, CR3 5BB

Hi Amit

Its as we discussed before:

- The site is adjacent to the large built up area. The site has potential to strongly contribute to Green Belt purpose (a) as a result.
- More pertinently, to address SCC's objections the appellant needs to be deliver significant highways improvements. There is no information before us to confirm these are deliverable. Without this information it is not possible to conclude whether the proposal meets Para 155 c (in terms of sustainability) and d (in terms of ability to meet golden rules). There remain concerns with 155 a but at this stage the bigger issue is c and d.

Public inquiry for 30 dwellings seems excessive and unjustifiable. This should be written representations.

The first stage though is that you will need to set out what your recommendation would have been if the LPA determined. Either way you need to check whether you can submit a report under delegated powers given the call in (in the event of an approval) or need to go to committee. If you can proceed without recourse to committee then that will be quicker.

From my perspective it would appear that they haven't provided enough information to satisfy Para 155 c and d (they might have done in the appeal so you need to check) and therefore the proposal is inappropriate development and they need to demonstrate VSC, which housing alone is not normally concluded to reach that high bar.

Hope this helps

Nick Perrins

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