

Summary Proof of Evidence of Richard Allman on Highways and Transportation Matters

Site: Land at Mount Avenue, Chaldon, CR3 5BB
Prepared by: RAA
Approved by: RAA
Date: 14 July 2026

1.0 Executive Summary

1.1 This Proof of Evidence on Highways and Transport matters demonstrates the following:

- ▶ The proposed development comprises the extension of an existing and mature residential street in a Rural Village setting;
- ▶ The Application Site is demonstrably situated within a relatively accessible location within the context of Tandridge district;
- ▶ The Application Site is demonstrably situated within a relatively accessible location within the context of a Rural Village location;
- ▶ The Application Site is demonstrably accessible by walking, cycling and public transport to a wide range of amenities, to a far greater extent than would be typically expected for a Rural Village;
- ▶ TDC did not object to other residential development proposals in the same location;
- ▶ The proposed development would not result in any severe impacts (in the context of highways safety or capacity) requiring remediation or mitigation;
- ▶ There are therefore no legitimate highways grounds for objection or refusal;
- ▶ The County Highway Authority is not objecting to these proposals, or other local development proposals in comparable locations;
- ▶ The proposed quantum of development (30 dwellings) would not generate significant volumes of movement in the context of the NPPF, based on the applicable guidance;
- ▶ It has been demonstrated that the Application Site does not exhibit higher commuting car mode share by comparison to existing locations within Caterham-on-the-Hill, disproving TDC's unqualified assumptions relating to distances to amenities;
- ▶ There is, therefore, no evidence of any harm (material or otherwise) arising from the proposed development in the context of transport sustainability considerations;
- ▶ The proposed development would therefore be suitably sustainable, relative to the proposed scale and locational context, without remediation or mitigation;
- ▶ The proposed sustainability enhancements suitably pursue the significant available opportunities to promote travel by active modes and public transport, and these are as agreed with the County Highway Authority;
- ▶ It is therefore evident that the Application Site is in a suitably sustainable location and provides appropriate enhancements to further promote travel by active modes and public transport.