

**JOB002007/DM/BD/LED**

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06 August 2025

**PLANNING PORTAL REF. PP-14085407**  
**PLANNING APPLICATION REF: 2025/771**

Dear Sir / Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**  
**APPLICATION FOR OUTLINE PLANNING PERMISSION (WITH ALL MATTERS RESERVED EXCEPT SCALE,**  
**LAYOUT AND ACCESS)**  
**LAND AT MOUNT AVENUE, CHALDON, CR3 5BB**

On behalf of our client, Sigma Homes ("the Applicant"), please find enclosed an Outline Planning Application (with all matters reserved except scale, layout and access) ("the / this Application") for the proposed development of Land at Mount Avenue, Chaldon, CR3 5BB (hereafter referred to as "the Site").

**PROPOSED DEVELOPMENT**

The Application seeks Planning Permission for the following description of development:

*"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 scale, layout and access."*

The proposed development comprises the following principal elements:

- *Residential (C3) development for up to 30 units (up to 15 affordable housing units provided);*
- *Vehicular access from Mount Avenue and pedestrian access from Birchwood Lane;*
- *Building heights of up to 2 storeys;*
- *Open Space Provision (Woodland Open Space);*
- *Surface water detention basin; and*
- *A biodiversity net gain of 13.52% in habitat units and 123.23% in hedgerow units.*

## APPLICATION PROCEDURE

To assist with the determination of this Application, a suite of technical documents will be submitted. The submission documents are listed as follows:

*Schedule of Application Documentation, prepared by Montagu Evans;*

- 1. Schedule of Application Documentation, prepared by Montagu Evans;*
- 2. Application Covering Letter, prepared by Montagu Evans;*
- 3. Planning Application Form (including Ownership Notices);*
- 4. Site Location Plan, prepared by ECE;*
- 5. Schedule of Application Drawings, prepared by Montagu Evans;*
- 6. Application Drawings, prepared by ECE;*
- 7. Design and Access Statement;*
- 8. Landscaping Strategy, prepared by LVIA Ltd;*
- 9. Planning Statement;*
- 10. Green Belt Analysis, prepared by LVIA Ltd;*
- 11. Landscape and Visual Impact Assessment, prepared by LVIA Ltd;*
- 12. Archaeological Desk Based Assessment, prepared by RPS;*
- 13. Biodiversity Net Gain Survey and Report, prepared by Urban Edge;*
- 14. Biodiversity Net Gain Assessment (Metric), prepared by Urban Edge;*
- 15. Sustainability and Energy Statement, prepared by Nu Planted;*
- 16. Arboricultural Impact Assessment, prepared by TRII;*
- 17. Preliminary Ecological Assessment, prepared by Urban Edge;*
- 18. Transport Assessment and Travel Plan, prepared by Motion;*
- 19. Drainage Report, prepared by AWA Engineers;*
- 20. Statement of Community Involvement, prepared by Fairthorne;*
- 21. Draft Heads of Terms, prepared by Montagu Evans;*
- 22. Community Infrastructure Levy Form, prepared by Montagu Evans;*
- 23. Validation Checklist, prepared by Montagu Evans; and*
- 24. Hazel Dormouse Survey, prepared by Urban Edge.*

The Application has been submitted via the Planning Portal (ref. PP-14085407). An Outline Planning Application Form has been completed on the Planning Portal. We trust this approach is acceptable, but please let us know if otherwise. The Application fee has been calculated in accordance with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) 2012 (as amended). The fee amounting to £9,610.00 (including Planning Portal service charge) has been paid via BACS to the Planning Portal.

We would be grateful if Tandridge District Council could confirm that the Application is complete and will be validated shortly. In the interim, should there be any queries, please contact David Mabb ([david.mabb@montagu-evans.co.uk](mailto:david.mabb@montagu-evans.co.uk) / 07818 012 530), Ben Dakin ([ben.dakin@montagu-evans.co.uk](mailto:ben.dakin@montagu-evans.co.uk) / 07788 235 118) or Louis Earle-Davis ([louis.earle-davis@montagu-evans.co.uk](mailto:louis.earle-davis@montagu-evans.co.uk) / 07341 805 215) at this office.

Yours faithfully

*Montagu Evans*  
**MONTAGU EVANS LLP**