

From: Alex Jelley
Sent: 23 September 2025 12:32
To: Statutory
Subject: FW: Affordable Housing comments: PA/2025/771 Land at Mount Avenue, Chaldon

Hi guys,

Please add these to the system for the above application.

Thanks

Alex Jelley
Major Planning Applications Officer
Planning
Tel:

ajelley@tandridge.gov.uk

Tandridge District Council
The Council Offices
8 Station Road East
Oxted, Surrey
RH8 0BT

www.tandridge.gov.uk



From: Carol Snowden <CSnowden@tandridge.gov.uk>
Sent: 23 September 2025 12:27
To: Alex Jelley <AJelley@tandridge.gov.uk>
Subject: FW: Affordable Housing comments: PA/2025/771 Land at Mount Avenue, Chaldon

Hi Alex,

I sent these comments to Amit, but realise it may be one of yours

Kind regards
Carol

Carol Snowden
Housing Development Manager
Housing Development
Tel: 01883 732922

csnowden@tandridge.gov.uk

Tandridge District Council
The Council Offices
8 Station Road East
Oxted, Surrey
RH8 0BT

www.tandridge.gov.uk



From: Carol Snowden
Sent: 23 September 2025 12:21
To: Amit Patel <APatel@tandridge.gov.uk>
Subject: Affordable Housing comments: PA/2025/771 Land at Mount Avenue, Chaldon

Hi Amit,

Please find our affordable housing comments for the planning application **PA/2025/771 Land at Mount Avenue, Chaldon**

The applicant is proposing the development of 30 new homes, which include affordable housing. This includes 15 affordable homes which meets both TDC policy and the golden rules set out in paragraph 156 of the NPPF.

The indicative mix is:

- 1-bed apartment: 4 units
- 2-bed house: 5 units
- 3-bed house: 5 units
- 4-bed house – 1 unit

We do not require a 4 bed house at this location, this should be swapped for a 3bed.

The tenure mix we require will be:

	1 bed	2 bed	3 bed	Total
Social/Affordable Rent	4	3	4	11
Shared Ownership	0	2	2	4
Total	4	5	6	15

Unit sizes should meet the NDSS for 1b2p, 2b4p and 3b5p dwellings. 2 bed units should be provided as mix of both flats and houses. Any M4 (3) units in the affordable housing mix must be for social/affordable rent.

The applicant is encouraged to engage an RP early and agree the AH mix with Officers well in advance of a reserved matters application.

The affordable housing units should be spread across the site to avoid a clear demarcation between open market units and affordable provision. Additionally, the design should be tenure blind in regard to design and materials. In the event of a phased delivery, 50% affordable housing should be included in each and every phase.

Kind regards
Carol

Carol Snowden
Housing Development Manager
Housing Development
Tel: 01883 732922

csnowden@tandridge.gov.uk

Tandridge District Council
The Council Offices
8 Station Road East
Oxted, Surrey
RH8 0BT

www.tandridge.gov.uk



Save time do it online



Sign up for your
MyTandridge account

www.tandridge.gov.uk/myaccount

Tandridge
District Council