

LAND AT MOUNT AVENUE, CHALDON
APPEAL REF: 6006497

SUMMARY PROOF OF EVIDENCE OF
TOM COLE MRTPI
APPELLANT, TOWN PLANNING

July 2026



1.0 SUMMARY

Qualifications and Experience

- 1.1 This summary Proof of Evidence has been prepared by Tom Cole. I am a Partner with the firm of Montagu Evnas LLP and a Chartered Town Planner.
- 1.2 I am instructed by Sigma Homes (the Appellant) to give town planning evidence in relation to appeal ref. 6006497 (the Appeal) which relates to land at Mount Avenue, Chaldon (the Appeal Site).
- 1.3 My evidence addresses town planning matters in relation to each of the main issues identified by the Inspector, as well as the benefits associated with the development and the application of the planning balance.
- 1.4 My proof of evidence should be read in conjunction with the Appellant's Statement of Case and the Statement of Common Ground.
- 1.5 My evidence sets out two principal arguments, which are the Primary Case and the Secondary Case. These are summarised below:
 - The Primary Case: the Appeal Site is grey belt land and the Appeal Scheme comprises appropriate development in the Green Belt as Per Paragraph 155 of the NPPF; and
 - The Secondary Case: if the Inspector disagrees with the Appellant's Primary Case, the NPPF Paragraph 153 test has been passed, as I identify material planning benefits that amount to very special circumstances.
- 1.6 There are no other grounds to resist development on the Site which cannot be avoided, mitigated, or controlled through planning conditions or obligations.
- 1.7 To summarise the Primary Case:
 - The Appeal Site is grey belt and the proposed scheme is not inappropriate development;
 - The Appeal Scheme does not strongly contribute to Green Belt purposes a, b or d, nor would it fundamentally undermine the purposes of the remaining Green Belt across Tandridge;
 - The Appeal scheme is not subject to any footnote 7 designations under the NPPF;
 - The Appeal Scheme complies with NPPF Paragraph 155 criteria and the Golden Rules;
 - The Council cannot demonstrate a 5 year housing land supply and the Council failed the Housing Delivery Test. As a result the tilted balance under footnote 8 of the NPPF is triggered in line with Paragraph 11(d)(ii) of the NPPF as the Local Plan is out of date; and
 - Permission should therefore be granted given the adverse impacts do not significantly and demonstrably outweigh the benefits of the Appeal Scheme.

- 1.8 To summarise the Secondary Case:

- If, contrary to my analysis, it is considered that the Appeal Site is not grey belt and the proposed scheme does not meet the NPPF Paragraph 155 test the Appeal Scheme falls to be considered against the NPPF Paragraph 153 test (planning balance); and
- Section 5 of my Proof of Evidence explains the benefits that the scheme will deliver, which will clearly outweigh the identified harm to the Green Belt by reason of inappropriateness, and any other harms, resulting from the development.

1.9 Below I have summarised the harms and benefits relevant to both the Primary Case and Secondary Case. These are discussed further in Section of my Proof of Evidence.

Summary of the Case: Harms

Harms	Total Required	Justification
Green Belt (only applicable if compliance Paragraph 153 is required)	Substantial	NPPF 2024
Conflict with the Development Plan	Limited	The Development Plan is substantially out of date

Summary of the Case: Benefits

Benefits	Total Required	Justification
Market Housing	Very substantial	Insufficient land supply, no prospect of sufficient land being brought forward
Affordable Housing	Very substantial	Severe shortage and supply issues
Golden Rules	Significant	NPPF 2024
BNG	Significant	NPPF 2024
Employment	Moderate	Delivery of economic growth and prosperity
Sustainable Transport Improvements	Moderate	Active travel objectives and encouraging sustainable travel options

1.10 On this basis, the appeal should be allowed and planning permission granted under either the Primary Case or Secondary Case.

Signed:



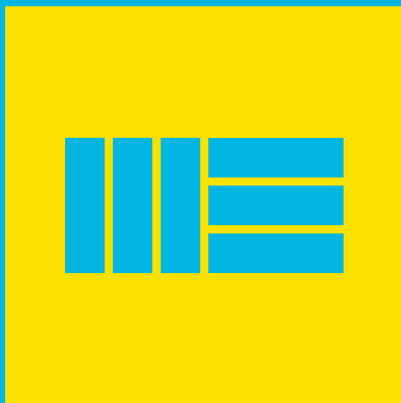
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Date:

14th July 2026

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