

List of Core Documents

Site Address: Land at Mount Avenue, Chaldon, CR3 5BB

Planning Inspectorate Reference: 6006497

Planning Application Reference: 2025/771

Date: 10.08.2026

CD1 – Planning Application

Application Documents

1.1	Application Forms and Certificates submitted 06 August 2025
1.2	Application Covering Letter dated 06 August 2025
1.3	Planning Statement submitted 06 August 2025
1.4	CIL Additional Information Form dated 23 June 2025
1.5	Schedule of Application Documentation submitted 26 June 2025
1.6	Schedule of Application Drawings submitted 26 June 2025
1.7	Green Belt Assessment, dated April 2025
1.8	Landscape Visual Impact Assessment dated April 2025
1.9	Archaeological Desk Based Assessment dated June 2025
1.10	Biodiversity Net Gain Survey and Report dated June 2025
1.11	BNG Assessment dated June 2025
1.12	Sustainability and Energy Statement dated 24 June 2025
1.13	Arboricultural Impact Assessment dated 17 June 2025
1.14	Preliminary Ecological Appraisal dated June 2025
1.15	Transport Statement dated 24 June 2025
1.16	Travel Plan dated 24 June 2025
1.17.1	Flood Risk Assessment dated 24 June 2025 – Part 1
1.17.2	Flood Risk Assessment dated 24 June 2025 – Part 2
1.17.3	Flood Risk Assessment dated 24 June 2025 – Part 3
1.17.4	Flood Risk Assessment dated 24 June 2025 – Part 4
1.17.5	Flood Risk Assessment dated 24 June 2025 – Part 5
1.17.6	Flood Risk Assessment dated 24 June 2025 – Part 6
1.17.7	Flood Risk Assessment dated 24 June 2025 – Part 7
1.17.8	Flood Risk Assessment dated 24 June 2025 – Part 8
1.17.9	Flood Risk Assessment dated 24 June 2025 – Part 9
1.17.10	Flood Risk Assessment dated 24 June 2025 – Part 10
1.17.11	Flood Risk Assessment dated 24 June 2025 – Part 11
1.17.12	Flood Risk Assessment dated 24 June 2025 – Part 12
1.17.13	Flood Risk Assessment dated 24 June 2025 – Part 13
1.18	Statement of Community Involvement dated July 2025
1.19	Draft Heads of Terms submitted June 2025
1.20	Validation Checklist submitted June 2025
1.21	Hazel Dormouse Survey dated April 2025
1.22	Written Consent Form dated 25 June 2025
1.23	SCC Highways Response dated 23 September 2025

Drawings submitted with the application

1.24	PL01 P1 – Site Location Plan
<i>Proposed parameter plans</i>	
1.25	7583 – PL05 Building Heights
1.26	7583-PL-02P2 Proposed Site Plan
<i>Illustrative plans</i>	
1.27	PL-02 P1 – Illustrative Site Plan
1.28	PL-03 P1 – Site Block Plan
1.29	PL-04 P1 – Illustrative Street Scenes
Committee Documents	
1.30	Planning Committee Report, issued 09 June 2026
Application Documents Continues	
1.31	Design and Access Statement
1.32	Landscape Concept Plan

CD2 – Application Consultation Responses (Consultee)	
Application Consultation Responses	
2.1	Thames Water dated 15 August 2025
2.2	SCC Archaeology dated 19 August 2025
2.3	SCC Highways dated 28 August 2025
2.4	Lead Local Flood Authority dated 02 September 2025
2.5	Chaldon Village Parish Council dated 10 September 2025
2.6	TDC Housing dated 23 September 2025
2.7	Surry Wildlife Trust dated 23 October 2025
2.8	SCC Highways dated 09 March 2026
2.9	Tandridge Planning Policy comments email 17 th April 2026

CD3 – Planning Appeal	
Appeal Administration	
3.1	Appeal Forms submitted 16 March 2026
3.2	LPA appeal Questionnaire & attachments (including representations) submitted 16 March 2026
3.3	Case Management Conference Summary Note issued 23 June 2026
Statements of Case	
3.4	Appellant Statement of Case, including Appendices and Appendix 18: Housing Land Supply Statement) dated March 2026
3.5	LPA Statement of Case, including Appendices submitted 09 June 2026
Statements of Common Ground	
3.6	Statement of Common Ground
Interested Party Reps	
3.7.1	Interested Party Comments
3.7.2	Interested Party Comments Supporting Document – Interested Party 1 - T Hill
3.7.3	Interested Party Comments Supporting Document – Interested Party 2 – R March
3.7.4	Interested Party Comments Supporting Document – Interested Party 7 – K Brown

Proofs of Evidence	
3.8.1	Summary Proof of Evidence – Appellant, Town Planning dated July 2026
3.8.2	Proof of Evidence – Appellant, Town Planning dated July 2026
3.8.3	Proof of Evidence Appendices – Appellant, Town Planning dated July 2026
3.9.1	Summary Proof of Evidence – Appellant, Transport Matters dated July 2026
3.9.2	Proof of Evidence – Appellant, Transport Matters dated July 2026
3.9.3	Proof of Evidence Appendices – Appellant, Transport Matters dated July 2026
3.10.1	Summary Proof of Evidence – Appellant, Green Belt Matters dated July 2026
3.10.2	Proof of Evidence – Appellant, Green Belt Matters dated July 2026
3.11	Proof of Evidence – Council dated July 2026
Conditions and Section 106	
3.12	Draft Conditions
3.13	Draft S106
3.14	CIL Compliance Statement
Rebuttals	
3.15	Rebuttal Proof of Evidence of Amit Patel

CD4 - National Planning Policy, Guidance and Legislation	
4.1	National Planning Policy Framework (December 2024)
4.2	National Planning Practice Guide (Electronic Version only)
4.3	Planning and Compulsory Purchase Act 2004
4.4	Town and Country Planning Act 1990
4.5	Housing Delivery Test: 2023 Measurement dated December 2024
4.6	Manual for Streets (2007)

CD5 – Local Planning Policy, Guidance and Documents	
5.1	The Core Strategy (2008)
5.2	The Local Plan Part 2 – Detailed Policies (2014)
5.3	The Caterham, Chaldon and Whyteleafe Neighbourhood Plan (2021)
5.4	The Caterham, Chaldon and Whyteleafe Neighbourhood Plan (2026)
5.5	Interim Policy Statement for Housing Delivery SPD (2022)
5.6	Parking Standards SPD (2012)
5.7	Trees and Soft Landscaping SPD (2017)
5.8	Caterham, Chaldon & Whyteleafe Design Guidance and Codes (2024)
5.9	Government Office for the South East: The South East Plan (2009)
5.10	TDC Housing Market Assessment SHMA 2015
5.11	Affordable Housing Needs Assessment for Tandridge 2015
5.12	Affordable Housing Needs Assessment Updated 2018
5.13.1	TDC Planning Policies Map (2014) – North East
5.13.2	TDC Planning Policies Map (2014) – North West
5.13.3	TDC Planning Policies Map (2014) – South East
5.13.4	TDC Planning Policies Map (2014) – South West
5.13.5	TDC Planning Policies Map (2014) - Key
5.14	TDC Affordable Housing Note, dated July 2025

CD6 – Emerging Policy	
6.1	TDC Regulation 18: Early Engagement Consultation (January 2026)
6.2	Local Plan – Further Regulation 18 Consultation: Spatial Development Strategy Consultation (July 2026)
6.3	Local Plan – Further Regulation 18 Consultation – Planning Policy Committee Document dated 18 June 2026
6.4	TDC Local Development Scheme (June 2026)
6.5	National Planning Policy Framework: Draft Text for Consultation (December 2025)
6.6	Housing and Employment Land Availability Assessment (HELAA) (June 2026)
6.7	Note on TDC Evidence Base for ‘Our Local Plan 2033’

CD7 – Green Belt	
7.1	TDC Green Belt Assessment Part 1 (2015)
7.2	TDC Green Belt Assessment Part 2 (2016)
7.3	TDC Green Belt Assessment Part 3 (2018)

CD8 – Sustainable Location	
8.1	Surrey Local Transport Plan 4 (LTP4)
8.2	Department for Transport – Inclusive Mobility A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure (2021)
8.3	SCC - Travel Plans – A Good Practice Guide for Developers (2024)
8.4	SCC - Transportation Development Planning Good Guidance (2016)
8.5	Active Travel England – Standing Advice Note: Active Travel & Sustainable Development (2024)
8.6	Active Travel England – Development Management Procedural Note for Local Planning Authorities (2024)
8.7	Chartered Institution of Highways and Transportation: Planning for Walking (2015)
8.8	Town and Country Planning Association: Guide to the 20 Minute Neighbourhood (2021)
8.9	Chartered Institution of Highways and Transportation: Planning for Cycling (2014)
8.10	SCC Developer Contribution Guide (2025)
8.11	ATE Rural Design Guide (2026)
8.12	Guidelines for Providing for Journeys on Foot (CIHT, 2000)

CD9 – Decisions and Judgements	
9.1	Appeal – Land West of Chapel Road, Smallfield, Surrey, RH6 9JH (APP/M3645/W/24/3355743)
9.2	Wychavon DC v Secretary of State for Communities and Local Government and Butler [2008] EWCA Civ 692
9.4	Appeal - Eliza's Yard, Willey Lane, Chaldon, Surrey CR3 6AR (6002299)
9.5	Officer Report for 15 Mount Avenue, Chaldon, CR3 5BB (Ref. 2025/947)
9.6	Report on the Examination of the Tandridge District Council Our Local Plan: 2033 dated(ref February 2024
9.7	Mole Valley BC v SSHCLG [2025] EWHC 2127
9.8	Cala Homes v SSHLCG & ANR [2011] EWCA Civ 639

9.9	Appeal – Former Laporte Works Site, Nutfield Road, Surrey, RH1 4HG (APP/M3645/W/25/3374913)
9.10	Appeal – Land at Longsdon Way, Caterham (6002898)
9.11	Officer Report for Land off Northwest side of Rook Lane (ref 2025753)
9.12	Appeal - Land off Northwest side of Rook Lane (6006504)

CD10 - Miscellaneous Documents

10.1	Housing Email confirming update to Chaldon Need Register (Sept 2025)
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