

TANDRIDGE DISTRICT COUNCIL

Town & Country Planning Act 1990

Nadia Shojaie
Daniel Watney LLP
165 Fleet Street
London
EC4A 2DW

TANDRIDGE DISTRICT COUNCIL as Local Planning Authority under the provisions of Part III of the Town and Country Planning Act 1990 hereby REFUSES planning permission for: -

Development of the site for 80no. residential dwellings including 40% affordable housing, associated landscaping, amenity space and car parking (outline application all matters reserved aside from access)

At

Kenley Aerodrome, Victor Beamish Avenue, Caterham, Surrey, CR3 5FX

in accordance with the application registered by the Council on the 20th July 2023 for the following reasons: -

1. The proposal would result in the loss of a playing field, which would not be replaced as part of the proposal and would therefore conflict with Policy CSP13 of the Tandridge District Core Strategy 2008, Policy DP 18 of the Tandridge Local Plan - Part 2: Detailed Policies 2014, Sport England's Playing Fields Policy and Guidance Document and with Paragraph 103 of the National Planning Policy Framework (December 2023).
2. The proposed development is considered to be inappropriate development in the Green Belt, given that it would fail to comply with any of the defined exceptions at paragraphs 154 and 155 of the National Planning Policy Framework (December 2023). The cumulative benefits of the scheme which have been presented as Very Special Circumstances (VSCs) are insufficient to outweigh the substantial harm to the Green Belt, by virtue of inappropriateness and due to the harm to openness that would arise, in addition to the significant harm to the character and appearance of the site, area and landscape. Accordingly, the proposed development is considered to be contrary to Policies DP10 and DP13 of the Tandridge Local Plan 2014 Part 2: Detailed Policies and the NPPF (December 2023).
3. The site is located in an unsustainable location in transport terms, where the only realistic means of transport would be the private car, due to the distance to local amenities, the lack of suitable pedestrian and cycle connections to those amenities, and the limited availability of accessible public transport services. This is contrary to the aims of the NPPF (December 2023), the Surrey Local Transport Plan 4 (2022) Policy CSP1 Tandridge District Core Strategy (2008), and Policy DP1 of the Tandridge Local Plan 2014 Part 2: Detailed Policies.

4. The proposals would result in an unacceptable impact to highway capacity, in particular at the roundabout junction of Salmons Lane West, Buxton Lane and Ninehams Road, contrary the aims of the NPPF (December 2023) , the Surrey Local Transport Plan 4 (2022) the Tandridge Core Strategy 2008 and Policy DP5 of the Tandridge Local Plan - Part 2: Detailed Policies 2014.
5. The proposed development would result in the felling of a significant number of protected trees subject to Tree Preservation Order protection or protected due to their location within the Kenley Aerodrome Conservation Area. The indicative layout details provided would not allow for the retention of existing trees that are important by virtue of their significance within the local landscape and would not appear to allow sufficient space for appropriate replacement planting and as such the proposal would conflict with the requirements of Policy CSP 21 of the Tandridge District Core Strategy 2008, Policy DP7 of the Tandridge Local Plan - Part 2: Detailed Policies 2014 and paragraph 180 of the National Planning Policy Framework (December 2023).
6. Insufficient information has been provided to allow a full assessment of the potential harm of the proposed development on designated and non-designated heritage assets, including the Kenley Aerodrome Conservation Area within which the application site is located and the Grade II listed former Dining Room and Institute building which the application site surrounds. Proposed 'mitigation' measures have not been detailed and it has not been demonstrated that the public benefits of the proposal would significantly outweigh the less than substantial harm that would result to the character and appearance of the conservation area, the impact on the character and setting of the listed building and through the loss of the non-designated former workshop buildings as a result of the development. As such, the proposal would conflict with Policy DP20 of the Tandridge Local Plan - Part 2: Detailed Policies 2014 and paragraphs 205, 206, 208 and 209 of the National Planning Policy Framework (December 2023).
7. Insufficient information has been provided to demonstrate that the proposed development would conserve and enhance the natural environment and deliver an appropriate level of biodiversity net gain. As a result, the proposal would conflict with the requirements of Policy CSP17 of the Tandridge District Core Strategy 2008, Policy DP19 of the Tandridge Local Plan - Part 2: Detailed Policies 2014 and the National Planning Policy Framework (December 2023).

Informatives:

1. The development has been assessed against Tandridge District Core Strategy 2008 Policies CSP1, CSP2, CSP3, CSP4, CSP7, CSP12, CSP13, CSP14, CSP15, CSP17, CSP18, CSP19 and CSP21, Tandridge Local Plan: Part 2 – Detailed Policies 2014 – Policies DP1, DP5, DP7, DP10, DP13, DP18, DP19, DP20, DP21 and DP22, Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021 Policies CCW4, CCW5, CCW6 and CCW10 and material considerations.
2. The Local Planning Authority has acted in a positive and creative way in determining this application, as required by the NPPF (December 2023), and has assessed the proposal against all material considerations including the presumption in favour of sustainable development and that which improves the economic, social and environmental conditions of the area, planning policies and guidance and representations received.
3. This decision relates to drawings and documents numbered 21125/C04B, C05, C06A, C07A, C08A, C09A, C10A, C100, C104C, P101, P110, 21174-3, 21174-4, 2193-00-GF-DR-L-00100 and 00101.

Dated: 13 May 2024

Femi Nwanze
for Helen Murch
Chief Planning Officer

NB: *Please also see attached notes*