

PINS Reference: APP/M3645/W/24/3354498

LPA Reference: 2023/878

Site Address: Land South of Kenley Aerodrome, Victor Beamish Avenue, Caterham, CR3 5FX

Appellant: Croydon and District Education Trust

Proposal: Development of the site for 80no. residential dwellings including 50% affordable housing, associated landscaping, amenity space and car parking (outline application all matters reserved aside from access)

Core Documents List – Updated 28 February 2025

Core Document Ref No.	Core Document
CD 01 – Application Documents and Plans	
1.01	Urban Grain and Density Plan (Ref. 21125/C04C)
1.02	Access and Movement Diagram (Ref. 21125/C05C)
1.03	Building Heights Diagram (Ref. 21125/C06B)
1.04	Illustrative Residential Mix Diagram (Ref. 21125/C07B)
1.05	Tenure Mix Diagram (Ref. 21125/C08C)
1.06	Parking Layout (Ref. 21125/C102B)
1.07	Land Use Diagram (Ref. 21125/C10B)
1.08	Site Location Plan (Ref. 21125/C100)
1.09	Existing Site Plan (Ref. 21125/P101)
1.10	Colour Site Layout (Ref. 21125/C104C)
1.11	Proposed Site Layout – Tree Removal (Ref. 21125/P110E)
1.12	MOD Height Restriction (Ref. 21125/SK15A)
1.13	Landscape GA Plan (Ref. 2193-00-GF-DR-L-00100A)
1.14	Landscape GA Plan (Ref. 2193-00-GF-DR-L-00101A)
1.15.1	Design and Access Statement (Ref. 21125 Rev B) (Part 1 of 8)
1.15.2	Design and Access Statement (Ref. 21125 Rev B) (Part 2 of 8)
1.15.3	Design and Access Statement (Ref. 21125 Rev B) (Part 3 of 8)
1.15.4	Design and Access Statement (Ref. 21125 Rev B) (Part 4 of 8)
1.15.5	Design and Access Statement (Ref. 21125 Rev B) (Part 5 of 8)
1.15.6	Design and Access Statement (Ref. 21125 Rev B) (Part 6 of 8)
1.15.7	Design and Access Statement (Ref. 21125 Rev B) (Part 7 of 8)
1.15.8	Design and Access Statement (Ref. 21125 Rev B) (Part 8 of 8)
1.16.1	Landscape Design and Access Statement (June 2023, Scarp) (Part 1 of 5)
1.16.2	Landscape Design and Access Statement (June 2023, Scarp) (Part 2 of 5)
1.16.3	Landscape Design and Access Statement (June 2023, Scarp) (Part 3 of 5)
1.16.4	Landscape Design and Access Statement (June 2023, Scarp) (Part 4 of 5)
1.16.5	Landscape Design and Access Statement (June 2023, Scarp) (Part 5 of 5)
1.17	Landscape and Visual Impact Assessment (June 2023, Scarp)
1.18	Tree Protection Plan (ref. 21174-4) (January 2024, Barrell Tree Consultancy)

1.19	Arboricultural Impact Assessment and Method Statement (Ref. 21174-AIA2-CA) (January 2024, Barrell Tree Consultancy)
1.20	Manual for Managing Trees on Development Sites (Barrell Tree Consultancy)
1.21	Application Form
1.22	Community Infrastructure Form 1 (July 2023, Daniel Watney LLP)
1.23	Ecology Assessment (ref. 9952.EcoAss.vf2) (June 2023, Ecology Solutions)
1.24	Biodiversity Checklist (June 2023, Ecology Solutions)
1.25	Energy and Sustainability Statement (June 2023, Ecolytik)
1.26	Flood Risk Assessment (June 2023, Elliot Wood)
1.27.1	SuDS Strategy (June 2023, Elliot Wood) (Part 1 of 4)
1.27.2	SuDS Strategy (June 2023, Elliot Wood) (Part 2 of 4)
1.27.3	SuDS Strategy (June 2023, Elliot Wood) (Part 3 of 4)
1.27.4	SuDS Strategy (June 2023, Elliot Wood) (Part 4 of 4)
1.28.1	Utility Statement (June 2023, Elliot Wood) (Part 1 of 2)
1.28.2	Utility Statement (June 2023, Elliot Wood) (Part 2 of 2)
1.29.1	Desk Study, Geotechnical and Geoenvironmental Interpretative Report (June 2023, Card Geotechnics Limited) (Part 1 of 8)
1.29.2	Desk Study, Geotechnical and Geoenvironmental Interpretative Report (June 2023, Card Geotechnics Limited) (Part 2 of 8)
1.29.3	Desk Study, Geotechnical and Geoenvironmental Interpretative Report (June 2023, Card Geotechnics Limited) (Part 3 of 8)
1.29.4	Desk Study, Geotechnical and Geoenvironmental Interpretative Report (June 2023, Card Geotechnics Limited) (Part 4 of 8)
1.29.5	Desk Study, Geotechnical and Geoenvironmental Interpretative Report (June 2023, Card Geotechnics Limited) (Part 5 of 8)
1.29.6	Desk Study, Geotechnical and Geoenvironmental Interpretative Report (June 2023, Card Geotechnics Limited) (Part 6 of 8)
1.29.7	Desk Study, Geotechnical and Geoenvironmental Interpretative Report (June 2023, Card Geotechnics Limited) (Part 7 of 8)
1.29.8	Desk Study, Geotechnical and Geoenvironmental Interpretative Report (June 2023, Card Geotechnics Limited) (Part 8 of 8)
1.30	Heritage Statement (June 2023, Montagu Evans)
1.31	Heritage Statement Addendum (January 2024, Montagu Evans)
1.32	Statement of Significance (December 2021, Montagu Evans)
1.33	Planning Statement (July 2023, Daniel Watney LLP)
1.34	Statement of Community Involvement (May 2023, Cratus)
1.35.1	Transport Assessment (June 2023, Motion) (Part 1 of 3)
1.35.2	Transport Assessment (June 2023, Motion) (Part 2 of 3)
1.35.3	Transport Assessment (June 2023, Motion) (Part 3 of 3)
1.36	Travel Plan (June 2023, Motion)
1.37	Archaeology Report (November 2023, AJA)
1.38	Supplementary Tree Planting Opportunities (Ref. 2193-00-GF-DR-L-00200)
1.39	Supplementary Tree Planting Opportunities (Ref. 2193-00-GF-DR-L-00201)
CD 02 – Plans and Documents Originally Submitted but Superseded	
2.01	Urban Grain and Density Plan (Ref. 21125 - C04B)
2.02	Access and Movement Diagram (Ref. 21125 - C05)
2.03	Building Heights Diagram (Ref. 21125 - C06A)

2.04	Illustrative Residential Mix Diagram (Ref. 21125 - C07A)
2.05	Tenure Mix Diagram (Ref. 21125 - C08A)
2.06	Parking Distribution Diagram (Ref. 21125 - C09A)
2.07	Land Use Diagram (Ref. 21125 - C10A)
2.08	Colour Site Layout (Ref. 21125 - C104)
2.09	Colour Site Layout (Ref. 21125 - C104C)
2.10	Proposed Site Layout - Tree Removal (Ref. 21125 - P110)
2.11	Proposed Site Layout - Tree Removal (Ref. 21125 - P110A)
2.12	Landscape Plan (Ref. 2193-00-GF-DR-L-00100 2193_100)
2.13	Landscape Plan (Ref. 2193-00-GF-DR-L-00101 2193_101)
2.14.1	Design and Access Statement (Ref. 21125) (July 2023, OSP) (Part 1 of 7)
2.14.2	Design and Access Statement (Ref. 21125) (July 2023, OSP) (Part 2 of 7)
2.14.3	Design and Access Statement (Ref. 21125) (July 2023, OSP) (Part 3 of 7)
2.14.4	Design and Access Statement (Ref. 21125) (July 2023, OSP) (Part 4 of 7)
2.14.5	Design and Access Statement (Ref. 21125) (July 2023, OSP) (Part 5 of 7)
2.14.6	Design and Access Statement (Ref. 21125) (July 2023, OSP) (Part 6 of 7)
2.14.7	Design and Access Statement (Ref. 21125) (July 2023, OSP) (Part 7 of 7)
2.15.1	Design and Access Statement (Ref. 21125 Rev A) (January 2024, OSP) (Part 1 of 3)
2.15.2	Design and Access Statement (Ref. 21125 Rev A) (January 2024, OSP) (Part 2 of 3)
2.15.3	Design and Access Statement (Ref. 21125 Rev A) (January 2024, OSP) (Part 3 of 3)
2.16	Tree Protection Plan (Ref. 21174-3) (June 2023, Barrell Tree Consultancy)
2.17	Arboricultural Impact Assessment and Method Statement (ref. 21174-AIA-CA) (June 2023, Barrell Tree Consultancy)
2.18	MOD Height Restriction (Ref. 21125/SK15)
CD 03 – Pre-application Discussions	
3.01	Surrey County Council Highways Pre-application Response
3.02	Surrey County Council Heritage Pre-application Response
3.03	Tandridge District Council Draft Pre-application Response
CD 04 – Decision Making	
4.01	Officer Report
4.02	Decision Notice
CD 05 – Development Plan	
5.01	Tandridge District Core Strategy (October 2008)
5.02	Tandridge Local Plan Part 2 - Detailed Policies (July 2014)
5.03	Caterham Chaldon and Whyteleafe Neighbourhood Plan (June 2021)
5.04	Caterham Chaldon and Whyteleafe Neighbourhood Plan Appendix A (Significant Local Views)
5.05	Caterham Chaldon and Whyteleafe Neighbourhood Plan Appendix B (Local Green Space)
5.06	Surrey Minerals Plan (July 2011)
5.07	Surrey Waste Local Plan Part 1 - Policies (December 2020)
5.08	Surrey Waste Local Plan Part 2 - Sites and areas of search (December 2020)
CD 06 – Relevant Documents, Evidence Base and Guidance	
6.01	Withdrawn Draft Tandridge Our Local Plan 2033 (Regulation 22 submission) (January 2019)

6.02	Report on the Examination of the Tandridge District Council Our Local Plan 2033 (February 2024)
6.03	Tandridge District Council Playing Pitch & Action Plan (June 2018)
6.04	Tandridge Interim Policy Statement for Housing Delivery (September 2022)
6.05	Tandridge District Council Housing Delivery Test Action Plan (September 2022)
6.06	Tandridge Parking Standards Supplementary Planning Document (September 2012)
6.07	Kenley Aerodrome Conservation Area Proposals Statement (Undated)
6.08	Trees and Soft landscaping Supplementary Planning Document (November 2017)
6.09	Cycle Infrastructure Design – Local Transport Note 1/20 (July 2020)
6.10	Manual for Streets (2007)
6.11	Chartered Institution of Highways and Transportation ‘Planning for Walking’ (April 2015)
6.12	Chartered Institution of Highways and Transportation ‘Planning for Cycling’ (October 2014)
6.13	Historic England Guidance, GPA 2 – Managing Significance in Decision-Taking in Historic Environment (2015)
6.14	Historic England Guidance, GPA 3 – The Setting of Heritage Assets (2017)
6.15	Historic England Guidance, Advice Note 12 Statements of Heritage Significance (2019)
6.16	Tandridge District Council Authority Monitoring Report (2021-22) (2022)
6.17	Tandridge District Council Authority Monitoring Report (2022-23) (2023)
6.18	Tandridge District Council Authority Monitoring Report (2023-24) (2024)
6.19	Surrey Design Guide (January 2002)
6.20	Green Belt Assessment Review (2015)
6.21	Green Belt Assessment (Part 1) (2015)
6.22	Green Belt Assessment (Part 1) Appendix A (2015)
6.23	Green Belt Assessment (Part 1) Appendix B (2015)
6.24	Green Belt Assessment (Part 1) Appendix C (2015)
6.25	Green Belt Assessment (Part 1) Appendix D (2015)
6.26	Green Belt Assessment (Part 1) Appendix E (2015)
6.27	Green Belt Assessment (Part 1) Appendix F (2015)
6.28	Green Belt Assessment (Part 2) Review (2016)
6.29	Green Belt Assessment (Part 2) Review Appendix 1 (2016)
6.30	Green Belt Assessment (Part 2) Review Appendix 2 (2016)
6.31	Green Belt Assessment (Part 3) Exceptional Circumstances and Insetting (2018)
6.32	Green Belt Assessment (Part 3): Appendix 1 (2018)
6.33	Updating the Objectively Assessed Housing Needs of Tandridge (2018)
6.34	Affordable Housing Needs Assessment for Tandridge Updated (2018)
6.35	Housing Delivery Test Action Plan (2019)
6.36	Housing Delivery Test Action Plan Addendum (2019)
6.37	Housing and Economic Land Availability Assessment (2015)
6.38	Housing and Economic Land Availability Assessment (2016)
6.39	Housing and Economic Land Availability Assessment Appendix 3 (2016)
6.40	Housing and Economic Land Availability Assessment (2017-18)
6.41	Housing and Economic Land Availability Assessment Appendix 3 (2017-18)
6.42	Housing Delivery Test Action Plan (2024)

6.43	Addressing the Needs of All Household Types (2018)
6.44	Ministerial Statement (30 July 2024)
6.45	Tandridge District Council Local Plan 2033 Sustainability Appraisal Volume 1 (2019)
6.46	Tandridge District Council Local Plan 2033 Sustainability Appraisal Volume 2 (2019)
6.47	Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA 3), Landscape Institute and Institute of Environmental Management and Assessment (2013)
6.48	Open Space Strategy Tandridge District Council (2021-2025)
6.49	Housing Delivery Test Measurement (2023)
6.50	Surrey Local Transport Plan 4 (July 2022) [ONLINE ONLY]
6.51	Circular 062005 (Biodiversity and Geological Conservation – Statutory Obligations and Their Impact Within the Planning System)
6.52	National Design Guide (January 2021)
6.53	National Travel Survey 2015 (September 2016)
CD 07 – Relevant National Planning Policy Documents and Guidance	
7.01	National Planning Policy Framework (December 2024)
7.02	Draft Revised National Planning Policy Framework (July 2024) (Superseded)
7.03	National Planning Policy Framework (December 2023) (Superseded)
7.04	Planning Practice Guidance [ONLINE ONLY]
CD 08 – Inquiry Documents (Appellant)	
8.01	Appellant's Statement of Case
8.02	Appellant's Statement of Case Appendices
8.03	Appellant's Planning Proof of Evidence Summary
8.04	Appellant's Planning Proof of Evidence
8.05	Planning Permission (Ref. 2015/179) Decision Notice
8.06	Planning Permission (Ref. 2024/72) Decision Notice
8.07	Listed Building Consent (Ref. 2024/53) Decision Notice
8.08	Approved Site Plan (Ref. 811-06M) of Planning Permission (Ref. 2024/72)
8.09	Appellant's Heritage Proof of Evidence Summary
8.10	Appellant's Heritage Proof of Evidence
8.11	Appellant's Landscape and Visual Matters Proof of Evidence Summary
8.12	Appellant's Landscape and Visual Matters Proof of Evidence
8.13	Appellant's Highways Matters Proof of Evidence Summary
8.14	Appellant's Highways Matters Proof of Evidence
8.15	Appellant's Ecology Proof of Evidence Summary
8.16	Appellant's Ecology Proof of Evidence (Part 1 of 2)
8.17	Appellant's Ecology Proof of Evidence (Part 2 of 2)
8.18	Officers Report (Ref. 2009/1296)
8.19	Application Cover Letter (Ref. 2009/1296)
CD 09 – Inquiry Documents (Tandridge District Council)	
9.01	Council's Statement of Case
9.02	Council's Statement of Case Appendices
9.03	Planning Permission (Ref. TA/2004/903) Decision Notice
9.04	Planning Permission (Ref. TA/2009/1296) Decision Notice
9.05	Surrey County Council Highways Written Statement

9.06	Council's Proof of Evidence Summary
9.07	Council's Proof of Evidence
CD 10 – Agreed Documents	
10.01.1	Main Statement of Common Ground
10.01.2	Main Statement of Common Ground Addendum
10.02	Arboriculture Statement of Common Ground
10.03	Agreed Conditions
10.04	Transport Statement of Common Ground
CD 11 – Inquiry Documents (to be added during course of the inquiry)	
11.01	Appellant's Opening Submissions
11.02	New Local Plan Local Development Scheme
11.03	Superseded Unilateral Undertaking 4 March 2025
11.04	Official Copy (Register) - SY686116
11.05	Official Copy (Title Plan) - SY686116
11.06	Official Copy (Register) - SY731521
11.07	Official Copy (Title Plan) - SY731521
11.08	Final Unilateral Undertaking 5 March 2025
11.09	Appellant's Closing Submissions
11.10	Council's Opening Statement