

Appeal Ref: 6006497

Land at Mount Avenue, Chaldon CR3 5BB

Erection of 30 dwellings (50% affordable) with associated works including provision of vehicular and pedestrian access, landscaping, drainage, and other associated infrastructure (Outline application with all matters reserved except access, layout and scale). (Updated highways information received 01.10.2025)

Draft Conditions

1. The development hereby permitted shall start before the expiration of 3 years from the date of this permission or 2 years from the date of approval of “the last of the reserved matters” to be approved, whichever is the later.

Reason: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

2. Before any development hereby permitted starts, approval of the appearance and landscaping (hereinafter called “the reserved matters”) shall be obtained from the Local Planning Authority. Detailed plans and particulars of the “reserved matters” shall be submitted in writing not later than 3 years from the date of this permission and shall be carried out as approved.

Reason: To comply with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 (or any order revoking and re-enacting that Order) and Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51(2) of the Planning and Compulsory Purchase Act 2004.

3. This decision refers to the drawings outlined in the table below:

Drawing Title	Drawing Number	Received
Site Location Plan	PL-01 rev.P1	30 th June 2025
Block Plan	PL-03 rev.P1	30 th June 2025
Proposed Site Plan	PL-02 rev. P2	6 th August 2025
Site Plan – Building Heights	PL-05	6 th August 2025
Proposed Extension of Mount Avenue	2502094-TS-002	30 th June 2025
Birchwood Lane Access / Layby	2502094-TS-003	30 th June 2025

The development shall be carried out in accordance with these approved drawings. There shall be no variations from these approved drawings without the written consent of the Local Planning Authority.

Reason: To ensure that the scheme proceeds as set out in the planning application and therefore remains in accordance with the Development Plan.

Pre Commencement

4. No development shall commence until a site walkover survey, undertaken by a suitably qualified ecologist to check for badger setts within the application site and within a 30m buffer (where accessible), has been submitted to and approved in writing by the Local Planning Authority. If any

badger activity is detected details of an appropriate method of working, including details of any licences that are required, shall be included within the survey.

Reason: To safeguard protected species and their habitat in accordance with Policy DP19 of the Tandridge Local Plan Part 2 2014. This condition is required to be addressed prior to commencement in order that the ability to comply with its requirement is not prejudiced by the carrying out of building works or other operations on the site.

5. No development shall commence until a Construction Transport Management Plan, to include details of the following items has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones
- (f) HGV deliveries and hours of operation
- (g) vehicle routing
- (h) measures to prevent the deposit of materials on the highway
- (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (j) no HGV movements to or from the site shall take place between the hours of 8.30 and 9.15 am and 3.15 and 4.00 pm nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in Holland Road during these times
- (k) on-site turning for construction vehicles

Reason: Not to prejudice highway safety or inconvenience to other highway users in accordance with policy DP5 of the Tandridge Local Plan: Part 2 and guidance in the NPPF.

6. Prior to the commencement of the development a detailed Bat Mitigation Strategy including a Sensitive Lighting Management Plan and a habitat connectivity map and plan showing the retention/enhancement of boundary habitats and dark corridors (in line with guidance as per BCT and Institute of Lighting Professionals, 2023), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of the protection of bats in accordance with Policy CSP17 of the Tandridge District Core Strategy 2008 and Policy DP19 of the Tandridge Local Plan; Part 2 – Detailed Policies 2014.

7. Prior to the commencement of development a detailed reptile mitigation strategy shall be submitted to and approved in writing by the LPA. The strategy will need to be prepared by a suitably experienced ecologist and appropriate to the local context. The reptile mitigation strategy should include, but not be limited to following:

- a) Location and map of the proposed translocation site (to safeguard reptiles during both the construction and operational phases)
- b) Details / timings of works program to ensure continuity of reptile habitat during construction

- c) Details of management measures that are required to increase carrying capacity, where relevant.
- d) Work schedule (including an annual work plan capable of being rolled forward over a five year period)
- e) Details of the body or organisation responsible for implementation of the reptile mitigation strategy
- f) Ongoing monitoring and remedial measures
- g) Legal and funding mechanisms by which the long-term implementation of the reptile mitigation strategy will be secured by the applicant with the management body(ies) responsible for its delivery.
- h) Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

Reason: In the interest of the protection of reptiles in accordance with Policy CSP17 of the Tandridge District Core Strategy 2008 and Policy DP19 of the Tandridge Local Plan; Part 2 – Detailed Policies 2014.

8. No development shall commence until a plan showing the protection of the Habitat of Principal Importance shall be protected during the course of the development, shall be submitted to and approved in writing by the local planning authority. The development shall then be implemented in accordance with the approved details and retained as such.

Reason: To protect the Habitat of Principal Importance in accordance with policy CSP17 of the Tandridge Core Strategy (2008) and policy DP19 of the Detailed Policies: Part 2 of the Tandridge Local Plan.

9. No development shall commence until a Biodiversity Gain Plan and Habitat Management and Monitoring Plan (HMMP) has been submitted to and approved in writing by the Local Planning Authority. . The HMMP shall be based on the avoidance, mitigation, and enhancement measures specified in the submitted ecological reports, and shall make provision for the achievement of the on-site biodiversity net gain identified within the submitted BNG Report and its maintenance for a minimum period of 30 years after completion of the development. It shall also include, but not be limited to:

- a) Description and evaluation of features to be managed;
- b) Ecological trends and constraints on site that might influence management;
- c) Aims and objectives of management ;
- d) Appropriate management options for achieving aims and objectives ;
- e) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 30-year period) ;
- f) Details of the body or organisation responsible for implementation of the plan;
- g) Details of ongoing monitoring and remedial measures

h) Mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management body(ies) responsible for its delivery;

i) Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The HMMP shall be adhered to throughout the period to which it applies.

Reason: In the interests of ecology and biodiversity and to secure significant on-site biodiversity net gain in accordance with Policy CSP17 of the Tandridge Core Strategy 2008 and Schedule 7A of the Town and Country Planning Act 1990.

10. Prior to the commencement of development an Ecological Enhancement Plan shall be submitted to and approved in writing by the District Council.

Subsequently, the development shall only be undertaken in accordance with the approved Ecological Enhancement Plan, all measures set out within the approved Ecological Enhancement Plan shall be implemented prior to the first occupation of the dwellings (unless a phased implementation timetable has been agreed as part of the Ecological Enhancement Plan in which case the Ecological Enhancement Plan shall be fully implemented in full accordance with that phased implementation timetable) and retained at all times thereafter.

Reason: To ensure that the ecological interests of the site and any protected species are adequately safeguarded throughout the development, in accordance with Policy CSP17 of the Tandridge District Core Strategy 2008 and Policy DP19 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

11. Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP should include, but not be limited to:

- a) Map showing the location of all the ecological features;
- b) Risk assessment of the potentially damaging construction activities;
- c) Practical measures to avoid and reduce impacts during construction;
- d) Location and timing of works to avoid harm to biodiversity features;
- e) Responsible persons and lines of communication;
- f) Use of protective fences, exclusion barriers and warning signs;
- g) Detail of how the Deciduous Woodland HPI will be appropriately protected.
- h) Precautionary working methods with regards to the protected woodland;

Subsequently, the development shall only be undertaken in accordance with the approved CEMP, all measures set out within the approved CEMP shall be implemented prior to the first occupation of the dwellings (unless a phased implementation timetable has been agreed as part of the CEMP in which case the CEMP shall be fully implemented in full accordance with that phased implementation timetable) and retained at all times thereafter.

Reason: To ensure that the ecological interests of the site and any protected species are adequately safeguarded throughout the development, in accordance with Policy CSP17 of the Tandridge District Core Strategy 2008 and Policy DP19 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

12. The development hereby permitted shall not commence until details of the final design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The final solution should follow the principles set out in the approved drainage strategy. The design must satisfy the SuDS Hierarchy and be compliant with the national standards for sustainable drainage systems and the NPPF. The required drainage details shall include:
- a) The results of BRE 365/Falling head test or testing as appropriate to be completed. Where infiltration is proposed confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.
 - b) Hydraulic calculations to demonstrate the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep.
 - c) Detailed design drawings for all sustainable drainage elements including cross sections and detailed drainage layout plan.
 - d) An exceedance flow routing plan demonstrating no increase in surface water flood risk on or off site. The plan must include proposed levels and flow directions.
 - e) Details of drainage management responsibilities and maintenance regimes for all drainage elements.
 - f) Details of how surface water will be managed during construction including measures to protect on site and downstream systems prior to the final drainage system being operational.

Reason: To ensure the design meets the national standards for SuDS and the final drainage design does not increase flood risk on or off site in accordance with policy CSP15 of the Tandridge Core Strategy and policy DP21 of the Tandridge Local Plan Part 2: Detailed Policies (2014).

13. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work, to be conducted in accordance with a written scheme of investigation which has been submitted to and approved, in writing, by the Local Planning Authority.

Reason: In order to protect heritage assets in accordance with policy DP20 of the Tandridge Local Plan Part 2: Detailed Policies (2014)

14. No development shall start until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

- proposed finished levels or contours
- means of enclosure
- car parking layouts

- other vehicle and pedestrian access and circulation areas
- hard surfacing materials
- minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.).
- tree, shrub and hedgerow planting

Details of soft landscape works shall include proposed and retained trees, hedges and shrubs; ground preparation, planting specifications and ongoing maintenance, together with details of areas to be grass seeded or turfed. Planting schedules shall include details of species, plant sizes and proposed numbers/densities.

All new planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the completion or occupation of any part of the development (whichever is the sooner) or otherwise in accordance with a programme to be agreed. Any trees or plants (including those retained as part of the development) which within a period of 5 years from the completion of the development die, are removed, or, in the opinion of the Local Planning Authority, become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The hard landscape works shall be carried out prior to the occupation of the development.

Reason: To prevent damage to trees in the interest of the visual amenities of the area in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 Detailed Policies 2014.

15. No development shall start until details for the protection of existing trees and hedgerows in accordance with BS5837* [Arboricultural Method Statement and Tree Protection Plan] has been submitted to and agreed in writing by the Local Planning Authority. Thereafter, any specified measures shall be carried out as approved. These details shall include the following:

- Full survey of all trees on site and those within influencing distance on
- adjacent sites in accordance with BS5837*, with tree works proposals. All trees must be plotted on a site plan**, clearly and accurately depicting trunk locations, root protection areas and canopy spreads.
- A plan* detailing all trees and hedgerows planned for retention and removal.
- A schedule of tree works for all the retained trees specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS 3998.
- Site specific hard surface removal specifications.
- Site specific construction specifications to include installation of underground services and drainage, no dig surfacing, level changes.
- A Tree protection plan** in accordance with BS5837* detailing all methods of protection, including but not restricted to: locations of construction exclusion zones, root protection areas, fit for purpose fencing and ground protection, service routes, works access space, material/machinery/waste storage and permanent & temporary hard surfaces.

- Prestart meeting with a Tandridge District Council Tree Officer, to be arranged by the applicant and undertaken as approved.

All tree protection methods detailed in the approved Arboricultural Method Statement shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials have been removed from the site, unless the prior approval of the Local Planning Authority has first been sought and obtained.

*Using the most recent revision of the Standard

** Plans must be of a minimum scale of 1:200 (unless otherwise agreed by the Local Planning Authority)

Reason: To prevent damage to trees in the interest of the visual amenities of the area in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 Detailed Policies 2014.

16. The development hereby approved shall be constructed in accordance with a suitable Tree Monitoring Program.

(a) Prior to the commencement of development (including ground works), the following shall be submitted to and approved by the Local Planning Authority:

A tree monitoring program to include:

- i. Confirmation of who shall be the lead arboriculturist for the development.
- ii. Confirmation of the Site Manager, key personnel, their key responsibilities and contact details.
- iii. Details of induction procedures for all personnel in relation to Arboricultural matters.
- iv. A detailed timetable of events for arboricultural supervision concerning all tree protection measures within the approved Tree Protection Plan, including:

- Prestart meeting with a Tandridge District Council Tree Officer, to be arranged by the applicant and undertaken as approved.

- Initial implementation/installation of the tree protection measures

- Final removal of the tree protection measures

(b) Within three months of first use of the development hereby approved, a report containing the following details shall be submitted to and approved by the Local Planning Authority:

- Results of each site visit by the lead arboriculturist with photos attached.
- Assessment of the retained and planted trees including any necessary remedial action as a result of damage incurred during construction.

Reason: To prevent damage to trees in the interest of the visual amenities of the area in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 Detailed Policies 2014.

Prior to above ground

17. Prior to above ground works of the development hereby permitted, full details of incorporated design details of bat roosting and breeding birds, including swifts, shall be submitted to and approved in writing by the local planning authority.

Reason: In the interest of the protection of bats and breeding birds in accordance with Policy CSP17 of the Tandridge District Core Strategy 2008 and Policy DP19 of the Tandridge Local Plan; Part 2 – Detailed Policies 2014.

Prior to occupation

18. No part of the development shall be first occupied unless and until the proposed pedestrian access to Birchwood Lane has been constructed in general accordance with the approved plan (drawing reference 2502094-TS-003), providing a permanent barrier to motor vehicle access to the site, and thereafter that permanent physical barrier shall be permanently retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The above condition are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2024, the Surrey Local Transport Plan 4 and the Tandridge Local Plan policy DP5.

19. No part of the development shall be first occupied unless and until the internal site roads have been constructed in general accordance with the approved plan (drawing number PL-03 Rev P1), with the following amendments:

a. Provision of a raised table pedestrian crossing at the site access onto Mount Avenue, to provide pedestrian access to the footway on the eastern side of the access road and to reduce vehicle speeds entering and exiting the site.

b. Use of block paving within shared surface areas of the site (those areas without segregated footways) to indicate a pedestrian priority environment.

Reason: Not to prejudice highway safety or inconvenience to other highway users in accordance with policy DP5 of the Tandridge Local Plan: Part 2 and guidance in the NPPF.

20. The development hereby approved shall not be first occupied unless and until the following cycle facilities have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority:

a. High quality, secure, lit and covered cycle parking for each dwelling.

b. Charging points with timers for e-bikes within said facilities.

c. Clear hardstanding routes between the cycle stores and the site access.

Reason: Not to prejudice highway safety or inconvenience to other highway users in accordance with policy DP5 of the Tandridge Local Plan: Part 2 and guidance in the NPPF.

21. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved Proposed Site Plan (drawing number PL-02 Rev P2) for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

22. Prior to the first occupation of the development, a verification report must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), confirming any defects have been rectified. Provide the details of any management company. Provide an 'As-Built' drainage layout and state the national grid reference of key drainage elements.

Reason: To ensure the Drainage System is constructed to the national standards for SuDS in accordance with policy CSP15 of the Tandridge Core Strategy (2008) and policy DP21 of the Tandridge Local Plan Part 2: Detailed Policies (2014)

23. The development hereby approved shall not be first occupied unless and until the following sustainable transport improvements have been provided in accordance with a scheme to be submitted to and approved by the Local Planning Authority:

a. Provision of speed reduction to 20mph, along with any necessary traffic calming measures, between the development and Caterham on the Hill High Street, extending the existing upcoming 20mph limit on Rook Lane (which is to the west of the development, currently planned to end just to the east of the junction with Mount Avenue). This is to include Rook Lane and Chaldon Road, extending to side roads as appropriate and feasible, subject to the necessary Traffic Regulation Order (TRO) consultation.

b. The improvement of the bus stops located on Rook Lane close to the junction with Mount Avenue to include shelters, enhanced waiting areas and real time passenger information.

c. A continuous pedestrian crossing at the Rook Lane junction with Mount Avenue.

d. Pedestrian crossing improvement on Rook Lane to provide access to westbound bus services.

e. Information to be provided to residents regarding the availability of and whereabouts of local public transport, walking routes and cycling routes.

To ensure that the proposed development would not result in unacceptable detriments to the safe operation of the public highway and in order that suitable provision is made for sustainable modes of transport, in accordance with the requirements of the National Planning Policy Framework (NPPF) 2024, including paragraphs 115, 116 and 117, Policy DP5 of the Tandridge Local Plan and the objectives of the Surrey Local Transport Plan 4 (LTP4).

Compliance

24. No external lighting shall be installed at the site unless full details of the lighting units and light spread, have been submitted to and approved in writing by the Local Planning Authority. The details shall be accompanied by a Sensitive Lighting Management Plan which sets out the measures to be taken to minimise the impact of any lighting on the area.

Reason: To ensure that the provision of any lighting on site minimises the impact on the Green Belt and biodiversity in accordance with Policy CSP17 of the Tandridge District Core Strategy 2008 and Policies DP13 and DP19 of the Tandridge Local Plan; Part 2 – Detailed Policies 2014.

25. No [further] trees or hedges shall be pruned, felled or uprooted during site preparation, construction and landscaping works [except as shown on the documents and plans hereby approved] without the prior written consent of the Local Planning Authority. Any retained trees or hedges which are removed, or which within a period of 5 years from the completion of the development die are removed, or, in the opinion of the Local Planning Authority, are dying, becoming diseased or damaged shall be replaced by plants of such size and species as may be agreed in writing with the Local Planning Authority.

Reason: To prevent damage to trees in the interest of the visual amenities of the area in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 Detailed Policies 2014.

26. ~~No above-ground development~~ The Reserved Matters application shall ~~take place until~~ provide details and samples of all external materials to be used in the construction of the dwellings and associated buildings have been submitted to and approved in writing by the Local Planning Authority. This shall include:

Facing bricks, render, cladding

Roofing materials

Windows and doors (including colour/finish)

Rainwater goods

The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a high-quality residential appearance and to reflect local character in accordance with policy DP7 of the Tandridge Detailed Policies: Part 2 (2014).

27. No part of the development shall be first occupied unless and until the proposed access to Mount Avenue has been constructed in general accordance with the approved plan (drawing reference 2502094-TS-002), with amendments to remove the proposed footway extension on the west side of Mount Avenue to preserve the existing turning head (subject to detailed design in the Section 278 process required to deliver these works).

Reason: Not to prejudice highway safety or inconvenience to other highway users in accordance with policy DP5 of the Tandridge Local Plan: Part 2 and guidance in the NPPF.