

# Planning Comment submission on application 2025/730 at 04/09/2025 22:15:35

Thank you for your comments on application 2025/730, which have been received.

Please note that we do not send a separate acknowledgement.

CommentatorName	Mark Blyth
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Address	Fairway, 25 Chaldon Common Road, Chaldon, Caterham, CR3 5DF
Planning App No	2025/730
Comment Reason	Object to this application
Comment	<p>My family and I am writing to formally object to the above planning application for 81 dwellings on land west of Chaldon Common Road. This proposal is fundamentally contrary to national and local planning policies and would cause significant and unacceptable harm to the Green Belt, local infrastructure, and the amenity of existing residents.</p> <p>1. Green Belt Status and National Planning Policy</p> <p>- The application site is designated Green Belt land. The National Planning Policy Framework (NPPF) is clear that "inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances" (NPPF, Paragraph 144). It identifies the essential purposes of Green Belt, including preventing urban sprawl and safeguarding countryside.</p> <p>- Tandridge Local Plan (Part 2: Detailed Policies) Policy DP10: Green Belt confirms that new development in the Green Belt is normally refused unless very special circumstances are clearly demonstrated that outweigh harm.</p> <p>2. Rural Character and Local Plan Policies</p> <p>- Policy DP7: General Policy for New Development requires that proposals "respect and contribute to the distinctive character, appearance and amenity of the area" and do not result in overdevelopment or unacceptable intensification in terms of scale, spacing, or density.</p> <p>3. Highways, Traffic, and Safety</p> <p>- Chaldon Common Road is a narrow, residential road already serving several private closes and providing access to a private school. It is frequently used as a cut-through by drivers seeking to avoid congestion on surrounding routes.</p> <p>We have observed a noticeable increase in traffic along the road in recent years. What was once a clear and unobstructed street is now often seen with parked vehicles along the verges. This change has significantly impacted our ability to safely exit our driveway due to oncoming traffic and the parked vehicles.</p> <p>Due to the restricted space, we are often forced to perform three to four manoeuvres just to avoid contact with parked cars and we always ensure that we exit facing forward. The narrow layout makes it particularly vulnerable to accidents and near misses, especially during peak hours.</p> <p>- The addition of 80 dwellings would significantly increase traffic volumes, exacerbating congestion and posing serious highway safety risks, particularly for children and pedestrians.</p> <p>- The proposed development would also lead to increased delivery and service vehicle movements, further straining the already limited road infrastructure</p> <p>4. Local Infrastructure and Services</p> <p>- Local amenities are already limited, with few shops and services nearby. Schools and GP surgeries are oversubscribed, and the proposed development would place additional, unsustainable pressure on these essential services.</p> <p>5. Amenity, Construction, and Environmental Impacts</p> <p>- Construction of this scale would bring prolonged noise, dust, vibration, and heavy vehicle movements, causing significant disruption to residents' daily lives.</p> <p>- The loss of grass verges along the road, which residents have maintained for years, would erode the character and visual amenity of the street. These verges also contribute to biodiversity and the rural feel of the area.</p> <p>6. Wider Impact Beyond Immediate Neighbours</p> <p>Although consultation letters were sent only to properties immediately adjoining the site, the effects of this proposal would be felt throughout Chaldon Common Road and surrounding streets. The council must consider the broader effect on the community, not just on the closest properties.</p> <p>Conclusion</p> <p>We purchased our home six years ago, drawn in large part by the rural charm, peaceful surroundings, and the distinctive character of the properties along Chaldon Common Road. Each house on this road is unique in its design, contributing to the individuality and appeal of the area, something we understood to be protected under existing planning considerations.</p> <p>The proposed development of 80 houses, all built to look the same, would fundamentally alter the character of the neighbourhood and would be significantly denser than the existing pattern of housing in Chaldon. A uniform development would undermine the very qualities that made this location so special to us, and to many others who chose to make it their home.</p>
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