

**TANDRIDGE DISTRICT COUNCIL**

Town &amp; Country Planning Act 1990

Martyn Avery  
Chartwell Land & New Homes (2) Limited  
5a Fircroft Business Centre  
Fircroft Way  
Edenbridge  
Kent  
TN8 6EN

On behalf of Martyn Avery

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

Demolition of existing dwelling house. Erection of 14 x apartments with associated access, parking, cycle and bin stores as well as garden amenities.(Outline)

At

Micawbers, 2 Westerham Road, Limpsfield RH8 0ER

in accordance with the application registered by the Council on the 23 November 2017

The reasons for REFUSAL are:-

1. It has not been demonstrated to the satisfaction of the County Highway Authority that adequate forward visibility of vehicles turning right into and right out of the site access is achievable for vehicles travelling eastbound on the A25 Westerham Road, due to the gradient of the carriageway and to vehicles queuing in the right turn lane at the A25 Westerham Road / Snatts Hill junction. The proposed development could therefore lead to conditions prejudicial to highway safety, which would be contrary to the objectives of the NPPF (2012), Policy CSP12 of the Tandridge District Core Strategy (2008), Policy DP7 of the Tandridge District Local Plan Part 2: Detailed Policies (2014), and objective 3 of the Surrey Transport Plan 2011-2026 'To improve road safety and the security of the travelling public in Surrey.
2. The proposal, by reason of the scale, mass, and bulk of the proposed apartments and the relationship to the boundaries, would result in an overdevelopment of the site that would fail to reflect and respect the character, setting and local context and those features that contribute to local distinctiveness. The proposal would fail to comply with Policies DP7 and DP8 of the Tandridge District Local Plan 2014 Detailed Policies and Policy CSP18 of the Tandridge District Core Strategy DPD 2008.

This decision refers to the drawings numbered pl 17-389-01C, 02C, 03C, 04C, 05A, 07A, 08A, 09A, 10A, 11B, 12B, 13B, 14B, 15, 16 and 17, 17-518-TCP and TPP and TSP/CHA/P3374/001A scanned on 20 and 27 November 2017.

The Council confirms that in assessing this application it has worked with the applicant in a positive and

proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework.

A handwritten signature in black ink, appearing to read 'P.W. Mason', is centered on the page.

Dated 20 April 2018

**for P.W Mason**  
**Strategic Director of Place**

NB: *Please also see attached notes*