

TANDRIDGE DISTRICT COUNCIL

Town & Country Planning Act 1990

Mrs. Mary Davidson
MDAssociates
5 Chancery Lane
London
WC2A 1LG

On behalf of Mr. Stephen Byfield

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: -

Erection of crematorium facility with associated memorial areas, landscaping, parking and infrastructure.

At

Land off Oxted Road (A25), Oxted

in accordance with the application registered by the Council on the 16 April 2020

The reasons for REFUSAL are:-

1. The proposal would constitute inappropriate development in the Green Belt causing significant harm to the openness of the Green Belt and an encroachment of development into the countryside contrary to the purposes of the Green Belt designation. No very special circumstances exist to clearly outweigh the harm by reasons of inappropriateness and other identified harm. As such the proposal is contrary to the NPPF (2019) and Policies DP10 and DP13 of the Tandridge District Local Plan - Part 2: Detailed Policies (2014).
2. The proposal, by reason of the scale of the development and cumulative impact of the change of use of the land, buildings, hard landscaping would fail to respect or reflect the character of the site and its surroundings, contrary to Policy CSP18 of the Tandridge District Core Strategy (2008) and Policy DP7 of the Tandridge District Local Plan: Part 2 – Detailed Policies (2014).
3. The proposal by reason of its location, character and landscaping would result in harm to landscape and views into the Surrey Hills Area of Outstanding Natural Beauty contrary to Policy CSP20 of the Tandridge District Core Strategy (2008) and the NPPF (2019).

The Local Planning Authority has acted in a positive and creative way in determining this application, as required by the NPPF (2019), 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.

This decision relates to

- drawings numbered 1904-LAA-DR-A-E0001 P02; 1904-LAA-XX-XX-DR-A-01401 P01, 1904-LAA-XX-XX-DR-A-01402 P01 received on 3 April 2020, and
- drawings numbered 1904-LAA-DR-A-01020 P05, 1904-LAA-DR-A-01050P02, 1904-LAA-DR-A-01300-P02, 1904-LAA-DR-A-01450 P02, 1904-LAA-DR-A-01451 P02, 1904-LAA-DR-A-01200 P03, 1904-LAA-DR-A-01201 P02, 1904-LAA-DR-A-01210 P03, 1904-LAA-DR-A-01211 P02, 1904-LAA-DR-A-01101 P05, 1904-LAA-DR-A-01102 P04 received on 28 July 2020
- and application documents received during the course of the application.



Dated 02 October 2020

**for Elaine Jackson
Acting Chief Executive**

NB: *Please also see attached notes*