



Acting on behalf of Hawksmoor Homes, Planning Potential successfully secured full planning permission under Delegated Powers for a bespoke development of five detached dwellings in Chiddingfold.

In December 2022, Planning Potential secured full planning permission under Delegated Powers for a bespoke residential development of five high quality detached dwellings on a site within the settlement boundary of Chiddingfold (Waverley Borough Council).

Following the adoption of the Chiddingfold Neighbourhood Plan in August 2021, the site was inset from the Green Belt which surrounds Chiddingfold. While the principle of development was demonstrably acceptable, the location of the site in an Area of Outstanding Natural Beauty was highly sensitive, and so a bespoke design, using high-quality materials and which responded appropriately to the contours of the site, was critical to obtaining Officer support for the scheme. Through initial pre-application discussions, we established a robust position in terms of development quality which formed a sound basis for the planning submission.

By forming a collaborative relationship with Planning Officers, we were able to work through a number of local objections on the basis that the scheme was fundamentally appropriate for the sensitive location. We also worked closely with the wider project team to overcome complex matters relating to highways and access, site levels and financial viability.

## Summary of achievements

- Initial assessment of site prospects
- Clear advice on the strategy required to secure planning permission
- Project management of the process and consultant team
- Preparation of compelling evidence to support the application
- Full co-ordination and submission of the planning application
- Monitoring of the planning application through to a successful outcome