

## Land South of Coles Lane, Ockley

### Inland Homes

### ● Planning



Outline planning permission secured at appeal for up to 60 dwellings within Countryside beyond the Green Belt in Mole Valley.

Demonstrating our ability to lead complex appeal strategies, combining planning balance, technical coordination, and housing land supply evidence to secure consent following multiple refusals.

### The Challenge

The site lies within Countryside beyond the Green Belt and was originally refused planning permission by Planning Committee Councillors in October 2020. Further revisions sought to address concerns around pedestrian connectivity between Capel village and Ockley Train Station through improved off-site highway works.

Despite these revisions, the updated application was also refused in October 2021, requiring the scheme to proceed through the appeals process alongside a linked appeal for off-site access works.

**Without a robust appeal strategy and clear planning balance, the delivery of up to 60 dwellings risked refusal, delay, and the loss of infrastructure improvements benefiting the wider area.**

### Our Approach

- Developed and managed a comprehensive appeal strategy following committee and officer refusals
- Coordinated improved off-site highways works to address councillor connectivity concerns
- Led coordination of the appellant team across planning, highways, landscape, ecology, and arboriculture
- Prepared evidence addressing the Council's lack of five-year housing land supply
- Represented the appellant at a day-long Hearing in July 2022

### The Outcome

- Appeal allowed granting outline planning permission for up to 60 dwellings
- Separate appeal approved for off-site highway works improving pedestrian connectivity
- Inspector accepted planning balance in favour of sustainable development
- Residential development unlocked on a previously refused countryside site