

Land at Milton Court, Dorking

Riverdale Developments Ltd

● Planning ● Engagement



“All at Riverdale are ecstatic with the approval and thank you all at Planning Potential for all your hard work.

Hitting the September committee date was a challenge, but in doing so has left Riverdale in a good commercial position. We have every intention of starting enabling works before the end of the month.”

The Challenge

The site was allocated for 86 homes but occupied a sensitive position on the western edge of Dorking, adjoining the Green Belt and close to heritage assets, established residential areas and employment uses. The scheme needed to respond to landscape, drainage, highways, biodiversity, heritage and residential amenity considerations while complying with the approved outline permission and Local Plan requirements.

Community feedback highlighted concerns regarding traffic, access, drainage, construction impacts, scale, landscaping and the relationship with neighbouring properties. The project also required extensive technical submissions and the discharge of numerous planning conditions alongside the Reserved Matters application.

Without careful planning advice and effective stakeholder engagement, the scheme risked delay, technical objections and uncertainty over the delivery of 86 new homes.

Our Approach

- Led preparation of the Reserved Matters application and supporting planning strategy.
- Coordinated multidisciplinary technical submissions covering transport, drainage, ecology and heritage.
- Managed pre-application engagement with Mole Valley District Council officers.
- Ran a community consultation programme including newsletters, website and feedback channels.
- Engaged ward councillors, local stakeholders and community organisations throughout consultation.
- Guided responses to concerns regarding traffic, landscaping, drainage and amenity.
- Coordinated submission material addressing planning conditions and technical requirements.

The Outcome

- Reserved Matters proposals advanced for 86 homes on allocated residential site.
- 40% affordable housing proposed, equating to 35 affordable homes.
- 1.54 hectares of public open space incorporated within landscape-led masterplan.
- Biodiversity Net Gain of 34.4% proposed, exceeding minimum requirements.
- Community engagement delivered through 337 newsletters, dedicated website and feedback programme.