Please see attached copy of our comments.
Dear Sir/Madam

Town and Country Planning Act 1990

Adjoining Authority Consultation

Site: Moorhouse Tile Works Westerham Road Westerham
Development: Demolition of existing buildings. Erection of class B8 commercial building, access, servicing, parking and landscaping

I refer to your letter received on 19 September 2018 seeking our observations in respect of the above application.

Our comments are as follows:

In the absence of sufficient information, the Council is not satisfied that the traffic generation and trip distribution data adequately demonstrates the residual cumulative impacts of the development would not be severe or capable of being adequately mitigated in accordance with the requirements of the National Planning Policy Framework. It is considered that the previous reason for refusal relating to harm to local highways continues to apply.

In the absence of sufficient information relating to traffic generation and trip distribution it has not been demonstrated the proposals would adequately safeguard air quality and reduce pollution causing harm to health, the natural and built environment and amenity of neighbouring occupiers including in Westerham contrary to the National Planning Policy Framework. It is considered that the previous reason for refusal relating to harm to amenity continues to apply.

The proposed development would fail to conserve and enhance the Surrey Hills Area of Outstanding Natural Beauty contrary to the National Planning Policy Framework. The Council endorses the objections from the Surrey Hills AONB Planning Adviser and Westerham Town Council. It is considered that the previous reason for refusal relating to harm to the Area of Outstanding Natural Beauty continues to apply.
The Council contends that the level of harm caused would be unreasonable and contrary to the core land use planning principles in the National Planning Policy Framework, including to focus significant development in locations which are or can be made sustainable and to contribute to conserving and enhancing the natural environment and to reduce pollution.

Yours faithfully,

Richard Morris
Chief Planning Officer