



October 2023

Mark Berry  
Planning and Building  
Tandridge District Council  
8 Station Rd E  
Oxted  
RH8 0BT

Dear Mark,

**Outline Planning Application, All Matters Reserved Except For Access  
Nutfield Green Park: Former Laporte Works Site, Nutfield Road, Surrey**

On behalf of our client, Nutfield Park Developments Limited (Ltd), please find enclosed an outline planning application with all matters reserved except for access for the following development:

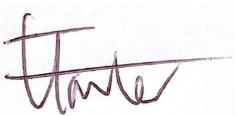
*“Outline planning permission for the development of the site for new homes (Use Class C3) and Integrated Retirement Community (Use Classes C2, E(e), F2), creation of new access, landscaping and associated works to facilitate the development, in phases which are severable (Outline with all matters reserved, except for Access).”*

The application has been submitted via the Planning Portal (ref: PP-12434306) and the fee of £89,190.00 (incl. VAT) will be paid upon submission.

A full list of submission documents is enclosed below. Those documents that exceed the maximum file size limited of the Planning Portal are identified below and are provided to the Council under separate cover.

We trust you have sufficient information to validate and determine the application. If you have any queries, please do not hesitate to contact myself or my colleagues Ellie Fowler ([efowler@hghconsulting.com](mailto:efowler@hghconsulting.com)) and Rose Adams ([radams@hghconsulting.com](mailto:radams@hghconsulting.com)).

Yours sincerely

pp. 

Richard Henley  
Director

## Submission Documents

Report	Consultant	Submission Type (Via Planning Portal / Via WeTransfer Link Due to Size/File Limitations)
Application form	hgh Consulting	Via Planning Portal
Site Location Plan	Adam Architecture	Via Planning Portal
Illustrative Masterplan	Adam Architecture	Via Planning Portal
Parameter Plan: Land Use Plan	Adam Architecture	Via Planning Portal
Parameter Plan: Access and Movement Plan	Adam Architecture	Via Planning Portal
Parameter Plan: Green and Blue Infrastructure	Adam Architecture	Via Planning Portal
Parameter Plan: Building Heights Plan	Adam Architecture	Via Planning Portal
Components Plan	Adam Architecture	Via Planning Portal
Design and Access Statement	Adam Architecture	Via Planning Portal
Planning Statement	hgh Consulting	Via Planning Portal
5 Year Housing Land Supply Note	Emery Planning	Via Planning Portal
Affordable Housing Topic Paper	Tetlow King	Via Planning Portal
Older Persons Needs Topic Paper	Tetlow King	Via Planning Portal
Self-Building and Custom Housebuilding Topic Paper	Tetlow King	Via Planning Portal
Statement of Community Involvement	Lexington	Via Planning Portal
Biodiversity Checklist	FPCR	Via Planning Portal
Ecological Impact Assessment (including Biodiversity Net Gain Assessment at Appendix L)	FPCR	Via Planning Portal (excluding confidential badger survey)  And

Via WeTransfer Link (including confidential badger survey)

Biodiversity Net Gain Metric (Excel Spreadsheet)	FPCR	Via WeTransfer Link
Arboricultural Assessment	FPCR	Via Planning Portal
Landscape and Visual Appraisal and Green Belt Assessment	FPCR	Via Planning Portal
Energy & Sustainability Statement	QODA	Via Planning Portal
Utilities Feasibility Report	QODA	Via Planning Portal
Air Quality Assessment	Air Quality Consultants	Via Planning Portal
Transport Assessment	Vectos (Part of SLR)	Via Planning Portal
Framework Travel Plan	Vectos (Part of SLR)	Via Planning Portal
Copenhagen Crossing Style Junction Plan	Vectos (Part of SLR)	Via Planning Portal
		Via Planning Portal (x10 Parts)
Site Investigation	MJCA	And Via WeTransfer Link (Whole Report)
Flood Risk Assessment and Drainage Strategy	Waterman	Via Planning Portal
Heritage Statement	Andrew Josephs Associates	Via Planning Portal
Planning Noise Assessment	Noise Solutions	Via Planning Portal
Social Infrastructure Assessment	Turley Economics	Via Planning Portal
Economic and Social Benefits Statement	Turley Economics	Via Planning Portal