

## NUTFIELD GREEN PARK - SUSTAINABLE DEVELOPMENT BENEFITS

### Social



Creation of **166** new homes, inc. c. 74 units as affordable



High quality **70 bed care home** (use class C2) and **41 extra care units** (class C3)



Up to **8 self-build plots** for custom build housing



**c.185 jobs** created through the construction & operational phases



**1,500sqm** for **health care diagnostics hub & community use**



**c. 45 new jobs** within the **local retail and leisure industry** through future expenditure

### Environmental



Developable areas use land of **former Laporte works** & the alignment of **overhead power cables** (to be buried)



A significant on-site **Biodiversity Net Gain (BNG)** of **+22%** across 50ha



Extensive **tree retention & planting**



**Renewable energy opportunities** to serve an all-electric development.



Ground investigations show **no contaminants** in developable areas



**Active drainage** and use of ponds to boost BNG & opportunities for water source heat recovery

### Economic



Construction & operation **contribution to GVA** of **c.£10m**



Estimated **future residents spending** of **c. £6.9m** in local economy



Estimated **Council Tax** receipts of **c. £510,000 per annum**



Estimated **Business Rates** receipts of **c. £30,000 per annum**



**Community Infrastructure Levy (CIL)** contribution of **c. £2.11m**



**Other financial contributions** to support growth across TDC

## NUTFIELD GREEN PARK - HIGHWAYS & LOCATIONAL SUSTAINABILITY BENEFITS

### Improvements to Existing Highways Infrastructure



Extension of existing **30mph speed limit** in the vicinity of the site access to west **on A25**



Proposed **new crossing of A25** at Mid Street to improve connectivity



Improvements to existing **infrastructure** inc. bus stops on A25



If considered necessary by SCC, **a junction improvement strategy** can be implemented

### Enhanced Connectivity through site & wider area



Retention of all existing footpaths and creation of **wider pedestrian links** within the site and wider area



**Upgrade of footpaths** 192 & 616 to allow for cycle use and connectivity within the site and wider area



Connection to and restoration of existing **cycle route NCNR21** (Sustrans) to enhance existing link to Redhill and wider area

### Promotion of Multi Mode Transport



Provision of **2 electric buses** for use of future residents & existing Nutfield community



**Multi-Mode access** to include 3m shared footway/cycleway off A25 and a raised crossing for pedestrians/cyclists



Provision of **electric bike loan** initiative on site



Policy compliant parking for each home with **electric charging points**

### Applicant's Commitment to Benefits



**All benefits** (inc. highways benefits) will be **secured through** S.106 and / or S.278 **legal agreements.**







Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated.

All areas shown are approximate and should be verified before forming the basis of a decision.

Do not scale other than for Planning Application purposes.

All dimensions must be checked by the contractor before commencing work on site.

No deviation from this drawing will be permitted without the prior written consent of the Architect.

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Ground Floor Slabs, Foundations, Sub-Structures, etc. All work below ground level is shown provisionally. Inspection of ground condition is essential prior to work commencing.

Reassessment is essential when the ground conditions are apparent, and redesign may be necessary in the light of soil conditions found. The responsibility for establishing the soil and sub-soil conditions rests with the contractor.

- Site Boundary
- Proposed Residential Development
- Proposed Integrated Retirement Community
- Accessible Open Space to include BNG Enhancements
- Existing Trees / Woodlands Retained
- Proposed Areas of Native Planting
- Proposed SUDs - Sustainable Drainage Areas [Indicative Location]
- Landform
- Indicative Play Area Locations
- Existing Play Facilities
- Retained Existing PRoW [Public Right of Ways]
- Proposed upgraded PRoW to Ped/Cycle route
- Proposed upgraded footpath to Ped/Cycle connection route
- Proposed Ped/Cycle link on Site
- Integrated Cycle on-street provision
- Proposed Ped/Cycle link through Development
- New Pedestrian link on Site
- Vehicle access

The Masterplan is for illustrative purposes only and not a parameter or planning control plan.

Rev	Date	Description	Initials
PROJECT		Nutfield Green Park	
TITLE:		Illustrative Masterplan	
SCALE:		1:2500 @A1	
DATE:		10/2023	
DRAWING No:		SK 23	
DRAWN BY:		BPV/LL/AA/ATM	

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