

TANDRIDGE DISTRICT COUNCIL

Town & Country Planning Act 1990

Mr Richard Henley
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London
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On behalf of Nutfield Park Developments Ltd,

The TANDRIDGE DISTRICT COUNCIL as District Planning Authority under the provisions of Part III of the Town and Country Planning Act 1990 hereby **REFUSES** outline planning permission for: -

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)

At

Nutfield Green Park, The Former Laporte Works, Nutfield Road, Nutfield, Surrey

in accordance with the application registered by the Council on the 27 October 2023.

The reason(s) for REFUSAL are:-

1. The proposed development would constitute inappropriate development in the Green Belt causing significant harm to the openness and harm to the visual amenities of the Green Belt. The proposal would not comply with the requirements of paragraphs 155 and 156 of the National Planning Policy Framework (2024) as the development would not be in a sustainable location and necessary improvements would not be made to local infrastructure to cater for the needs of the occupiers of the new development. No very special circumstances exist, either individually or cumulatively, to clearly outweigh the harm by reasons of inappropriateness and other identified harm. As such, the proposal is contrary to the provisions of Policies DP10 and DP13 of the Tandridge Local Plan Part 2: Detailed Policies and the provisions of the National Planning Policy Framework (2024) as a whole.
2. The proposed development would result in less than substantial harm to the heritage significance of St Peter and St Paul's Church and the Folly at Redwood, as defined in paragraph 215 of the NPPF. No heritage or public benefits have been demonstrated as part of this application to outweigh such harm given the unsustainable location of the proposed development. The proposal would therefore be contrary to the provisions Policy DP20 of the Tandridge District Local Plan: Part 2 - Detailed Policies (2014) and the provisions of the National Planning Policy Framework 2024.

Informative:

3. The development has been assessed against Tandridge District Core Strategy 2008 – Policies CSP1, CSP2, CSP3, CSP4, CSP7, CSP8, CSP11, CSP12, CSP13, CSP14, CSP16, CSP17, CSP18, CSP19, CSP21, CSP22, Tandridge Local Plan: Part 2 – Detailed Policies 2014 – Policies DP1, DP4, DP5, DP7, DP9, DP10, DP13, DP18, DP19, DP20, DP21, DP22, Surrey Minerals Plan

2011 Core Strategy – Policies MC1, MC6, MC7, MC8, Surrey Minerals Plan 2011 Primary Aggregates DPD – Policies MA1, MA3, and material considerations. It has been concluded that the development would constitute inappropriate development in the Green Belt and that there are no very special circumstances that would outweigh that harm.

4. This decision relates to drawings numbered PL 01 (Site Location Plan), PL 02 (Land Use), PL 03 (Access and Movement), PL 04 (Green and Blue Infrastructure) and VD22815 VEC HGN NUT SK CH 005 (Nutfield Green Park Copenhagen Crossing Style Junction).



Dated: 03 October 2025

David Ford
Chief Executive

NB: <i>Please also see attached notes</i>
