

## 4.1 PRE-APPLICATION CONSULTATION

NPDL embraces the principles of good masterplanning and accordingly has carried out a series of consultations meetings and events with TDC, stakeholders, members and statutory consultees. The engagement has played a key role in this process of developing the Illustrative Masterplan.

A Statement of Community Involvement (SCI) has been prepared and is submitted with the planning application setting out the approach, the comment's raised and how, through the pre-application process, the Applicants have responded to the feedback.

A bespoke project website ([www.futureoftandridge.co.uk](http://www.futureoftandridge.co.uk)) acted as the main hub of the consultation. It evolved from acting as an initial fact finding website, which helped to build a detailed understanding of the needs and aspirations across Tandridge, then adopted to host key project information and the virtual consultation, which was a replica of the boards shown during the in-person meeting. It also offered details on how to provide feedback using digital and traditional methods, including a dedicated feedback form. During the two-week consultation period, the website received 1,037 visitors.



### UNDERSTANDING COMMUNITY NEEDS

In advance of the public consultation, during the early design phase, the applicant undertook a snapshot survey, using social media to reach a wider audience, including those traditionally disengaged with planning, to understand what the community across Tandridge believes they need through development. A detailed summary of the approach and the findings can be found in the SCI. To summarise, a series of adverts encouraging wider segments of society were targeted via Facebook, to help ascertain key drivers and considerations for the project team. This resulted in over 140,000 impressions on Facebook, funnelling down to 1,395 visits to the [futureoftandridge.co.uk](http://futureoftandridge.co.uk) website, where 56 people were passionate about responding to the survey.

Broadly the feedback was aligned with the proposals in draft stage that were to be consulted on during the pre-app process.

## STAKEHOLDER ENGAGEMENT

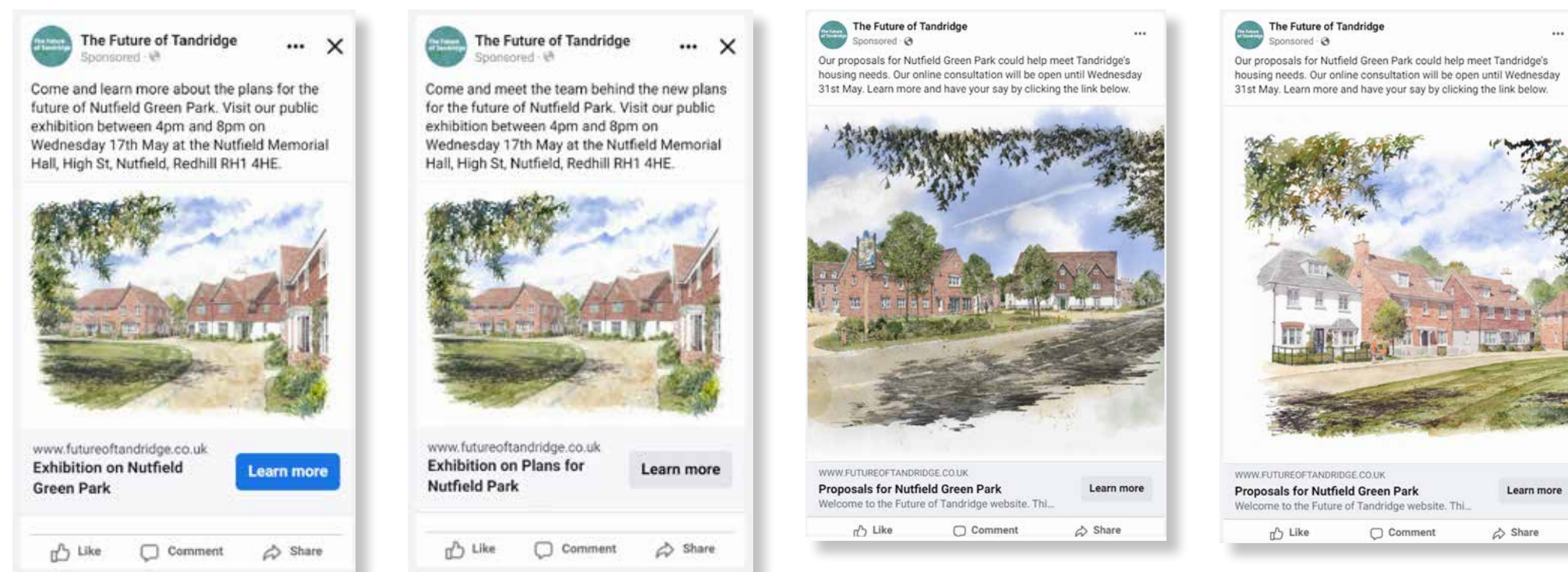
Prior to the consultation launch, emails were sent to local political stakeholders to notify them of the proposals, advise them of the public consultation timeframe, and invite them to a pre-meeting to discuss the proposals in more detail.

## PUBLIC CONSULTATION

Lexington has carried out a robust program of pre-application consultation in accordance with national and local guidelines, that spanned a two week period - Wednesday 17 May and Wednesday 31 May 2023 inclusive. To ensure that as broad an audience as possible was engaged, the consultation incorporated both physical and digital elements. The result was a comprehensive and inclusive consultation that fully adhered to all statutory requirements.

Responses to the consultation have been positive and constructive, in total, 29 individual responses were received to the consultation across various feedback channels. The feedback received covers a broad range of topics relating to the development, including local amenities, infrastructure, and housing.

NPDL is committed to an ongoing, open dialogue with the local community and key stakeholders throughout the planning process.



## 4.2 FURTHER CONSULTATION

As part of the design process for this application a number of specific meetings with statutory consultees and other bodies have taken place to ensure that an integrated design approach is achieved. This includes meetings with Surrey County Council Highways; Surrey County Council as Lead Local Flood Authority and TDC Pollution Control Officer were consulted on the scope of the site work prior to the 2023 site investigations. The Environmental Protection Group Limited were commissioned on behalf of TDC to review and comment on the investigation proposals. The Planning Statement (Section 4) provides further details of this engagement.

As is evident from the above, the Applicant has carried out a significant level of engagement with a variety of parties during the development of the proposals.

## 5.1 DESIGN PRINCIPLES

The design and structure of the Framework and Illustrative Plans for NGP have been guided by a clear set of best practice principles.

### CHARACTER AND IDENTITY

- Respond to and reinforce local distinctive patterns of development, landscape, and culture, whilst generating a unique sense of place.
- Create a series of linked and distinctive built environment spaces.
- Ensure that the scale and mass of the built form makes best use of the land and is in harmony with the surrounding residential character.

### CONTINUITY AND ENCLOSURE

- Promote the continuity of street frontages and enclosure of space by development that clearly defines public and private areas.
- Ensure that all public space is overlooked by buildings to provide a safe and secure environment.

### QUALITY OF THE PUBLIC REALM

- Develop all spaces and routes with a high quality hard and soft landscape and ensure that these are attractive safe and work effectively for all sectors of the community.

### EASE OF MOVEMENT

- Promote accessibility and local permeability by making places that are connected to each other and are easy to move through putting people before traffic.
- Promote active travel with improved access to public transport and existing PRow.

- Reduce the dominance of the car through the provision of a mixed parking strategy.
- Provide traffic calming measures and reduce vehicle speeds within the development.

### LEGIBILITY

- Promote legibility through the provision of recognisable routes, intersections, and landmarks to help people find their way around.
- Achieve a hierarchy of spaces, each with their own distinctive character.

### ADAPTABILITY

- To provide housing that is robust and adaptable to changing requirements.

### DIVERSITY

- Provide a wide variety of dwelling types, including a mix of tenure to provide a mixed and balance community.

### SUSTAINABILITY

- Encourage sustainable living through the layout of the scheme in terms of transport, energy use, water use and use of materials.
- Enhance the overall value of the development and create positive social, economic, and environmental benefits.



## 5.2 PREVIOUSLY REFUSED SCHEME AND NEW APPROACH

Since the Site's acquisition, the Applicant has promoted the Site for development to safeguard its future and find a sustainable viable use which is sympathetic to the existing community of Nutfield and the Site's landscape and ecological constraints.

### APPLICATION

In June 2021 the Applicant submitted an application (Ref: 2012/1040) which was refused by TDC on 21 September 2021. See Planning Statement (hgh Consulting). The application was not appealed and instead justification for the component parts of the scheme were reviewed and a new consultant team appointed.

### NEW TEAM

The Applicant assembled a new team led by hgh Consulting, ADAM Architecture and FPCR in July 2022 to ensure that the proposals were needs-led, sensitive to the protections and enhancement of the existing Site and resulted in high quality sensitively designed scheme which will provide the amenities that the community needs.

The emerging proposals reflect and fully respond to the issues and concerns raised by TDC in their Decision Notice, in addition to the District's acutely poor housing supply and draft Local Plan position.



Application Illustrative Masterplan - September 2021

# KEY STEPS

## UNDERSTANDING THE SITE

### Analysis and Assessment

In July 2022 the new team walked the Site and commenced a series of studies and surveys to ensure that prior to the commencement of any design that the emerging proposals were informed by a robust understanding and knowledge of the Site and its context.

See Section 2.0 Context Analysis and the Specialist Consultant Technical Reports for more detail.

## MASTERPLAN EVOLUTION

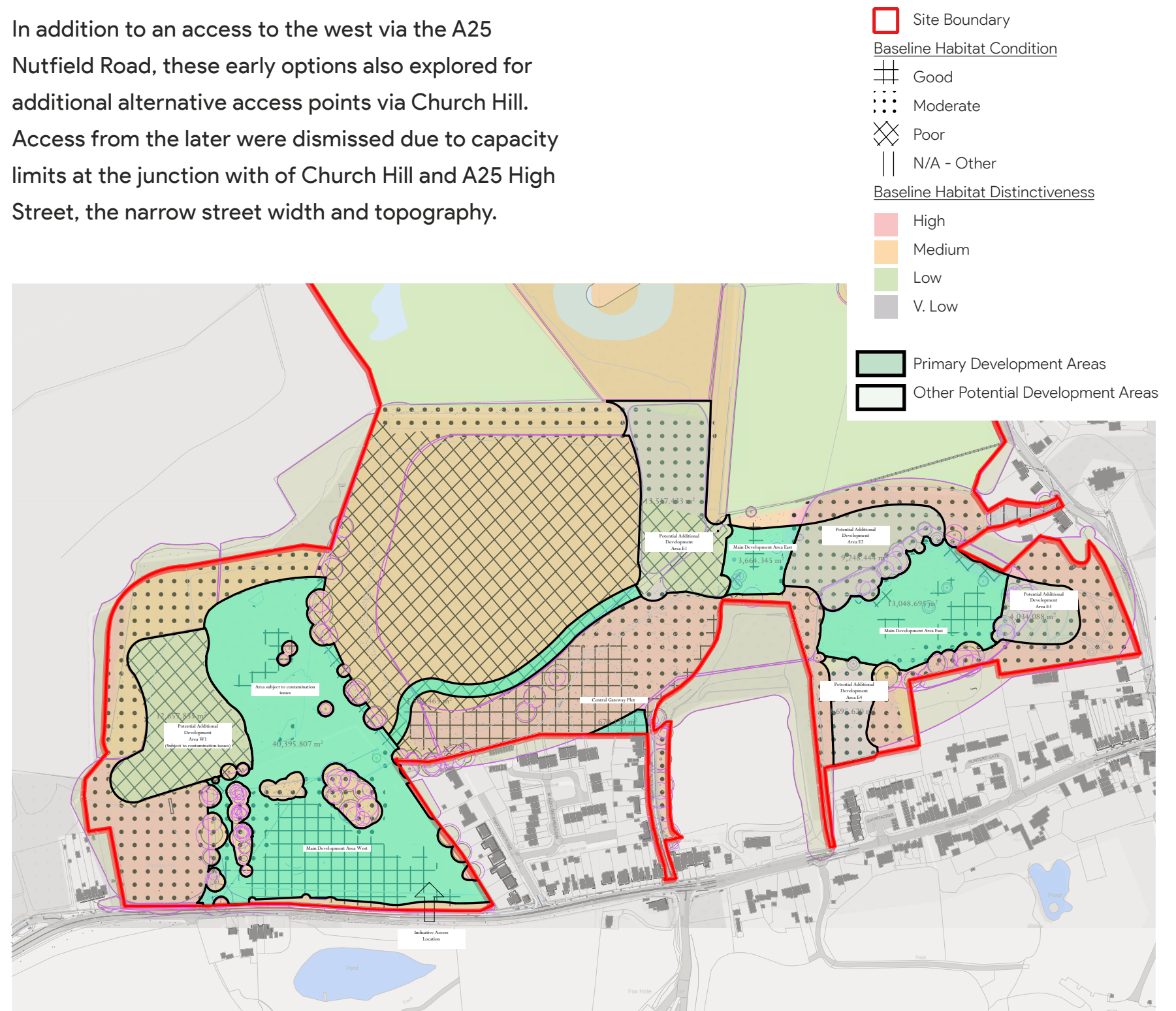
### Workshops

A series of workshops have been held over the period from July 2022, and from the detailed appraisal of the Site and various other studies a constraints plan and concept plan defining the parameters of the development emerged.

As part of the workshop process ADAM Architecture has developed a process of illustrating and recording the emerging design proposals in the form of a Sketchbook. This was maintained as a live document and is generally updated prior to the workshop to help to inform discussions.

The concept plan broadly identified three development parcels, the Green Park West (Lower Quarter) to the west, Park Wood Hamlet to the north of the recreation ground and Green Park East.

In addition to an access to the west via the A25 Nutfield Road, these early options also explored for additional alternative access points via Church Hill. Access from the later were dismissed due to capacity limits at the junction with of Church Hill and A25 High Street, the narrow street width and topography.



Extract from Habitat Distinctnesses and Conditions Plan - July 2022



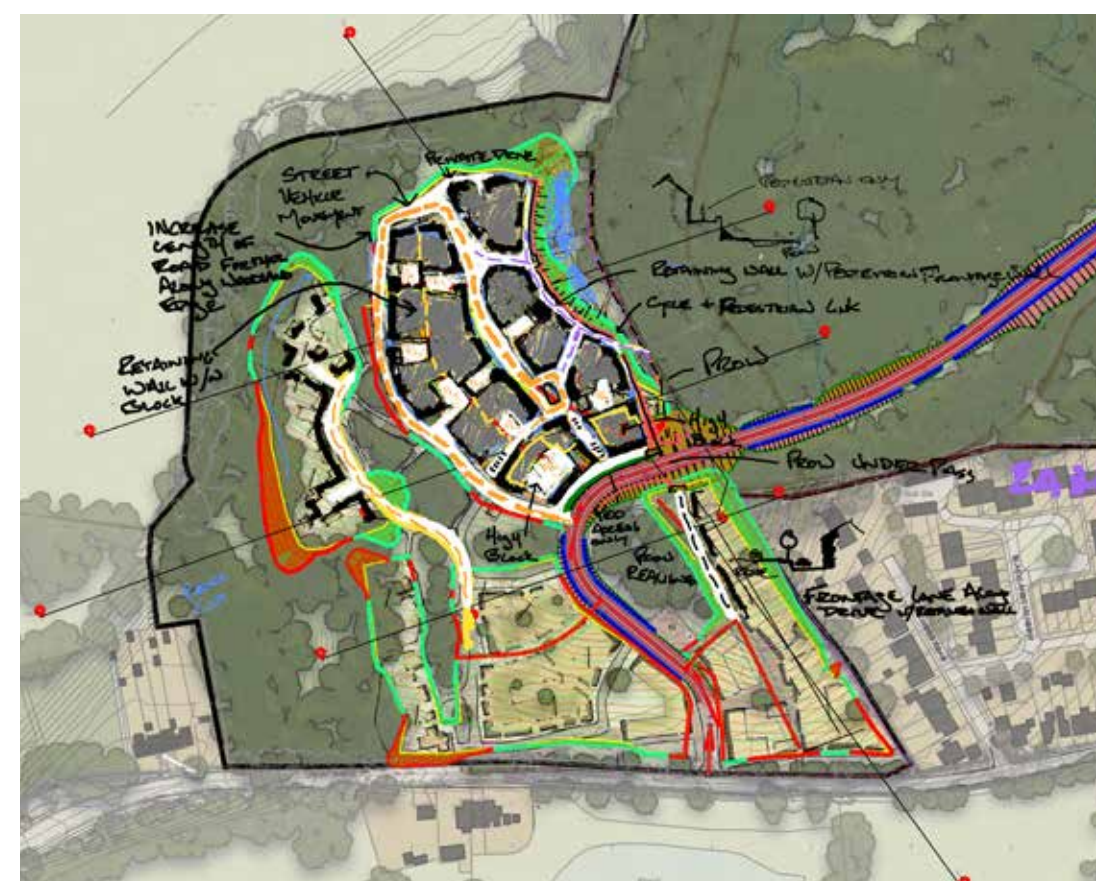
The December version of the Sketchbook illustrated a more refined layout, as well as initial thoughts of land use and capacity. The Green Park West (Lower Quarter) shown as residential with the potential for a doctor's surgery/pharmacy near the Site entrance; residential or later living to Park Wood Hamlet and later living and care to Green Park East. The later living was subsequently removed from the Park Wood Hamlet due to topography and walkability to the care home facilities.

Further testing of the proposals explored the following changes to the masterplan:

- The alignment of the Drive between the Green Park West (Lower Quarter) and Green Park East was amended to optimise the cut and fill with associated amendments to the layout;
- Minor amendments to development parcel as part of initial cut and fill assessment and development of SuDS strategy.
- Refinement of the brief for the later living, care home and testing the position of the doctor's surgery/pharmacy. It was concluded that the doctor's surgery and pharmacy should be co-located with the later living and care home as an IRC facility. Layout amended;
- Access to A25 Nutfield Road amended to avoid utility box; and
- Enhancement of existing PRow FP 192 to a combined footpath and cycleway connecting to the NCN 21 cycle route, and existing PRow FP 568 to a combined footpath and cycleway connecting the IRC with the High Street and Church Hill.



Emerging Masterplan May 2022



Refinements to Masterplan following cut and fill workshop









Extract from Illustrative masterplan



# Key Principles of the Illustrative Masterplan

## GREEN PARK

1. Approach to Nutfield and the New Entrance to Nutfield Green Park
2. The Nutfield Entrance Green and Primary Access to Neighbourhood
3. The Green with Indicative Play Location
4. The Square
5. The Green Lane with Cycle Provision
6. The Mews Lane
7. The Sylvan Woodland Cluster with a collection of Self-Build Homes

## UPPER GREEN PARK WEST

8. Small Cluster of Self-Build Homes
9. Green Park Woodland Finger with Indicative Play Location

## LOWER GREEN PARK WEST

10. Pedestrian Stair Links connecting upper and lower roads
11. Lower Green Park Square
12. Lower Field Green overlooking Central Woodland with indicative play location
13. Sustainable Drainage Ponds

## PARK WOOD HAMLET

14. Park Wood Hamlet Greens

## THE INTEGRATED RETIREMENT COMMUNITY

15. The Avenue
16. The Care Courtyard
17. The Gatehouses
18. Woodland Edge

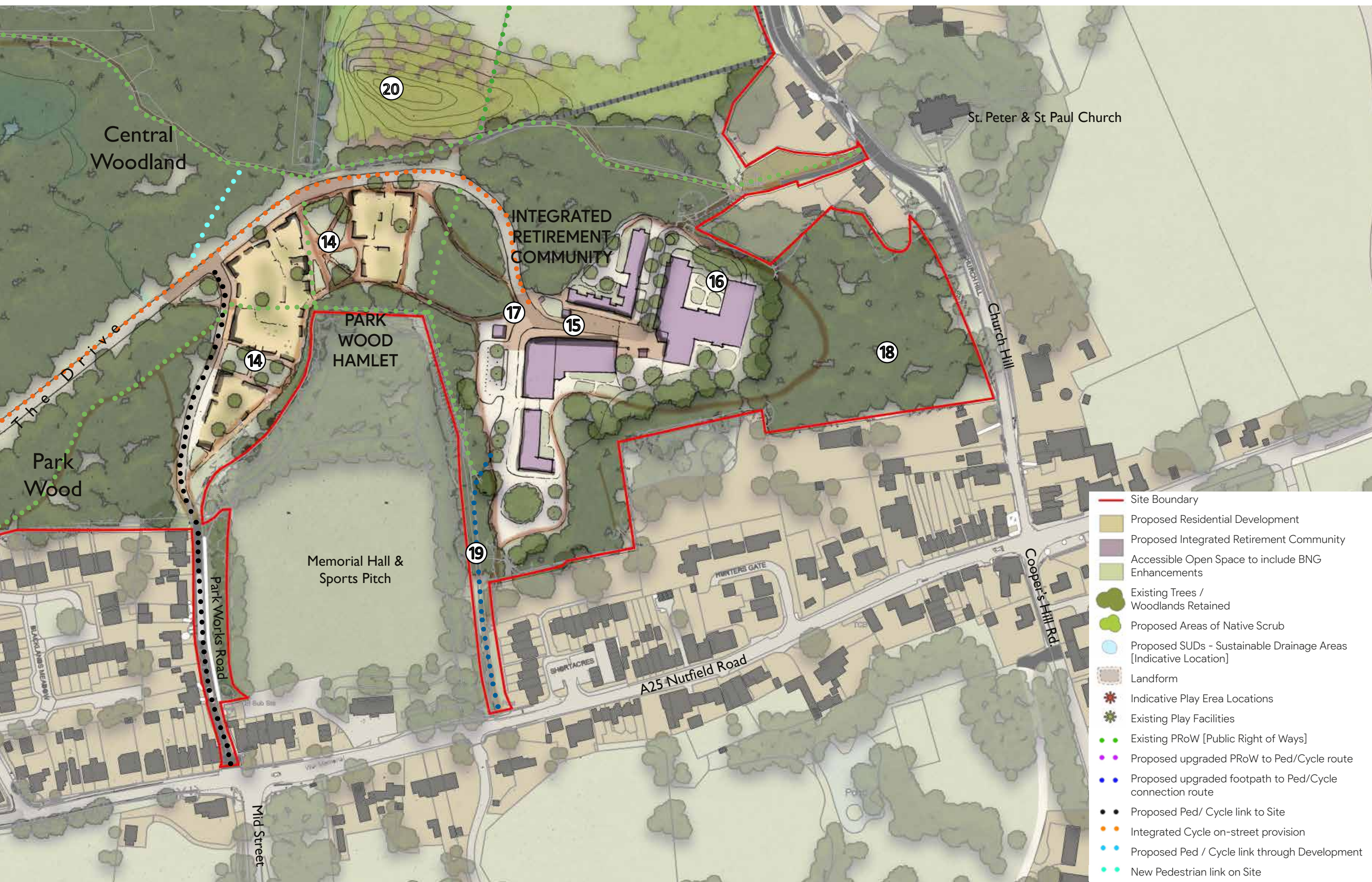
19. Footpath and Cycle Links to Nutfield Road

## NUTFIELD BIODIVERSITY PARK

20. New woodland Planning and landform.







- Site Boundary
- Proposed Residential Development
- Proposed Integrated Retirement Community
- Accessible Open Space to include BNG Enhancements
- Existing Trees / Woodlands Retained
- Proposed Areas of Native Scrub
- Proposed SUDs - Sustainable Drainage Areas [Indicative Location]
- Landform
- ✱ Indicative Play Area Locations
- ✱ Existing Play Facilities
- 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 to Site
- Integrated Cycle on-street provision
- Proposed Ped / Cycle link through Development
- New Pedestrian link on Site



## 5.3 CHARACTER AREAS

To enhance the overall sense of place the design proposals include the creation of broad Character Areas, each with its own distinctive qualities. A full description of the Character Areas is set out in Section 6.0.

## 5.4 LAND USE

Only 12 % (7 hectares) of the Site will be developed with the remaining 88% (51.8 hectares) being enhanced to become open space with greater accessibility, amenity, and recreation provision with enhanced biodiversity.

### RESIDENTIAL (USE CLASS C3)

The proposed development will provide up to 166 new homes which will make a meaningful contribution towards meeting the housing needs of the area. The proposed development will provide a variety of dwelling types and sizes to deliver balanced and mixed community. Where possible, houses will include home offices to reduce reliance on private car travel and help create a vibrant, living community, especially during the day. The housing layout will be designed to encourage residents to engage with their neighbourhood, with houses fronting the road and overlooking a green. The aim is to encourage a 'Sense of Place'. Fostering a strong community spirit and a safe environment for children to play in.

### AFFORDABLE HOUSING

The Site will deliver a total of up to 45% affordable housing on Site and will comprise a range of tenures, including affordable rent and intermediate, having regard to the Local Planning Authority policy requirements to meet local housing need.

In the interests of providing socially integrated communities, the design allows for affordable housing to be clustered in small groups interspersed with the market housing. The affordable housing will be designed to the same external specification and will be visually indistinguishable from the market housing.

### CUSTOM/SELF-BUILD

In addition to the affordable provision, 5% of the houses will be made available to custom/self-build plots.

### INTEGRATED RETIREMENT COMMUNITY (USE CLASSES C2, E(E), F2)

Housing should meet the needs for people of all ages, including the elderly. This objective is a priority for the applicant and directly meets an acute need in the District. The proposals include an Integrated Retirement Community (IRC), see Tetlow King Later Living Statement, that includes later living units and a care home (Class C2) that will complement the general-purpose housing and contribute to the creation of a more diverse and cohesive community at NGP. The IRC, to be developed under the Masterplan includes a 70 care home beds, 41 extra care units, ancillary community and medical facilities, typically offering a restaurant, convenience shop, café, consulting rooms and other facilities for the residents of the IRC and the existing residents of Nutfield and local environs. NGP will deliver and integrated community, enhancing the social sustainability of the overall development. Ease of connectivity between the IRC and NGP's residents and the existing village has been paramount in the evolution of the framework masterplan to provide a rich living experience for those who may have the ability to venture far from their homes in later life. The tenure and mix of units will enable the residents to remain in the neighbourhood through their changing circumstances of their lives.

### OPEN SPACE

Open space is an integral element of the proposed development and includes a number uses that are described in Section 5.6. The proposals will provide a series of attractive open spaces, including retained woodland, wetland, attenuation areas and species rich grassland, as well as provision for informal and equipped play.

The development will also provide greater access to the Site for new and existing residents with opportunities to improve connections and enhance the existing pedestrian and cycle network.





Land Use Parameter Plan

## 5.5 SCALE OF DEVELOPMENT

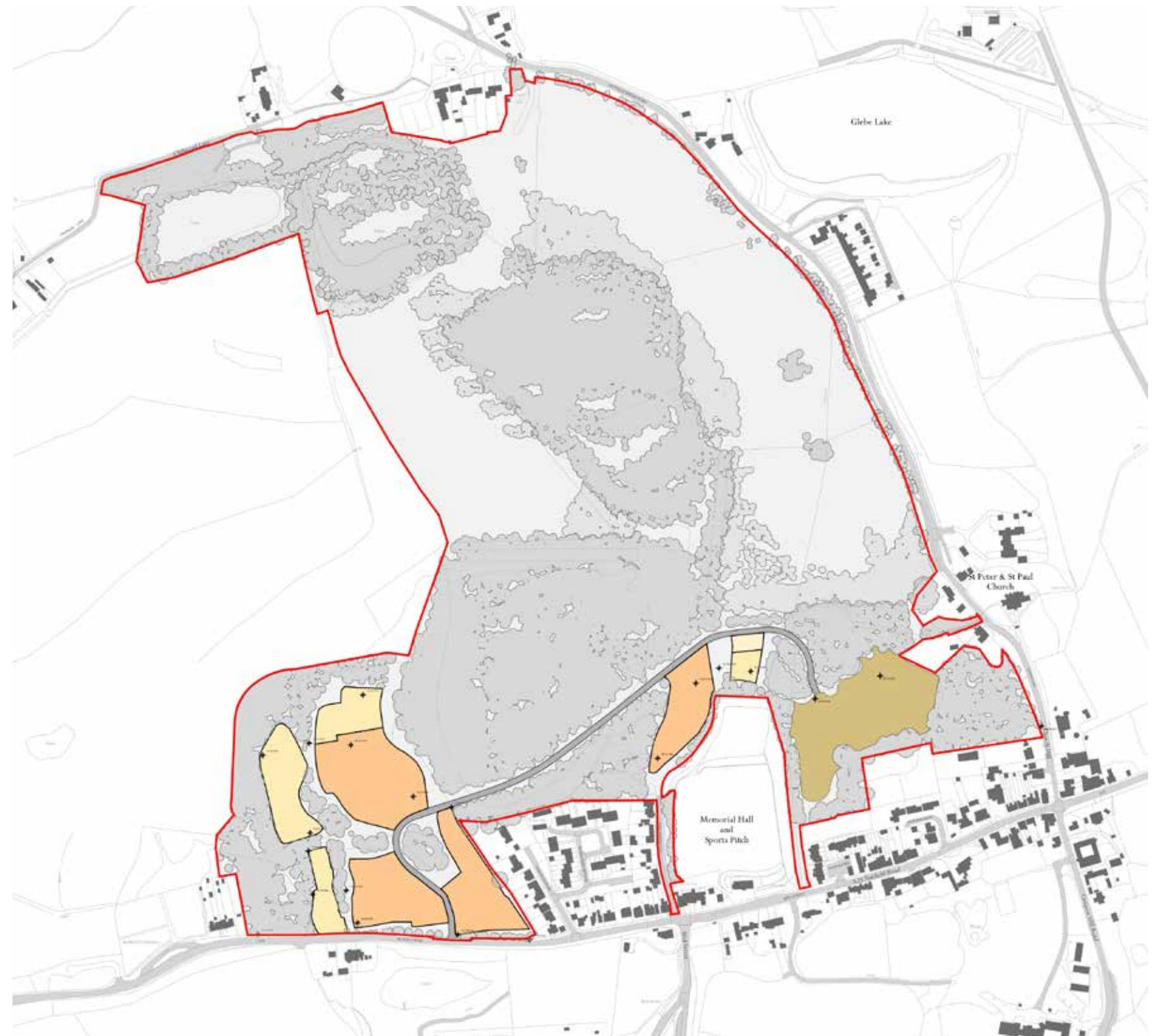
### 2.5.1 BUILDING HEIGHTS

The scale and massing of the new buildings is assessed to ensure that the character and visual appearance of the area is safeguarded. Heights are expressed as a maximum parameter, which allows flexibility for detailed designs to be progressed pursuant to the outline planning permission.

The scale and massing have been set at predominately 2 storey buildings. The form of the new buildings varying in response to its location with the street hierarchy and its adjacent surroundings with 1.5 and 2.5 storey buildings at key locations. This design response is supported by and is consistent with the earlier character analysis studies of Nutfield and the surrounding villages.

- Site Boundary
- Up to 2.5 Storeys Integrated Retirement Community (14.5m max from FFL)
- Up to 2.5 Storeys (10.5m max from FFL)
- Up to 2 Storeys (10.5m max from FFL)
- Up to 1.5 Storeys (7.5m max from FFL)
- The Drive

Earthwork to accommodate +/-1 to 1.5m in development areas  
All AOD levels are existing [Approximate proposed levels TBD]



Building Heights Parameter Plan



## 5.6 LANDSCAPE STRATEGY

The overall masterplan has been very much led by the environmental features present within the Site. A number of key objectives have helped guide the design development:

- Deliver well managed green spaces to provide social and environmental benefits whilst reinforcing landscape character and local distinctiveness;
- Retaining as much of the existing woodland and other tree cover as possible for biodiversity, visual amenity and recreational benefits;
- Enhance existing low quality grassland to species-rich wildflower meadows within northern sections of the site for increases in habitats;
- Maintain physical links and open views to the wider landscape utilising existing network of PRow;
- Encourage understanding of the biodiversity and historic elements of the landscape;
- Maintain and enhance the network of public access, whilst ensuring significant biodiversity value and resource of these areas is sensitively managed and protected;
- Retain and enhance existing landscape features within the Site as much as possible to help create new habitat and recreational areas in keeping with local character whilst allowing new development to take place;
- Make the most of the natural topography of the Site for the use of sustainable water strategies;
- Incorporate new wet loving species within areas adjacent to new drainage features for coherent wetland landscapes;
- Proposals should incorporate features typical of the local character to help assimilate the development within its landscape context;
- Respect local historic assets including the Church of St Peter and St Paul;
- Implement proposals that will help the interpretation of the local character and history of the Site; and
- Locate proposed built development away from visually exposed areas of the Site.







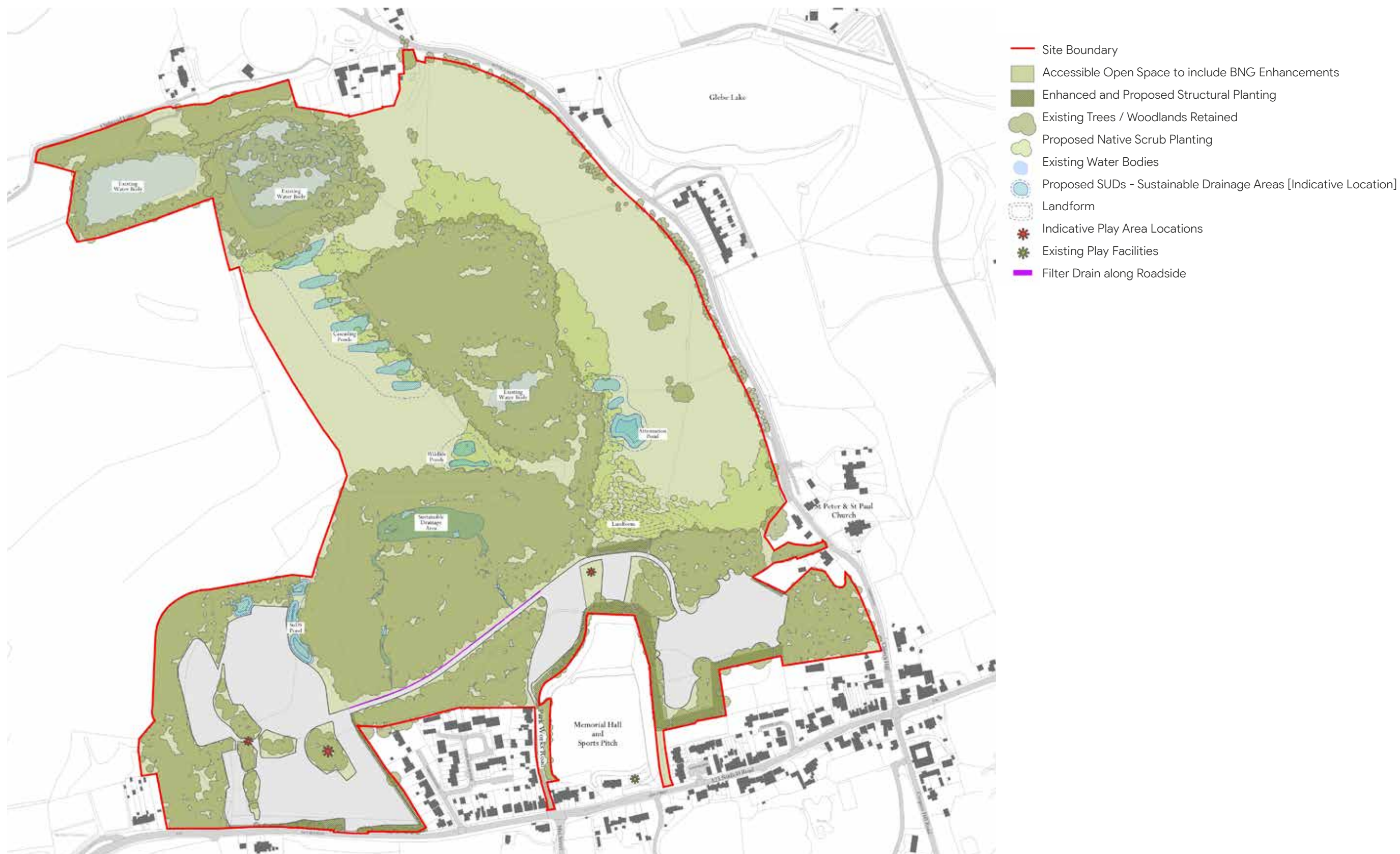
The landscape proposals will provide a robust network of interlinked green spaces that will be used for recreational and ecological benefits. The retention of existing woodland features with relatively limited removals and enhancement where appropriate will help assimilate the new residential development within its landscape context. The Green Infrastructure proposals include:

- The provision of circa 52 hectares of land dedicated to landscape, open space, play and habitat related proposals – representing approximately 88% of the total Site area;
- The northern grassland areas will become areas accessible open space for informal recreation for the local community whilst increasing biodiversity through improved grassland management;
- The vast majority of woodland within the Site will be retained with a loss of 2.13 ha of predominantly lower quality areas to allow for new access and development plots. New woodland planting within the Site will be appropriately located to help provide visual screening for the new development where appropriate. The woodland will also provide more substantial ecological connections between the existing woodland features within the Site.
- New scrub planting will be included within the northern sections of the Site adjacent to the central woodland;

- Additional features for fauna including bird, bat and invertebrate boxes and habitat features;
- The existing low-quality modified grassland within the north of the Site will be managed for increased biodiversity;
- New wetland areas will be incorporated into the sustainable drainage design to help increase biodiversity as well as providing visual interest for users of the accessible open space;
- Interpretation panels will be located within the Site to help users of the open space to appreciate the local landscape character and ecological assets present within the Site;
- All PRow will be retained within the Site with several of the routes being upgraded for ease of access and cycle use. These routes will tie into new informal paths provided within the Site for recreational use and greater permeability;
- Views across the northern grassland parcels to the wider landscape context will be retained; and
- New structural planting to the north-east of the new Care development will help minimise potential visual impacts upon visitors to the nearby church and residents.







Green and Blue Infrastructure Parameter Plan



# Landscape and Ecology Strategy Plan Key Principles:

- 1 Existing areas of woodland managed for greater biodiversity/woodland quality.
- 2 Western series of cascading ponds providing additional biodiversity opportunity and feed into existing northern pond.
- 3 Potential interpretation signage & sculptural art / play feature within parkland.
- 4 Existing Species poor central woodland to be managed for greater species diversity to include thinning of existing stock and sowing ground species.
- 5 New sustainable drainage basins located within lower lying areas of south-western parcel designed for biodiversity and amenity interest.
- 6 Open Swale adjacent to link road designed for biodiversity benefits.
- 7 South-western woodland managed for greater biodiversity.
- 8 New landscaped area at site entrance as feature planting and for visual containment.
- 9 Area of existing sandy grassland retained as feature of ecological value.
- 10 New parkland managed as flower rich grassland.
- 11 New footpaths allow the local community to access new areas of parkland.
- 12 Existing areas of woodland managed for greater biodiversity/woodland quality.
- 13 Transitional scrub planting included on woodland side of new pond features.
- 14 Series of cascading ponds linked by naturalised swales provide opportunity for biodiversity whilst functioning as sustainable water conveyancing feature.
- 15 Feature pond acts as attenuation area within drainage strategy as well as providing visual interest for users of parkland, greater biodiversity within Site and habitat feature for wildlife.
- 16 New woodland planting to north-eastern area of development to increase visual containment of new built form with consideration of proximity to church of St Peter and St Paul.



Illustrative Landscape and Ecology Strategy Plan





Existing Aerial View of Nutfield Green Park from north-east





Proposed Aerial View of Nutfield Green Park from north-east



## ECOLOGY AND BIODIVERSITY

The proposals for the Site have been translated into their corresponding UKHab types to complete the assessment and ecological input has been sought for the design of the Site's green and blue infrastructure. The BNG assessment for the scheme will demonstrate that the proposals will result in a biodiversity net gain of more than 20%, in excess of the requirements of forthcoming secondary legislation as part of the Environment Act (2021). This will be secured through a Habitat Management and Monitoring Plan. In summary, habitat creation/enhancement measures include:

- Extensive woodland enhancement of all woodlands that are not already in good condition through selective thinning and new tree planting to boost diversity;
- Enhancement of existing pasture grassland into species rich meadow grassland;
- Pond creation;
- Planting of large areas of mixed scrub managed to include glades, clearing and rides;
- Retention and enhancement of existing sandy grasslands of notable invertebrate interest;

- New woodland planting;
- Planting of SUDS features with diverse marginal and aquatic vegetation; and
- Enhancement of existing waterbodies with marginal and aquatic vegetation planting.

FPCR have also completed a suite of surveys to assess the presence/absence of protected and notable species onsite. These have included surveys for hazel dormice, great crested newts, bats, birds, reptiles, and invertebrates. The proposals have been designed to include a range of mitigation features for these species including additional scrub habitat for birds (particularly nightingales which have been recorded onsite), bird and bat boxes, new ponds for GCN and hibernacula features for reptiles and bats. Given the extensive habitat creation and enhancement measures proposed, the scheme will ultimately be beneficial for the majority of protect and notable species recorded on Site.

Overall, the proposals provide significant ecological enhancement as demonstrated by the BNG assessment completed for the site, with a range of additional measures designed specifically for faunal features to enhance the overall ecological value of the Site.







- Red Line Boundary
- Baseline Habitats
  - Artificial unvegetated, unsealed surface
  - Bramble scrub
  - Developed land; sealed surface
  - Lowland mixed deciduous woodland
  - Mixed scrub
  - Modified grassland
  - Other neutral grassland
  - Other woodland; broadleaved
  - Other woodland; mixed
  - Ponds (non-priority habitat)
  - Sustainable drainage system
- Proposed Hedgerows
  - Species-rich native hedgerow
- Proposed Watercourses
  - Ditches

Habitat Proposal Plan



## BLUE WATER INFRASTRUCTURE

The drainage strategy has been developed to mitigate potential impacts on the local ecology. In line with the drainage hierarchy, surface water runoff will discharge to the Redhill Brook to the north of the Site, in line with the existing hydrological regime. Flow will discharge from the Site via an existing connection under Chilmead Lane to an offsite drainage ditch that runs north into the Redhill Brook.

The proposed drainage strategy will collect and attenuate rainwater onsite within Sustainable Drainage features (SuDS). The collected rainwater will be released at a controlled (greenfield) rate, in line with Surrey County Council guidance. Peak runoff from the Site will be greatly reduced for extreme rainfall events such as the 1% (1 in 100) AP plus 40% climate change event, which has been used to design the drainage network.

Flows from each of the residential parcels will be conveyed through to a network of detention basins and ponds to the recreation ponds at the north of the Site before connecting into the Redhill Brook via the existing outflow connection.

Source control, through the use of SuDS, is proposed throughout the Site to provide multiple benefits beyond flood risk management, such as water quality management, amenity, and biodiversity and ecology. Sitewide integration of these features will minimise any impact on the local environment.





## 5.7 ACCESS & MOVEMENT

A key aspect of the proposals is delivering a scheme which enhances connectivity through a package of upgrades and mitigation measures. To promote sustainable travel to and from the Site, and enhancing accessibility, the transport strategy includes:

- A new all-modes junction onto the A25 including high-quality pedestrian/cycle facilities;
- Traffic calming features on entry to Nutfield from the west, including new markings and signage;
- An extension westward of the 30mph speed limit – leading to slower traffic speeds;
- Sensitively designed internal roads to cater for vehicular movements with minimum impact on the remainder of the Site;
- Retention of existing Public Rights of Way (PRoW) routes that traverse the Site and enhancement of some of the routes to provide improved walking and cycling links;
- Enhancement to Park Works Road to provide a pedestrian/cycle connection between the Site and the A25, including local bus stops;
- Charging facilities for electric cars and electric bikes to aid de-carbonisation of travel, in accordance with Surrey's parking policy;
- Quick and direct pedestrian connections to nearby local bus services providing access to Redhill Town Centre and Train Station, Godstone and Bletchingley;
- A newly proposed toucan crossing over the A25 at Mid Street to aid safe crossing for pedestrians and cyclists between the northern and southern footway. This will also assist in links for new and existing residents to the primary school;
- Introduction of a Travel Plan that will provide encouragement for residents and visitors to use sustainable forms of transport; and
- Upgrading a PRoW to the north of the proposed development to allow cycle access to the National Cycle Network Route along Chilmead Lane, which routes into Redhill Town and train station.





In addition to the above a number of further measures are being explored with Surrey CC and others as follows:

- Car club initiatives which would allow shared use of some on-site vehicles(s);
- Bus stop improvements along the A25 e.g. Upgrade to shelters, clearing debris, and real-time bus information; and
- Potential participation in Surrey's digital on demand bus services (Demand Responsive Travel).

In terms of vehicular access, the Transport Assessment has undertaken up to date traffic surveys of the local road network and completed local junction modelling to ensure that there is suitable capacity on the local road to facilitate the additional vehicle trips generated by the development.

The application will incorporate high quality cycle and pedestrian routes, as an extension to the existing, to encourage walking and cycling. The main all-modes access onto the A25 will include a 3.0m wide pedestrian/cycle connection which will tie into existing infrastructure along the A25. In addition, a pedestrian/cycle point will also connect between the Site and the A25 via Park Works Road. Park

Works Road will be improved through re-surfacing and potential markings/signage to indicate this is a route for pedestrians and cyclists. Furthermore, two existing PRow routes (PRow FP192 & FP568) will be maintained between the Site and the A25, with a further PRow retained to Church Hill to the east (PRow FP571).

For public transport access, the aforementioned pedestrian and cycle routes will provide direct access over a short distance to a number of local bus routes providing services to key destinations including Redhill Town Centre and train station.

Furthermore, the applicant is in ongoing discussions with Surrey CC's highways team regarding the potential to participate in the Surrey's digital on demand bus services (Demand Responsive Travel).

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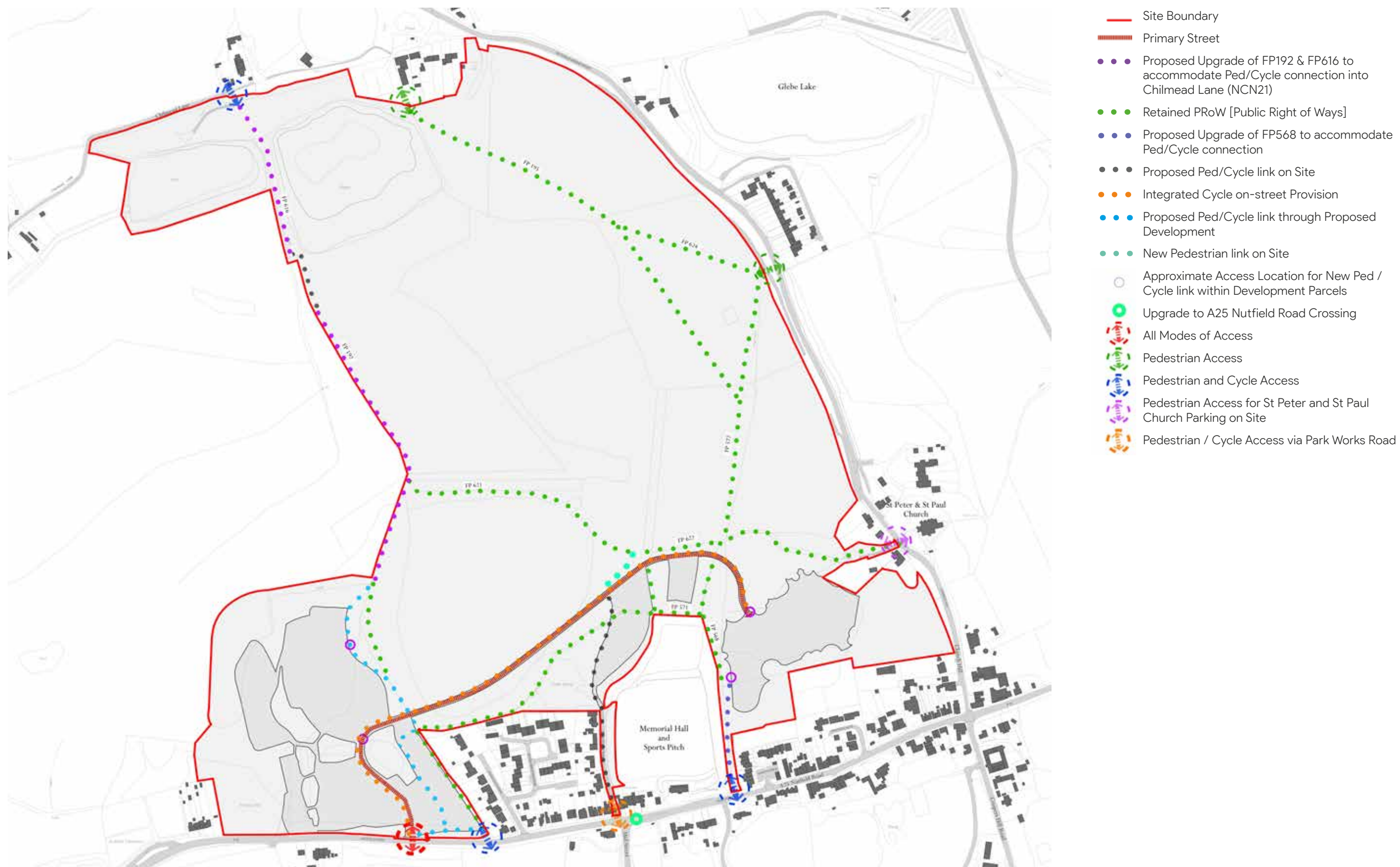
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access to the National Cycle Network Route along Chilmead Lane, which routes into Redhill Town and train station.

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- Car club initiatives which would allow shared use of some on-site vehicles(s);
- Bus stop improvements along the A25 e.g. upgrade to shelters, clearing debris, and real-time bus information; and
- Potential participation in Surrey’s digital on demand bus services (Demand Responsive Travel).





Access and Movement Parameter Plan



## 5.8 SUSTAINABILITY

The Nutfield Park development is seeking to showcase sustainability in all aspects of its design. The holistic sustainability approach can be summarised in the following categories:

### **Landscape and Biodiversity:**

The proposals will secure biodiversity net gain of more than 20%, in excess of forthcoming policy targets. This will be achieved through enhancing local habitats (including for priority species resident on Site) and introducing new areas of scrubland and woodland. The landscape design will support the conservation of wildlife on Site, and provide improved access open spaces for both new and existing residents, promoting healthy lifestyles.

### **Materials and Waste:**

Waste will be minimised on the development in line with the Government's waste hierarchy. The proposed development will seek to balance cut and fill on site such that no excess cut material will be produced. Process will be put in place to encourage the use local materials and supply chains wherever possible. The design will consider practices that will reduce construction waste, which may include offsite manufacture. Circular Economy principles will be taken into account during the development of the building design.

### **Community & Accessibility:**

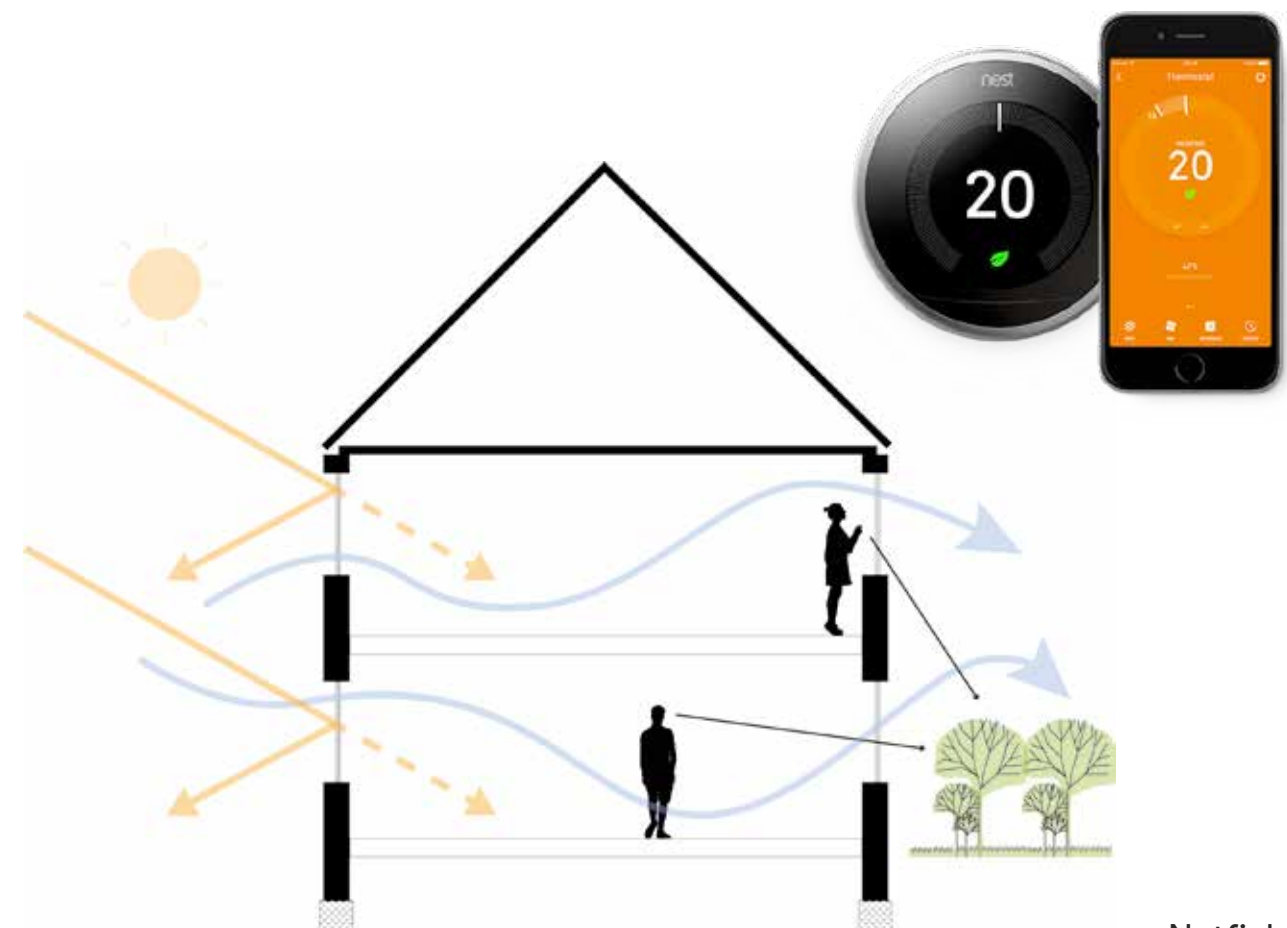
The development will seek to incorporate Secured by Design principles, and Lifetime Homes principles will also be taken into account. The design will be developed with the aims to encourage flexibility and accessibility for all.

### **Energy and Carbon:**

The homes and buildings on the proposed development site will be built to the emerging Future Homes Standard, leading to well-built, energy efficient homes that mitigate against fuel poverty by reducing occupant energy bills. The new development will be all-electric: avoiding fossil fuel combustion appliances. This will prevent direct on-site carbon emissions, and futureproof the development by ensuring it can use the continuously-decarbonising electricity grid as its fuel source.



Building design will follow the energy hierarchy, focussing first on passive design and thermal efficiency. Once each stage of the hierarchy has been maximised, the next stage will be applied. Design development will include consideration of local heat networks, energy efficient building services, and photovoltaic panels, alongside other measures.





### **Water & Drainage:**

Sustainable Drainage Systems (SuDS) measures will be used to manage surface water runoff close to the source. All SuDS strategies being developed will either maintain, or improve the current drainage across the Site.

The use of multiple stages of drainage infrastructure will also provide treatment to the water, improving its quality. These SUDS features will have wider benefits through the provision of wetland habitats, enhancing biodiversity.

A Flood Risk Assessment has been carried out. The development site is within Flood zone 1, and therefore has a low risk of flooding.

### **Sustainable Transport:**

Across the NGP the proposals seek to promote active travel, providing improved access to and enhancement to some of the existing PRow's, encourage healthy lifestyles. The proposals also seek to improve pedestrian and cycle connections to the local transport infrastructure, promoting the use of public transport. Cycle parking, and charging facilities for electric bikes and cars will be provided in line with current standards. A Travel Plan will be introduced, with ongoing management to support the locals to be able to use sustainable transport.



### **Health and Wellbeing:**

A key feature of the proposals is the provision of outdoor spaces and routes that promote healthy active lifestyles for new and existing residents. The development will be designed to have a neutral effect on local air quality, and a plan will be developed to mitigate any potential effects on air quality during the construction period. As designs develop, the proposals will seek to create thermally comfortable homes and spaces with good daylight and indoor air quality, providing wellbeing to occupants.

### **Climate adaptation:**

The capacity of the development's drainage systems will be designed to accommodate for increased capacity in line with the expected impact of climate change. As the designs for the buildings develop, these will be created to mitigate the risk of overheating based on future climate predictions.

### **Certification:**

The adoption and targeting of the BREEAM "Very Good" standard is being considered for the buildings within the IRC.



# CHARACTER AREAS

6.0

To enhance the overall sense of place, the Illustrative Masterplan includes the creation of broad Character Areas, each with their own distinctive qualities. These form a series of linked and distinctive spaces. Their character is derived both from the natural attributes of each part of the Site and from the vision to create a coherent place that responds to the surrounding context. Emphasis has been placed on reflecting the architectural vernacular and formal/classical forms of Nutfield and neighbouring small towns and villages.

The following pages illustrate how each of the character areas could be developed:





- 1. Approach to Nutfield
- 2. Green Park
- 3. The Green
- 4. Sylvan
- 5. Upper Green Park West
- 6. Lower Green Park West
- 7. Western Woodland
- 8. Central Woodland
- 9. Park Wood Hamlet
- 10. Integrated Retirement Community
- 11. Woodland Edge
- 12. Nutfield Biodiversity Park

Character Areas



# GREEN PARK WEST

Green Park West lies on the western side of Nutfield, providing a new edge and 'gateway' to the village. It comprises a number of smaller distinctive character areas, shaped by its existing landscape and topography.

## 1. APPROACH TO NUTFIELD

Nutfield Road forms the southern edge of the development and articulates the transition from between the rural and the new development. Approaching Nutfield from the west the woodland edge gives way to a treed hedgerow that offers filtered views of the development with a parallel lane providing access fronting it. This opens to a simple 'gateway' village green enclosed by terraced houses or apartment buildings.

Access to the development is to the eastern side of the village green. Beyond this the buildings step forward with houses fronting a pedestrian cycling behind a treed hedgerow.



Extract Plan of Green Park West





Approach to Nutfield from west



## 2. GREEN PARK

The access road heads north bisecting the development into two parcels. Buildings on either side of the street will have a more formal feel with a more consistent setback behind a broad footway. The built frontage will be more continuous including some short terraces, with small apartment buildings at key locations.

To the east before the street turns to run along the edge of The Green, shared surfaces connect back providing access to courtyards. The shared surfaces are of variable width defined by the buildings with a nominal setback. The north-south shared surface will provide an alternative pedestrian and cycle route parallel to the retained PRoW FP192. Properties along the eastern edge will back onto the existing PRoW with extended rear gardens. Some houses will have their frontage facing the PRoW, with others including studios for homeworking to provide natural surveillance to this route. Houses nearest to the A25 Nutfield Road have a more continuous, including some short terraces, giving way to semi-detached and detached properties moving north.

The shared surface extends north as a perimeter lane providing access to houses fronting The Green. Here the buildings are more informal with short front gardens with picket fence and hedge boundaries.

To the west shared surface streets connect back providing access to courtyards and perimeter lanes. To these minor streets and lanes, the buildings are more informal with houses following a more sinuous line. Buildings are generally detached and semi-detached with short front gardens with picket fence and hedge boundaries.





### 3. THE GREEN

The Green is a simple space defined by the retained tree group at the heart of Green Park West and forms a focal point for the new community. The Green is enclosed by Main Street as it moves north and turns east to cross the Central Woodland towards Green Park East. A shared surface pedestrian and cycle route follows the eastern edge of The Green, running parallel to PRow FP192, with houses fronting as described above.

### 4. SYLVAN

The proposed inhabited woodland edge is the transition between the denser area of Green Park and the wider Western Woodland. This small group of custom build/self-build house links nestled into the wood, served by narrow green lane with passing bays. The form and detail of the houses will be simple, designed as objects that sit lightly in the landscape. Building heights are no more than 2 storey at the edge of the development to assist the transition to the woodland/open land beyond.

### 5. UPPER GREEN PARK WEST

The perimeter lane turns west climbing the slope between groups of trees before following the woodland edge north. Within this low density area, buildings follow a sinuous building line with housing stepping back and forward to follow the perimeter lane shaped by existing tree structure. Where the development depth is deeper houses are clustered around a court. Generally, boundaries will be native hedge, the occasional property may have only a nominal set back. Building heights are no more than 2 storey storey at the edge of the development to assist the transition to the woodland/open land beyond.



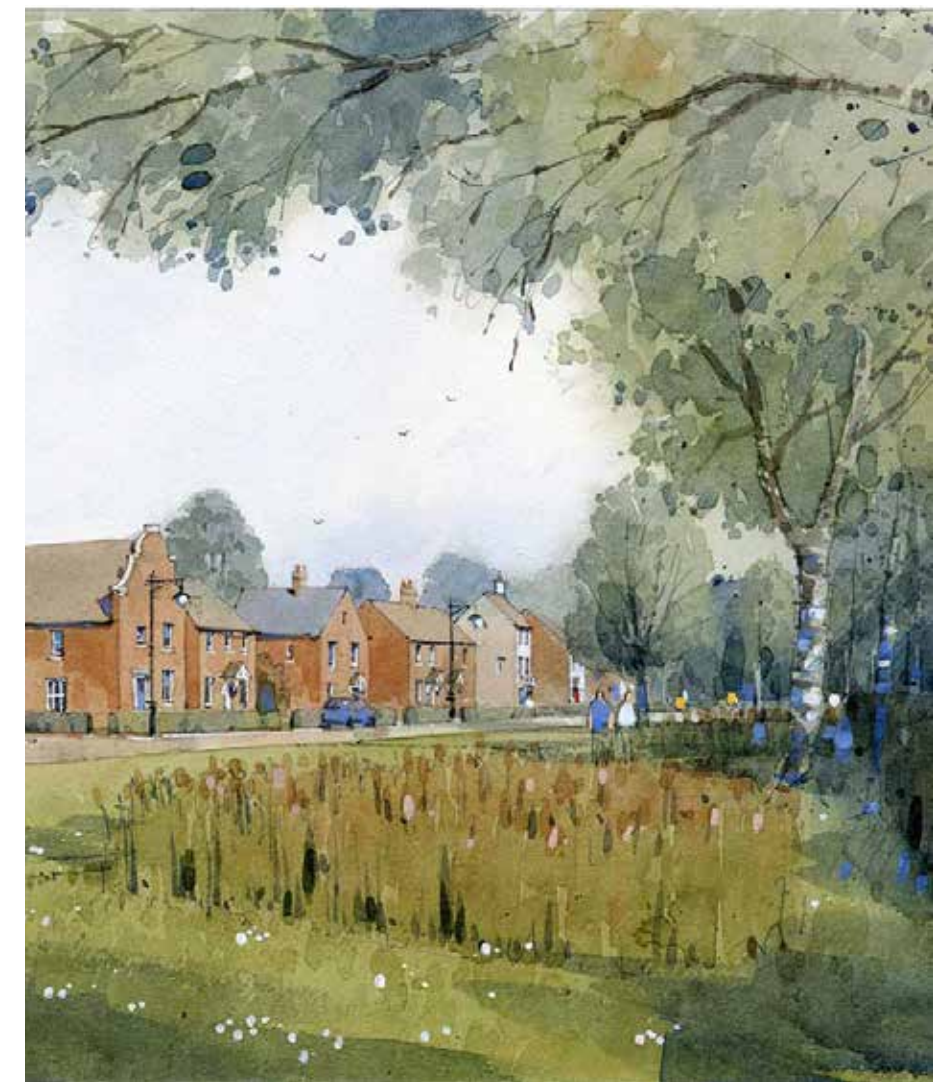


## 6. LOWER GREEN PARK WEST

Lower Green Park West lies in a bowl enclosed by woodland between Upper Green Park West and the Central Woodland. Running parallel with the contours this area is formed by three linear terraces stretching from the Main Street in the south the woodland edge in the north. Accessed via the Main Street, a perimeter lane follows the base of the Upper Green Park West woodland scarp before turn east and then south to form a loop that terminates as a small square linked by steps to Main Street. The loop road encloses the two upper terraces with a mid-block retaining wall, with stepped links. The lower terrace fronts a linear greenway with its edge defined by a raised rampart. This allows the for additional containment for attenuation ponds in front of the Central Woodland edge. Pedestrian and cycle links interface with the wall and paths along the extent of this edge linking into the PRow FP192 near the south-east corner where it passes under Main Street.

Small parking courts provide access from the high and low sides of each terrace.

Buildings will generally have a nominal set back with a more continuous frontage with short terraces, small apartment buildings at key locations and the occasional detached house. Building heights will typically be 2 storey with 2.5 storey to the frontage with Main Street and at corner and prominent locations overlooking the greenway. This is a higher density area.





## 7. WESTERN WOODLAND

The western woodland can be broadly separated into two distinct types, a mature semi-natural woodland running along the western most boundary and an area of dense, self-set silver birch and willow woodland located adjacent to the Lower Green Park West development platform. The semi-natural character of the mature will be maintained and enhanced in line with the proposals to enhance the biodiversity value of the Site. Enhancement will include the selective thinning of dense areas of woodland to allow more light to penetrate the ground layer of the woodland, promoting the establishment of a more diverse assemblage of woodland wildflowers and tree regeneration. Wildflower seed characteristic of native woodlands will be introduced to further boost the diversity of this area. Deadwood generated through the selective thinning of trees will be retained within the woodland to create habitat for invertebrates.

The self-set birch and willow woodland area are currently very overcrowded, limiting tree growth and preventing the establishment of wildflowers. Similarly, to the mature woodlands, selective thinning of poor tree specimens will be undertaken, and wildflower seed introduced. Additional tree planting will also be incorporated in this area to boost the canopy diversity as the woodland continues to establish as this area.





## 8. CENTRAL WOODLAND

The central woodland currently has a varied character. A central bowl that was once a settling lagoon during previous use of the Site has become dominated by dense, self-set silver birch and willow woodland with limited diversity of canopy species and tree age. The scheme will enhance this area through selective thinning, the introduction of additional species to boost canopy diversity over time and sowing wildflower seeds to create a more diverse ground flora within the woodland. Woodland to the east of the central lagoon has a similar character and will be enhanced following the same prescriptions as the central lagoon.

Mature woodland to the South of the central lagoon area has been assessed during ecological surveys as being in good condition and this area will be retained and its condition maintained through ongoing favourable management in accordance with other woodlands across the Site. This will include monitoring tree health and carrying out selective thinning as required.

To the west and north of the central lagoon is a strip of mixed plantation woodland which is currently very dense in places and selective thinning will be carried out here to create a more naturalised character to the woodlands by targeting thinning to remove the obvious appearance of historic planting lines.

Selective thinning will also target large conifer trees to provide space for the regeneration of native broadleaved tree species, boosting canopy diversity as the woodland continues to develop

The Drive provides the link between Green Park West and Green Park East following the edge of the central lagoon, with on street cycling. A series of existing PRoW's will be maintained running along the edge (PRoW FP192 western edge extending north to connect with the Chilmead Lane; PRoW FP621 northern edge extending east as the PRoW FP622 to Church Hill) and across (PRoW FP571) the Central Woodland providing access to the development areas and wider open spaces for new and existing residents of Nutfield.





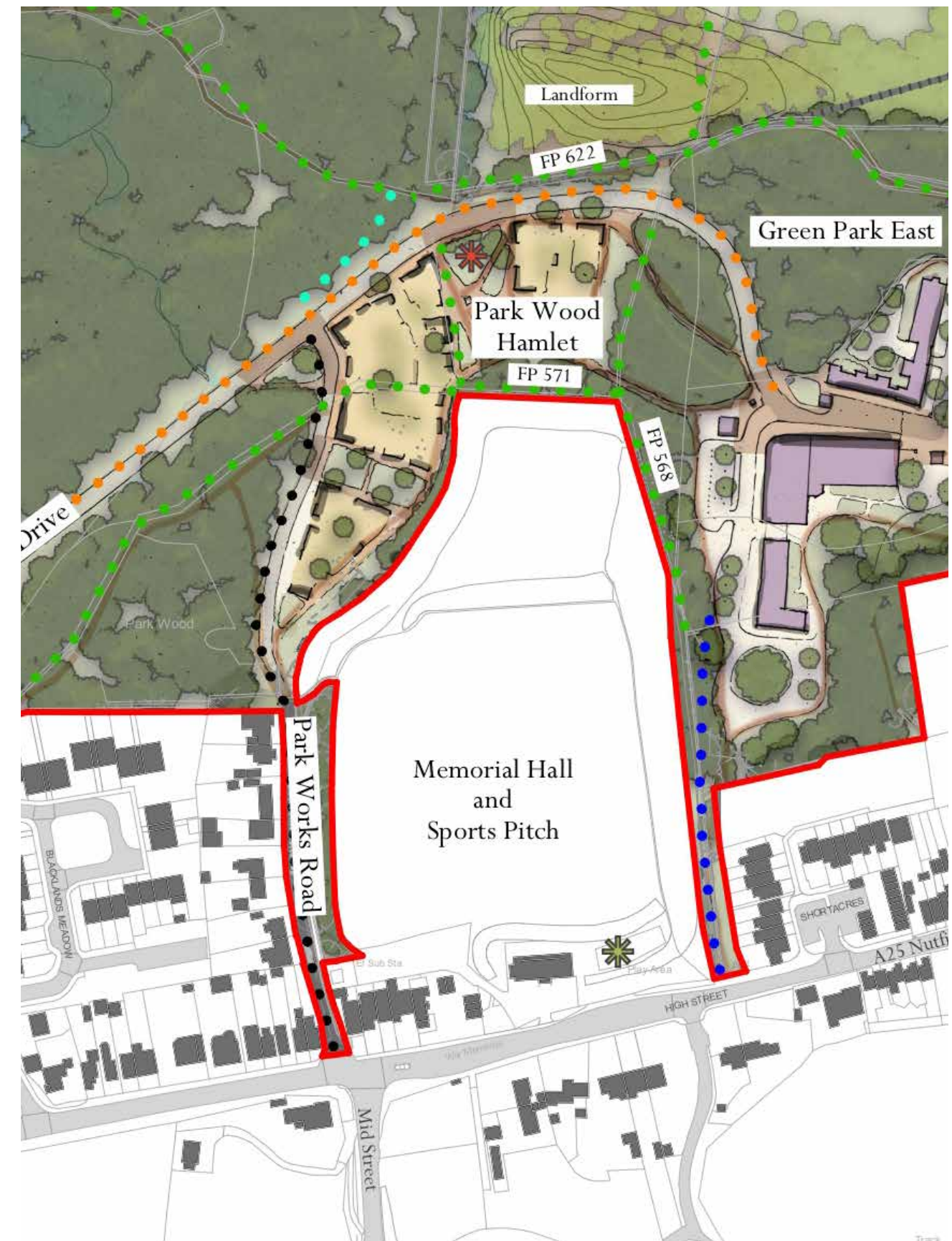
## 9. PARK WOOD HAMLET

Park Wood Hamlet sits in a well contained woodland setting, with an enclosed tranquil character. This residential development area is dominated by the woodland character and is conceived as an informal arrangement of houses set within three small clusters separated by greens.

The northern edge is defined by The Drive as it passes through the Central Woodland from the Green Park West to the IRC to the west. The village sport pitches, and Memorial Hall lie to the south. A green lane forms the western edge with the woodland, that continues as a footpath and cycle connection to the village via Park Works Road, as well as providing links to a series of PRow that connect into the wider network.

These areas will be lower in density and have a more informal feel.

The buildings within this woodland clusters will generally be detached with houses following a sinuous building line with houses stepping back and forward with native hedge boundaries. Building heights will typically be 2 storey, with 1.5 storey to the northern development edge of the eastern parcel to assist the transition to the woodland/open land beyond, with opportunities for the occasional 2.5 storey buildings within the western parcels located at corner and prominent locations. The informal woodland edge will filter views of the built edge.



Extract Plan of Park Wood Hamlet







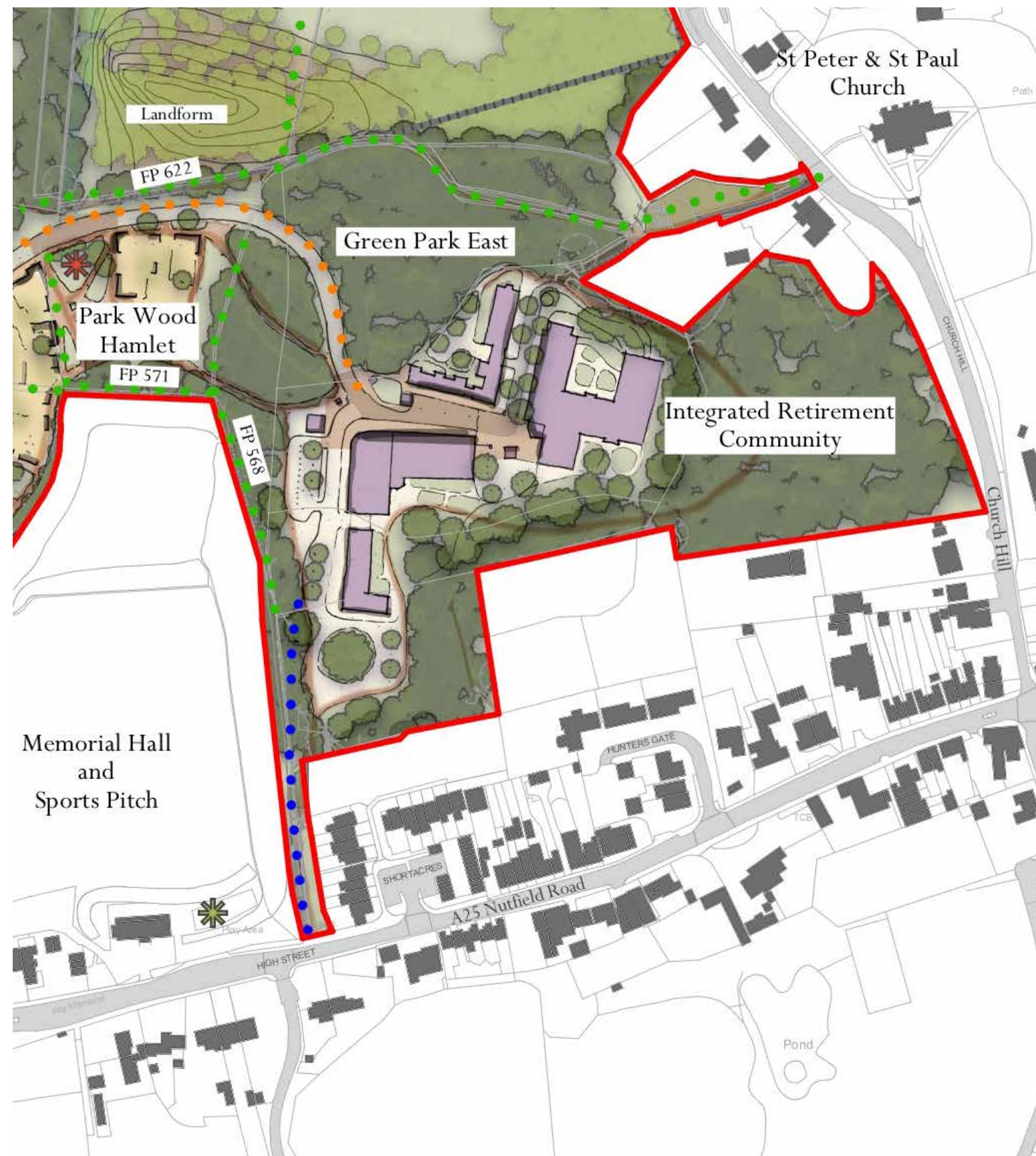
## GREEN PARK EAST

Green Park East lies on the eastern side of Nutfield Green Park to the north of the High Street and west of Church Hill. A clearing within the Woodland provides an attractive development parcel IRC. Its western edge is formed by the PRow FP568 which will be enhanced to a pedestrian and cycleway providing easy access to the High Street to the south and the PRow FP622 providing a pedestrian connection to the Church Hill and St Peter & St Paul Church.

### 10. INTEGRATED RETIREMENT COMMUNITY

Leaving Park Wood Hamlet, The Drive passes through the Woodland Edge emerging into space where the road bifurcates. To south this entrance space is enclosed by a Later Living building with ancillary convenience and/or medical or health related facilities at ground floor and extra care apartments above. To the west the access is provide to a small surface car park within the trees fronted by Later Living units with the footpath and cycleway continuing on towards the village centre. A 'gatehouse' narrows the entrance to the square leading east to the Care Building, with its entrance terminating the view. Later Living extra care units enclosing either side, apartments to the south and a mix of terraced cottages and apartments to the north. The Care Building is an open court with central green over the basement car park, with smaller pockets of car parking within the trees.

Buildings will generally be 2.5 storeys with 2 storey cottages.



Extract Plan of Green Park East



## 11. WOODLAND EDGE

The woodlands around Green Park east will be enhanced through selective thinning of poor tree specimens to allow more light to penetrate the woodland floor. Woodland wildflowers will be introduced to boost the diversity of this area and encourage the establishment of mature, healthy trees. A program of non-native invasive species eradication will also be initiated to prevent these species outcompeting native wildflowers. These measures will help to maintain the natural character of the area surrounding Green Park East and will provide resident with access to natural greenspace.





## 12. NUTFIELD BIODIVERSITY PARK

The northern part of the Site will be enhanced to promote the biodiversity value of the site. Existing pasture grasslands will be converted into wildflower meadows through the introduction of a native, species-rich seed mix. These will be interspersed with blocks of woodland and native scrub planting, that will create a natural landscape reminiscent of ancient wood-pasture, with open meadows blending into structural planting. Existing woodlands will be enhanced through selective thinning and the introduction of woodland wildflowers and new woodland planting will extend the overall area of woodlands in this part of the Site. These will be designed with naturalised, scalloped edges to allow habitats to blend seamlessly into one another.

A series of cascading wetland ponds will also be created along the western edge of the existing central woodland in this part of the site. These will be planted with marginal and aquatic vegetation to boost biodiversity and native mixed scrub planting will be included around them. Native scrub planting will be designed to include glades, rides, and clearings to create natural landscape features reminiscent of ancient wood pasture. Existing ponds will also be enhanced through the introduction of species rich, native planting.

A network of existing PRow provide access for new and existing residents of Nutfield to areas of enhanced open space. Route (PRow FP192 & FP616) is upgraded to provide cycle access to the NCN 21 cycle route along Chilmead Lane to Redhill.







-  Site Boundary
-  Proposed residential development (ref architect masterplan for detail)
-  Existing woodland & trees
-  Proposed native woodland planting / new trees
-  Proposed flower rich grassland
-  Retained area of sandy grassland
-  Proposed areas of native scrub
-  Existing water bodies
-  Existing wet area utilised for drainage
-  Proposed new ponds with open swales
-  Existing public rights of way
-  New footpath routes
-  Diverted PRow
-  Locations for potential interpretation signage & sculptural art / play feature relating to local character and historic site references
-  Contours

Extract Plan of Nutfield Biodiversity Park



# APPENDIX

## APPENDIX A – ABBREVIATIONS

AEP – Annual Exceedance Probability

AGLV – Area of Great Landscape Value

AONB – Area of Outstanding Natural Beauty

BBBBC - The Building Better, Building Beautiful Commission

BNG – Biodiversity Net Gain

DAS – Design and Access Statement

DCLG – Department for Communities and Local Government

EA – Environment Agency

IRC – Integrated Retirement Community

LCA – Landscape Character Area

LVA – Landscape Visual Assessment

NCA – National Character Area

NCN – National Cycle Network

NDG – National Design Guide

NGP – Nutfield Green Park

NPDL – Nutfield Park Developments Limited

NPPF – National Planning Policy Framework

OPA – Outline Planning Application

PRoW – Public Right of Way

SuDS – Sustainable Drainage System

Surrey CC – Surrey County Council

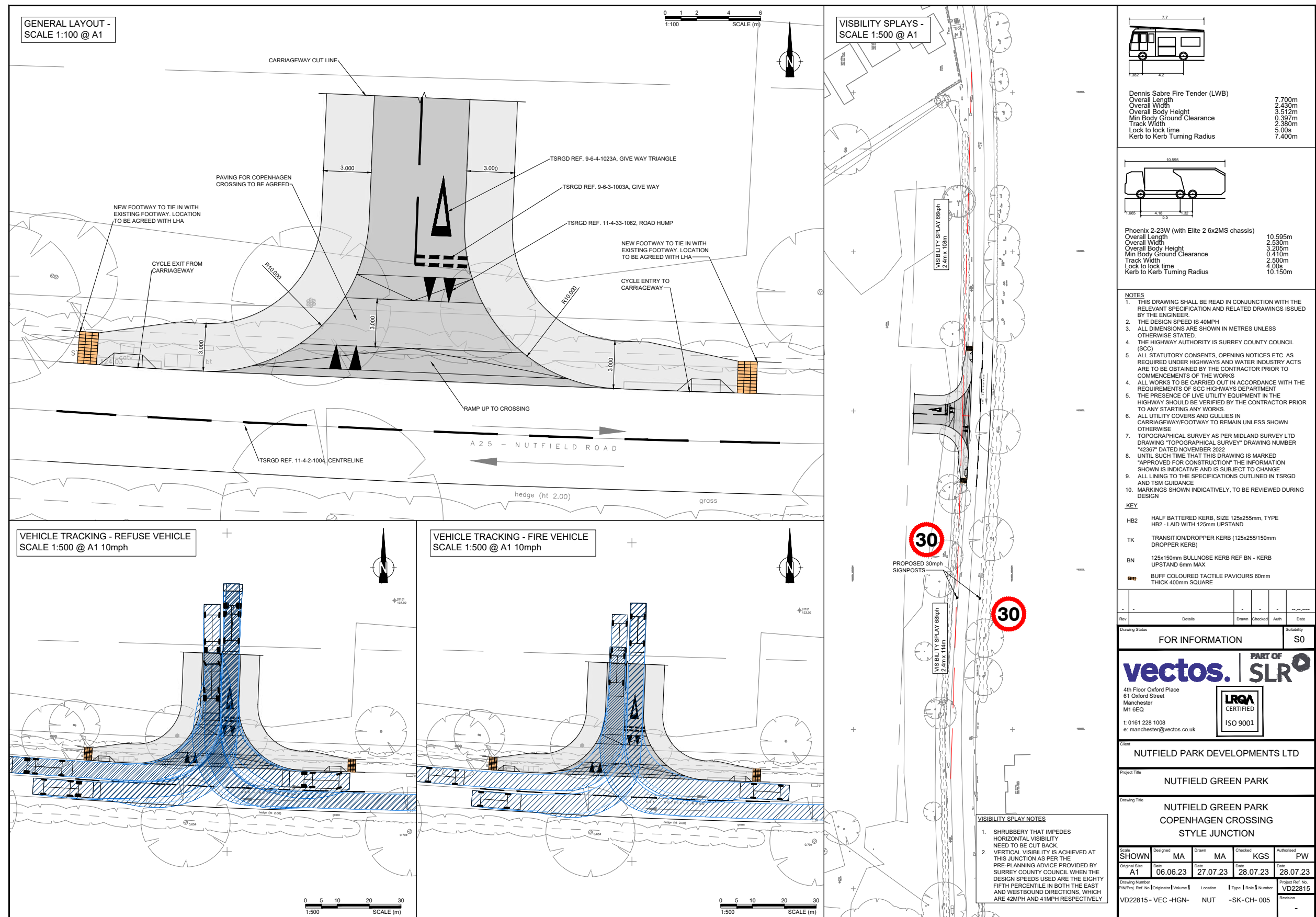
SES – Sutton and East Surrey Water

TDC – Tandridge District Council

UKPN – UK Power Networks



## APPENDIX B – HIGHWAY APPLICATION DRAWING





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