



Planning Statement Addendum

Nutfield Green Park

April 2025

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1.0 INTRODUCTION

1.1 This Planning Statement Addendum ('PSA' or 'Addendum') has been prepared by hgh Consulting on behalf of Nutfield Park Developments Limited (Ltd) ('the Applicant'), in support of an outline planning application (Ref: 2023/1281) at the Former Laporte Works Site, Nutfield Road, Nutfield ('the Site') submitted to Tandridge District Council ('the Council' or 'TDC') for the following proposed 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)."



Figure 1: Site Location Plan

- 1.2 This Addendum provides an update to a planning application (Ref: 2023/1281) which was submitted in October 2023. No changes have been made to the principal elements of the proposed residential-led development, namely the number and type of uses and provision of the health / well-being centre. As such all submitted documentation, the illustrative masterplan and parameter plans remain relevant to the determination of this application. The main area of change and update post submission has been in relation to highways matters in response to SCC Highways Authority representations, with further junction capacity modelling, and an enhancement in the active travel and sustainable modes of travel package of measures now proposed as part of the scheme.
- 1.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. Since the submission of the planning application, there has been a number of significant factors, which will necessitate a different approach to the determination of the Nutfield application, namely:
 - a change in national government;
 - two Secretary of State Written Ministerial Statements, relating to housing and economic growth and Green Belt development;
 - the publication of the updated National Planning Policy Framework ('NPPF' or 'Framework') in December 2024, alongside some minor clarificatory amendments to the NPPF (published 07.02.25); and
 - National Planning Practice Guidance on '*Green Belt*' ('NPPG' or 'PPG') providing advice on the role of the Green Belt in the planning system and identifying and the assessment of grey belt (published 27.02.25).
- 1.4 The new NPPF, PPG and the latest published Housing Delivery Test 2023 figures (HDT) and new Standard Methodology figures for Tandridge are significant and important material considerations in respect of policy for meeting housing need and development in the Green Belt, including the identification of 'grey belt' and the 'Golden Rules' such that they are highly relevant to the determination and merits of the Nutfield Green Park application.
- 1.5 This Addendum provides a summary of the recently published NPPF (December 2024), updates the position on Tandridge's housing need, the latest 5 year housing land supply position (5YHLS) based upon the new Standard Method and in the context of the PPG concludes that the Site meets the new grey belt definition and the 'Golden Rules' such that the Nutfield Green Park development constitutes not *inappropriate development* in the Green Belt (Paragraph 155), and the Very Special Circumstances test in paragraph 153 is therefore not engaged.

- 1.6 In response to the new NPPF and paragraphs 67, 156-157, the scheme now proposes an increase in the provision of affordable housing to 50%. Additionally, local highway and health infrastructure improvements, in addition to the CIL payment, are proposed that are supported in consultation responses that will meet the requirements of the ICB / NHS consultees and SCC Highways that will make the site more sustainable with genuine choice of transport modes and improved safety using a vision-led approach. Furthermore, improvements to green spaces are proposed within the development and to the open land to the north of the new dwellings, including upgraded foot and cycle pathways to enable new residents and the wider public (existing residents of Nutfield villages) to access those good quality and well managed green spaces.
- 1.7 In combination these three components - affordable housing, local infrastructure and access to green spaces means the 'Golden Rules' are met and to which significant weight should be afforded to grant planning permission (NPPF, para 158) such that Nutfield Green Park is a priority for release to address the acute and urgent housing need in Tandridge.
- 1.8 It will also be demonstrated that in the absence of an up to date development plan which accords with the NPPF, the absence of a 5YHLS and below 75% HDT, the planning test at Paragraph 11(d), which actually only requires one of these conditions to be met to tilt in favour of granting planning permission is fully engaged in the case of Tandridge. This further highlights and compounds the demonstration of the acute housing issues that prevail in the District. This clearly justifies the need for the development at Nutfield and that planning permission should be granted without delay. Furthermore, the additional significant weight which can now be afforded to schemes which comply with the Golden Rules (NPPF, paragraph 158) provides further justification in favour of granting permission.
- 1.9 However, if (contrary to our analysis) Tandridge District Council do not support the grey belt status and the not inappropriate development case presented in this Addendum, Section 3 sets out that the proposed development scheme should be approved in accordance with paragraph 153 NPPF in any event. This is because, notwithstanding any perceived harm to the Green Belt (which is afforded substantial weight in the planning balance applying paragraph 153 of the NPPF), the very substantial planning benefits of the scheme clearly outweigh any identified harms, and as such, the case for 'very special circumstances' is clear. Accordingly, this Addendum should be read in conjunction with the Planning Statement previously submitted in October 2023.

2.0 GREY BELT POLICY AND ASSESSMENT

- 2.1 The updated National Planning Policy Framework published in December 2024 was recently amended with some minor clarificatory amendments on 7th February 2025 (NPPF 2025).
- 2.2 On 27th February 2025, the new PPG on the Green Belt was published to update advice on the role of the Green Belt in the planning system in light of the new NPPF for both Local Authorities undertaking a review of Green Belt boundaries, but of specific reference in this case, to assist authorities and decision makers to determine whether land constitutes grey belt and provide guidance on the assessment of the contribution that the site makes to the Green Belt purposes in this process. It should be noted that following recent case law that it has been confirmed that the PPG has the same legal status as national policy in the NPPF.
- 2.3 Footnote 55 and paragraph 64-014-20250225 also confirm that if (as is our primary case) the proposed development is not inappropriate development on grey belt land then this excludes the policy requirement to give substantial weight to any harm to the Green Belt, including to its openness. As 'not inappropriate' grey belt development, it is also unnecessary to satisfy the very special circumstances test (albeit it is our case that very special circumstances are clearly demonstrated in any event).
- 2.4 As set out in the originally submitted Planning Statement, the entirety of the Site is located within Green Belt and is subject to Chapter 13 of the NPPF. At the time of submission, the proposed development constituted inappropriate development as defined by paragraph 153 of the NPPF. A strong robust case was presented as part of the application to demonstrate the collective planning benefits are very substantial in the planning balance and clearly outweigh the identified definitional and actual harm to the Green Belt and any other harm arising from the proposals. The applicant's case to demonstrate that very special circumstances exist in any event for the proposed development remains unchanged and is reiterated at Section 3 of this Addendum (in the event that the Council consider contrary to our analysis that the Site is not grey belt).
- 2.5 However, under the new updated NPPF this position has now **reversed** and the proposed development is now considered to constitute **not inappropriate development** in the Green Belt, as demonstrated in the grey belt assessment section below.
- 2.6 In a Written Ministerial Statement published on 12th December 2024, the Minister of State for Housing and Planning stated that:

“... there are simply not enough sites on brownfield land registers to deliver the volume of homes that the country needs each year, let alone enough that are viable and in the right location. And that is why we have grasped the nettle and proposed a modernised, strategic approach to Green Belt land designation and release, fit for the 21st century.

In the first instance, it requires local authorities to use the local plan process to adopt a ‘sequential approach’, considering brownfield, then grey belt, and only then higher performing land - all while ensuring that sustainability is a central consideration throughout. We expect authorities to conduct Green Belt reviews, to identify the right land to bring forward in their areas. Where authorities fail to meet development needs, developers may bring forward proposals on low-performing grey belt land outside of the plan process, but with higher performing land protected from this form of release.”

Grey Belt - NPPF Paragraph 155

2.7 Paragraph 155 of the new NPPF (December 2024), and as amended in February 2025, has introduced a new ‘not inappropriate’ exception to development on the Green Belt. It states that:

“155. The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where all the following apply:

- a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;*
- b. There is a demonstrable unmet need for the type of development proposed;*
- c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and*
- d. Where applicable the development proposed meets the ‘Golden Rules’ requirements set out in paragraphs 156-157 below.”*

Paragraph 155 (a) - Grey Belt

2.8 Annex 2 “Glossary” defines grey belt as:

*Grey belt: For the purposes of plan-making and decision-making, ‘grey belt’ is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not **strongly contribute** to any of purposes (a), (b), or (d) in paragraph 143. ‘Grey belt’ excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development. [applicant emphasis]*

2.9 As stated above, Green Belt purposes (a), (b) and (d) in NPPF paragraph 143 are relevant to determine the grey belt status of the Site, which are emboldened below for reference.

143: Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;***
- b) to prevent neighbouring towns merging into one another;***
- c) to assist in safeguarding the countryside from encroachment;***

d) to preserve the setting and special character of historic towns; and

e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

2.10 The table below, extracted from the fpcr updated LVA & Green Belt Assessment, undertakes a review of the proposed development against the three Green Belt purposes (a, b and d) and finds the Site does not 'strongly contribute' to any of these three purposes.

Green Belt Purpose	Contribution to purpose
(a) to check the unrestricted sprawl of large built-up areas	No contribution
(b) to prevent neighbouring towns merging into one another	Weak / no contribution
(d) to preserve the setting and special character of historic towns	No contribution

Table 1: Summary of Grey Belt Purposes (based upon FPCR LVA & Green Belt Addendum, March 25)

2.11 The fpcr assessment has been carried out in light of the updated PPG which provides guidance on how to assess the contribution that the land makes to the three relevant Green Belt purposes when determining whether it is grey belt.

2.12 The most important point of clarification set out in the PPG in relation to the identification of grey belt land in the context of the Nutfield Green Park scheme is that it specifically confirms that Green Belt purposes (a), (b) and (d) which refers to sprawl of "*large built up areas*", merging of "*towns*" and preserving the setting and character of "*historic towns*" respectively does not relate to "*villages*".

2.13 The proposed development is adjacent to Nutfield and South Nutfield, which are both villages, and therefore these villages the PPG confirms are not relevant to the assessment as to whether the Site strongly contributes to Green Belt purposes (a), (b) or (d).

2.14 The analysis of the role of the site against Green Belt Purposes (a), (b) and (d) in the fpcr report shows that the site makes a weak or no contribution to these purposes. The development only takes up part of the site, and is largely contained by existing woodland, so the harms arising from the development are even more limited. The Site therefore complies with the Annex 2 glossary definition of grey belt land.

2.15 The second limb of paragraph 155 (a) requires the development not to be regarded as inappropriate where it "*...would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan*".

2.16 Having separately assessed Green Belt purposes (a), (b) and (d) above, in terms of Green Belt purpose (c), encroachment on the countryside, fpcr assessment states that the site forms part of an area of disturbed but regenerating land. It is not open farmland / countryside. The earlier FPCR assessment submitted with the planning application (October 2023) concluded that the site provided a limited role in safeguarding the countryside from encroachment. The PPG does not change this conclusion, and the development would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan. Apart from the direct changes to the site itself, the changes would be barely perceptible across the wider Green Belt within the plan area.

2.17 In addition, it is also worth noting in relation to the other Green Belt purposes that the Tandridge's Green Belt Assessment (December 2015) recognises Nutfield has a range of different residential properties and some community facilities, and as such reduces the openness of the Green Belt. Therefore, strategically, and given the proposed development is focused to the south of the application site adjacent to Nutfield, in areas that are visually and physically contained within a strong existing landscaped network, and will restrict and contain the development, as such the Site plays no strategic role in terms of the openness of the Green Belt across the area of the plan.

2.18 In relation to purpose (e), the southern area of the Site was the location of the former Park Works industrial facility, evidencing this area was subject to development historically. The remains to the south of the Site relate to the historic use as a minerals and landfill site, which was subsequently restored to its current state. The operational mineral extraction largely ceased in the 1950s with some works ongoing on part of the Site, to the west, as late as 1986. The Site was decommissioned in 1997. The remains include access roads, tile flooring, pipework and former settlement lagoons.

2.19 Figure 2 below is an aerial photo of the Site from 1971 showing the extent of mineral works. The "Park Works" annotation highlights the location of the former Works site. Further images are enclosed within the Design and Access Statement that accompanied the application submission.



Figure 2: Aerial Photo of the Site in 1971

2.20 The remains relating to the Site's former industrial use does not fall within the definition of "previously developed land" as set out in the glossary of the NPPF (2024). However, this is not a requirement for a site to be defined as "grey belt" as outlined at paragraph 2.8 of this Addendum. The definition clearly states '*grey belt* is defined as land in the Green Belt comprising previously developed land and/or any other land that..." [applicant emphasis].

2.21 As set out in the original Planning Statement, and subsequently confirmed in the statutory consultation responses and now this Addendum, in the context of the PPG, which sets out the considerations to inform the judgement whether a site is grey belt in relation to Green Belt purposes (a), (b) and (d), it has been demonstrated that there are no "strong reasons" on the basis of policies which protect areas or assets of importance (grey belt definition - excluding Green Belt) to refuse or resist the proposed development in accordance with NPPF Paragraph 11(d)(i) and Footnote 7.

2.22 For the reasons set out above, the Site meets the grey belt definition, as it does not *strongly contribute* to any of the Green Belt purposes a, b and d and would not fundamentally undermine all of the purposes (taken together) of the remaining Green Belt across the area of the plan.

2.23 Therefore, the Site is grey belt and complies with NPPF Paragraph 155 (a).

Paragraph 155 (b) - Unmet Need

2.24 The originally submitted Planning Statement sets out the chronic need for housing in Tandridge. At the time of submission, the housing land supply was just 1.57 years and there has been a consistent under delivery of new homes.

2.25 A Five Year Housing Land Supply (5YHLS) note was prepared by Emery Planning to support the planning application submission, which considered that the deliverable supply was even less than that claimed by the Council. With reference to the definition of "deliverable" set out in the Annex to the Framework, this is because, in summary, the Council has not provided the necessary supporting evidence to justify the inclusion of major sites in the housing land supply without detailed planning permission and an up to date Local Plan. The Council cannot, even by their own admission, demonstrate a 5YHLS by a very significant margin.

2.26 Since the submission of the application the Council has produced its latest 5YHLS position set out in the Annual Monitoring Report 2023/24 (May 2024). The Council claims that the deliverable supply at 1st April 2024 was 1,464 dwellings. Based upon the previous Standard Method of 634 dwellings per annum plus 20% buffer (as HDT was below 75%), the equates to 1.92 years of deliverable supply. Whilst this has increased from 1.57 years in the previous year it still demonstrates a very significant and severe shortfall of housing in the District.

2.27 The Government's Housing Delivery Test (HDT) reinforces this position by clearly outlining the recent shortfall in delivery. In the latest HDT 2023 figures, published on 12th December 2024 alongside the new NPPF, Tandridge has delivered just 42% of its housing need over the last three years.

2.28 Table 2 below sets out the last five years HDT figures, inclusive of the requirement and delivery of all five monitoring years.

Measurement Year	Total Required	Total Delivery	Percentage	HDT Measure
2019 (16/17 - 18/19)	1,541	776	50%	Buffer
2020 (17/18 - 19/20)	1,706	849	50%	Presumption
2021 (18/19 - 20/21)	1,672	634	38%	Presumption
2022 (19/20 - 21/22)	1,667	631	38%	Presumption
2023 (20/21 - 22/23)	1,716	716	42%	Presumption

Table 2: Housing Delivery Test Results

2.29 The table outlines the consistently very poor performance in the HDT, meeting only 50% of the Council's need, at best. The presumption in favour of sustainable development in paragraph 11(d) of the NPPF has been applied to the Council for the last four years, with delivery falling by 12% from 2020, remaining at this level for two years and has only recently modestly increased to 42%. The past performance and evidence speaks for itself; there is no conceivable reason to believe that housing delivery in the District will materially improve in the foreseeable future.

2.30 The accumulated housing delivery **shortfall** from the HDT data in Tandridge is **4,696 new homes** in the last five years of monitoring alone.

2.31 The poor performance evidenced at Table 2 of this Addendum from the Housing Delivery Test measurements confirms the District is the 15th poorest performing out of the 287 local authorities nationally.

2.32 Since the Council published its AMR, the NPPF introduced the new Standard Method for calculating local housing need. The revised methodology has increased the local housing need from 634 dwellings to 843 dwellings per annum. In accordance with footnote 56 of the NPPF, a 20% buffer should also be included where the HDT is below 75%, which is the case in Tandridge (Table 1 above: 2023 = 42%).

2.33 The new Standard Method plus 20% buffer results in an updated 5YHLS of 5,058 dwellings (1,012 dwellings per annum). Based upon a claimed deliverable supply of 1,464 dwellings, this now equates to 1.45 years supply.

2.34 In support of this Addendum, an updated 5YHLS briefing note has been prepared by Emery Planning (Appendix 2). Within the updated 5YHLS note, Emery Planning have further assessed the Council's claimed deliverable supply of housing sites and conclude that some of the included sites are not deliverable and that the accurate deliverable supply is 909 dwellings, which equates to **0.9 years supply**. Table 3 below provides a summary of the 5YHLS position as outlined by the Emery Planning Update Note on page 2, Appendix 2.

	Tandridge DC		Tandridge DC	Emery Planning
Annual local housing need (previous Standard Method)	634	Annual local housing need (new Standard Method)	843	843
5YHLS no buffer	3,170	5YHLS no buffer	4,215	4,215
5YHLS with 20% buffer	3,804	5YHLS with 20% buffer	5,058	5,058
Annual 5YHLS plus buffer	761	Annual 5YHLS plus buffer	1,012	1,012
Deliverable Supply at 01.04.24	1,464	Deliverable Supply at 01.04.24	1,464	909
Supply in years	1.92	Supply in years	1.45	0.9
Shortfall in 5YHLS	-2,340	Shortfall in 5YHLS	-3,594	-4,149

Table 3: 5 Year Housing Land Supply Requirement (previous Standard Method & new Standard Method)

2.35 Regardless of whether the Emery Planning supply or the Council's supply is used, the figures clearly demonstrate a considerable and consistent significant housing shortfall and are unable to demonstrate 2 years of supply. This, by any calculation, represents a demonstrable unmet need for housing development in accordance with limb (b) of paragraph 155 and footnote 56 of the Framework.

2.36 This conclusion of an acute deficiency and shortfall in the local housing supply and delivery, needs to be considered in the context of the absence of any allocated housing land for development by way of a planned strategy through the Local Plan process, in the absence of any up to date (and withdrawn) Local Plan, and an adopted plan which is now out of date with the latest NPPF and PPG. This reinforces the demonstrable unmet need and the urgency for this proposed development to be approved and come forward in the short term to contribute significantly to addressing the identified extremely severe housing land supply and housing delivery deficits.

2.37 This prevailing situation has been acknowledged and upheld in a recent allowed appeal (22.01.25) at Beacon Platt, which confirmed Tandridge's "*considerable shortfall*" and "*demonstrable unmet need for housing development*" (Appeal Ref: APP/M3645/W/24/3339699), supporting that proposal as constituting not in appropriate development within the grey belt.

2.38 As set out above, the '*demonstrable unmet need*' for housing in Paragraph 155 (b) can be proven by reference to one of the criteria in footnote 56, either the lack of a 5YHLS including buffer (as applicable in this case) or lack of housing delivery below 75%. The severe housing situation in Tandridge is highlighted in this case by both of these footnote 56 criteria being met - a lack of housing supply and a lack of housing delivery. On this basis, paragraph 155 (b) is clearly and demonstrably met.

Paragraph 155 (c) - Sustainable Location

2.39 The PPG is clear that when considering compliance with this criterion that what is relevant is whether the Site is **or can be made** sustainable (emphasis added)

2.40 As set out in the Planning Statement, the accompanying Transport Statement (Vectos/SLR) and post-submission highway amendments and Technical Notes (SCC Highways Response Note (April 2024); Sustrans 21: Nutfield Link Restoration Appraisal; SCC Highways Second Response Note (June 2024); Proposals For Electric Buses Provision (November 2024); and SCC Highways Response Note (December 2024)), prepared by Vectos/SLR, the site is in a sustainable location, which is suitable for the proposed housing use, and through proposed investment in highway and junction improvements and sustainable transport measures proposed (including investment into 'Surrey Connect' e-buses / Digital Demand Responsive Transport (DDRT) and existing mainline bus services, e-cycles, SUSTRANS21 route upgrading, improved cycleways and footpaths) can be made even more sustainable for housing development, in accordance with the advice in the PPG and NPPF paragraphs 110 and 115 which paragraph 155 (c) gives particular reference to.

2.41 NPPF Paragraph 110, highlights that development should be focused in locations which are or can be made sustainable through a vision-led approach:

*110. The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are **or can be made sustainable**, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making. [applicant emphasis]*

2.42 The Site is located approximately 1.6 miles east of Redhill, the nearest town. Redhill is accessed via the A25 from the Site, which is a 3-minute drive, 13-minute bus, or an 8-minute cycle. Redhill comprises a town centre providing a range of services including supermarkets, retail shops, restaurants, bars and importantly the Railway Station. Redhill Railway Station is served by Great Western Railway, Thameslink, and Southern Railway, providing direct services to London Bridge (c. 30-minute journey time), Three Bridges, Reading, Reigate, Peterborough, Tonbridge, Horsham.

2.43 Nutfield benefits from bus services including routes 400, 410, 410A, 610, 612 and the 315 bus. The buses provide direct services to Caterham, Holland, Domewood, Dormansland. The 400 and 410 bus routes provide direct access to the centre of Redhill within approx. 13-minutes.

2.44 Extensive consultation has been undertaken with Surrey County Council (SCC) Highways prior to submission of the planning application and post-submission during the assessment and determination period. In response to comments by SCC, the applicant and highway consultant responded by proposing additional transport measures to further improve the Site's sustainable location, in line with Paragraphs 110 and 115 of the Framework. The sustainability measures are outlined below, which are intended to individually and collectively provide residents of the Site, and the wider local community, with a wide-ranging choice of low-cost, non-car, sustainable transport modes and networks all of which are enabled and facilitated by the proposed development.

Electric Buses

2.45 Initially the applicant proposed two electric minibuses with disability ramps, which would run during peak times, x4 services per hour in both directions to/from South Nutfield and Redhill stations during the AM and PM. Outside of peak hours, the service would be varied to assist residents of the later living units and care home, as well as existing residents of Nutfield and South Nutfield to provide access to Redhill, Oxted, and South Nutfield.

2.46 The proposal was that the e-minibuses would be provided for the lifetime of the development and secured through a suitably worded planning obligation in a S106 Agreement.

2.47 Following this proposal by the applicant (December 2024), SCC Highways reviewed the e-buses proposal and have alternatively proposed a requirement for a financial contribution to fund the County's 'Surrey Connect' e-buses / Digital Demand Responsive Transport (DDRT) services and existing mainline bus services (SCC CHA Consultation Response 14.03.25). On the basis of a financial contribution secured by s106 Agreement towards DDRT and existing public transport mainline bus services, along with the other highway improvements outlined below, SCC Highways have removed their previous objection on highway sustainability and capacity grounds and support the application, subject to a number of highways related planning conditions.

2.48 SCC Highways consider the financial contribution would (i) achieve material benefits to the local and wider transport network as a consequence of the highways and public transport improvements, and (ii) providing the funding towards public transport facilities as a contribution towards the wider DDRT scheme and existing bus services represents a more robust mechanism to deliver long-term facilities and the benefit of providing improved infrastructure for existing residents.

Electric Bikes

2.49 A pool of x20 electric bikes is proposed at one or more secure and covered locations within the Site. The e-bikes will likely be geo-fenced to provide control of where bikes are used. Bike stands are also available at Redhill railway station.

2.50 The first year of use will be free for residents. Subsequently, a charge will be made which will cover the ongoing maintenance and renewal costs. The bike scheme will be provided for the lifetime of the development, subject to a review mechanism and secured through the S106 Agreement on the grant of planning permission.

Cycle Route Enhancement

2.51 As part of the package of highway improvements supported by SCC Highways, is the proposed enhancement of the Sustrans 21 route from the site to Redhill Station (avoiding the A25), which involves removing surface water ponding and upgrading surfacing along the existing route. The Sustrans will provide an appropriately surfaced traffic free or lightly trafficked route directly from the Site to Redhill and Redhill Railway Station, with the cycle journey taking approximately 15 minutes. The route is outlined in blue in Figure 3 below. The red outlines the Site's location and the yellow outlines upgraded cycleway links throughout the Site.



Figure 3: Sustrans 21 Route Outlined in Blue with connectivity through the site (yellow)

2.52 The Sustrans enhancement will be ideal for the use by both the cyclists and e-bikes provided on site and also provides an alternative pedestrian route to / from Redhill and wider area. Overall, the enhancement to the Sustrans route will deliver a major benefit to the area, improving safety (alternative route to A25) and benefiting new and existing residents.

Other walking and safety improvements

2.53 The other walking and safety enhancements offered by the scheme are summarised below:

- a) Introduction of new Puffin style pedestrian crossings to the east of Mid Street/A25 junction and west of Church Hill/A25 junction.
- b) Enhanced walking routes on site including improvements to FP616 and 192.
- c) Extension of 30MPH speed reduction to site entrance - thus reducing speeds as vehicles enter the village from the west.

2.54 When taken together, the improvements to pedestrian and cycle connectivity, in way of the proposed crossings and upgrade and provision of 5 pedestrian / cycle links through Nutfield Green Park (as highlighted in yellow at Figure 3 above), and the Sustrans upgrade works creates a unique and much needed link between South Nutfield and Nutfield, through the new accessible open space and beyond to the Sustrans route and on to Redhill and wider area.

2.55 The proposed funding of the DDRT and mainline bus services, e-bikes and SUSTRANS upgrade are in addition to the originally proposed sustainable transport measures outlined in the submitted Planning Statement, which include:

- (a) The use of existing network of footways and proposed cycle routes within the site. This will facilitate access between development parcels and also access to the A25 and to the National Cycle Network (NCN 21) at Chilmead Lane to the north.
- (b) The pedestrian/cycle routes linking to the A25 where there are existing bus stops. The Applicant is committed to fund upgrades to the bus stops such as vegetation clearance, shelter improvements and Real Time Information boards.
- (c) Utilisation of existing PROW and the enhancement to create cycle and pedestrian links throughout the site. This will improve permeability through the site and into the existing community.
- (d) A new signalised toucan crossing is proposed that will assist pedestrian safety crossing the A25.
- (e) Opportunities for future residents to use the on-site facilities, cycle to Redhill which is a major service centre as well as rail station and use the existing bus services to access Redhill, Godstone, Gatwick Airport and Crawley.
- (f) EV charging facilities servicing car parking, and the provision of cycle parking spaces.

2.56 By way of context and a material consideration in the determination of the application, in the aforementioned appeal decision to grant planning permission at Beacon Platt (Appeal Ref: APP/M3645/W/24/3339699) the inspector references at paragraph 11 of the decision letter, NPPF paragraph 110 and that opportunities to maximise sustainable transport solutions will vary between urban and rural areas. The Beacon Platt site is in a rural location and "*reasonably served by public transport*" with the railway station being 0.5 miles from the site and bus stops with varying frequencies. Consequently, the Inspector concluded that "*the proposal would not be in an unsustainable location.*" (Appendix 1, Appeal Letter, para 12).

2.57 The proposal included the provision of cycle stores and EVC points which was considered to “*assist in encouraging more sustainable forms of transport*”. The appeal decision is provided in Appendix 1 of the Addendum.

2.58 At Nutfield Green Park, the existing location and proximity to railway stations, existing bus stops/services and a network of footpaths are more favourably located than the Beacon Platt development proposals. The Council should therefore equally conclude, and the applicant contends with the additional measures and funding for improved public transport infrastructure, that the Site is in a sustainable location and as a result of the proposed development can be made even more sustainable in compliance with paragraphs 110 and 155(c) of the Framework and the PPG guidance. In consideration of the further sustainable transport measures proposed, as part of a vision-led approach, these will clearly make the location even more sustainable, by delivering travel choice and promoting sustainable patterns of development. The Nutfield Green Park site is in a sustainable location in line with Paragraph 110 and 115. Beneficially the proposal also makes the wider area of Nutfield more sustainable to the existing community.

2.59 Accordingly, the development would be in a sustainable location and complies with NPPF Paragraph 155 (c) and the PPG.

Paragraph 155 (d) - Golden Rules

2.60 The final requirement (d) of Paragraph 155 to support appropriate development in the Green Belt relates to the need to comply with the ‘*Golden Rules*’ requirement for major housing development, as set out in paragraphs 156-157 of the NPPF.

2.61 Paragraph 156 sets out the Golden Rules for the development to meet:

156. Where major development involving the provision of housing is proposed on land released from the Green Belt through plan preparation or review, or on sites in the Green Belt subject to a planning application, the following contributions (‘Golden Rules’) should be made:

- a. affordable housing which reflects either: (i) development plan policies produced in accordance with paragraphs 67-68 of this Framework; or (ii) until such policies are in place, the policy set out in paragraph 157 below;*
- b. necessary improvements to local or national infrastructure; and*
- c. the provision of new, or improvements to existing, green spaces that are accessible to the public. New residents should be able to access good quality green spaces within a short walk of their home, whether through onsite provision or through access to offsite spaces.*

2.62 Paragraph 157 states:

157. Before development plan policies for affordable housing are updated in line with paragraphs 67-68 of this Framework, the affordable housing contribution required to satisfy the Golden Rules is 15 percentage points above the highest existing affordable housing requirement which would otherwise apply to the development, subject to a cap of 50%. In the absence of a pre-existing requirement for affordable housing, a 50% affordable housing contribution should apply by default. The use of site-specific viability assessment for land within or released from the Green Belt should be subject to the approach set out in national planning practice guidance on viability.

Affordable Housing (paragraph 156(a))

- 2.63 In response to the new NPPF and the requirement for development of housing in the Green Belt to comply with the Golden Rules, the applicant has updated its affordable housing offer.
- 2.64 The justification and need for Affordable Housing is set out in detail in the Planning Statement and the Tetlow King Affordable Housing Statement which accompanied the planning application and should be read in conjunction with this Addendum.
- 2.65 However, as a major development for housing in the Green Belt, the new NPPF now requires applications to contribute significantly to the provision of affordable housing in accordance with paragraphs 156(a), and specifically in terms of the quantum of affordable housing paragraphs 67-68 and 157.
- 2.66 The adopted affordable housing policy (Policy CSP4 “Affordable Housing”) requires 34% of housing units in major schemes to be delivered as affordable in a 75 : 25 tenure mix (affordable rent : shared ownership).
- 2.67 In accordance with paragraph 157, and in the absence of an up to date affordable housing policy, paragraphs 67-68 of the Framework requires the affordable housing contribution to satisfy the Golden Rules to be 15% points above the highest existing affordable housing requirement, subject to a cap of 50%. In this case Tandridge’s adopted policy of 34% plus 15% points would equate to 49%.
- 2.68 The applicant now proposes to increase the affordable housing provision from 36% by unit at the time of the initial application to the cap level of 50% affordable housing by unit of the proposed x166 residential dwellings (Class C3). This equates to the provision of **83 affordable housing units**, with a policy compliant tenure split (62 affordable rent and 21 shared ownership units).
- 2.69 This increase in the provision of affordable housing on-site complies with the Golden Rules criteria set out in Paragraphs 156 (a) and 157 of the Framework. The provision of x83 affordable homes with policy compliant tenure mix (NPPF, paragraph 66) will make a very substantial contribution to addressing the acute unmet need of affordable housing in Tandridge District (AH shortfall of -1,291 affordable dwellings in first four years of the 2018 AHNA period, equivalent to -323 per annum (para 6.12) - refer to Tetlow King AH Statement that accompanied the original planning application).
- 2.70 The 50% affordable housing will be secured in the usual way by planning obligations in the s106 Agreement.

2.71 Accordingly, the increased provision of affordable housing to 50% means that Paragraph 156 (a) has been met.

Local and National Infrastructure (paragraph 156(b))

2.72 The proposed development contributes towards the provision of local and national infrastructure, firstly with the required CIL contribution (estimated to be approx. £2M) and secondly with the provision of up to 1,500sqm (Class E(e), F2) flexible use floorspace, including health care and community floorspace. The proposal also provides up to 70 care home beds (Class C2) and up to 41 extra care facility beds.

2.73 The proposed flexible floorspace will accommodate community uses, including the potential for a convenience store, meeting this particular identified need for the local area. The flexible floorspace will also accommodate healthcare services. The proposed floorspace would be able to accommodate, for example, several medical consulting rooms for visiting practitioners, including but not limited to, a GP surgery, pharmacy, dentist, physiotherapists, MRI screening, health and well-being consultations rooms and mobile screening to target a specific local need, serving the immediate local area, but also the wider area of Tandridge.

2.74 Should a GP surgery be sought, this will help respond to (and potentially reduce, given the specialist care that will be available) demand for GP facilities in the surrounding area, when considering the needs of the care and extra care provision in the event that existing residents already living in the locality move to the new development. The flexibility in the community floorspace to be provided is also able to respond to a specific type of healthcare that may be in need more locally. In response to consultation on the application, it should be noted that the NHS Surrey Heartland Integrated Care Board (“ICB”) have confirmed their support for the proposals within their comments dated 23rd January 2025, subject to a financial contribution secured by the s106 Agreement. The ICB further expressed an interest in discussing the use for this floorspace at the detailed design stage.

2.75 A Social Infrastructure Assessment, prepared by Turley Economics, was submitted in support of the original planning application. The Report assesses the proposed development’s generated additional demand on the existing local infrastructure as well as finding how the proposed development also meets existing identified demand.

2.76 In the context of the current provision for older person’s housing, the assessment finds there remains a substantial need for additional personal and nursing care home beds. It is therefore considered the provision of care homes would provide a notable benefit to supply in Nutfield, Tandridge and Surrey and more widely. Consequently, the proposed development also contributes towards national infrastructure meeting this identified need.

2.77 Considering the above proposed local healthcare and community infrastructure provided as part of the scheme and integrated into the IRC area, together with the below estimated S106 contributions (yet to be confirmed by the Council), it is plain that the Paragraph 156 (b) Golden Rules requirement has been met:

- Early Years: approximately £805,526
- Primary School: approximately £749,909

- c) Secondary School: approximately £157,346
- d) NHS Integrated Care Board (“ICB”): approximately £215,466

Public Access to Green Space (paragraph 156(c))

- 2.78 This criterion has two aspects. Firstly, it requires the provision of new, or improvements to existing, green spaces that are accessible to the public. Secondly, it requires residents of the proposed development to benefit from access to good quality green spaces within a short walk of their homes.
- 2.79 The proposed development includes significant investment into improving publicly accessible open green spaces to the north of the site, which equates to 88% or 52ha of the Site area. 2ha of open space will be in and around the developable areas, with the general open space making up the remaining 50ha of the Site.
- 2.80 In terms of the first limb of this criteria, the provision of new, or improved open space, the proposal has been designed to ensure the development areas are set within a substantial Green Infrastructure network which will contribute positively to the landscape setting of the development, in accordance with NPPF paragraph 159. High quality environmental and ecological enhancements to the existing open space, as well as the woodland and waterbodies, are also proposed, in accordance with NPPF paragraph 159.
- 2.81 The design process has been led by a re-assessment of the existing site assets including landscape characteristics, landform, trees and woodlands, and the site ecology. A significant number of the trees, groups, and woodlands on site are being retained and protected due to their contribution to nature conservation and biodiversity, as required by Local Plan policy DP7. All the existing woodland areas on site will be managed and improved as part of the proposals enhancing the habitats already present. These proposed landscape improvements will create high quality open green accessible space.
- 2.82 Figures 4 and 5 show aerial sketches (for illustrative purposes as presented at the public exhibition) from the north and illustrate how the proposed development has been created to respect retained trees and enhances the green open space.
- 2.83 The Applicant’s personal aspirations and design of the proposed development provides an existing and unique opportunity to boost the biodiversity of the site compared with the historic industrial use of the site. As demonstrated in the submitted Ecological Impact Assessment, in the medium- to long-term, negligible to not significant positive effects are anticipated for all important ecological features.
- 2.84 Significant biodiversity net gain is proposed (+21.72%) across the site through intrinsic ecological avoidance, mitigation and enhancement measures, outlined below, and will be maintained and managed for 30 years, secured via a S106 providing (in summary) for:
 - a) 51.8ha of green infrastructure is proposed, constituting 88% of the total area Site area. This will provide opportunities for habitat creation, including species-rich meadow grassland, mixed scrub, woodlands and wetland habitats.
 - b) Mature trees will be retained and root protection areas (RPA) adequately buffered wherever possible. Tree loss has been kept to a minimum.

- c) Development platforms have been sited on areas which are currently subject to extensive bramble encroachment and are therefore considered to be of limited ecological value.
- d) New hedgerow planting around residences throughout the Site.
- e) Retained woodlands and hedgerows will be protected from damage and to allow sufficient room for management in line with RPAs identified in the Arboricultural Assessment.
- f) SuDS basins and swales will provide a green/blue corridor through the scheme. These offer opportunities for habitat creation and increased habitat diversity.
- g) Proposals include additional tree planting within the development area, with them included along streets and within GI areas around the Site peripheries.



Figure 4: Existing Aerial Sketch



Figure 5: Proposed Aerial Sketch

2.85 In terms of the second limb of the criteria, relating to access, throughout the Site, a number of the existing footpaths and cycle routes are to be retained and upgraded, as well as the provision of new pedestrian and cycle links improving the public accessibility within the Site for future residents, a short walk from home, and connectivity with the wider public, namely the existing Nutfield and South Nutfield communities.

2.86 Figure 3 above (cycle way upgrades and connectivity) and Figure 6 below provides a screenshot of the submitted Illustrative Masterplan which visually demonstrates the extent of high quality accessible public open space and the Site's connectivity to the community.



Figure 6: Submitted Illustrative Masterplan

2.87 Accordingly, the provision of new and upgraded green spaces to the north of the Site that are accessible to the public utilising safe active travel routes in close proximity to the new and existing homes of local residents will provide safe, visually stimulating and attractive spaces that will be sustainably managed and maintained, in accordance with the guidance set out in PPG. The investment into the open green spaces to the north of the development areas will contribute to nature recovery and the landscape setting of the development (+21.72%). Accordingly, this ensures that Paragraph 156 (c) has been complied with.

2.88 In consideration of the above, the proposed development complies with all three criteria in paragraph 156 and 157, such that the development proposals meet the Golden Rules requirements for development in the Green Belt.

2.89 Accordingly, the proposed development scheme, which complies with the NPPF's Golden Rules should be given **significant weight** in favour of granting planning permission applying paragraph 158 of the NPPF.

The Presumption in Favour of Sustainable Development

2.90 For the reasons set out above, as the site is grey belt, the proposals are not inappropriate development in the Green Belt which means both (a) that there is no need for very special circumstances in paragraph 153 of the NPPF to be demonstrated and (b) as the most important policies in the development plan are 'out of date'¹ the proposals are determined under the tilted balance under Paragraph 11(d) (ii):

"For decision-taking this means:

d) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless: ...

(ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination"

2.91 In relation to Paragraph 11(d)(ii), it is clear that the outcome of the tilted balance is favourable to the proposals and there are not any disbenefits of the proposals which remotely come close to significantly and demonstrably outweighing the very considerable benefits of the proposals

¹ In accordance with footnote 8 the Tandridge Development Plan is 'out of date' as not one but two of the criteria are met. On the supply side Tandridge can not demonstrate a 5YHLS (See Table 2: 1.45 years on the latest Standard Method figures or 0.9 years according to Emery Planning note) and on the delivery side, the HDT is substantially below 75% for the previous three years, as demonstrated in the Addendum at paragraph 2.28 and Table 2. Having both footnote 8 criteria met highlights the severe and worsening housing crisis in Tandridge.

Conclusion - Appropriate Development: Grey Belt & The Golden Rules

2.92 When considering any planning application, paragraph 153 of the Framework requires substantial weight to be given to any harm to the Green Belt, including openness. However, the NPPF 2024 introduced footnote 55 which states this is not the case “*in the case of development on previously developed land or grey belt land, where development is not inappropriate.*”

2.93 The PPG confirms this position stating: “*if development is considered to be not inappropriate development on previously developed land or grey belt, then this is excluded from the policy requirement to give substantial weight to any harm to the Green Belt, including its openness.*” Consequently, if a site is considered to be grey belt and complies with the criteria in paragraph 155 of the Framework and the ‘Golden Rules’ then paragraph 153 is not engaged meaning that the proposals do not have to be justified by ‘very special circumstances’ and it should not be regarded as harmful either to openness of the Green Belt or to the purposes of including land in the Green Belt².

2.94 As set out above, the NPPF paragraph 155 (a-d) introduces the new exception for development in the Green Belt that is not to be regarded as inappropriate development.

2.95 As demonstrated in the above analysis, the Site plainly meet the criteria for grey belt and complies with the ‘Golden Rules’, providing 50% affordable housing, local infrastructure and enhanced open green spaces including improved public connectivity (paragraph 156). Consequently, it is not inappropriate development. Paragraph 153 is not engaged, and as such there is no requirement to justify development with reference to the ‘very special circumstances’ test.

2.96 There can also be no dispute, for the reasons set out above, as to the applicability of the titled balance pursuant to paragraph 11(d) of the NPPF. Therefore, permission for the proposed development on the grey belt land should be granted without delay.

² The PPG Guidance reflects the position established in case law by the Court of Appeal in Lee Valley Regional Park Authority, R (on the application of) v Epping Forest District Council & Anor (Rev 1) [2016] EWCA Civ 404

3.0 THE PLANNING BALANCE AND VERY SPECIAL CIRCUMSTANCES CASE

- 3.1 Prior to the introduction of the new December 2024 NPPF, the Planning Statement outlined the harms and benefits of the proposed development and, applying the overall planning balance, found that the balance of material considerations clearly weighed in favour of the application being granted.
- 3.2 The compliance with the new ‘Golden Rules’ at paragraph 156 of the Framework is an additional benefit since the writing of the Planning Statement which should be weighted significantly as per paragraph 158 of the NPPF.
- 3.3 In Section 2.0 of this Addendum the Applicant contends that the proposed development should be considered as not ‘inappropriate development’ as a grey belt site, in accordance with the NPPF and therefore, as the PPG advises, there is no requirement to give substantial weight to any harm to the Green Belt, including its openness but, even if that is not agreed by Tandridge Council, the alternative is that ‘very special circumstances’ are made out and therefore those harms (together with any other identified adverse impacts) are clearly outweighed in that context.
- 3.4 Section 7 of the Planning Statement demonstrates that ‘other considerations’ exist which deliver extensive and wide-ranging benefits that clearly outweigh the identified harm to the Green Belt by reason of inappropriateness, and other harm(s) resulting from the proposals (Paragraph 153, NPPF 2025).
- 3.5 The combination of the housing, sustainability and transportation benefits, together with the failure of the proposed draft 2033 development plan (unsound / now withdrawn) and the plan-making process, combined with the acute deficiency in the five-year housing land supply and extremely poor performing results in the 2023 housing delivery test, and now the proposed development’s compliance with the ‘Golden Rules’ as included in the table below, **clearly outweigh the harm** to the Green Belt by reason of inappropriateness and other limited harm resulting from the proposal. Therefore, the very special circumstances necessary to justify the development of Nutfield Green Park exist should the Council consider, contrary to our position, that the proposed development is not on grey belt land.
- 3.6 The ‘benefits’ assessment has been further supported by post submission Highways Response Technical Notes (Vectos/SLR) (April 2024); Sustrans Restoration Appraisal (Land & Water) issued to the Council in April 2024; and a viability assessment prepared by Aspinall Verdi (June 2024).
- 3.7 A short description of each benefit of the proposed development as set out in the original application submission is provided within the table below, and where relevant, has been updated with the latest post-submission proposal (including improved affordable housing and highways related infrastructure):

Benefit	Short Description	Weight Attributed
Social Benefits		
Market Housing	<p>There is a chronic shortfall in housing land supply (at just 1.92 years according to TDC's own evidence (AMR 2023/34) and now updated to 1.45 years based on the latest Standard Method or 0.9 years according to Emery Planning Note - Appendix 2) and there has been consistent under delivery of new homes. The Government's Housing Delivery Test (HDT) reinforces this position with relevant data showing that TDC delivered just 42% of its housing need over the last 3 years.</p> <p>The proposals will deliver up to 75 new homes (excluding self-build - see below), directly contributing towards this substantial need.</p>	Very substantial
Affordable Housing	<p>Monitoring data shows the delivery of affordable housing in recent years has been significantly below the housing requirement of affordable homes per year.</p> <p>The application originally proposed the delivery of an on-site provision of up to 36% affordable homes, which is in excess of the adopted affordable housing policy requirement of 34% (policy CSP4). To meet the new NPPF "Golden Rules" set out in paragraph 156 and 157 a provision of 50% affordable homes is now proposed.</p> <p>This represents a provision of up to 83 affordable homes on site with a proposed tenure split of 75% affordable rented and 25% shared ownership in accordance with policy requirements.</p> <p>The Nutfield proposals are supported by the local registered provider, Raven Housing Trust.</p>	Very substantial

Care Provision	<p>The current provision of care home beds in Tandridge amounts to 978 beds, split as 325 for personal care and 653 for nursing care. There is a future need up to 2035 for a further 463 beds for personal care, with a reduction of 99 beds for nursing care over that same period.</p> <p>There is an evidenced acute need for the provision of later living and nursing care beds within TDC that this development can directly contribute towards.</p> <p>The proposed Illustrative Masterplan identifies a 70 bed care home within an Integrated Retirement Community (IRC), with 41 extra care units in the eastern part of the site.</p>	Very substantial
Self-build Housing	<p>At a national level, the Self Build and Custom Housebuilding Act (2015) placed a legal duty on authorities to keep a register of groups who want to acquire serviced plots. Locally however, there are no policies relating to the provision of self-build and custom housebuilding.</p> <p>The applicant's evidence suggests that there are 1,421 people interested in building their own home in Tandridge. Substantial unmet demand exists for self-build and custom build plots.</p> <p>The Illustrative Masterplan includes the provision of 8 serviced plots for self-build and custom housebuilding. This would address 22% of the shortfall that has accrued between 2016-2020.</p>	Substantial

Golden Rules	<p>The latest proposal, as set out in this Addendum, meets the new 'Golden Rules' set out in Paragraph 156 of the NPPF:</p> <ul style="list-style-type: none">- 50% affordable housing- improvements to local infrastructure (health and well-being centre / floorspace and highways and transportation measures e.g. DDRT, mainline bus service improvements, e-bikes, junction upgrades, improved cycle and pedestrian routes)- improved access and enhanced quality of open green spaces within the development and open land to the north for existing Nutfield residents within a short walk of their homes and new residents, enhanced landscaping and biodiversity net gain (+22%) supporting nature recovery	Significant (in accordance with para. 158 of the NPPF)
Employment	<p>The construction phase will generate an average of 60 direct and indirect additional full-time employment (FTE) opportunities.</p> <p>The operation phase is anticipated to generate a further 125 direct and indirect additional jobs generated by the IRC in a range of roles and skill types.</p> <p>A further 45 jobs are anticipated to be supported within the local retail and leisure industry because of future resident expenditure.</p>	Significant
Flexible floorspace	<p>The proposals include up to 1,500 sqm of flexible use floorspace, proposed as health care and/or community floorspace. The health care provision would include space for consulting rooms to aid accessibility to screening, health checks and diagnostics. This has been supported by Prostate Cancer UK and Professor Langley of Urology and Surrey & Sussex Cancer NHS Alliance.</p>	Moderate

Environmental Benefits**Biodiversity Net Gain**

The proposals will deliver a significant on-site BNG of +22% with over 50ha for open space, biodiversity, and wildlife enhancement inc. ponds, wetlands, wildflower meadows, new scrub and woodland planting.

Significant

This is significantly above the mandatory requirement to create a 10% gain.

Tree Retention & Planting

The proposals include the retention of a significant number of the trees, groups, and woodlands protecting their contribution to nature conservation and biodiversity. All the existing woodland areas on site will be managed and improved as part of the proposals enhancing the habitats already present.

The proposals include significant new areas of woodland, feature planting (including trees and hedgerows), and transitional scrub planting.

Moderate

All tree removals are internal to the site with the site boundary tree cover being maintained and managed to improve biodiversity and to mitigate any perceived visual impact of the development. In light of the retained mosaic and density of landscaping, visual containment of the proposed development and new replacement tree planting, there will be no significant adverse effects to public amenity as a result of the proposals and tree removals.

	<p>The proposals will deliver low carbon homes through passive design measures, fabric first approach, exploring the potential of Local Energy Resources and District Heat Networks and the use of efficient building services. The proposal will also seek to maximise renewable energy opportunities, considering solar PVs and heat pumps to achieve an all-electric development. This embedded sustainable approach, at outline stage, sets the clear intention and parameters of the sustainability credentials of the scheme and detailed design at reserved matters stage.</p> <p>Sustainability</p> <p>The proposals further encourage active travel, including walking and cycling and promotes the use of sustainable transport to assist in a shift in attitude towards car dependency and creates greater connectivity within the site, between the site and surrounding Nutfield and South Nutfield villages as well as Redhill.</p> <p>Improvement of all existing footpaths, upgrading of footpaths 192 & 616 and improving the NCNR21 (SUSTRANS) route, to allow for cycle use. The proposals will include the provision of two electric buses and drivers and electric vehicle charging point provided to each home.</p>	
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Given the site's history as a restored, former minerals and processing site, extensive ground investigations have been undertaken.

The investigations did not identify any significant contamination in the area of the proposed development that cannot be remediated as part of the development.

**Extensive
Ground
Investigations**

Subject to further detailed investigations to be undertaken at a detailed design stage and secured by condition, the proposals and layout of the residential parcels will not cause any harm in regard to ground conditions on site and for future living conditions.

Moderate

Both TDC and EPG reviewed the ground investigation and mitigation reports prior to the submission of the application, raising no objection. The EA and the Council's pollution control officer have also raised no objection, subject to the inclusion of conditions on the approval of the application.

Drainage and Water Management	<p>The proposed development area will be actively drained by the proposed drainage network, which will ensure the development is safe from surface water flooding over its lifetime. Any existing flow routes through the site will be maintained.</p> <p>The outline drainage strategy has been developed to mitigate potential impacts on the local ecology. The collected rainwater will be released at a controlled (greenfield) rate and 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.</p> <p>The collection of rainwater and use of the detention basins, particular the pond proposed just to the north of the IRC, provides the unique and innovative opportunity to incorporate water source heat recovery to serve the care provision with an on-site renewable energy source.</p> <p>The EA, LLFA and Southern Water have raised no objection to the proposals.</p>	Moderate
Economic Benefits³		
Construction & Operational Revenue	<p>The construction phase will contribute £25.5 million GVA to the cost of Coast to Capital Local Enterprise Partnership (LEP) area's economic output during the construction period, of which £20 million will be concentrated in Tandridge.</p>	Moderate
	<p>The operational phase is anticipated to generate £7.4 million GVA to the LEP area's economy each year of operation, inclusive of £5.2 million concentrated in Tandridge.</p>	
	<p>The future residents are estimated to increase the annual spending power by £6.9 million within the local economy, with circa £5.7 million estimated to be spent on retail and leisure goods and services by the future residents.</p>	

³ All figures expressed within this Economic Benefits section are estimations. Accurate figures will be confirmed at detailed design stage and to be agreed with TDC

Council Tax & Business Rates

The operational phase of the development is anticipated to generate approximately £510,000 in Council Tax that will be collected annually by TDC. A further £30,000 in business rates is estimated to be collected annually by TDC.

Moderate

Both sums will contribute to maintaining and enhancing the delivery of local public services and infrastructure.

Community Infrastructure Levy

Whilst a matter for detailed design and Reserved Matters application(s), an initial estimate of the Community Infrastructure Levy (CIL) receipt to be approx. £2M. This is subject to future indexation and detailed floor areas at the Reserved Matters stage.

Moderate

The CIL monies will fund local infrastructure which is needed to support the growth of the district, including schools, healthcare and transport improvements.

Other Financial Contributions

- Early Years: approximately £805,526
- Primary School: approximately £749,909
- Secondary School: approximately £157,346
- NHS Integrated Care Board (“ICB”): £215,466

Moderate

In line with the SCC Developer Contribution Guide (2020), the proposals are likely to be required to make financial contribution towards education (**subject to discussion with officers**) and towards the ICB. These are estimated as:

3.73 For the reasons given above, if (contrary to our primary case) the proposed development is ‘inappropriate development’ engaging paragraph 153, the harm caused by the proposed development in the Green Belt, by virtue of inappropriateness, whilst attributed substantial weight in accordance with paragraph 153, this definitional harm together with any other harm does not remotely come close to significantly and demonstrably outweighing the very considerable social, environmental and economic benefits arising from the proposals as summarised in the above table.

Table 4: The Planning Balance - Benefits & Weightings

4.0 CONCLUSION

- 4.1 To conclude, following the submission of the application in October 2023, the underlying failures of local planning policy and housing delivery within Tandridge still remains and continues to be increasingly severe.
- 4.2 There is no plan-led approach to meeting the identified and worsening housing need in the District, especially affordable homes and care provision and a new plan is many years away with the District only recently restarting the local plan process from scratch. The adopted development plan is now out of date and inconsistent with the new Government's housing and economic objectives and national guidance set out in the new NPPF and recently published PPG, relating to Green Belt development, grey belt and Golden Rules, and the new Standard Method and latest HDT 2023 figures highlight the severe shortfall in TDC's 5YHLS and delivery record.
- 4.3 It should be noted that the Council is in the very early stages of preparing a new Local Plan for Tandridge. However, no draft of this has been published and TDC having only recently published their revised LDS are still very much at evidence gathering stage, so there are not even any emerging solutions nor spatial strategy to the severe local housing crisis in Tandridge which one could afford any weight to at all (applying paragraph 49 of the NPPF).
- 4.4 Accordingly, very substantial weight should be given (individually and collectively) to the acute unmet need for market, affordable and care housing and a combination of substantial, significant and moderate weight to the wide range of economic and environmental benefits facilitated by the proposed development.
- 4.5 For these reasons, there is no conflict with National or Development Plan policy. In accordance with the NPPF 2024 Paragraph 11(d) and as the local plan policies relevant to the application are out of date (ref footnote 1) and inconsistent with the NPPF these therefore carry limited weight. Unless material considerations indicate otherwise planning permission should be granted. The application of policies in the Framework do not provide a strong reason for refusing the proposed development and the benefits of the scheme clearly, significantly and demonstrably outweigh any adverse impacts of the development. Accordingly, no such material circumstances exist to justify refusal of the planning application.
- 4.6 The provision of much needed market, self build and affordable homes, together with the proposed support living and care units, which are well designed and in a sustainable location, both individually and in combination, tilts the presumption in favour of development set out in paragraph 11(d) such that planning permission should be granted.
- 4.7 The Applicant's case presented in the October 2023 Planning Statement has been updated with the publication of the December 2024 NPPF, minor clarificatory amendments and the PPG on Green Belt in February 2025. The applicant now identifies the Site as grey belt land and in compliance with the criteria in paragraph 155 (see below) and meeting the 'Golden Rules' the proposed development is now considered to be not inappropriate development in the Green Belt thereby engaging the tilted balance in paragraph 11(d) of the NPPF.
- 4.8 However, if the Council do not agree that the Site is grey belt, then as defined by the NPPF, the proposed development would constitute 'inappropriate development' in the Green Belt and as set out in Section 3.0 can still be approved as very special circumstances can be demonstrated (para 153, NPPF 2024).

4.9 The planning balance judgement confirms that the very substantial and significant benefits of the proposal, clearly outweigh the inappropriate development and other harms in the Green Belt, as set out and updated with the latest proposals in Section 3 above.

4.10 This Addendum sets out the latest national guidance in the updated NPPF (December 2024 and February 2025) and the Planning Practice Guidance (February 2025). The new NPPF introduces the concept of the grey belt (NPPF, para. 155) and the ‘Golden Rules’ (NPPF, para 156 - 159) where, if applicable, is a new exception for not inappropriate development in the Green Belt. The Government expects grey belt land to be released now to meet the urgent and growing need for housing which is directly applicable to this planning application.

4.11 As set out at Section 2 of this Addendum, the proposed development meets the not ‘inappropriate development’ criteria of the NPPF (2025) Paragraph 155 a-d as grey belt land and meets the three ‘Golden Rules’ for major housing development in the Green Belt (NPPF, para 156) which should be afforded significant weight in favour of granting planning permission (NPPF, para 158). Therefore, the proposed development now constitutes **not inappropriate development** in the Green Belt. The proposed development would thereby now accord with adopted Local Policy DP10 “Green Belt”.

Appropriate Development Criteria (NPPF (2025) - Paragraph 155)	Compliance
a) The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan.	<input checked="" type="checkbox"/>
b) There is a demonstrable unmet need for the type of development proposed.	<input checked="" type="checkbox"/>
c) The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework.	<input checked="" type="checkbox"/>
d) Where applicable the development proposed meets the ‘Golden Rules’ requirements set out in paragraphs 156-157 below (affordable housing; local infrastructure; and access to improved green spaces).	<input checked="" type="checkbox"/>

- 4.12 As clearly stated in the PPG, if land is identified as grey belt there is no requirement to justify the acceptability of the development with reference to the ‘very special circumstances’ test and Paragraph 153 of the NPPF is not engaged.
- 4.13 However, as set out, should the Council consider that the site is not grey belt and does not accord with the criteria in Paragraph 155, such that Paragraph 153 is engaged, as the scheme is inappropriate development in the Green Belt, then as demonstrated in Table 4, any such conflict is clearly outweighed by the social, economic and environmental benefits of the proposed development. The very special circumstances test at NPPF 2025 Paragraph 153 is passed in any event.
- 4.14 The Nutfield Green Park proposals represent an opportunity to deliver much needed housing, including 50% affordable housing, in a well-designed scheme, complementing its surrounding context. Local infrastructure will be provided with up to 1,500sqm (Class E(e), F2) flexible use floorspace, including health care and community floorspace and local highway and transportation measures. The proposal also provides up to 70 care home beds (Class C2) and up to 41 extra care facility beds. Significant public open green space is proposed with improved public access for existing residents / Nutfield community and the new residents via enhanced pedestrian and cycle routes, with landscape improvements and supporting nature recovery.
- 4.15 With no plan-led approach to meeting housing need in the District, the very substantial and significant benefits of the proposal, which will meaningfully contribute to addressing the increasing and severe housing shortfall and provision of affordable homes in the District, clearly and demonstrably support the proposed scheme. As set out, whether in accordance with grey belt and the Golden Rules in Paragraph 155 and 156 and / or very special circumstances in Paragraph 153 of the NPPF 2025 and Local Policy DP10, planning permission should be granted, on either basis, without delay.

Appendix 1: Beacon Platt Appeal Decision (Ref: APP/M3645/W/24/3339699)



Appeal Decision

Site visit made on 2 October 2024

by **J Moore BA (Hons) BPI MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 22 January 2025

Appeal Ref: APP/M3645/W/24/3339699

Beacon Platt, High Street, Dormansland, Surrey RH7 6RB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by Mr and Mrs Piers and Sophie Harrison against the decision of Tandridge District Council.
- The application Ref is TA/2023/873.
- The development proposed is Erection of 4no. semi-detached dwellings.

Decision

1. The appeal is allowed, and planning permission is granted for Erection of 4no. semi-detached dwellings at Beacon Platt, High Street, Dormansland, Surrey RH7 6RB in accordance with the terms of the application, Ref 2023/873, subject to the conditions in the attached schedule.

Preliminary Matters

2. The description of development in my formal decision is different to that stated on the planning application form. The evidence indicates that a change was agreed. I have therefore used it in my formal decision and banner heading above, excluding further wording that does not constitute acts of development.
3. A revised version of the National Planning Policy Framework (the Framework) was published in December 2024. The main parties were given an opportunity to comment on this matter and I have taken the comments made into account.

Main Issues

4. The appeal site is within the Green Belt. Following the publication of the revised Framework, the main parties agree that the proposal would meet the exception for grey belt under paragraph 155 of the Framework. Therefore, the main issue is whether the proposed development would be inappropriate development within the Green Belt, having regard to the Framework and any relevant development plan policies.

Reasons

Whether Inappropriate Development

5. The Framework sets out that the Government attaches great importance to Green Belts; that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; and the essential characteristics of Green Belts are their openness and their permanence. It establishes that inappropriate development is, by definition, harmful to the Green Belt and should not be

approved except in very special circumstances. The Framework makes clear that development in the Green Belt is inappropriate, unless certain exceptions apply.

6. Policy DP10 of the Tandridge Local Plan Part 2: Detailed Policies 2014 (TLP) seeks to refuse permission for inappropriate development in the Green Belt, unless very special circumstances exist. TLP Policy DP13 sets out certain exceptions to this, largely reflecting those within paragraph 154 of the Framework. Taken together, these policies are in general conformity with the Framework. However, they do not take account of paragraph 155 of the revised Framework (paragraph 155), which identifies that the development of homes in the Green Belt should not be regarded as inappropriate, subject to certain criteria.
7. Criterion a) specifies that the development would need to utilise grey belt land and not fundamentally undermine the purposes of the remaining Green Belt across the area of the plan. The Framework defines Grey Belt as previously developed land in the Green Belt and/or land that does not strongly contribute to any of purposes a), b) or d) in paragraph 143.
8. The appeal site forms part of the garden at Beacon Platt and is bordered by The Platt to the North and High Street to the east, and to the west there is a dwelling in a large plot. A village church is situated immediately to the north along The Platt. Towards the east and beyond the adjacent dwelling to the west, there are further residential areas within the settlement boundary. Consequently, the appeal site is largely surrounded by other forms of development and does not therefore serve to check the unrestricted sprawl of a large built-up area. It is not close to a neighbouring town, historic or otherwise, and it would therefore not serve to prevent neighbouring towns from merging into one another, nor to preserve the setting and special character of a historic town. For these reasons, it would not strongly contribute to any of the three Green Belt purposes (a), (b) or (d), and therefore it can be classified as grey belt land.
9. While the plan area comprises a large amount of Green Belt land, the appeal site represents a very small proportion of this land. There is no compelling evidence before me to demonstrate that the proposal would fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan, and I find no reason to consider otherwise. Furthermore, there are no relevant policies relating to the assets in footnote 7 of the Framework (other than Green Belt) which would provide a strong reason for refusing or restricting development. The proposal would therefore comply with criterion a) of paragraph 155.
10. The application would provide homes. The evidence before me indicates that the Council cannot demonstrate a five-year supply of deliverable housing sites, with the supply found to be 1.38 years at a planning appeal¹ in April 2023, and given to be 1.92 years in the Council's 2023/2024 monitoring report (May 2024). This is a considerable shortfall and represents a demonstrable unmet need for housing development in accordance with footnote 56 of the Framework. The proposal would therefore comply with criterion b of paragraph 155.
11. The evidence indicates that Dormansland is a third-tier settlement within the TLP, with shops and services serving day to day needs, and includes a primary school. Given the limited extent of facilities and services, it is likely that future occupiers would need to travel further afield to meet some of their day-to-day and other

¹ APP/M3645/W/22/3309334

needs, likely by private vehicles. However, paragraph 110 of the Framework indicates that opportunities to maximise sustainable transport solutions will vary between urban and rural areas.

12. The appeal site is within a rural area, but it is reasonably served by public transport. Dormans railway station is about 0.5 miles distant from the appeal site, and to the north there is a further station at Lingfield, with connections to Caterham, Croydon and London Bridge. My own observations indicate that there are bus stops in proximity along High Street, with posted timetables showing services operating at varying frequencies Monday-Saturday with no services on Sundays, and I saw buses stopping during my visit. Indicated destinations included Lingfield Station, Nutfield Station, East Surrey Hospital, Redhill and Reigate. For these reasons, the proposal would not be in an unsustainable location.
13. Turning space would be provided within the appeal site for vehicles to leave the site in forward gear with sufficient visibility. The proposal includes a cycle store and electric vehicle charging points which would assist in encouraging more sustainable forms of transport, and a pedestrian access is proposed towards High Street. However, there are no public footways adjacent to the northern and easterly boundaries of the appeal site, such that the proposed pedestrian access would not lead to a footway.
14. The local highway authority (LHA) considers that a crossing and pedestrian link (delivered by a s278 agreement) at the High Street junction with The Platt would provide a suitable link to existing footways, reduce vehicle speeds and improve pedestrian safety. This could be secured by a suitable condition. While highway reasons were not indicated in any reason for refusal, the position of the LHA is clear in their submissions to the appeal, and the appellant raises no objection in this regard. In such circumstances I am satisfied that the proposal would not result in a significant impact on highway safety or the transport network, and safe and suitable access would be provided for all users.
15. Given the above, the proposal would comply with criterion c of paragraph 155. As the proposal would not be a major development, it would not require compliance with criterion d of paragraph 155.
16. For the reasons above, all relevant criteria of paragraph 155 of the Framework would be satisfied. I therefore conclude that the proposal would not be inappropriate development in the Green Belt. The proposed development would therefore accord with TLP Policy DP10, whose objectives I have set out above. Even if the proposal were to conflict with any of the exceptions within TLP Policy DP13, the material considerations of the revised Framework would not alter this conclusion.

Other Matters

17. Interested parties raise concerns regarding a number of other matters, many of which were considered by the Council where relevant at the time of determination in their officer report. Whilst I can understand the concerns of interested parties, there is no compelling evidence before me that would lead me to come to a different conclusion to the Council on such matters.
18. In any event, I note that interested parties largely remain concerned about highway safety in terms of the fact that the appeal site is in proximity to a junction, pre-

school, church, and community facilities; and the lack of footway alongside the appeal site at The Platt/High Street. There are concerns that the proposal could lead to an increase in on-street parking and increased risk of collision. However, there is no substantive evidence before me to demonstrate any parking stress in the vicinity. The proposal meets parking requirements arising from the development and includes visitor spaces. While an interested party gives account of an accident resulting in injury in 2017, there is little evidence before me regarding any other accidents. The LHA raises no objection on the grounds of highway safety, subject to the condition requiring the crossing and pedestrian link, which would assist in improving pedestrian safety.

19. Concerns are also raised by the Parish Council and others regarding the effects of construction related activities in the context of the appeal site and its surroundings. It seems to me that the proposal is at a location where there could be an increased risk to pedestrians (including the elderly, children, and those with limited mobility or other needs) from proximity to construction activities. I therefore consider that a condition to control the construction phase would be reasonable and necessary in the particular circumstances of this case if I were to allow the appeal.
20. Further concerns are raised that the appeal scheme would set a precedent for further development outside of the defined settlement. No specific sites have been put forward, save for a general concern that land south of the appeal site towards Dormans station could come forward. However, any future proposal would need to be considered on its own merits and the prevailing policy circumstances of that time. Therefore, the appeal scheme would not set a precedent.
21. The proposed dwellings would be served by an existing access onto The Platt, which also serves as access to the adjacent property of Skedaway. I note the concerns of the adjacent occupiers that they have rights of access and/or rights of way in this regard. Rights of access are private matters and generally do not affect the consideration of the planning merits of a proposal. However, further concerns are raised in this regard to arrangements for the collection of waste and recycling.
22. While the proposal includes provision of bin stores within the site, the proposed access to the highway would be shared by future occupiers of four properties, as well as the adjacent neighbour, which could lead to a situation where a significant number of bins could obstruct ingress to the site, and thus impede traffic flow. My observations along The Platt and in the wider area indicate that bins are likely presented for collection along sections of the carriageway without pavements, and therefore such an arrangement would not be unusual. There is no compelling evidence to robustly demonstrate that there is insufficient space for bins to be presented for collection without unreasonably impeding ingress. In such circumstances, I see no reason why this matter cannot be controlled by a suitable condition.

Conditions

23. I have considered the conditions suggested by the Council, comments from the appellant including pre-commencement, and in light of Planning Practice Guidance (PPG). For clarity, precision and to ensure compliance with the PPG, I have undertaken some amendments, editing and rationalisation. The appellant has indicated their written agreement to the terms of those conditions requiring

compliance prior to the commencement of development, as per section 100ZA of the Act.

24. Conditions 1 and 2 respectively impose a time limit for commencement and require the development to be completed in accordance with the approved plans. These conditions are necessary in the interests of clarity, precision and enforceability. Although the submitted plans include a landscape plan, this is inconsistent with other submitted plans, such that there are limited/incomplete details pertaining to boundary treatments and hard surfacing which would not meet the tests of precision, clarity and enforceability. I have therefore not included this plan within the plans condition. Condition 3 is imposed to control the materials for external surfaces of the dwellings in the interests of the character and appearance of the area.
25. Condition 4 is imposed to ensure that a Construction Method Statement is in place to ensure public safety and the operation of the highway network; and to protect the reasonable amenity of neighbours during the construction phase. Condition 5 seeks to ensure that suitable protection measures and working practices are in place to prevent harm to retained trees, in the interests of the character and appearance of the area and biodiversity. Condition 6 requires a landscaping scheme in light of the inconsistent landscape plan submitted with the application, in the interests of sustainable transport, to control the appearance of the development, and in the interests of biodiversity. Conditions 4-6 (inclusive) are reasonable and necessary and imposed as pre-commencement conditions to ensure that suitable controls and measures are in place prior to any clearance, demolition and construction works.
26. Condition 7 is a “Grampian” condition and is reasonable and necessary to secure suitable pedestrian access and a crossing in the interests of sustainable transport, highway safety and the operation of the transport network. There is no evidence before me to indicate that such works cannot be delivered within the time limits of the permission.
27. Conditions 8-10 inclusive are reasonable and necessary in the interests of sustainable transport. Condition 8 is also imposed in the interests of highway safety and the operation of the transport network. Conditions 9-11 inclusive are also reasonable and necessary in the interests of tackling climate change. Condition 12 is reasonable and necessary in the interests of highway safety, the operation of the transport network and in the interests of neighbouring and future occupiers of the development.

Conclusion

28. For the reasons given above the appeal should be allowed, and planning permission should be granted, subject to the conditions I have set out.

J Moore

INSPECTOR

SCHEDULE OF CONDITIONS

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with drawing nos: C0244-P001 – Site Location Plan; C0244-PL003 Rev A – Proposed Site Layout; C0244-P004 – Proposed Site Layout Plan (Access); C0244-P006 – Proposed Site Layout Plan (Drainage) C0244-P111 – Proposed Ground Floor Plan; C0244-P112 – Proposed First Floor Plan; C0244-P114 – Proposed Roof Plan; C0244-P211 – North Elevation; C0244-P212-West Elevation; C0244-P213-South Elevation; C0244-P214-East Elevation; C0244-P215-Proposed Site Section; C0244-P214-North Elevation (Materials).
- 3) The external surfaces of the dwellings hereby permitted shall be constructed in the materials shown on drawing no: C0244-P214-North Elevation (Materials).
- 4) No site clearance, preparatory work or development shall take place, until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The statement shall provide for:
 - i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) the erection and maintenance of any security hoarding;
 - v) measures to control the emission of dust and dirt during construction;
 - vi) delivery, demolition and construction working hours; and
 - vii) full contact details of the site foreman or responsible person.

The approved statement shall be adhered to throughout the construction period for the development.

- 5) No site clearance, preparatory work or development shall take place until a scheme for the protection of retained trees and any trees within 12m of the site boundary (the tree protection plan) and the appropriate working methods (the arboricultural method statement) in accordance with British Standard BS 5837: 2012 *Trees in relation to design, demolition and construction - Recommendations* (or an equivalent British Standard if replaced) has been submitted to and approved in writing by the local planning authority. The scheme for the protection of retained trees shall be carried out as approved.
No fires shall be lit within the root protection area (RPA) or within 10 (ten) metres of the nearest point of the canopy of a retained tree. No further trenches, drains or service runs (other than those approved) shall be sited within the RPA of a retained tree. No further changes in ground levels or excavations (other than those approved) shall take place within the RPA of a retained tree.
- 6) Notwithstanding condition no.2, no development shall commence until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. The details shall include:
 - i) boundary treatments, including gates and fencing details;
 - ii) vehicle parking layouts;
 - iii) other vehicle and pedestrian access and circulation areas;
 - iv) hard surfacing materials;

- v) minor structures to include refuse and cycle stores;
- vi) retained landscape features including retained trees and other vegetation;
- vii) proposed and existing functional services above and below ground including access points; and
- viii) an implementation programme.

The landscaping works shall be carried out in accordance with the approved details before any part of the development is first occupied in accordance with the agreed details.

- 7) No dwelling shall be occupied unless and until a pedestrian connection onto High Street and a continuous pedestrian priority crossing at the High Street junction with The Platt has been implemented in accordance with a scheme that shall have been submitted to and approved in writing by the local planning authority. For the avoidance of doubt, the works will need to be undertaken as part of a section 278 agreement with the local highway authority.
- 8) No dwelling shall be occupied until space has been laid out within the site in accordance with drawing no. C0244-P004 - Proposed Site Layout Plan (Access) for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the space shall be kept available at all times for its designated purposes.
- 9) No dwelling shall be occupied until it is provided with an operational fast charge electric vehicle charging point, in accordance with a scheme that has been submitted to and approved in writing by the local planning authority. The scheme shall include details of the siting and specifications of the charging point infrastructure (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply). The approved details shall be fully implemented prior to the first occupation of the development and thereafter shall be retained and/or maintained in accordance with the approved details.
- 10) No dwelling shall be occupied until details of secure and covered storage for bicycles including charging points with timers for electric bicycles have been submitted to and approved in writing by the local planning authority. The approved details shall be fully implemented prior to the first occupation of the development and thereafter shall be retained and/or maintained in accordance with the approved details.
- 11) No dwelling shall be occupied until details demonstrating how the development would deliver a 10% reduction of carbon emissions through renewable resources have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the first occupation of the development and thereafter shall be retained and/or maintained in accordance with the approved details.
- 12) Notwithstanding condition no.2, no dwelling shall be occupied until details of the arrangements for collection of refuse and recycling have been submitted to and approved in writing by the local planning authority.

END OF SCHEDULE

Appendix 2: Emery Planning Housing Land Supply Note

Briefing Note

Re: Tandridge's Five Year Housing Land Supply (5YHLS)

1. The Council's latest 5YHLS position is set out in its Authority Monitoring Report 2023/24 (AMR, published May 2024). It claims that the deliverable supply at 1st April 2024 is 1,464 dwellings. Against the local housing need calculated using the previous standard method of 634 dwellings per annum and a 20% buffer, this equates to 1.92 years.
2. On 11th December 2024, a decision was issued in relation to an appeal made by Cala Homes (South Home Counties) against the decision of the Council to refuse to grant planning permission for 116 dwellings at land at Chichele Road, Oxted (PINS ref: 3345915, LPA ref: TA/2023/1345). The appeal was dismissed following a public inquiry which took place in September and October 2024. Paragraphs 74 and 75 of the appeal decision state:

74. The Council is unable to demonstrate a 5-year supply of deliverable housing sites. The Council considers that it has a supply of 1.92 years, whilst the appellant is of the view that the supply is around 1.8 years. However, it is common ground between the Council and the appellant that, for the purposes of this appeal, this difference is not material and the supply lies in the range of 1.8-1.92 years. The shortfall is any event very significant.

75. Furthermore, there are critical issues with housing delivery within the District. The Government's Housing Delivery Test (HDT) results show that the Council has only delivered 38% of its required housing over the past three years. These figures clearly highlight a substantial shortfall in the supply and delivery of new homes in Tandridge against what is required to address the needs of the District."

3. Since the Council published its AMR and the appeal decision referred to above, the standard method for calculating local housing need has been updated. The revised methodology results in a local housing need for Tandridge of 843 dwellings per annum.
4. The 2023 Housing Delivery Test (HDT) result also confirms that the 20% buffer should be applied, the presumption in favour of sustainable development applies (due to the HDT result as well as due to a shortfall in the 5YHLS) and the Council must prepare an action plan.
5. The implication of the above means that the Council's claimed deliverable supply of 1,464 dwellings equates to 1.45 years.
6. We have reviewed the Council's supply and conclude that the deliverable supply is 909 dwellings. The reason for the difference (of 555 dwellings) is because we dispute the inclusion of the following.

LPA ref:	Address	Capacity (Net)	LPA 5YHLS	EP 5YHLS	Difference	Comments
2024/47	Orchard Court, 33 East Grinstead Road	54	30	0	-30	Outline pp was granted after the base date – in June 2024. An application for RM does not need to be made until June 2029. An application for RM has not been made and there is no clear evidence of deliverability.
2022/225	Edgehill, Succombs Hill, Warlingham	21	20	13	-7	The site has planning permission for 21 dwellings but a revised application has been submitted to utilise the existing building and instead deliver 13 dwellings.
2019/1455	Edgehill, Succombs Hill, Warlingham	17	16	0	-16	This site has erroneously been included twice.
2023/1385	79 Farleigh Road, Warlingham	14	14	0	-14	This category b) site only has outline planning permission and no application for RM or clear evidence of deliverability
2022/28	51 Stafford Road, Caterham	14	13	0	-13	This site does not have planning permission as an outline planning application for 14 dwellings was refused and dismissed at appeal
2018/1072	Little Hundith	7	7	0	-7	This site was completed before the base date
-	Windfall allowance	-	468	0	-468	The Council relies on historic delivery rates to support its windfall allowance. However, the Council already includes known windfall sites in its supply and the inclusion

LPA ref:	Address	Capacity (Net)	LPA 5YHLS	EP 5YHLS	Difference	Comments
						of both known windfall sites and a windfall allowance means the historic delivery rates would be exceeded. In the absence of compelling evidence that this will be the case, the windfall allowance should be removed.
Total					-555	

7. We conclude that the deliverable supply at 1st April 2024 is 909 dwellings, which equates to **0.9 years** as shown in the following table.

		Council	Emery Planning
	5YHLS Requirement		
A	Annual local housing need	843	
B	5YHLS requirement without buffer (A X 5 years)	4,215	
C	5YHLS requirement plus 20% buffer (B + 20%)	5,058	
D	Annual 5YHLS requirement plus 20% (C / 5)	1,012	
	Supply		
E	Deliverable supply at 1 st April 2024	1,464	909
F	Supply in years (E / D)	1.45	0.9
G	Shortfall in 5YHLS (E – C)	-3,594	-4,149

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